

# Seller Disclosure Report

Vendor/s

COREY JOHN GABRIEL

Property Address

APT 1106 52 CROSBY RD, ALBION QLD 4010

Prepared On

Wednesday, August 5, 2026

# Report Contents

- 01** Disclosure Statement
- 02** Searches

# 01

## Disclosure Statement

# Seller disclosure statement



Queensland  
Government

Property Law Act 2023 section 99

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

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

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

**This statement does not include information about:**

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

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

## Part 1 – Seller and property details

Seller COREY JOHN GABRIEL

Property address APT 1106 52 CROSBY RD, ALBION QLD 4010  
(referred to as the  
“property” in this  
statement)

Lot on plan description Lot 1106 on SP273575

Community titles scheme  
or BUGTA scheme:

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

☒ **Yes**

☐ **No**

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

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

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

### Title details

**The seller gives or has given the buyer the following—**

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

☒ **Yes**

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

☒ **Yes**

|                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Registered encumbrances</b>                                      | <p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Unregistered encumbrances (excluding statutory encumbrances)</b> | <p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after <b>settlement</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> <ul style="list-style-type: none"> <li>» the start and end day of the term of the lease:</li> <li>» the amount of rent and bond payable:</li> <li>» whether the lease has an option to renew:</li> </ul> <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>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <p>NA</p> |
| <b>Statutory encumbrances</b>                                       | <p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If <b>Yes</b>, the details of any statutory encumbrances are as follows:</i></p> <p>Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Residential tenancy or rooming accommodation agreement</b>       | <p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> <b>Yes</b> <input checked="" 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? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> <input type="text"/></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>                                                                                                                                                                                                                                                                                                                                                                                     |

## Part 3 – Land use, planning and environment

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

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>Zoning</b>                                     | <p>The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>:</p> <p>MDR Medium density residential zone</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |
| <b>Transport proposals and resumptions</b>        | <p>The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If <b>Yes</b>, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |
| <b>Contamination and environmental protection</b> | <p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><b>The following notices are, or have been, given:</b></p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> |  |  |
| <b>Trees</b>                                      | <p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If <b>Yes</b>, a copy of the order or application must be given by the seller.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |
| <b>Heritage</b>                                   | <p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |
| <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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |
| <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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |

## 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"/> <b>Yes</b>            | <input checked="" type="checkbox"/> <b>No</b> |
|                                                            | If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> <b>Yes</b> | <input type="checkbox"/> <b>No</b>            |
|                                                            | Pool compliance certificate is given.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> <b>Yes</b> | <input type="checkbox"/> <b>No</b>            |
|                                                            | OR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                |                                               |
|                                                            | Notice of no pool safety certificate is given.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> <b>Yes</b>            | <input checked="" type="checkbox"/> <b>No</b> |
| <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"/> <b>Yes</b>            | <input checked="" type="checkbox"/> <b>No</b> |
|                                                            | <i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>                                                                                                                                                                                                                                                                                                                                                      |                                                |                                               |
| <b>Notices and orders</b>                                  | There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> <b>Yes</b>            | <input checked="" type="checkbox"/> <b>No</b> |
|                                                            | 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"/> <b>Yes</b>            | <input checked="" type="checkbox"/> <b>No</b> |
|                                                            | <i>If <b>Yes</b>, a copy of the notice or order must be given by the seller.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                |                                               |
| <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.                                                                                                                                                                                                                                                                                                                                                                                                    |                                                |                                               |
| <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. |                                                |                                               |

## 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: \$523.84 Date Range: 01/07/2026 - 30/09/2026                                                                                            |
|              | 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: \$244.29 access Date Range: 01/04/2026 - 01/07/2026                                                                            |
|              | 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" value="Insert estimated amount"/> Date Range: <input type="text" value="Insert date range"/>                |

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

## Part 6 – Community titles schemes and BUGTA schemes

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

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

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

|                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Body Corporate and Community Management Act 1997</b> | <p><b>The property is included in a community titles scheme.</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>(If Yes, complete the information below)</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Community Management Statement</b>                   | <p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <input checked="" type="checkbox"/> <b>Yes</b></p> <p><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.</p>                                                                                                                                                             |
| <b>Body Corporate Certificate</b>                       | <p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <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 <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul> |
| <b>Statutory Warranties</b>                             | <p><b>Statutory Warranties</b>—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>                                                                                                   |

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Building Units and Group Titles Act 1980</b> | <p><b>The property is included in a BUGTA scheme</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>(If Yes, complete the information below)</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Body Corporate Certificate</b>               | <p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <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 <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul> <p><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.</p> |

## Signatures – SELLER

Signed by:  
  
501F027C779A2062

Signature of seller

Signature of seller

Corey Gabriel

Name of seller

Name of seller

04/08/2026 05:06 pm

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

# 02

## Searches



Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

|                            |                 |                     |                  |
|----------------------------|-----------------|---------------------|------------------|
| <b>Title Reference:</b>    | <b>51062947</b> | <b>Search Date:</b> | 31/07/2026 15:56 |
| <b>Date Title Created:</b> | 02/11/2016      | <b>Request No:</b>  | 57088690         |
| <b>Previous Title:</b>     | 14575081        |                     |                  |

#### ESTATE AND LAND

Estate in Fee Simple

LOT 1106 SURVEY PLAN 273575

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 49235

#### REGISTERED OWNER

Dealing No: 723561780 26/09/2024

COREY JOHN GABRIEL

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 12158031 (ALLOT 17 POR 1)  
Deed of Grant No. 19509074 (POR 152)
2. MORTGAGE No 723561781 26/09/2024 at 14:36  
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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

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

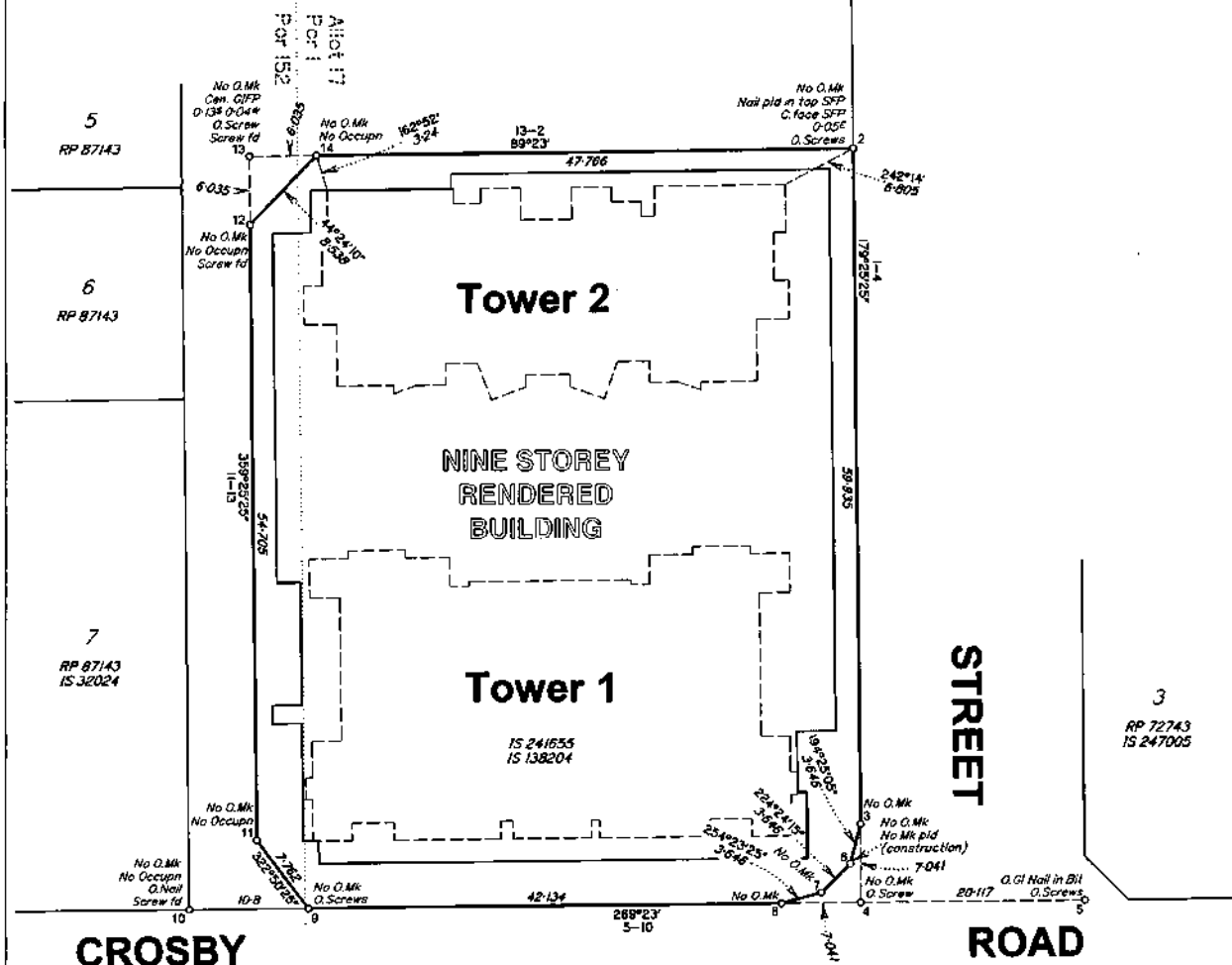
SURVEY PLAN

LEVER  
STREETSheet  
1 of  
12

See sheet 12 for reinstatement note.

## REFERENCE MARKS

| STN | TO               | ORIGIN    | BEARING    | DIST   |
|-----|------------------|-----------|------------|--------|
| 1   | O.Screw in Kerb  | IS 116156 | 85°01'40"  | 0.11   |
| 2   | O.Screw in Conc  | IS 241655 | 75°13'     | 1.84   |
| 3   | O.Screw in Conc  | IS 241655 | 154°52'    | 6.223  |
| 4   | O.Screw in Conc  | IS 247005 | 146°35'45" | 2.56   |
| 5   | O.Gl Nail in Bit | IS 247005 | At         | 5m     |
| 5   | O.Screw in Conc  | IS 247005 | 200°41'15" | 1.247  |
| 5   | O.Screw in Conc  | IS 131358 | 180°55'50" | 2.08   |
| 5   | O.Screw in Conc  | IS 247005 | 354°37'55" | 21.723 |
| 9   | O.Screw in Conc  | IS 247005 | 210°14'15" | 2.48   |
| 9   | O.Screw in Conc  | IS 138204 | 262°53'40" | 5.471  |
| 10  | O.Nail in Conc   | IS 32024  | 107°06'35" | 2.039  |
| 10  | Screw in Conc Id |           | 1°19'      | 3.83   |
| 12  | Screw in Kerb Id |           | 268°13'    | 0.825  |
| 13  | O.Screw in Kerb  | IS 138204 | 313°15'    | 1.143  |
| 13  | Screw in Conc Id |           | 328°18'    | 14.59  |

2  
RP 127715

CROSBY

ROAD

Area of Base Parcel  
3558m²

I, Anthony John Schmidt hereby certify that the land comprised in this plan was surveyed by David Carl Betts, surveying graduate, for whose work I accept responsibility and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping in Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 10/07/2016.

Cadastral Surveyor

Date 6/9/16

Peg placed at all subject lot corners, unless otherwise stated.  
Scale 1:400 - Lengths are in Metres.

## Plan of

Lots 1104-1108, 1204-1210, 1301-1310, 1401-1410,  
1501-1510, 1601-1610, 1701-1708, 1708, 1709,  
2111-2116, 2211-2217, 2311-2317, 2411-2417,  
2511-2517, 2611-2617 and Common Property

Cancelling Lot 1 on RP 127715

LOCAL BRISBANE CITY  
GOVERNMENT: COUNCIL

LOCALITY: ALBION

Meridian: IS 241655

Survey  
Records: No

Scale: 1:400

Format: BUILDING



SP273575

**717587926**

**BE 400 NT**

**\$9642.00**  
19/10/2016 12:54

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

Sheet  
**2** of  
**12**

s Lodged by

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

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

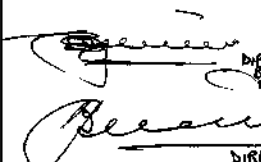
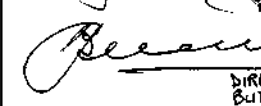
I/We **BUTTERFIELD PROJECTS PTY LTD ACN 009 832 731**  
**TRUSTEE UNDER INSTRUMENT 715501136**

(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

  
DIRECTOR  
BUTTERFIELD PROJECTS PTY LTD  
ACN 009 832 731  
  
DIRECTOR  
BUTTERFIELD PROJECTS PTY LTD  
ACN 009 832 731

\* Rule out whichever is inapplicable

**2. Planning Body Approval.**

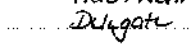
\* **Brisbane City Council**

hereby approves this plan in accordance with the:

%

**SUSTAINABLE PLANNING ACT 2009**

Dated this 18<sup>th</sup> day of October 2016

 #  
 #  
Delegate

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

% Insert applicable approving legislation.

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

CMS Number: **49235**  
Name: **CROSBY PARK APARTMENTS**

**4. References:**

Dept File:  
Local Govt: **A004362184**  
Surveyor: **N0382**

| 6. Existing     |                    | Created                                                                                                                                                                         |      |                     |
|-----------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------------------|
| Title Reference | Description        | New Lots                                                                                                                                                                        | Road | Secondary Interests |
| 14575081        | Lot 1 on RP 127715 | 1104-1108, 1204-1210,<br>1301-1310, 1401-1410,<br>1501-1510, 1601-1610,<br>1701-1706, 1708, 1709,<br>2111-2116, 2211-2217,<br>2311-2317, 2411-2417,<br>2511-2517, 2611-2617, CP |      |                     |

**MORTGAGE ALLOCATIONS**

| Mortgage  | Lots Fully Encumbered                                                                                                                                                       | Lots Partially Encumbered |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 717238318 | 1104-1108, 1204-1210,<br>1301-1310, 1401-1410,<br>1501-1510, 1601-1610,<br>1701-1706, 1708, 1709,<br>2111-2116, 2211-2217,<br>2311-2317, 2411-2417,<br>2511-2517, 2611-2617 |                           |

1104-1108,  
1204-1210,  
1301-1310,  
1401-1410,  
1501-1510,  
1601-1610,  
1701-1706,  
1708, 1709,  
2111-2116,  
2211-2217,  
2311-2317,  
2411-2417,  
2511-2517,  
2611-2617

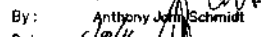
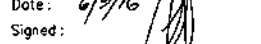
Allot 17 Por 1

CP Allot 17 Por 1, Por 152

Lots Orig

**7. Orig Grant Allocation:**

**8. Passed & Endorsed:**

By:   
Date: 6/9/16  
Signed:   
Designation: **Cadastral Surveyor**

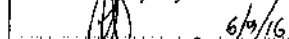
Date of Development Approval: **3rd June 2016**

**9. Building Format Plans only.**

I certify that:

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

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

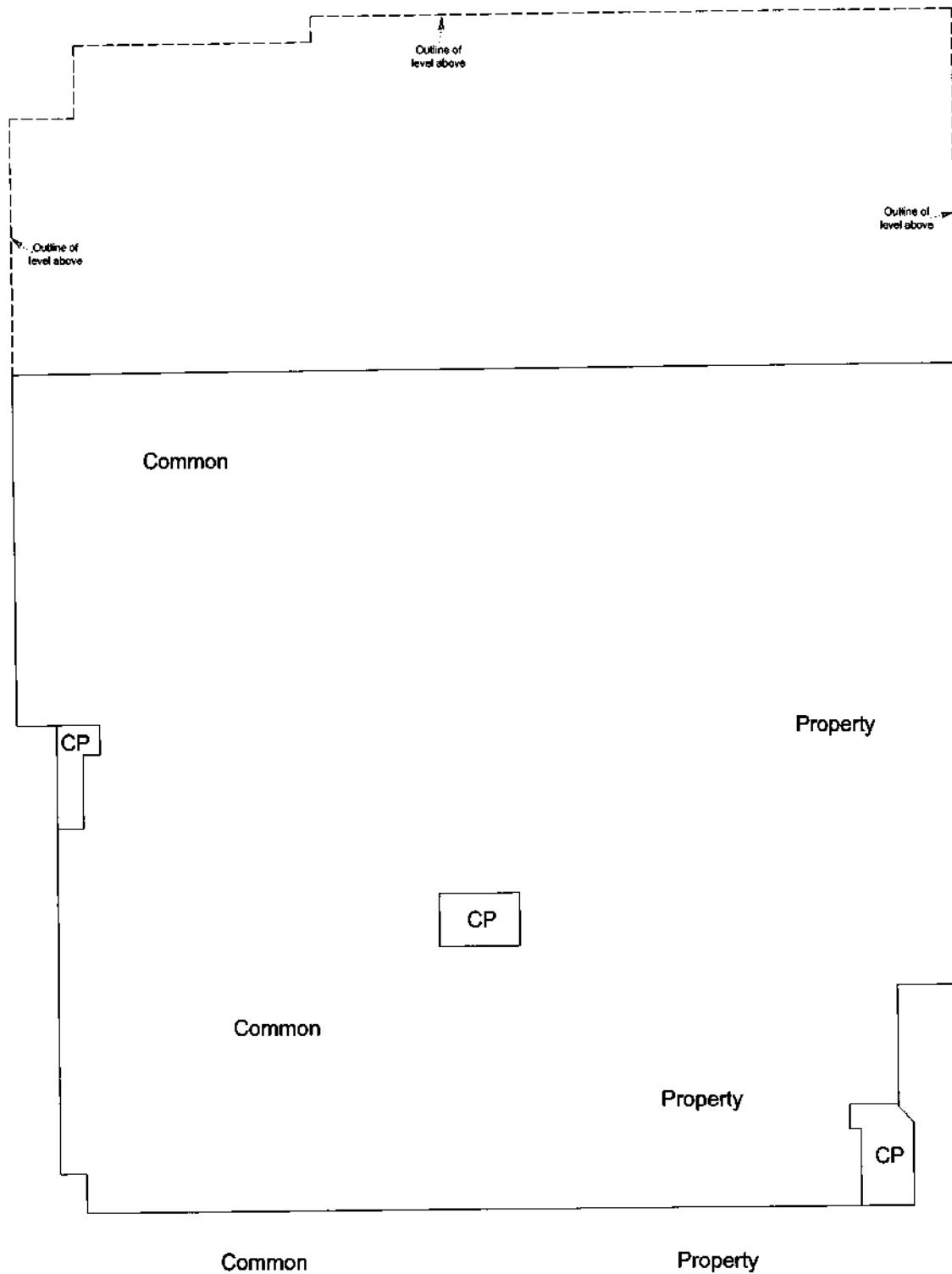
Cadastral Surveyor/Director\*  Date: 6/9/16  
\*delete words not required

**10. Lodgement Fees:**

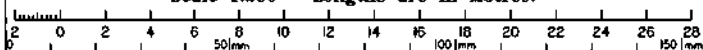
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Lodgement \$ .....  
New Titles \$ .....  
Photocopy \$ .....  
Postage \$ .....  
TOTAL \$ .....

11. Insert Plan Number  
**SP273575**

# Level A



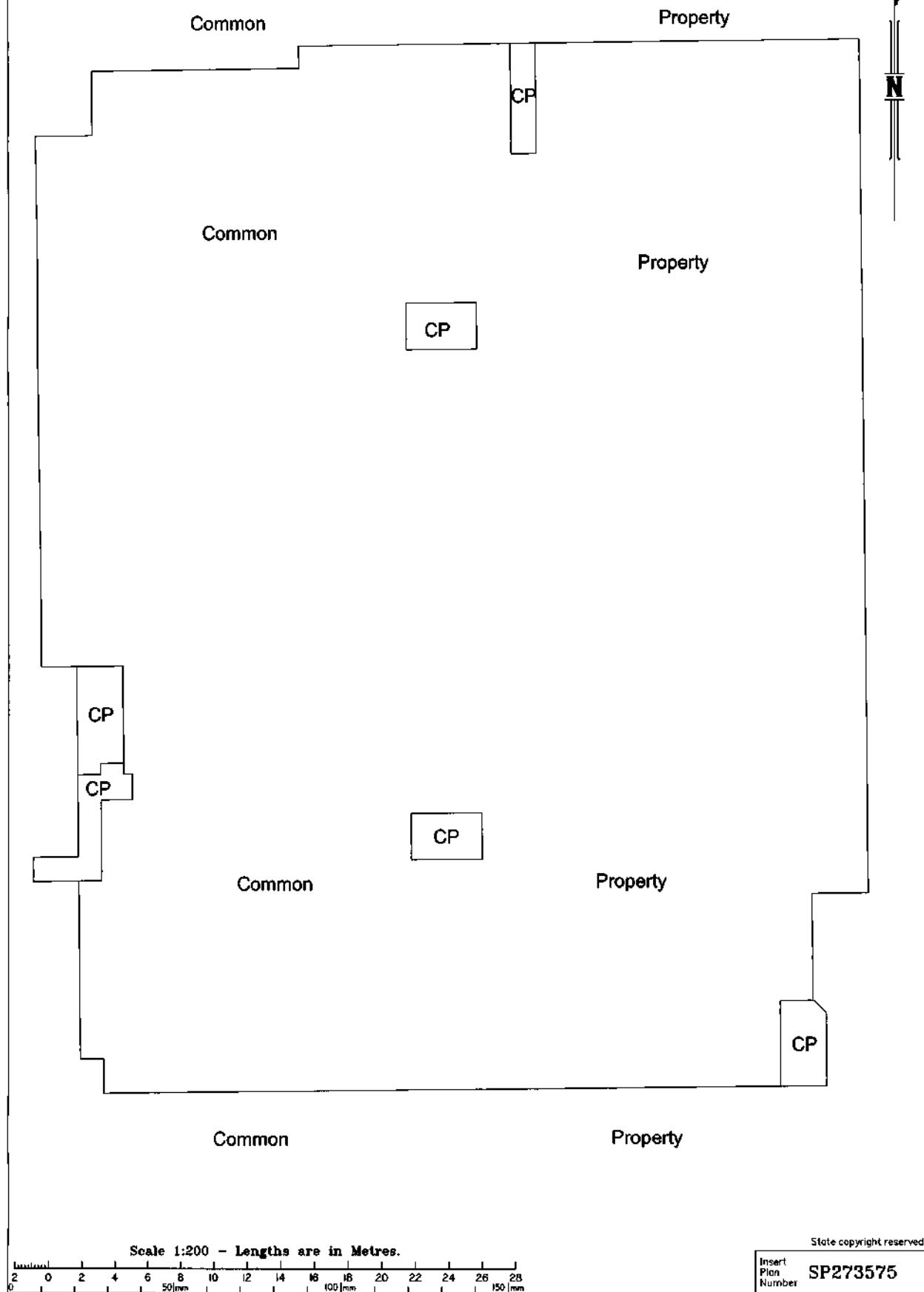
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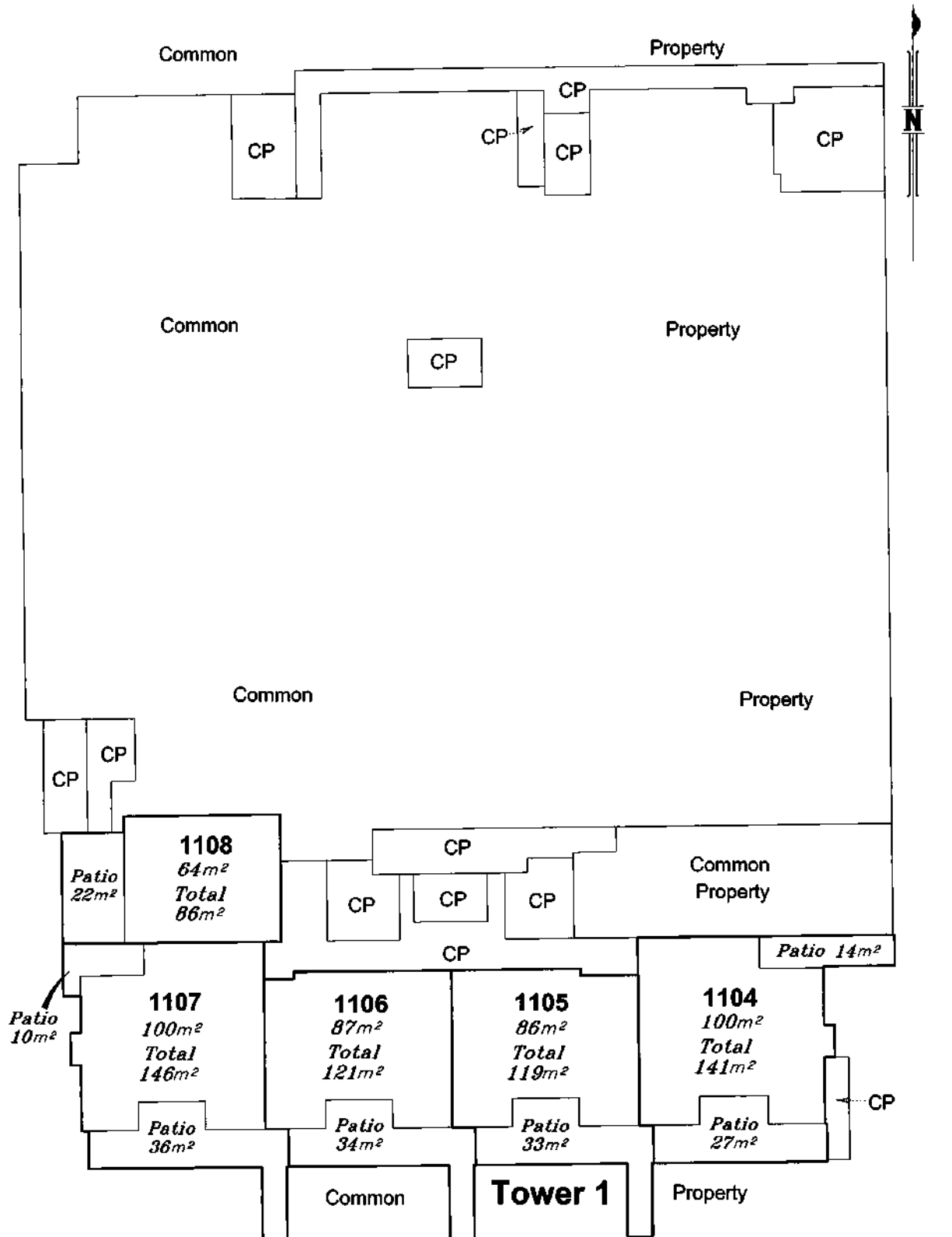
State copyright reserved.

Insert  
Plan  
Number **SP273575**

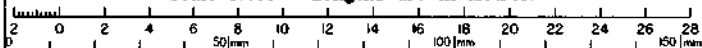
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# Level C



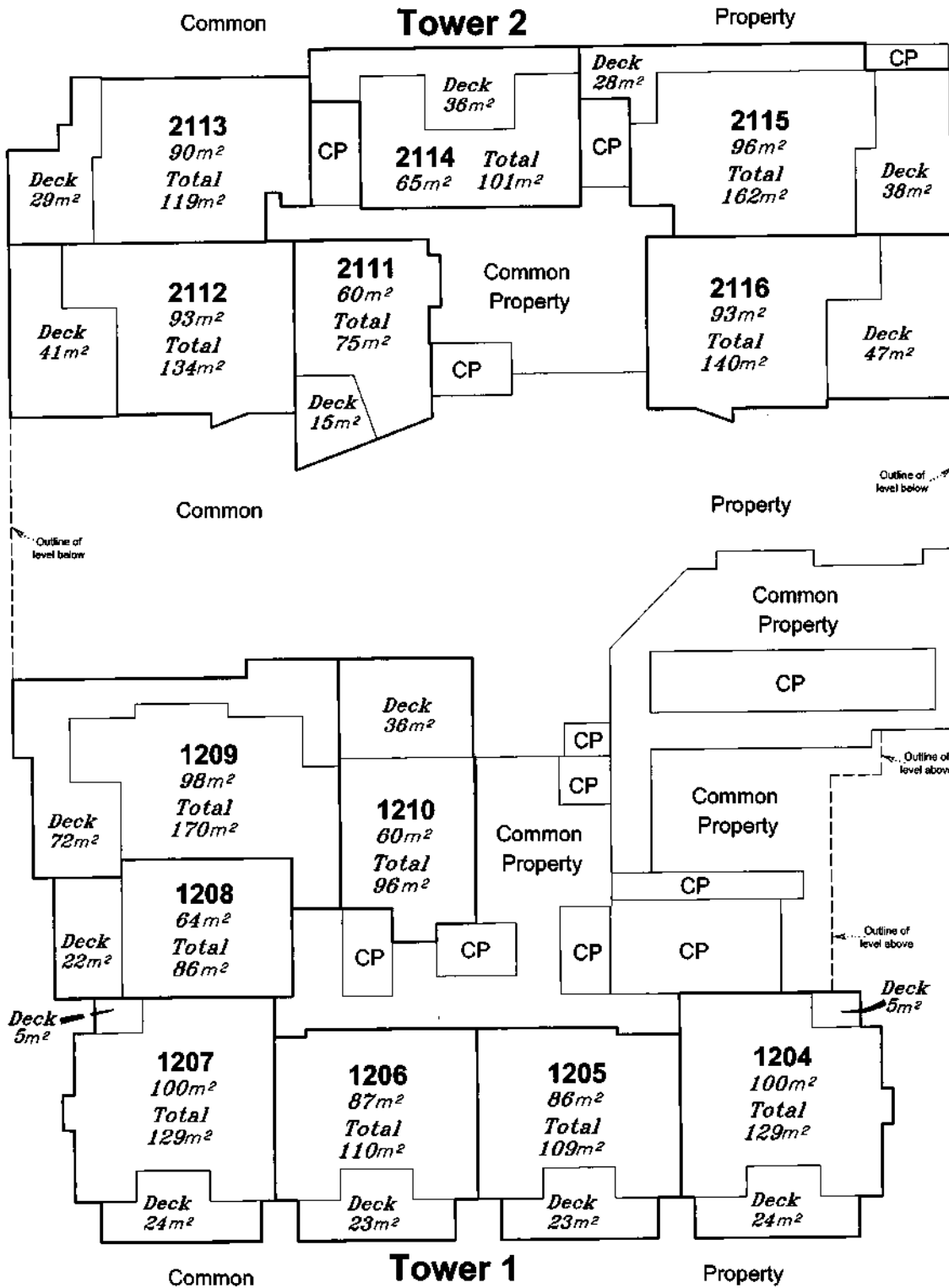
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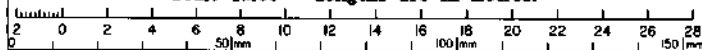
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Insert Plan Number SP273575

# Level D



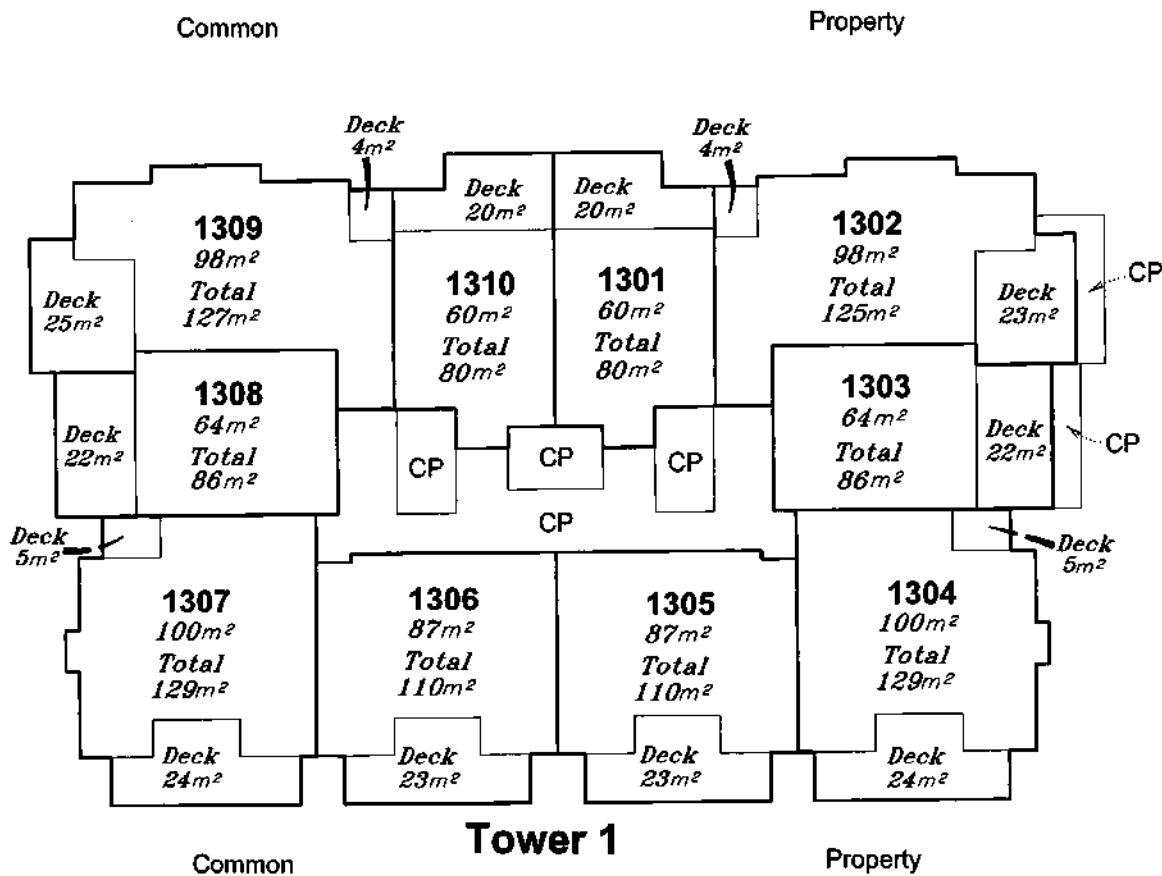
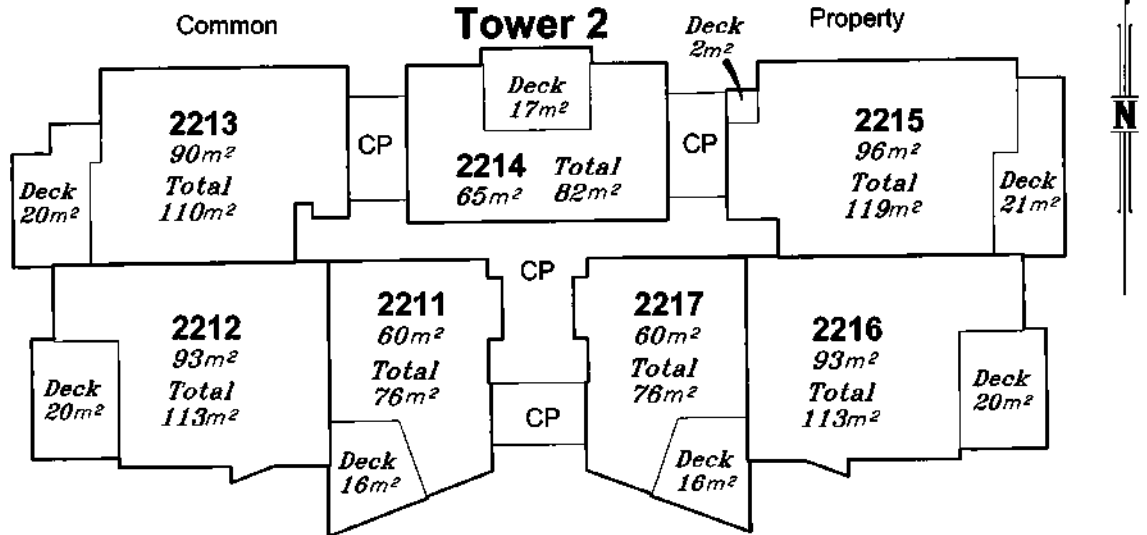
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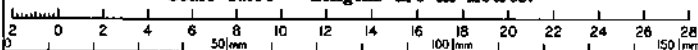
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# Level E



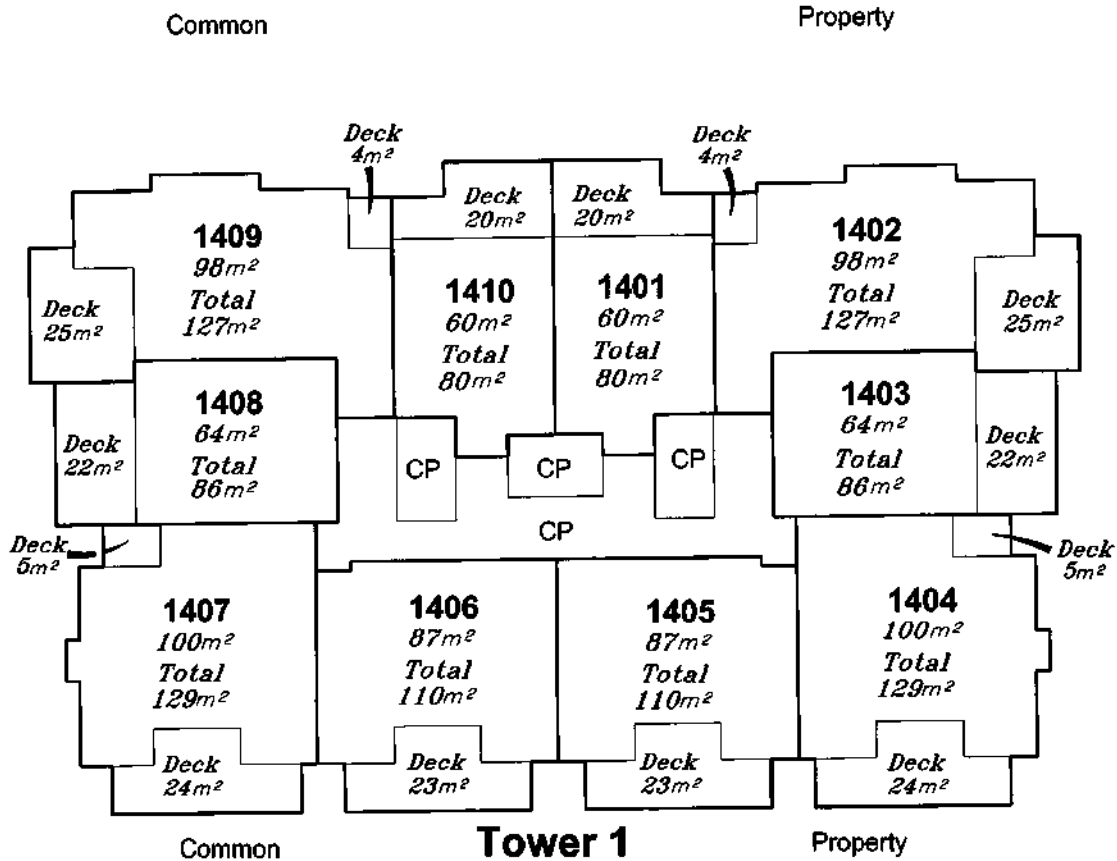
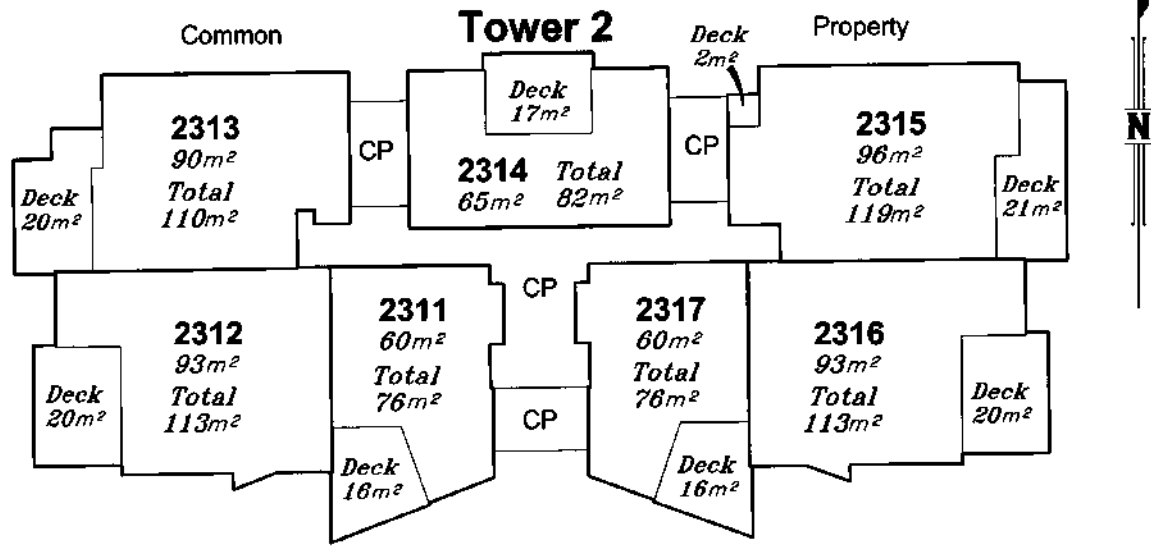
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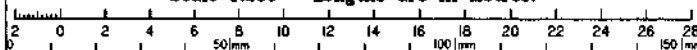
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Insert  
Plan  
Number SP273575

# Level F



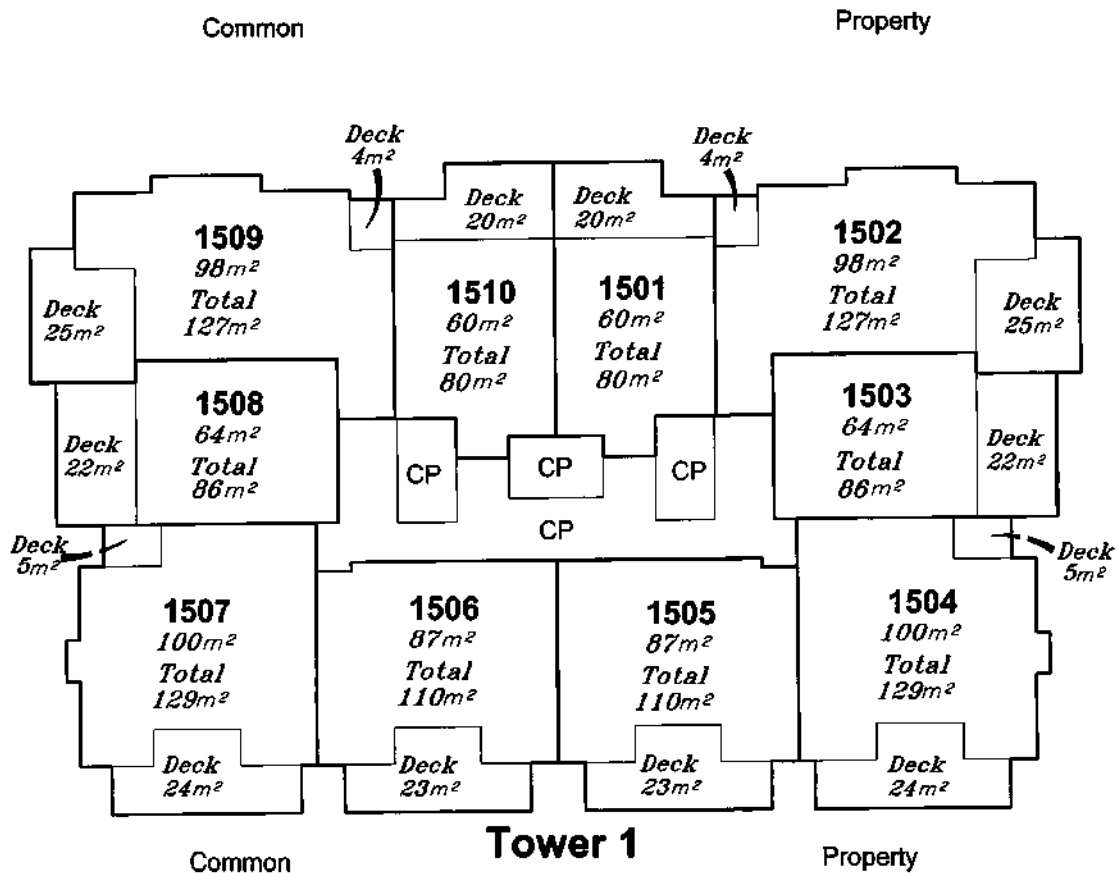
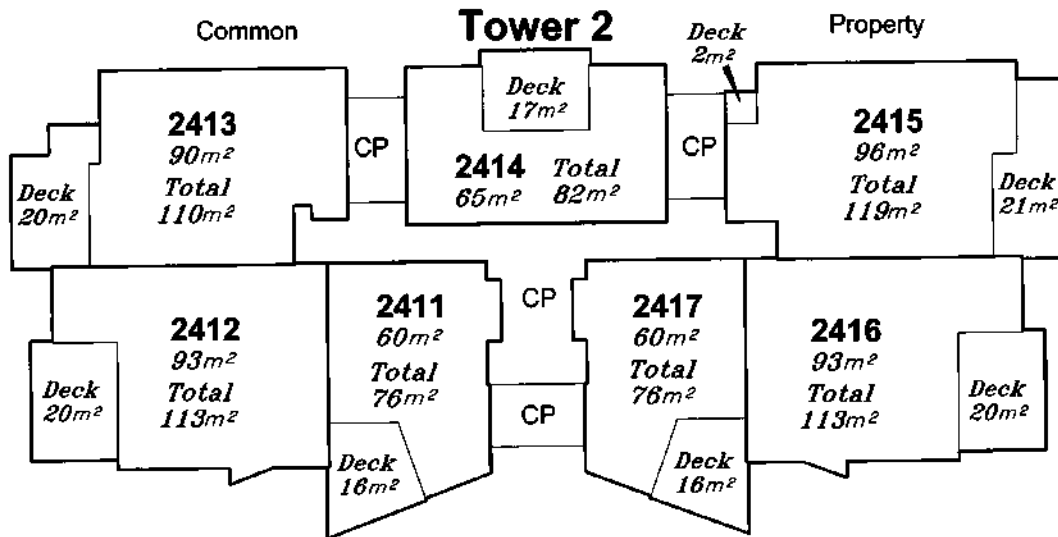
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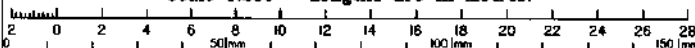
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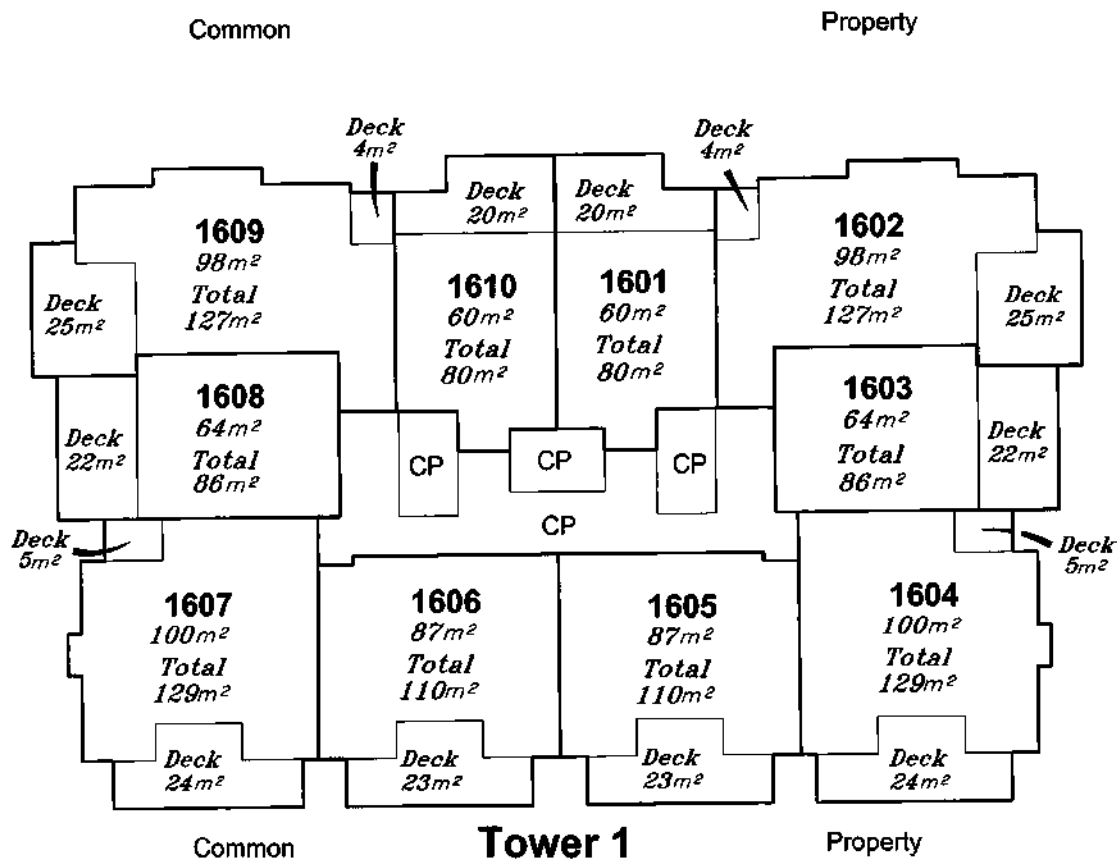
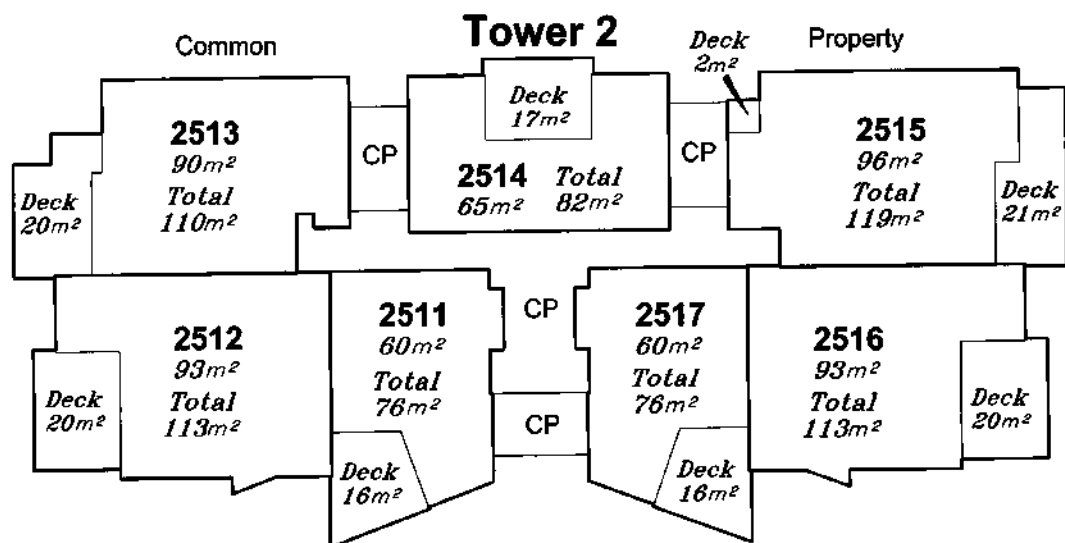
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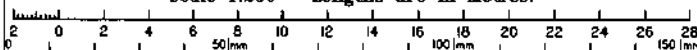
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Insert Plan Number  
**SP273575**

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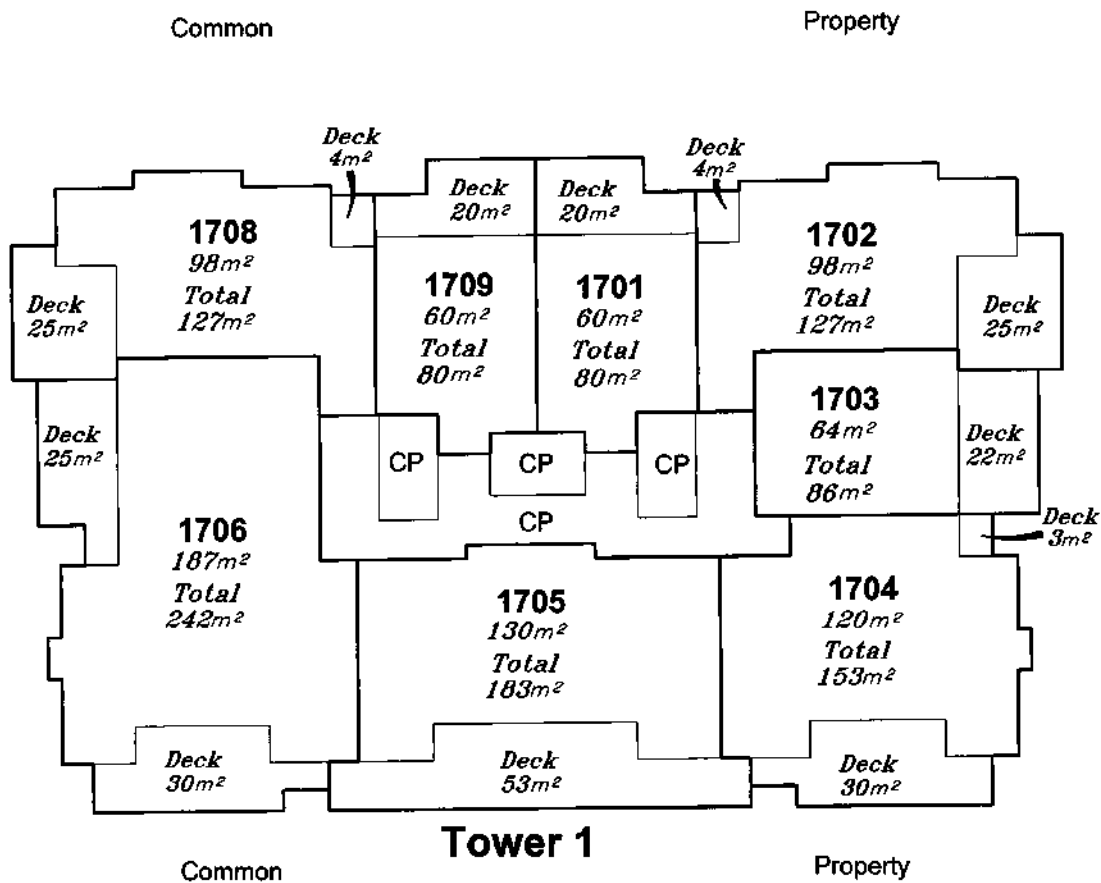
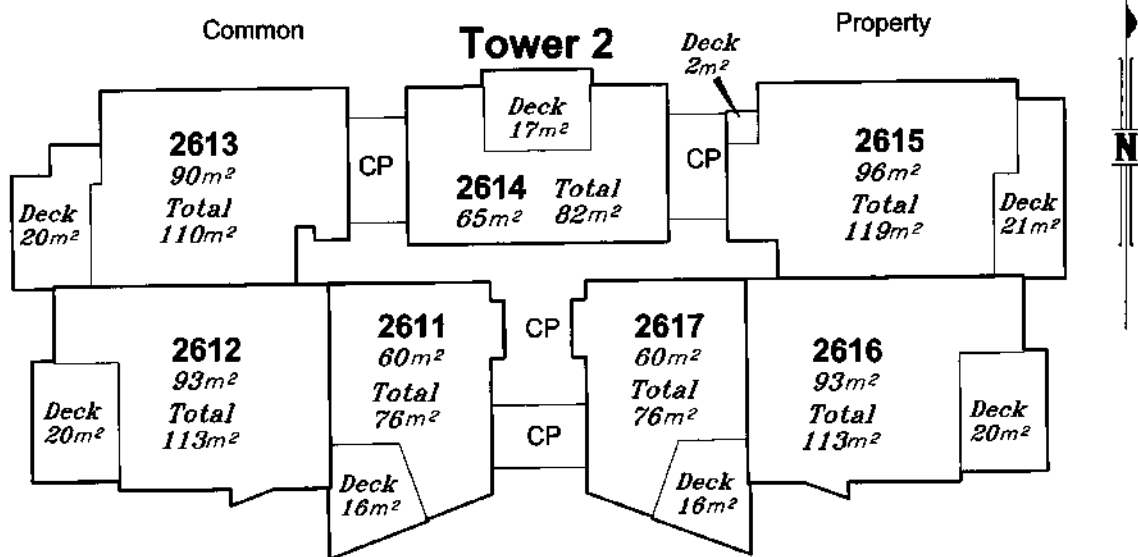
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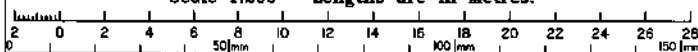
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# Level I



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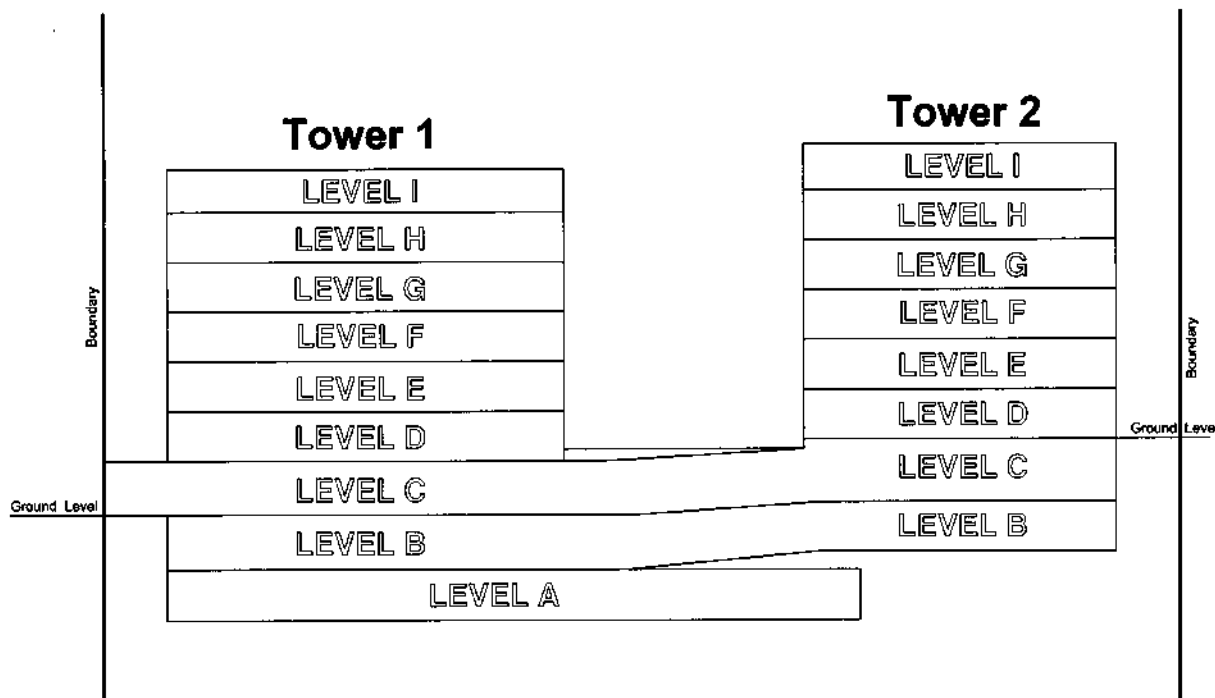


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Insert  
Plan  
Number SP273575

# Lateral Aspect Diagram

Eastern Elevation  
Not To Scale



## Reinstatement Note:

The alignment of Burdett Street has been reinstated from original reference marks at stations 1, 2, and 4. This is confirmed by the deed connection across Burdett Street to original marks at station 5. The line 1-2 contains 23mm of excess which is consistent with previous surveys such as IS 241655 and IS 138204. The line 2-4 contains 7mm of excess.

The Crosby Road alignment has been reinstated from original reference marks at stations 4, 5, 9 and 10. Stations 3 and 8 have been reinstated at deed distance from station 4 and a three equal chord truncation reinstates stations 6 and 7, in agreement with IS 241655 and IS 138204. Station 11 has also been reinstated in accordance with the aforementioned plans.

Station 13 has been reinstated by the original reference mark, creating 7mm of excess to station 11, however agreeing with IS 241655 and IS 138204 to station 2. Stations 12 and 14 have been reinstated at deed distance from station 13.

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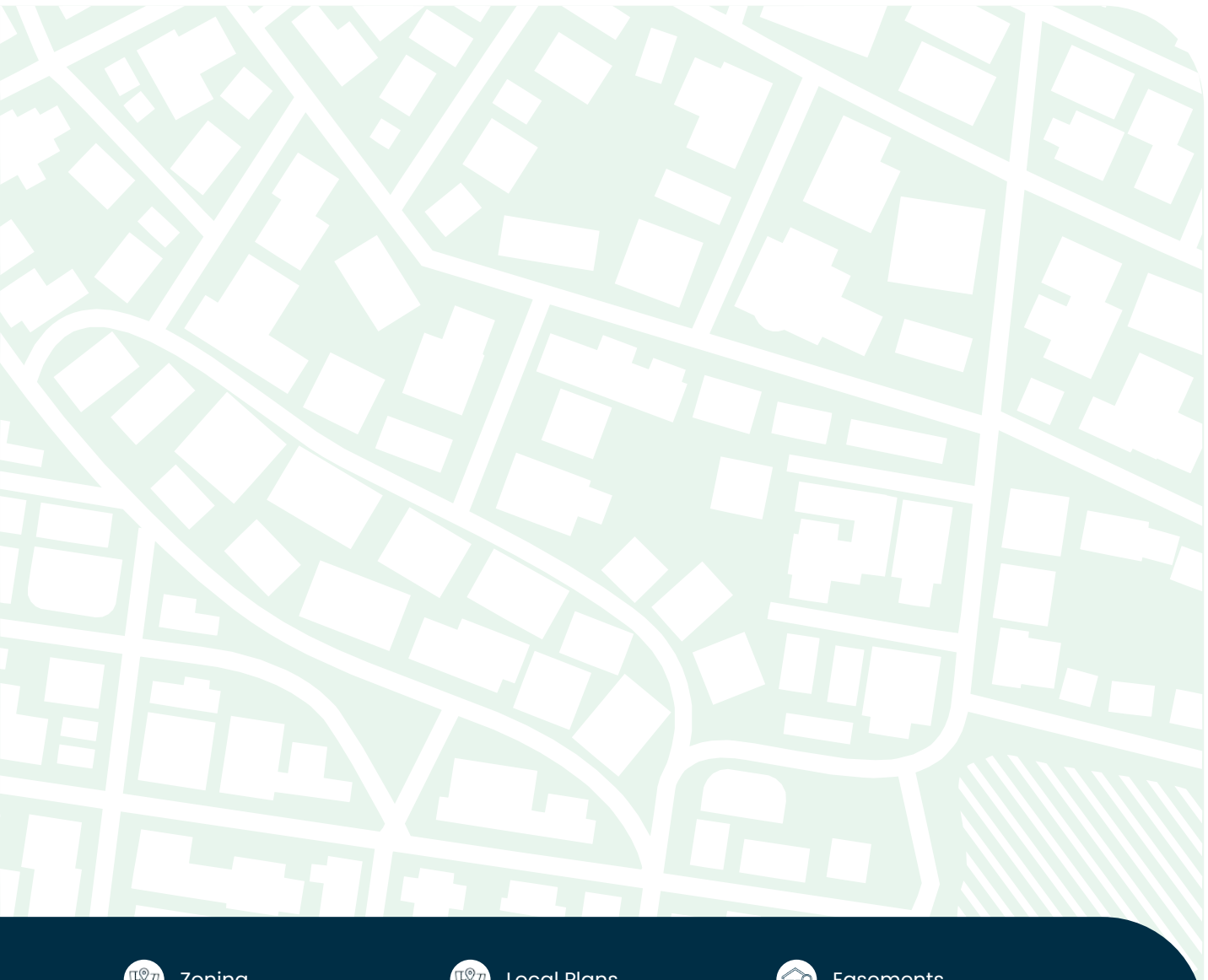
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Plan  
Number **SP273575**

# Property Fact Pack

develo

**u1106/52 Crosby Road**  
Albion QLD 4010

YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

# At a glance

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



Easements



NO  
CONSIDERATIONS  
IDENTIFIED



Flood Risk



CONSIDERATIONS  
IDENTIFIED



Character



NO  
CONSIDERATIONS  
IDENTIFIED



Vegetation



NO  
CONSIDERATIONS  
IDENTIFIED



Bushfire Risk



NO  
CONSIDERATIONS  
IDENTIFIED



Noise



NO  
CONSIDERATIONS  
IDENTIFIED

## DATE OF REPORT

31st of July, 2026

## ADDRESS

u1106/52 CROSBY ROAD

## LOT PLAN

1106/SP273575

## COUNCIL

Brisbane

## ZONING

- Mdr Medium Density Residential

## UTILITIES

- Power
- Water

## SCHOOL CATCHMENTS

- Ascot SS
- Kedron SHS

## CLOSEST CITY

Brisbane - 4km

# Zoning

What zone is my property?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

-  Selected Property
-  Ldr Low Density Residential
-  Lii Low Impact Industry
-  Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)
-  Mdr Medium Density Residential
-  Os1 Open Space (Local)
-  Sc5 Specialised Centre (Mixed Industry And Business)
-  Sr1 Sport And Recreation (Local)
-  Sr2 Sport And Recreation (District)

# Local Plans

Is my property in a Local Area or Neighbourhood Plan?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

-  Selected Property
-  Albion Neighbourhood Plan
-  North Npp-004

# Easements

What access rights exist over the property?



## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

 Selected Property

# Flood Risk

Is the property in a potential flood area?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

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

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

### Questions to ask

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

## LEGEND

-  Selected Property
-  High Likelihood (5.0% Annual Chance)
-  Medium Likelihood (1.0% Annual Chance)
-  Low Likelihood (0.2% Annual Chance)
-  Very Low Likelihood (0.05% Annual Chance)

# Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

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

PROPERTY DUE DILIGENCE REPORT | 52 CROSBY ROAD

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

### Questions to ask

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

## LEGEND

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

# Flood History

Has the property been impacted by historic flood events?



Sources: [Spatial-data.brisbane.qld.gov.au](https://spatial-data.brisbane.qld.gov.au), Brisbane City Council

## THINGS TO KNOW

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

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

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

### Questions to ask:

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

## LEGEND

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

# Coastal Flood Risk

Are there any coastal impacts that impact my property?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

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

### Questions to ask

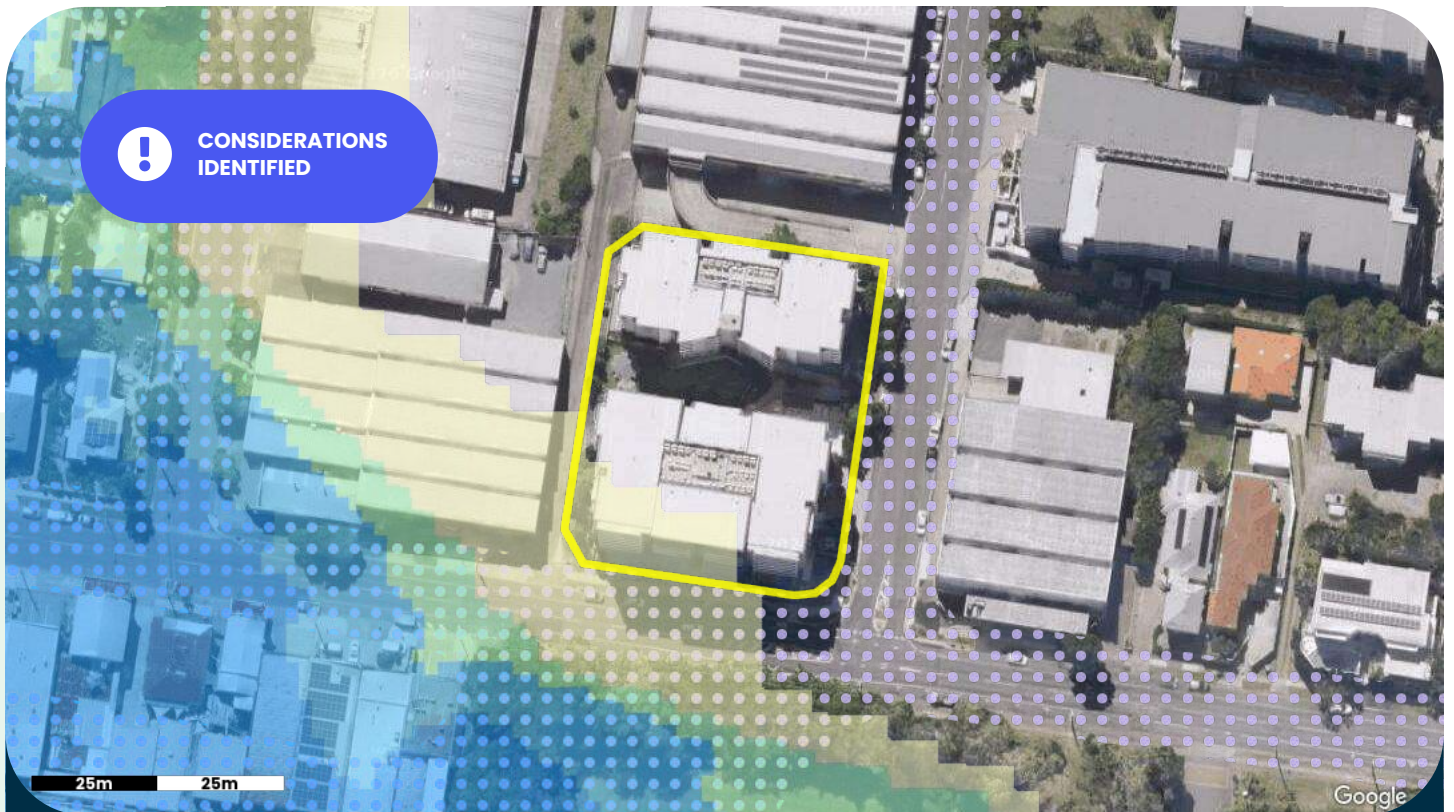
- What are the building restrictions in a coastal flood area?
- Can building designs reduce flood and erosion risks?
- How does coastal erosion impact your property, and what measures can help?

## LEGEND

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

# Flood Planning Risk

What planning overlays impact development of this property?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

### Questions to ask

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

## LEGEND

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

# State Flood Planning

What State overlays impact development of this property?



Sources: Queensland Department Of Environment And Science

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

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

# Character

Is the property in a character or heritage area?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

### Questions to ask

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

## LEGEND

-  Selected Property
-  Commercial Character Building Site
-  Property Adjoins A Heritage Place, Structure Or Landscaping
-  Traditional Building Character - Neighbourhood

# Historic Imagery

## Historic Aerial Imagery



### THINGS TO KNOW

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

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

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

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

#### Questions to ask:

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

### LEGEND

 Selected Property

# Vegetation

Is the property in an area with vegetation protection?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

-  Selected Property
-  Significant Native Vegetation - Nall
-  Significant Urban Vegetation - Nall

# Bushfire Risk

Is the property in a potential bushfire area?



## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

 Selected Property

# Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

-  Selected Property
- Property Est. Fall: ~7m
-  Property High: ~12m
-  Property Low: ~5m



# Noise

Is the property in a potential noise area?



## THINGS TO KNOW

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

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

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

### Questions to ask

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

## LEGEND

 Selected Property

# Water

Are there any water pipes nearby?



Sources: Urban Utilities

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

-  Selected Property
-  Water Connection
-  Water Pipe

# Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

## THINGS TO KNOW

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

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

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

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

### Questions to ask

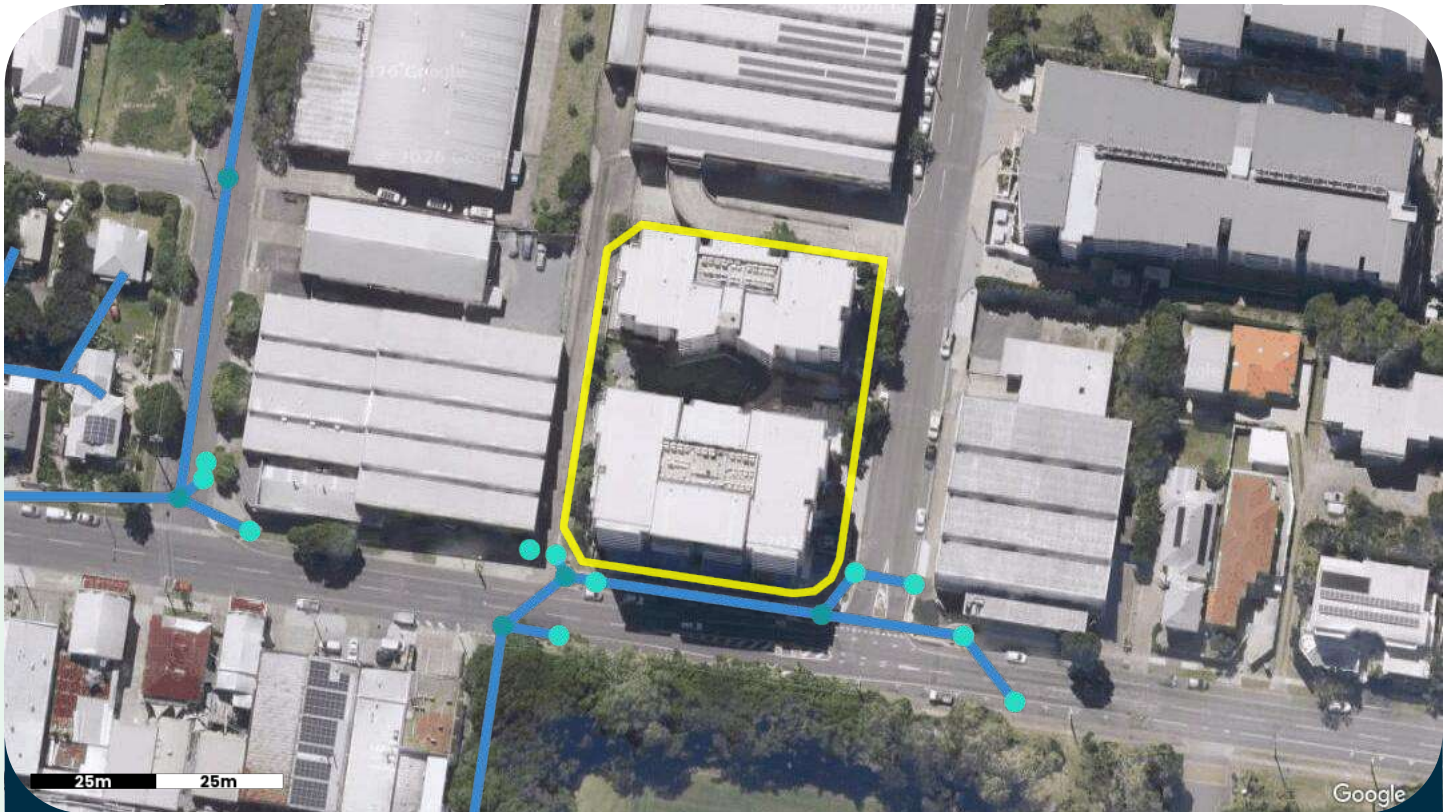
- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

## LEGEND

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

# Stormwater

Are there stormwater pipes on or near the property?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

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

### Questions to ask

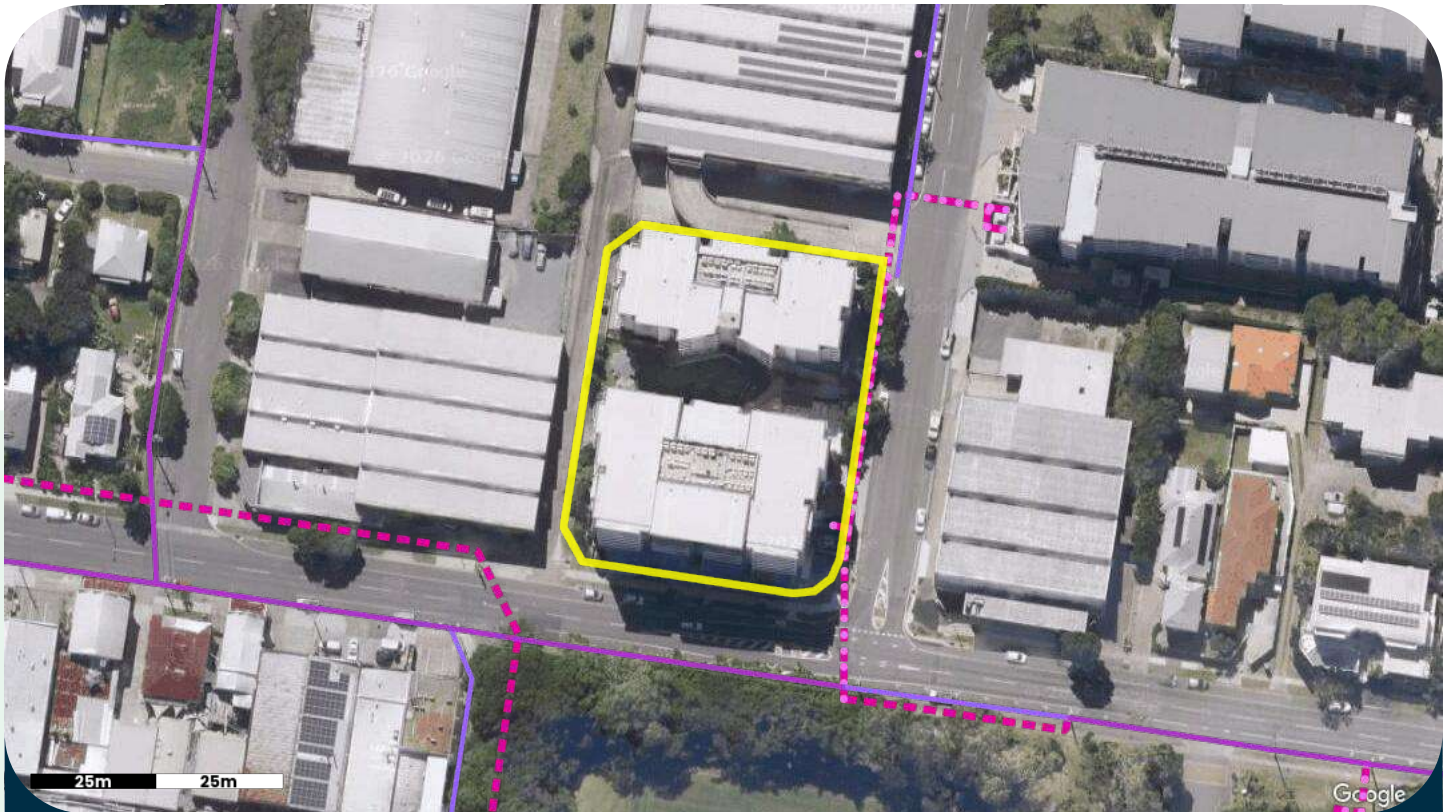
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

## LEGEND

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

# Power

Are there any power lines on or near the property?



Sources: Energex

## THINGS TO KNOW

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

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

### Questions to ask

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

## LEGEND

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

# Internet Availability

What internet connection is available for this property?



Sources: Nbn

## THINGS TO KNOW

This page identifies the mapped broadband service information available for the property. This may include whether the property is within a service available area, build commenced area, fixed line area, fixed wireless area, satellite area or other fibre provider area.

The type of connection available may influence the internet providers, plans and speeds available at the property. Some properties may have access to a fixed line connection, while others may rely on fixed wireless, satellite or another network technology.

If the property is within a service available area, it generally means a broadband connection may be available. However, some properties may still require additional work before a service can be connected.

**Note:** Information is based on third-party network mapping and is provided as a guide only and does not guarantee service availability, speeds, provider plans or address-specific outcomes. Network coverage and services may change over time. Always confirm availability, plans and expected speeds with your preferred provider.

### Questions to ask

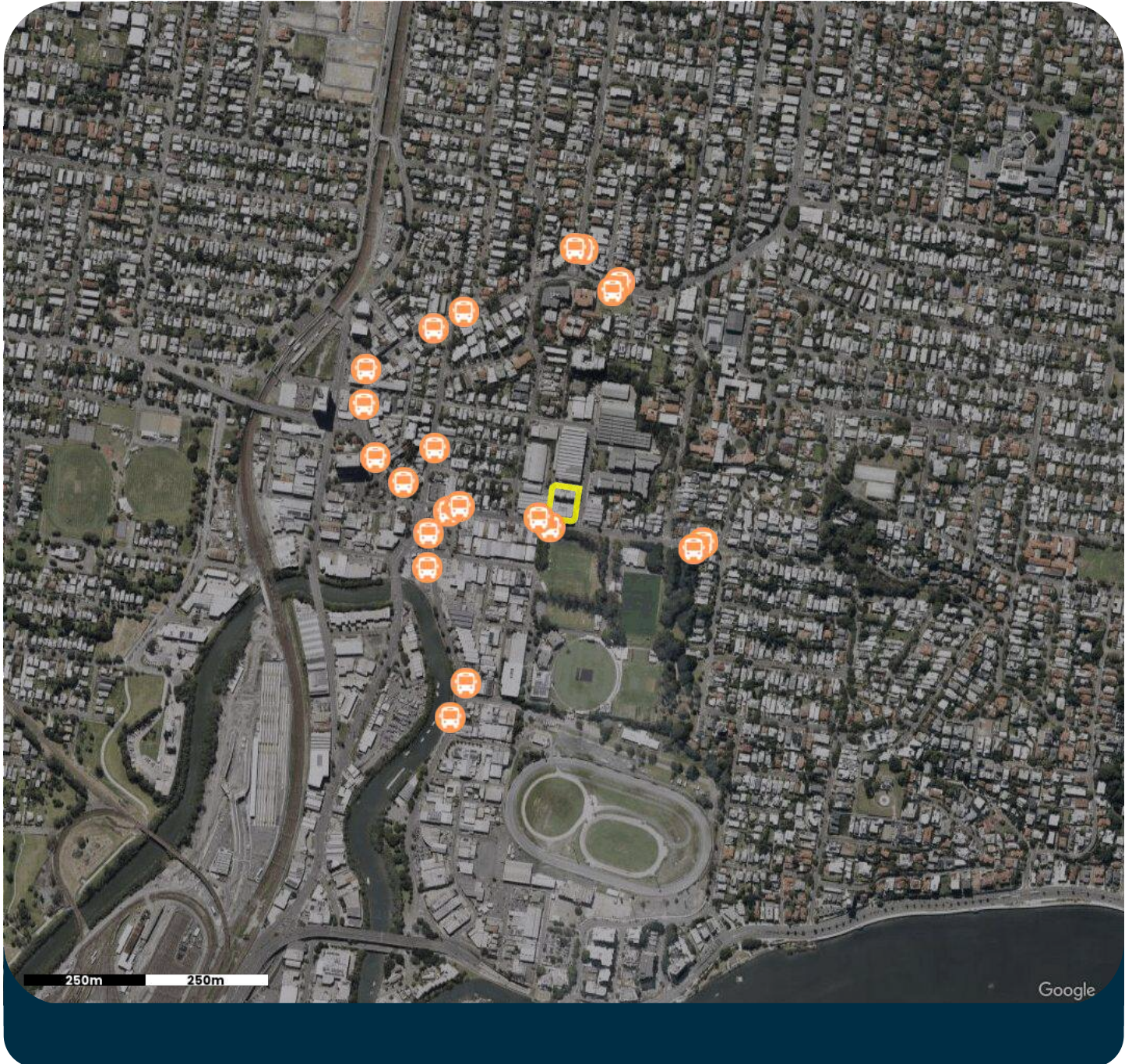
- Is the property serviced by fixed line, fixed wireless, satellite or another fibre network?
- What connection works are required before internet can be activated?
- What plans and speeds are available from providers at this address?

## LEGEND

-  Selected Property
-  Nbn Fixed Line

# Public Transport

Is there any public transport stops nearby?



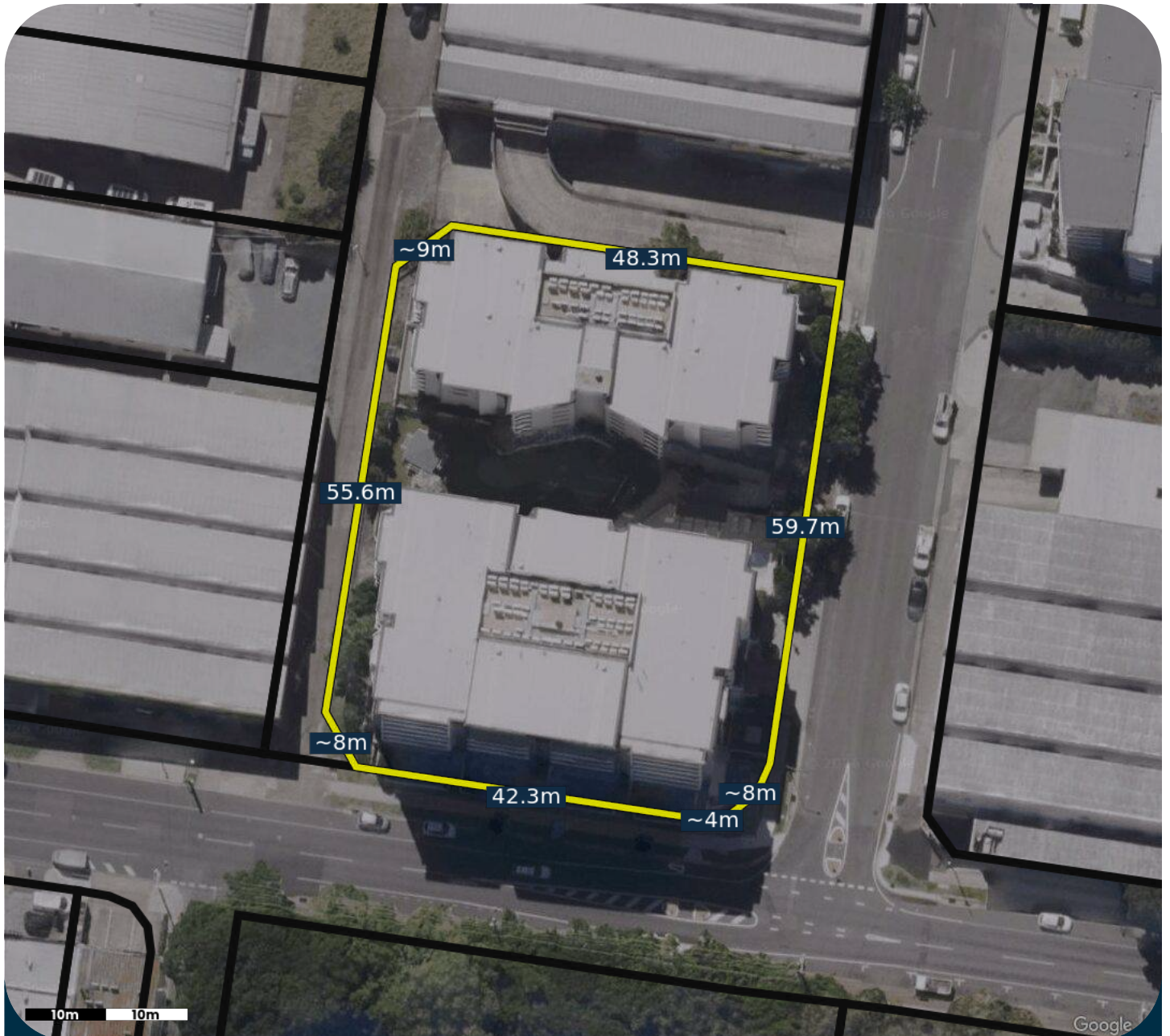
## LEGEND

 Selected Property

 Bus Stop

# Boundary

View your property boundaries



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

Area: ~3,657m<sup>2</sup>, Perimeter: ~234m

## LEGEND

 Selected Property

## DISCLAIMER

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

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

This report does not constitute legal, financial, planning, or building advice, and must not be relied upon as a substitute for independent professional advice. Readers should conduct their own enquiries and seek qualified advice from a solicitor, town planner, surveyor, certifier, or relevant authority before making decisions or relying on this information.

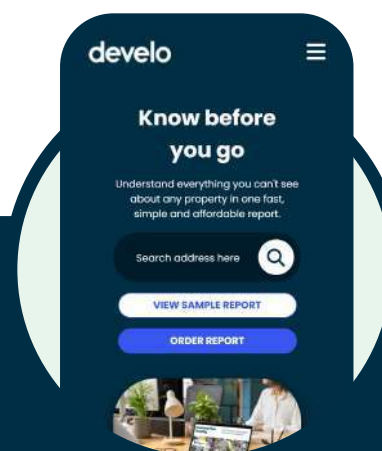
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By accessing this report, you acknowledge and accept the above terms and assume full responsibility for verifying all information independently prior to undertaking any development, renovation, or transaction.

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Department of the Environment, Tourism, Science and Innovation (DETSI)  
ABN 46 640 294 485  
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA  
[www.detsi.qld.gov.au](http://www.detsi.qld.gov.au)

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

Search Team  
GPO Box 1612  
Brisbane QLD 4000

Transaction ID: 51199261      EMR Site Id: 164989      31 July 2026  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 1106      Plan: SP273575  
1106/52 CROSBY RD  
ALBION

**EMR RESULT**

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

**CLR RESULT**

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

**ADDITIONAL ADVICE**

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

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

If you have any queries in relation to this search please email [emr.clr.registry@detsi.qld.gov.au](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**

QUUR20\_A4B/E-1/S-1/I-1/  
COREY JOHN GABRIEL  
1106/52 CROSBY RD  
ALBION QLD 4010

**Property Location:** 1106  
52 CROSBY ROAD  
ALBION 4010

|                                 |                     |
|---------------------------------|---------------------|
| Customer reference number       | 10 1124 4696 0000 7 |
| Bill number                     | 1124 4696 9         |
| Date issued                     | 14/07/2026          |
| <b>Total due</b>                | <b>\$361.24</b>     |
| <b>Current charges due date</b> | <b>13/08/2026</b>   |

**Your water usage**

|                  |    |
|------------------|----|
| Water usage (kL) | 26 |
| Days charged     | 92 |

**Average daily water usage (litres)**

|                       |     |
|-----------------------|-----|
| Current period        | 283 |
| Same period last year | 259 |

**Account Summary** Period 01/04/2026 - 01/07/2026

**Your Last Account**

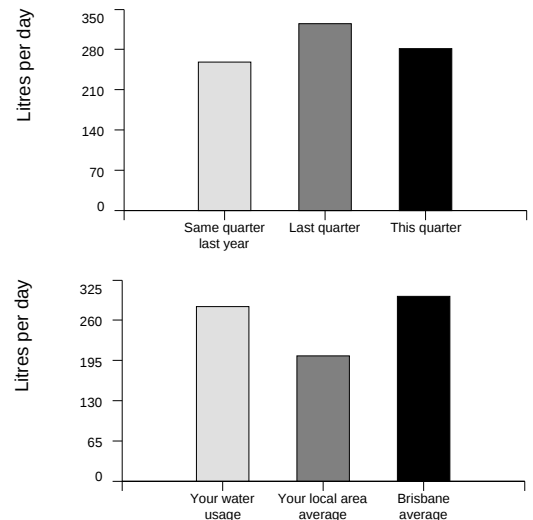
|               |            |
|---------------|------------|
| Amount Billed | \$354.25   |
| Amount Paid   | \$354.25CR |

**Your Current Account**

|                 |          |
|-----------------|----------|
| Balance         | \$0.00   |
| Current Charges | \$361.24 |

|                  |                 |
|------------------|-----------------|
| <b>Total Due</b> | <b>\$361.24</b> |
|------------------|-----------------|

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



**SEE OUR PRICES FROM  
1 JULY 2026** *Scan for more*



**Payment options**



**Direct debit**  
To arrange automatic payment  
from your bank account, visit  
www.urbanutilities.com.au/directdebit



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



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Pay your account online using MasterCard or Visa  
credit card at www.urbanutilities.com.au/creditcard  
Payment by credit card will incur a surcharge.  
We accept Mastercard or Visa credit cards.



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



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



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

Amount paid

Date paid

Receipt number

**YOUR CHARGES for 01/04/2026 - 01/07/2026 (92 days)****Your meter readings**

| Serial Number | Read Date  | Reading | Usage | Comment |
|---------------|------------|---------|-------|---------|
| ADB2022906    | 01/04/2026 | 528     |       |         |
|               | 02/07/2026 | 554     | 26kL  |         |

**Water Usage****State bulk water price**

|                                 |                         |         |
|---------------------------------|-------------------------|---------|
| State Bulk Water Charge 2025/26 | 25.72kL @ \$3.517000/kL | \$90.45 |
| State Bulk Water Charge 2026/27 | 0.28kL @ \$3.517000/kL  | \$0.98  |

**Urban Utilities distributor-retailer price**

|                      |                         |                 |
|----------------------|-------------------------|-----------------|
| Tier 1 usage 2025/26 | 25.72kL @ \$0.981000/kL | \$25.23         |
| Tier 1 usage 2026/27 | 0.28kL @ \$1.048000/kL  | \$0.29          |
| <b>Subtotal</b>      |                         | <b>\$116.95</b> |

**Water Services****Urban Utilities water service charge**

|                                                        |         |                |
|--------------------------------------------------------|---------|----------------|
| Water service charge 2025/26                           | 91 days | \$63.15        |
| This charge is for the period 01/04/2026 to 30/06/2026 |         |                |
| Water service charge 2026/27                           | 1 day   | \$0.59         |
| This charge is for the period 01/07/2026 to 01/07/2026 |         |                |
| <b>Subtotal</b>                                        |         | <b>\$63.74</b> |

**Sewerage Services****Urban Utilities sewerage service charge**

|                                                        |         |                 |
|--------------------------------------------------------|---------|-----------------|
| Sewerage service charge 2025/26                        | 91 days | \$178.45        |
| This charge is for the period 01/04/2026 to 30/06/2026 |         |                 |
| Sewerage service charge 2026/27                        | 1 day   | \$2.10          |
| This charge is for the period 01/07/2026 to 01/07/2026 |         |                 |
| <b>Subtotal</b>                                        |         | <b>\$180.55</b> |

**Water usage** **\$116.95****Water services** **\$63.74****Sewerage services** **\$180.55****Your total charges 01/04/2026 - 01/07/2026** **\$361.24**

Customer ref. no. 10 1124 4696 0000 7

1106  
52 CROSBY ROAD  
ALBION 4010**Your usage was 26 kilolitres.****That's an average of 283 litres per day.****NEED HELP UNDERSTANDING YOUR BILL?**

We've broken down the items on your bill and the services they help pay for

SCAN HERE

**INTERPRETER SERVICE 13 14 50**

当您需蒙口译员时，请致电 13 14 50。

اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.

Khi bạn cần thông ngôn, xin gọi số 13 14 50

통역사가 필요하시면 13 14 50 으로 연락하십시오.

Cuando necesite un intérprete llame al 13 14 50

© Urban Utilities 2026

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

**Water and Sewerage Account**  
In Person / Mail Payment Advice  
Name: COREY JOHN GABRIELBillers Code: 112144  
Ref: 10 1124 4696 0000 7

BPAY® this payment via Internet or phone banking.

BPAY View® - View and pay this bill using internet banking.

To use the QR code, use the reader within your mobile banking app.  
More info: www.bpay.com.au

\*4001 101124469600007

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

Date

Cash

Cheques

Total Due

\$ 361.24

+757+

Current charges due date

13/08/2026

For Credit **Urban Utilities**

Trans Code

831

User ID

066840

Customer Reference No.

101124469600007



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

## Rate Account

**Property Location:** 1106/52 CROSBY RD  
ALBION

**Issue Date** 3 Jul 2026

MR COREY J GABRIEL  
CROSBY PARK APARTMENTS  
1106/52 CROSBY RD  
ALBION QLD 4010

Account number  
**5000 0000 5484 286**

Bill number  
**5000 1050 6170 179**

### Enquiries

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

**Account Period**  
1 Jul 2026 - 30 Sep 2026

### TAX INVOICE

Total GST on this Tax Invoice  
\$0.18



### Rate payments made easy

Save time with  
automated payment  
options, including  
direct debit.

Learn more



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

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

### Nett Amount Payable

**\$70.15CR**

### Due Date

**3 August 2026**

### Summary of Charges

|                                             |           |
|---------------------------------------------|-----------|
| Opening Balance                             | 578.99 CR |
| Brisbane City Council Rates & Charges       | 456.86    |
| Brisbane City Council Miscellaneous Charges | 1.98      |
| State Government Charges                    | 65.00     |

|                                                    |                 |
|----------------------------------------------------|-----------------|
| <b>Gross Amount</b>                                | <b>55.15 CR</b> |
| <b>Discount and/or Rounding (where applicable)</b> | <b>15.00 CR</b> |
| <b>Nett Amount Payable</b>                         | <b>70.15 CR</b> |

**Your nominated bank account will be Direct Debited with the amount/s as arranged. Please ensure that the required funds are available or dishonour fees may apply.**



Pay in person at any Post Office



\* 439 500010506170179

**Due Date**

**3 Aug 2026**

MR COREY J GABRIEL



Billers Code : 78550  
Ref : 5000 0000 5484 286

**50**

**Gross Amount**  
\$55.15CR

**Nett Amount**

**\$70.15CR**

## Rating and rebate information

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

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

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

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

**Interest** - Compounding interest of 12.19% per annum will accrue daily on any amount owing immediately after the due date.

## Payment options



### Online

To pay online go to [brisbane.qld.gov.au/pay-rates](http://brisbane.qld.gov.au/pay-rates)  
Payment is accepted by American Express, Mastercard and Visa, or with Apple Pay and Google Pay linked to these cards.  
Minimum payment \$10.



### By Mobile

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



### Mail

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

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

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



### Direct Debit

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



### Phone Pay

Call 1300 309 311 to pay by American Express, Mastercard or Visa. Minimum payment \$10.



### Mobile and Internet Banking - BPAY®

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

®Registered to BPAY Pty Ltd ABN 69 079 137 518



### Instore

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



### Brisbane City Council Customer Centre

Pay at any Customer Centre. Payment is accepted by cash, cheque, eftpos, Mastercard or Visa. Minimum payment \$10.

## Use and Disclosure Notice

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

### English

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

### Italian

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

### Spanish

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

### Chinese

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

## Property Details

Owner

MR COREY J GABRIEL

Property Location

1106/52 CROSBY RD  
ALBION

Real Property Description L.1106 SP.273575 PAR TOOMBUL 109/9901

|                                     |             |          |
|-------------------------------------|-------------|----------|
| Valuation effective from            | 01 Jul 2024 | \$68,256 |
|                                     | 01 Jul 2025 | \$71,558 |
|                                     | 01 Jul 2026 | \$71,558 |
| Averaged Rateable Valuation (A R V) |             | \$70,457 |

Account Details

Account number 5000 0000 5484 286

### Opening Balance

|                                |                 |
|--------------------------------|-----------------|
| Closing Balance Of Last Bill   | 113.99CR        |
| Payment Received - 17-Apr-2026 | 150.00CR        |
| Payment Received - 18-May-2026 | 150.00CR        |
| Payment Received - 17-Jun-2026 | 150.00CR        |
| Discount/Rounding Allowed      | 15.00CR         |
| <b>Total</b>                   | <b>578.99CR</b> |

### Period : 01 Jul 2026 - 30 Sep 2026

#### Brisbane City Council Rates & Charges

|                                                                                                    |               |
|----------------------------------------------------------------------------------------------------|---------------|
| General Rates - Category 10 (Annually 0.2604 Cents In The A R V \$) @ Parity                       | 284.59        |
| Factor (P/F) 1.459571                                                                              |               |
| Waste Utility Charge - 1 Charge(S) @ \$144.02 Qtr                                                  | 144.02        |
| Bushland Preservation Levy Category 10 (Annual 0.0096 Cents In The A R V \$) @ P/F 1.459571        | 10.46         |
| Environmental Mgt Compliance Levy Category 10 (Annual 0.0163 Cents In The A R V \$) @ P/F 1.459571 | 17.79         |
| <b>Total</b>                                                                                       | <b>456.86</b> |

#### Brisbane City Council Miscellaneous Charges

|                       |             |
|-----------------------|-------------|
| Rate Notice Paper Fee | 1.98 *      |
| <b>Total</b>          | <b>1.98</b> |

#### State Government Charges

|                                     |              |
|-------------------------------------|--------------|
| Emergency Management Levy - Group 2 | 65.00        |
| <b>Total</b>                        | <b>65.00</b> |

\* Denotes items subject to GST.

#### Other Information

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

The Queensland Government waste levy for general waste is now \$135 per tonne. Council has received a payment of \$34,087,407 for the 2026-27 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 60% of the amount required to be paid by Council to the Queensland Government as a levy for household waste to landfill. The Waste Utility Charge covers costs associated with managing waste in Brisbane, including the gap between the Queensland Government levy charged to Council and the 60% rebate received by Council.

Bill Number

5000 1050 6170 179

Page 3 of 3

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

**1. Pool safety certificate number**

Identification number: PSC0286508

**2. Location of the swimming pool**

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

Street address:

52 CROSBY RD

ALBION QLD

Postcode

4

0

1

0

Lot and plan details:

9999/SP/273575

Local government area:

BRISBANE CITY

**3. Exemptions, Performance solutions, or Special conditions for the swimming pool (If applicable)**

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

No disability exemption applies; No impracticality exemption applies

No performance solution applies

**4. Pool properties**

Shared pool



Non-shared pool



Number of pools

1

**5. Pool safety certificate validity**

Effective date:

0

4

/

0

3

/

2

0

2

6

Expiry date:

0

4

/

0

3

/

2

0

2

7

**6. Certification**

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

Name:

STEPHEN HENRY

Pool safety inspector  
licence number:

PS101621

Signature:

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

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

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

**Privacy statement**

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

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

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

## **Statutory Encumbrances Annexure**

**Property: APT 1106 52 CROSBY RD, ALBION QLD 4010**

This report details statutory encumbrances that directly impact the property.

### **1. Look up and Live**

An overhead high-voltage line is located on the verge adjoining the Burdett Street frontage of the property.

### **2. NBN Co Qld**

NBN telecommunications infrastructure is present within the property boundaries - underground service lead-in conduits/cables extend from NBN distribution pits in the road reserve at the property frontage across the front boundary to the building. Additional NBN fibre trenches and pits are located in the road reserve along the frontage and may affect works at the boundary.

### **3. Brisbane City Council**

Br Brisbane City Council records indicate no council stormwater drainage assets within or in the vicinity of the property boundaries on the supplied plan.

### **4. Queensland Urban Utilities**

Urban Utilities water and sewerage infrastructure is located within the property boundaries, including water service connections extending from mains in Crosby Rd and Birkbeck St into the lot and sewer property connection lines entering from the Crosby Rd frontage. Water and sewer mains are also located in the road reserve along the Crosby Rd and Birkbeck St frontages.

### **5. Energex QLD**

Energex electricity distribution infrastructure is located within the property boundaries of the multi-unit development at 52 Crosby Road. Underground high-voltage cable alignments with cable markers run in the road reserve along the Burdett Street and Crosby Road frontages with distribution pillars in the verge adjoining the lot and distribution poles along Crosby Road, which may affect works at the property boundary.

### **6. Telstra QLD South East**

Telecommunications distribution pits and underground conduits are located in the road reserve along the Crosby Road and Burdett Street frontages, including at the corner, with a service lead-in connection to the building so Telstra pit-and-pipe infrastructure is present within the property boundaries. The plan indicates this is an NBN-operated area; the Telstra pit-and-pipe network remains in place and may affect works at the frontage and within the lot.

## 7. APA Group Gas Networks (70710)

Underground natural gas infrastructure is present within the property boundaries, with a gas service connection and gas connected property marker shown entering from Burdett Street. Gas distribution mains are also located in the road reserve along the property frontages to Burdett Street and Crosby Road.

# Look up and Live - 53846727



## Poles

- Pole
- Pole w Ground Stay
- Tower

## Devices

- Pillar
- Substation

## Newtwork SWER

- Overhead
- Underground

## Network TR

- Overhead
- Underground
- • • Submarine

## Network HV

- Overhead
- Underground
- • • Submarine

### Network LV

-  Overhead
-  Underground

### Network Other



### Exclusion Zone



### Exclusion Zone All



### ExclusionZone



### Exclusion Zone



### QLD Exclusion Zone



### Network Other



### LUAL\_Exclusion\_Zone\_Feature\_Public



### LUAL\_NoData\_Public

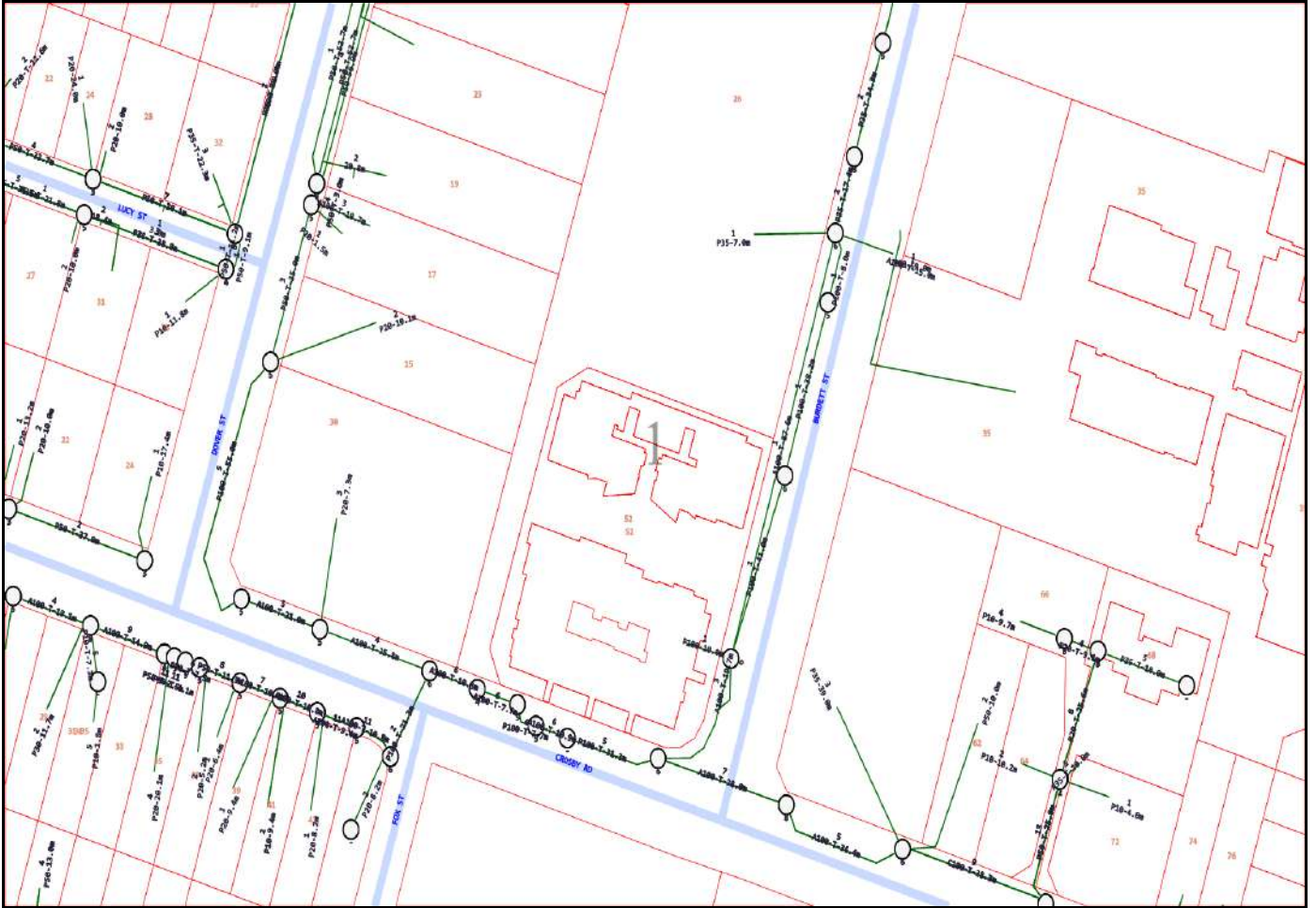




## LEGEND



|       |                                                                                                                                                                                                                                              |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | Parcel and the location                                                                                                                                                                                                                      |
|       | Pit with size "5"                                                                                                                                                                                                                            |
|       | Power Pit with size "2E".<br>Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.                                                                                                                                                               |
|       | Manhole                                                                                                                                                                                                                                      |
|       | Pillar                                                                                                                                                                                                                                       |
|       | Cable count of trench is 2.<br>One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart.<br>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 | 0 20 40 60 Meters<br>1:2000<br>1 cm equals 20 m                                                                                                                                                                                              |

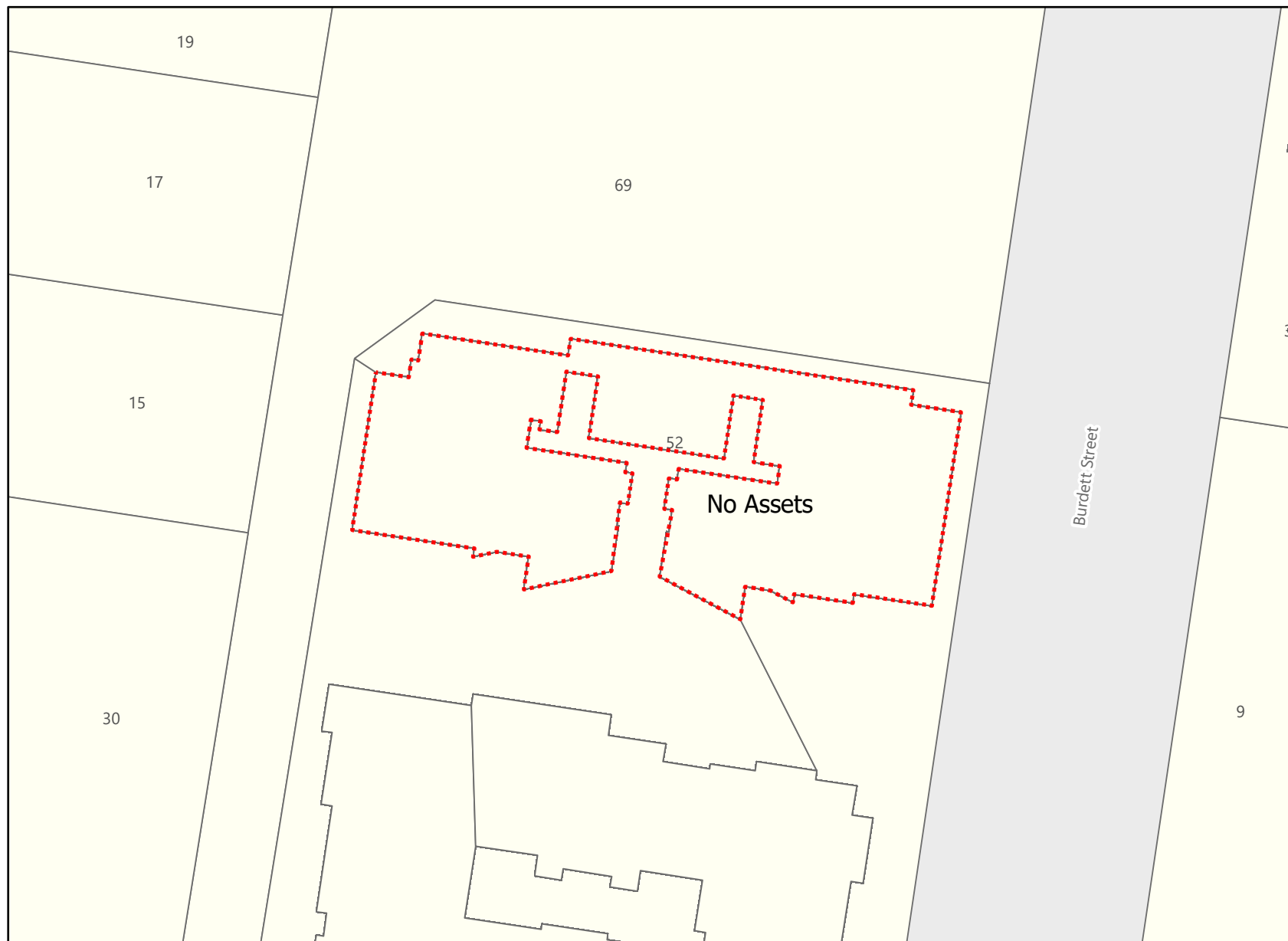


## Emergency Contacts

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



Job # 53846727  
Seq # 277057586  
Provider: Brisbane City Council  
Telephone: (07) 3403 8888



**Legend**  
[Red dashed line] BYDA Enquiry

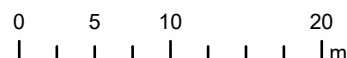
**Disclaimer:**  
© Brisbane City Council [2020]  
In consideration of Council, and the copyright owners listed below, permitting the use of this data, you acknowledge and agree that Council, and the copyright owners, give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.  
Data must not be used for direct marketing or be used in breach of the privacy laws.

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

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

In an emergency contact Brisbane City Council on 07 3403 8888

[Index Sheet](#)

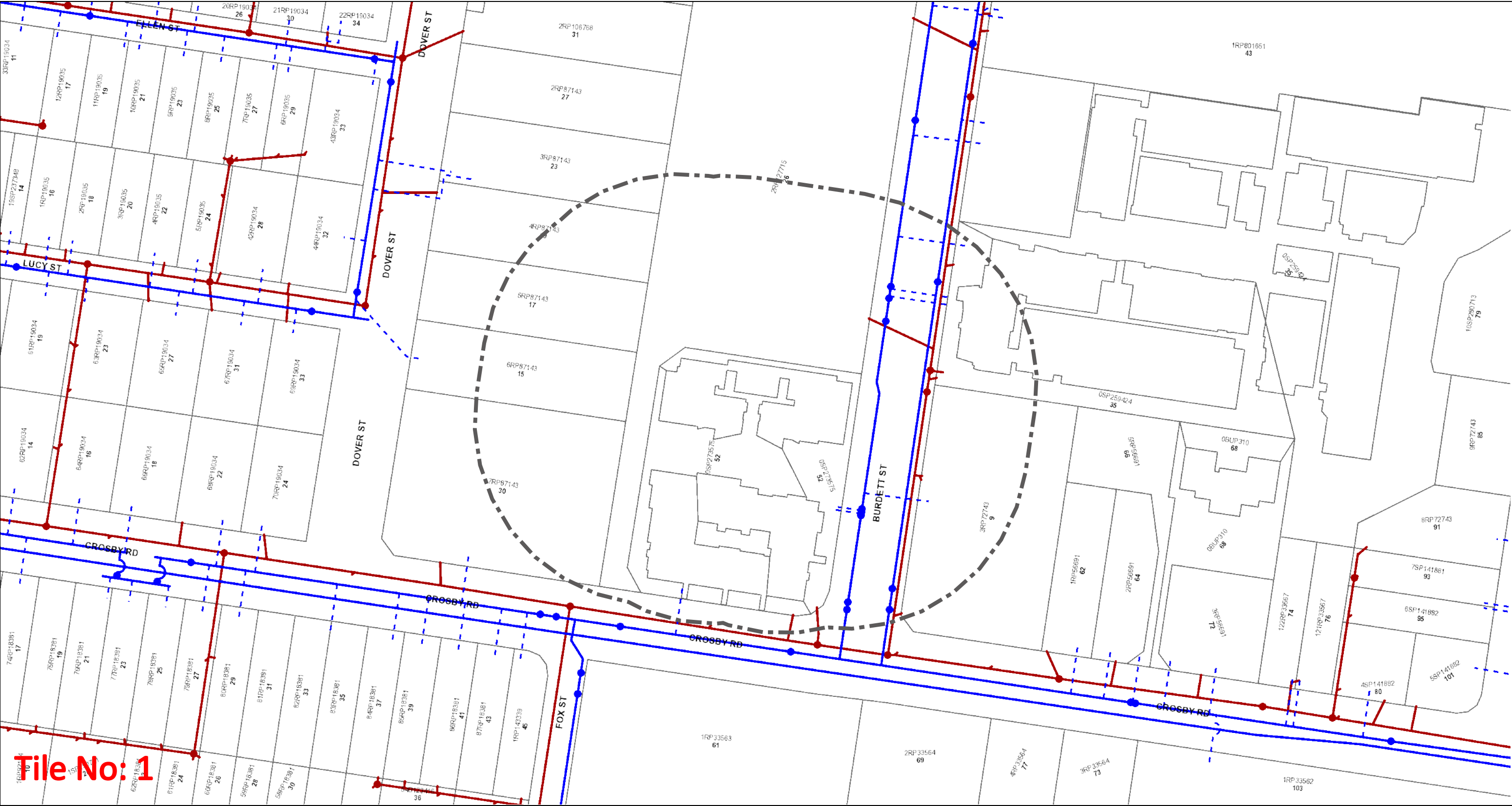


Scale 1:500



Plans generated by  
SmarterWX™ Automate

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 1



N

Map Scale  
1:1000

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

**BYDA Reference No: 277057587**

Date BYDA Ref Received: 31/07/2026

Date BYDA Job to Commence: 31/07/2026

Date BYDA Map Produced: 31/07/2026

This Map is valid for 30 days

Produced By: Urban Utilities

| Sewer                  | Water                               | Recycled Water         |
|------------------------|-------------------------------------|------------------------|
| ● Infrastructure       | ● Infrastructure                    | ● Infrastructure       |
| ● Major Infrastructure | ◆ Major Infrastructure              | ◆ Major Infrastructure |
| — Network Pipelines    | — Network Pipelines                 | — Network Pipelines    |
| ▨ Network Structures   | ▨ Network Structures                | ▨ Network Structures   |
|                        | --- Water Service (Indicative only) |                        |

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

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

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

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

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

[www.urbanutilities.com.au](http://www.urbanutilities.com.au)

ABN 86 673 835 011

Plans generated 31 Jul 2026 by PelicanCorp TicketAccess Software | [www.pelicancorp.com](http://www.pelicancorp.com)

AU.Urban Utilities - Response Plan.docx (2020)



BYDA

Sequence: 277057588  
Date: 31/07/2026

Scale: 1:500  
Tile No: **Tile No: 1**

**CAUTION - HIGH  
VOLTAGE**

LEGEND

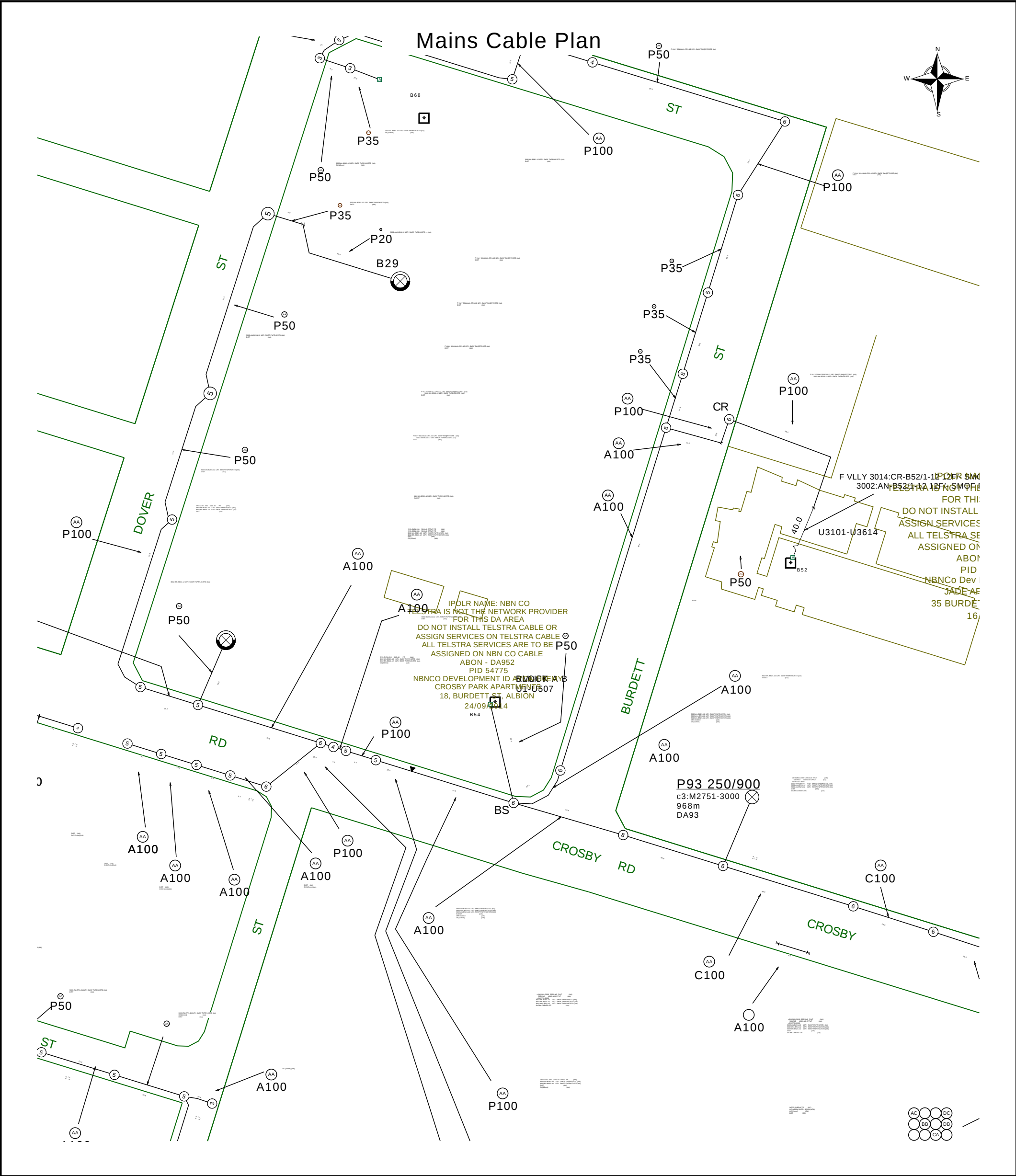
- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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





|                                                                                    |                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                  |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>Report Damage: <a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra</a><br/>Ph - 13 22 03<br/>Email - Telstra.Plans@team.telstra.com<br/>Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p> | <p>Sequence Number: 277057589</p>                                                                                                                                                |
| <p>TELSTRA LIMITED A.C.N. 086 174 781<br/>Generated On 31/07/2026 15:58:38</p>     |                                                                                                                                                                                                                                                                                                                                             | <p><b>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.</b></p> |

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

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

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

Page 2 of 2

LEGEND



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

Single to Multiple Round Conduit Configurations 1,2,4,9 respectively  
(attached text denotes conduit type and size)

Multiple Square Conduit configurations 2,4,6 respectively  
(attached text denotes conduit type and size)

**Some examples of conduit type and size:**

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

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans

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

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

5 ← Roadside / Front Property Boundary

← 2 pair Leadin to property from 5 pit in street

← P20

← O59 1 DEAD ← Pair Working ( pair ID O59 )

← 1 pair Dead (i.e.: spare not connected)

← Side / Rear Property Boundary

107 ← Property Number

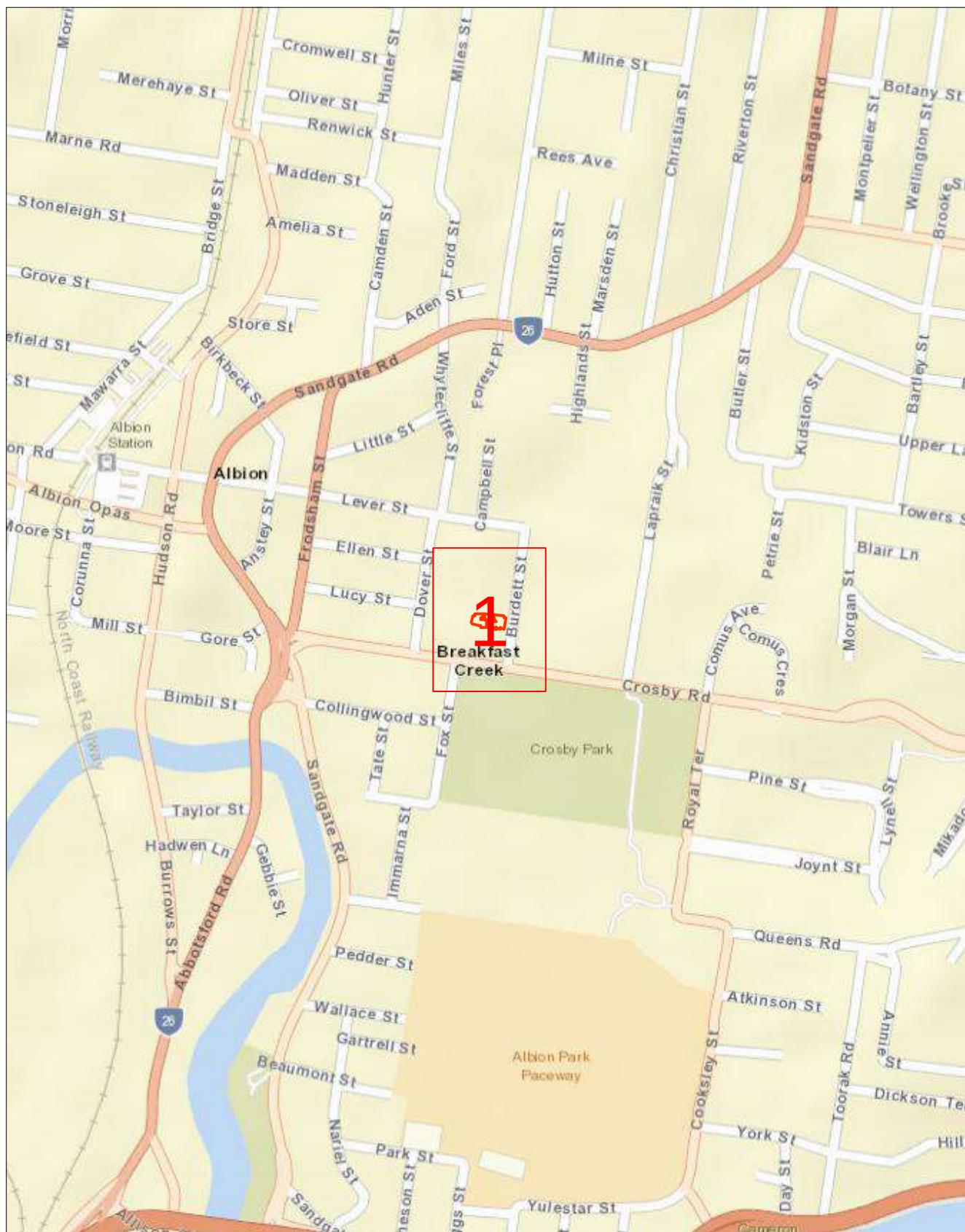
The 5 Ps of Safe Excavation

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

|                                                                                                                                                                                                        |                                                                                                                                               |                                                                                                                |                                                                                                                                                                                                 |                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <h3>Plan</h3> <p>Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.</p> | <h3>Prepare</h3> <p>Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.</p> | <h3>Pothole</h3> <p>Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.</p> | <h3>Protect</h3> <p>Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.</p> | <h3>Proceed</h3> <p>Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Site 1106/52 CROSBY RD  
Address: ALBION  
QLD 4010

Sequence 277057590  
Number:



Scale 1: 6000

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



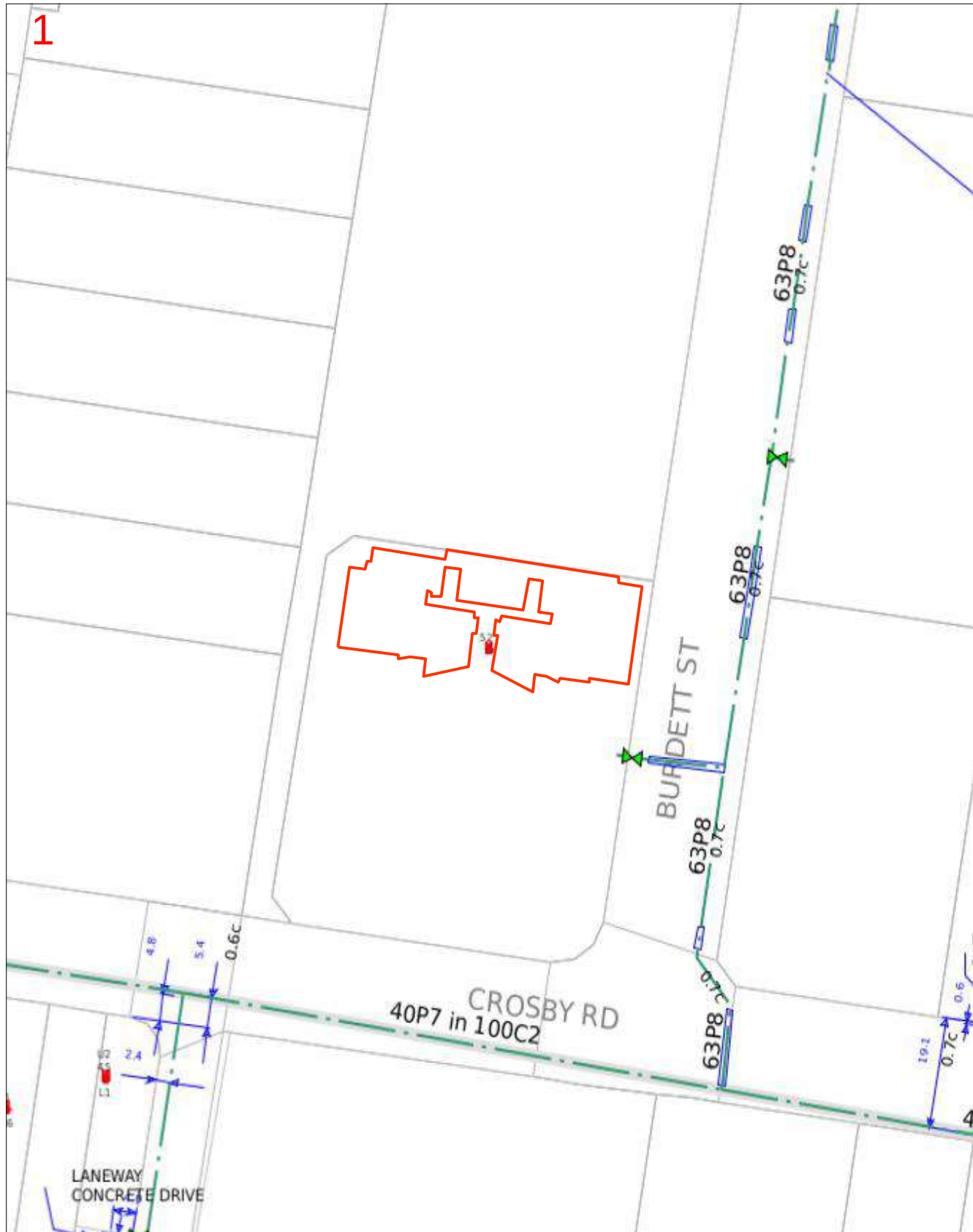
Enquiry Area

Map Key Area



Site 1106/52 CROSBY RD  
Address: ALBION  
QLD 4010

Sequence 277057590  
Number:



Scale 1: 700

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



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)            | not applicable |                 |               | not applicable |
| Hydrogen blended (aqua dash) | not applicable |                 |               | not applicable |

### PIPE LEGEND: SPECIAL DESIGNATION

|                                  | Low pressure | Medium pressure | High pressure | Transmission   |
|----------------------------------|--------------|-----------------|---------------|----------------|
| Critical main (yellow highlight) |              |                 |               |                |
| Casing (grey highlight)          |              |                 |               | not applicable |

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

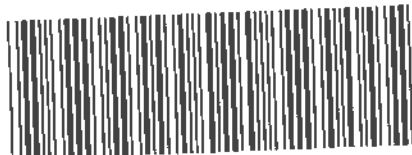
|    |                          |    |                           |
|----|--------------------------|----|---------------------------|
| P* | Polyethylene (PE)        | CU | Copper                    |
| P3 | Polyvinyl chloride (PVC) | N2 | Nylon                     |
| S* | Steel                    | 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*



718845782

\$88.00

29/06/2018 15:04

Duty Imprint

BE 470

## 1. Nature of request

Request to record new Community Management  
Statement for Crosby Park Apartments Community  
Titles Scheme 49235

## Lodger (Name, address, email &amp; phone number)

PLASTIRAS LAWYERS  
GPO Box 2409  
Brisbane QLD 4001  
E-mail: katie@plastiraslawyers.com  
Tel: 07 3220 2929 Ref: KK/12981

Lodger  
Code

BE058A

## 2. Lot on Plan Description

## Title Reference

Common Property of Crosby Park Apartments Community Titles Scheme 49235 51062944

## 3. Registered Proprietor/State Lessee

Body Corporate for Crosby Park Apartments Community Titles Scheme 49235

## 4. Interest

Not Applicable

## 5. Applicant

Body Corporate for Crosby Park Apartments Community Titles Scheme 49235

## 6. Request

I hereby request that the new community management statement deposited herewith which amends schedule E of the existing community management statement be recorded as the community management statement for Crosby Park Apartments Community Titles Scheme 49235.

## 7. Execution by applicant

29, 6, 18

Execution Date

Lauren Ashley Black  
Solicitor

Applicant Solicitor's Signature

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

49235

This statement incorporates and must include the following:

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

|                                                                                                                                                                 |                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| 1. <b>Name of community titles scheme</b><br>Crosby Park Apartments Community Titles Scheme 49235                                                               | 2. <b>Regulation module</b><br>Accommodation Module                      |
| 3. <b>Name of body corporate</b><br>Body Corporate for Crosby Park Apartments Community Titles Scheme 49235                                                     |                                                                          |
| 4. <b>Scheme land</b>                                                                                                                                           |                                                                          |
| Lot on Plan Description                                                                                                                                         | Title Reference                                                          |
| Common Property of Crosby Park Apartments Community Titles Scheme 49235'                                                                                        | 51062944                                                                 |
| Lots 1104 to 2617 on SP273575                                                                                                                                   | 51062945 to 51063045                                                     |
| 5. <b>Name and address of original owner</b><br>Not applicable                                                                                                  | 6. <b>Reference to plan lodged with this statement</b><br>Not applicable |
| # first community management statement only                                                                                                                     |                                                                          |
| 7. <b>Local Government community management statement notation</b><br>Not applicable pursuant to s60(6) of the Body Corporate and Community Management Act 1997 |                                                                          |
| 8. <b>Execution by original owner/Consent of body corporate</b>                                                                                                 |                                                                          |

Execution Date

22/06/2018



\*Execution

*[Signature]*  
Committee Member

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.

Title Reference 18092221

| SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS |              |          |
|-----------------------------------------|--------------|----------|
| Lot on Plan                             | Contribution | Interest |
| Lot 1104 on SP 273575                   | 115          | 126      |
| Lot 1105 on SP 273575                   | 101          | 109      |
| Lot 1106 on SP 273575                   | 101          | 109      |
| Lot 1107 on SP 273575                   | 115          | 126      |
| Lot 1108 on SP 273575                   | 85           | 62       |
| Lot 1204 on SP 273575                   | 115          | 131      |
| Lot 1205 on SP 273575                   | 101          | 110      |
| Lot 1206 on SP 273575                   | 101          | 110      |
| Lot 1207 on SP 273575                   | 115          | 129      |
| Lot 1208 on SP 273575                   | 85           | 65       |
| Lot 1209 on SP 273575                   | 103          | 110      |
| Lot 1210 on SP 273575                   | 84           | 62       |
| Lot 1301 on SP 273575                   | 84           | 61       |
| Lot 1302 on SP 273575                   | 103          | 110      |
| Lot 1303 on SP 273575                   | 85           | 62       |
| Lot 1304 on SP 273575                   | 115          | 134      |
| Lot 1305 on SP 273575                   | 101          | 113      |
| Lot 1306 on SP 273575                   | 101          | 113      |
| Lot 1307 on SP 273575                   | 115          | 134      |
| Lot 1308 on SP 273575                   | 85           | 66       |
| Lot 1309 on SP 273575                   | 103          | 112      |
| Lot 1310 on SP 273575                   | 84           | 61       |
| Lot 1401 on SP 273575                   | 84           | 63       |
| Lot 1402 on SP 273575                   | 103          | 117      |
| Lot 1403 on SP 273575                   | 85           | 68       |
| Lot 1404 on SP 273575                   | 115          | 137      |
| Lot 1405 on SP 273575                   | 101          | 116      |
| Lot 1406 on SP 273575                   | 101          | 116      |
| Lot 1407 on SP 273575                   | 115          | 137      |
| Lot 1408 on SP 273575                   | 85           | 68       |
| Lot 1409 on SP 273575                   | 103          | 117      |
| Lot 1410 on SP 273575                   | 84           | 63       |
| Lot 1501 on SP 273575                   | 84           | 65       |
| Lot 1502 on SP 273575                   | 103          | 120      |
| Lot 1503 on SP 273575                   | 85           | 69       |
| Lot 1504 on SP 273575                   | 115          | 140      |
| Lot 1505 on SP 273575                   | 101          | 118      |
| Lot 1506 on SP 273575                   | 101          | 118      |
| Lot 1507 on SP 273575                   | 115          | 140      |
| Lot 1508 on SP 273575                   | 85           | 69       |
| Lot 1509 on SP 273575                   | 103          | 120      |
| Lot 1510 on SP 273575                   | 84           | 65       |
| Lot 1601 on SP 273575                   | 84           | 68       |
| Lot 1602 on SP 273575                   | 103          | 122      |
| Lot 1603 on SP 273575                   | 85           | 73       |

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| Lot on Plan           | Contribution | Interest |
|-----------------------|--------------|----------|
| Lot 1604 on SP 273575 | 115          | 142      |
| Lot 1605 on SP 273575 | 101          | 121      |
| Lot 1606 on SP 273575 | 101          | 121      |
| Lot 1607 on SP 273575 | 115          | 142      |
| Lot 1608 on SP 273575 | 85           | 71       |
| Lot 1609 on SP 273575 | 103          | 122      |
| Lot 1610 on SP 273575 | 84           | 68       |
| Lot 1701 on SP 273575 | 84           | 70       |
| Lot 1702 on SP 273575 | 103          | 125      |
| Lot 1703 on SP 273575 | 85           | 73       |
| Lot 1704 on SP 273575 | 119          | 203      |
| Lot 1705 on SP 273575 | 121          | 222      |
| Lot 1706 on SP 273575 | 140          | 273      |
| Lot 1708 on SP 273575 | 103          | 125      |
| Lot 1709 on SP 273575 | 84           | 70       |
| Lot 2111 on SP 273575 | 84           | 58       |
| Lot 2112 on SP 273575 | 102          | 92       |
| Lot 2113 on SP 273575 | 101          | 85       |
| Lot 2114 on SP 273575 | 85           | 58       |
| Lot 2115 on SP 273575 | 114          | 109      |
| Lot 2116 on SP 273575 | 102          | 91       |
| Lot 2211 on SP 273575 | 84           | 58       |
| Lot 2212 on SP 273575 | 102          | 93       |
| Lot 2213 on SP 273575 | 101          | 87       |
| Lot 2214 on SP 273575 | 85           | 60       |
| Lot 2215 on SP 273575 | 114          | 111      |
| Lot 2216 on SP 273575 | 102          | 93       |
| Lot 2217 on SP 273575 | 84           | 58       |
| Lot 2311 on SP 273575 | 84           | 60       |
| Lot 2312 on SP 273575 | 102          | 95       |
| Lot 2313 on SP 273575 | 101          | 89       |
| Lot 2314 on SP 273575 | 85           | 61       |
| Lot 2315 on SP 273575 | 114          | 113      |
| Lot 2316 on SP 273575 | 102          | 94       |
| Lot 2317 on SP 273575 | 84           | 60       |
| Lot 2411 on SP 273575 | 84           | 61       |
| Lot 2412 on SP 273575 | 102          | 101      |
| Lot 2413 on SP 273575 | 101          | 90       |
| Lot 2414 on SP 273575 | 85           | 66       |
| Lot 2415 on SP 273575 | 114          | 116      |
| Lot 2416 on SP 273575 | 102          | 97       |
| Lot 2417 on SP 273575 | 84           | 61       |
| Lot 2511 on SP 273575 | 84           | 63       |
| Lot 2512 on SP 273575 | 102          | 102      |
| Lot 2513 on SP 273575 | 101          | 92       |
| Lot 2514 on SP 273575 | 85           | 69       |

Title Reference 18092221

| Lot on Plan           | Contribution | Interest    |
|-----------------------|--------------|-------------|
| Lot 2515 on SP 273575 | 114          | 118         |
| Lot 2516 on SP 273575 | 102          | 102         |
| Lot 2517 on SP 273575 | 84           | 63          |
| Lot 2611 on SP 273575 | 84           | 65          |
| Lot 2612 on SP 273575 | 102          | 104         |
| Lot 2613 on SP 273575 | 101          | 93          |
| Lot 2614 on SP 273575 | 85           | 71          |
| Lot 2615 on SP 273575 | 114          | 121         |
| Lot 2616 on SP 273575 | 102          | 104         |
| Lot 2617 on SP 273575 | 84           | 65          |
| <b>TOTALS</b>         | <b>9912</b>  | <b>9901</b> |

### CONTRIBUTION SCHEDULE LOT ENTITLEMENTS ("CSLE")

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

The CSLE's for the scheme are not equal. As required by Section 46A of the *Body Corporate and Community Management Act 1997*, the CSLE for the scheme is determined by either the **equality principle** or the **relativity principle**.

The CSLE for the scheme has been decided on the "relativity principle" as the term is defined in the *Body Corporate and Community Management Act 1997* ("BCCM"), which is the principle that the lot entitlements must clearly demonstrate the relationship between the lots by reference to 1 or more of the following factors. The relevant factors being any of the following:

- how the community titles scheme is structured;
- the nature, features and characteristics of the lots;
- the purposes for which the lots are used;
- the impact the lots may have on the costs of maintaining the common property;
- the market values of the lots.

We discuss each of the of the factors, and their applicability, below

#### a) HOW THE COMMUNITY TITLE SCHEME IS STRUCTURED

The scheme is not part of a layered arrangement. Therefore the structure of the scheme does not affect the calculation of the CSLE.

#### b) THE NATURE, FEATURES AND CHARACTERISTICS OF THE LOTS

The Body Corporate is responsible for the repair and maintenance of common property within the scheme. This includes the recreation facilities, foyers, lifts, external walls and windows, roof, utility infrastructure and utility services. In deciding the CSLE the following increases the burden that a particular lot places on the Body Corporate costs for the maintenance, repair and cleaning of the common property:

- The area of the Lot:** Additional CSLE's are allocated to a lot the greater the size of the lot because the larger the area of the lot the greater the demand on Body Corporate costs for support and shelter;
- The number of potential occupants:** Additional CSLE's are allocated to larger lots that can cater for a greater number of occupants have the potential to place a greater burden on common property and additional entitlements are added to reflect this.

3. **Use of Common Property:** Additional CSLE's are allocated to a Lot which is allocated exclusive use areas or have the potential to place a greater burden on the Body Corporate costs for the maintenance, repair and cleaning of the common property including, but not limited to, the lifts and other infrastructure.

The relative difference in CSLE's recognises that the above factors do not impact on how much each lot should contribute to certain Body Corporate costs such as secretarial fees, audit fees, printing, postage and outlays.

c) **THE PURPOSES FOR WHICH THE LOTS ARE USED**

All lots are used for residential purposes and thus this factor is not considered relevant. .

d) **THE IMPACT THE LOTS HAVE ON THE COSTS OF MAINTAINING THE COMMON PROPERTY**

The factors listed in item (b) *Nature, Features and Characteristics of the Lots* have been assessed as having an impact on the Body Corporates costs for the maintenance, cleaning and repair of the common property and additional entitlements are added to reflect this.

e) **THE MARKET VALUE OF THE LOTS**

In respect to the scheme it is not considered that the market value of the lots affect the CSLE.

**INTEREST SCHEDULE LOT ENTITLEMENTS ("ISLE")**

The market value principle for deciding the ISLE for the lots in the scheme is the principle that the lot entitlements must reflect the respective market values of the lots, except to the extent which it is just and equitable in the circumstances for them not to reflect the respective market values.

The ISLE for the lots in the scheme has been decided in accordance with the market value principle.

| SCHEDULE B | EXPLANATION OF THE DEVELOPMENT OF THE 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. **DEFINITIONS**

1.1 **Dictionary**

|                        |                                                                                                                                                                                                                                       |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Act</b>             | means the <i>Body Corporate and Community Management Act 1997</i> and the Regulation Module applying to the community titles scheme.                                                                                                  |
| <b>Body Corporate</b>  | means the body corporate created under the Act for the community titles scheme.                                                                                                                                                       |
| <b>Committee</b>       | comprises the persons chosen at each annual general meeting of the Body Corporate, but subject to the provisions under the Accommodation Module Regulation relating to term of office, vacancies and the filling of casual vacancies. |
| <b>Common Property</b> | is the common property for the community titles scheme.                                                                                                                                                                               |
| <b>Invitee</b>         | means any person on the Scheme Land with the permission of an Occupier.                                                                                                                                                               |
| <b>Lot</b>             | means a Lot under the <i>Land Title Act 1994</i> .                                                                                                                                                                                    |
| <b>Occupier</b>        | of a Lot means a resident Owner or resident lessee of a Lot, or someone else who lives on the Lot.                                                                                                                                    |

|                               |                                                                                                                                                                                                                                                                                                                           |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Owner</b>                  | of a Lot means the person who is, or is entitled to be, the registered Owner of the Lot, and includes a mortgagee in possession of the Lot and if, under the <i>Land Title Act 1994</i> , two or more persons are the registered Owners, or are entitled to be the registered Owners, of the lot – each of those persons. |
| <b>Regulation Module</b>      | subject to the provisions of the Act, is the Regulation Module that is recorded on the community management statement in the Department of Environment and Resource Management as stated to apply to the community titles scheme.                                                                                         |
| <b>Scheme Land</b>            | comprises all the Lots and the Common Property contained in the community titles scheme.                                                                                                                                                                                                                                  |
| <b>Utility Infrastructure</b> | means cables, wires, pipes, sewers, drains, ducts, plant and equipment by which Lots or Common property are supplied with utility services, and a device for measuring the reticulation or supply of a utility service.                                                                                                   |
| <b>Window Covering</b>        | means internal curtain, blind, shutter, roller shade or other similar covering for a window or door.                                                                                                                                                                                                                      |

## 1.2 Rules for interpretation

In these by-laws, unless the context indicates a contrary intention –

- a) words denoting any gender include all genders
- b) the singular number includes the plural and vice versa
- c) a person includes their executors, administrators, successors, substitutes and assigns
- d) words importing persons will include all bodies, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated, and vice versa
- e) any obligation on the part of or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, any two or more of them jointly and each of them severally
- f) references to any legislation includes any legislation which amends or replaces that legislation
- g) for the purpose of by-law 1.1, any definition that is subsequently changed in the Act will have the meaning given to it by the Act
- h) headings are included for convenience only and will not affect the interpretation of these by-laws
- i) a reference to any thing includes the whole or each part of it, and
- j) in interpreting these by-laws, no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them.

## 2. NOISE/NUISANCE

The occupier of a lot must not create noise or any other nuisance likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.

## 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 by-law 3.1 must state the period for which it is given, with the exception of designated visitor parking.

**3.3** However, the body corporate may cancel the approval by giving 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.

#### **5. DAMAGE TO LAWNS ETC.**

**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 by-law 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** However, an occupier may install 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 by-law 6.2 in good order and repair.

#### **7. BEHAVIOUR OF INVITEES**

An occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or someone else's peaceful enjoyment of the common property.

#### **8. TENANTS**

**8.1** The owner must upon notice from the body corporate provide the secretary or body corporate manager the full name(s) of the tenants residing in the lot.

**8.2** The owner must upon notice from the body corporate take the necessary steps to ensure their tenants are in adherence with the body corporate by-laws.

#### **9. LEAVING OF RUBBISH ETC. ON THE COMMON PROPERTY**

The occupier of a lot must not leave upon common property, or allow to fall from a balcony or window any rubbish or other material likely to interfere with the enjoyment of the common property or another lot by someone else.

## 10. APPEARANCE OF LOT

- 10.1** The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds
- 10.2** A lot owner must not close in balconies and terraces (which must remain unenclosed with no shutters, glazing, louvers or similar permanent fixtures other than those consistent with the relevant "Brisbane Planning Scheme Codes/Policies") for such balconies and terraces as depicted on the approved drawings and documents of the Development Approval.
- 10.3** Window furnishings including curtain backings must remain neutral in colour and blend with those used in surrounding lots.
- 10.4** The occupier of a lot must not, without the body corporate's written approval –
- (a) hang washing, bedding, cloth or store any other article, other than furniture in use in good repair, on a balcony, in a courtyard or from a window if the article is visible from another lot or the common property, or from outside the scheme land, or
  - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.
- 10.5** By-law 10.4(b) does not apply to a real estate advertising sign for the sale or letting of the lot if the sign is of a reasonable sign.

## 11. ALTERATIONS TO A LOT

The owner of a lot must observe the following whilst making alterations to a lot:

- (a) structural alterations must only be made after approval from the body corporate;
- (b) installation of any new hard floor covering material such as, tiles, stone, timber, and laminates may only be done so after consultation with the committee, who may impose reasonable guideline to ensure the new covering material is not likely to cause a noise or nuisance to another lot.
- (c) Any works likely to cause noise, nuisance, or temporary disruption to the supply of services to any person or another lot must be notified to each resident likely to be affected five days in advance of the works proceeding.

## 12. STORAGE OF FLAMMABLE MATERIALS

- 12.1** The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.
- 12.2** 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.
- 12.3** 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.

## 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 hygienic condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for the purpose.

**13.2** The occupier of a lot must –

- (a) comply with all local government local 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.

**14. PETS**

**14.1** Subject to s181 of the Act and this by-law, the occupier of a lot may not keep or bring any animal on the scheme land. However, an owner or occupier may:

- (a) keep a fish in a lot; and
- (b) keep 1 dog or 1 cat in a lot, as long as:
  - (A) the occupier gives the body corporate prior notice of its intention to keep the animal and details of the type and size of the animal (including photographs of the animal, evidence of registration and vaccination certificates);
  - (B) the animal weighs less than 10 kilograms;
  - (C) the animal is a domesticated pet and is kept clean, quiet and controlled at all times;
  - (D) the animal is kept within the lot;
  - (E) the animal does not urinate or defecate whilst on the common property;
  - (F) the animal is identified by an identification tag detailing the owner's address and telephone number;
  - (G) the animal does not generally cause nuisance to or disturb others.

**14.2** The onus of proving that an animal complies with this by-law is on the occupier.

**14.3** A person may not allow an animal permitted by this by-law onto the common property unless the animal is restrained and he or she is carrying the animal when in lobbies and lifts. However under no circumstances may the animal be taken into the recreational facilities. A breach of this by-law 14.3 may result in the owner of the animal being responsible for a cleaning fee.

**14.4** If the body corporate receives three (3) substantiated complaints about breaches of by-law 14.3, the body corporate has the right to direct the owner or occupier to remove the animal from the scheme land within 7 days.

**15. RECREATIONAL FACILITIES**

**15.1** An occupier must not use any recreational facilities on the common property between 10pm and 6am, except with the committee's written approval.

**15.2** Any recreational facilities must be left clean and tidy after use.

**15.3** Smoking is not permitted in, at or around recreational facilities.

**16. SIGNAGE**

An owner or occupier of a lot and their guests must adhere to any reasonable signage in place upon the common property.

## 17. SAFETY

- 17.1** An owner or occupier of a lot must ensure that their outdoor furnishings are not likely to cause a nuisance or safety concern. Where a lot has a balcony above ground level, all furnishings should be safely affixed or secured where appropriate. Specifically, owners or occupiers should not use light furnishings such as aluminium deck chairs and the like unless they are securely anchored.
- 17.2** No object is to be stored upon a balustrade or railing that could fall to a lot below, common property, or area otherwise likely to be occupied by people or animals.
- 17.3** Vehicles, whether motorised or not must not exceed 5km/h whilst travelling along any common property.
- 17.4** Roller blades, skateboards and the like are not to be used upon common property.

## 18. SUPPLY OF SERVICES (UTILITIES)

- 18.1** In this by-law:
- (a) "Reasonable Billing Details" shall mean, at least, the name/s, contact phone number and preferred billing address of the person required to provide the information;
  - (b) "Services" means telecommunications, Foxtel, electricity, gas, hot water, chilled water (to enable the operation of air-conditioning systems).
  - (c) "Service Providers" includes, but is not limited to, the Provider of Services to the body corporate and owners and/or occupiers and/or the common property and/or to any lot or lots.
- 18.2** The body corporate may enter into arrangements with Service Providers for the purchase and supply to the body corporate and owners and occupiers of the Services.
- 18.3** The body corporate is empowered to regulate the provision of any Services throughout the scheme and contributions towards the costs of the Services.
- 18.4** Owners and occupiers of lots shall do and sign all things reasonably requested by the body corporate or a Service Provider to facilitate or assist in:
- (a) the provision of any Services by a Service Provider; and
  - (b) the billing by a Service Provider for Services provided by it.
- 18.5** Without limiting the generality of by-law 18.4:
- (a) occupiers of lots on which any meter recording the use of any Service is situated (or through which any such meter may be accessed) shall permit Service Providers and their servants, agents and contractors to enter upon and remain upon the lot at all reasonable times for purposes of reading, repairing, maintaining, replacing, connecting, disconnecting or reconnecting any such meter;
  - (b) Occupiers of lots shall, promptly upon request by the body corporate or a Service Provider, provide their reasonable billing details to the body corporate or the Service Provider, as the case may be;
  - (c) Owners of lots shall, promptly upon request by the body corporate or a Service Provider, provide:
    - (i) their reasonable billing details; and/or
    - (ii) such of the reasonable billing details of an occupier of their lot as are known to them
 to the body corporate or the Service Provider, as the case may be.
- 18.6** The body corporate is authorised to provide any contact information in its possession relating to an owner or occupier of a lot to any Service Provider. If requested by the body corporate, owners or occupiers of a lot will

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sign and return to the body corporate any privacy consents or disclosures the body corporate considers desirable to facilitate, authorise or assist in the provision of such information to a Service Provider.

## 19. RECOVERY BY BODY CORPORATE

- (a) Where the committee or the body corporate spends money to repair damage caused by a breach of the Act or of these by-laws by any occupier or invitee then the body corporate is entitled to recover the amount spent as a debt in any court action from the owner of the lot from which that occupier or invitee came.
- (b) The committee or a person nominated by the committee may remove and store any item left on common property in breach of these by-laws and recover the reasonable costs of removal and storage of such item from the occupier prior to releasing the item back to the occupier.

## 20. RECOVERY OF COSTS

An owner must pay on demand the whole of the body corporate's costs and expenses (including solicitor and own client costs), such amount to be deemed a liquidated debt, incurred in -

- (a) recovering levies or any other money that the body corporate is entitled to recover from the owner under the Act, any other statutory provision or at common law, and
- (b) all proceedings, including legal proceedings, taken against the owner concluded in favour of the body corporate including, but not limited to, applications under the dispute resolution provisions of the Act.

## 21. EXCLUSIVE USE

The owner for the time being of the lots identified in Schedule E shall be entitled to the exclusive use for itself and their licensees of the areas identified in Schedule E and on the attached sketch plan marked 'Plan A'. Each owner to whom exclusive use is granted pursuant to this by-Law shall -

- (a) use it in a way not likely to interfere with the peaceful enjoyment of another lot or the common property including another exclusive use area;
- (b) use it only for the purpose it was granted;
- (c) keep it tidy, clean, free from grease and oil and generally free from rubbish or storage (unless it is an allocated storage area; and
- (d) if it is for the use of car parking, keep the vehicle properly maintained and in a roadworthy state of repair.

### SCHEDULE D

### OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

#### A. DETAILS REQUIRED BY THE REGULATION MODULE TO BE INCLUDED

Nil

#### B. SERVICE EASEMENTS AND STATUTORY EASEMENTS

##### 1. Service Location Diagram

A service location diagram showing the location of all statutory easements for utility services and infrastructure for Crosby Park Apartments Body Corporate is attached and marked Plan "B".

##### 2. Statutory Easement

The following table identifies the lots affected, or to be affected, by statutory easements and states the type of easements affecting the relevant lots.

**Title Reference 18092221**

| Statutory Easement | Crosby Park Apartments Body Corporate |
|--------------------|---------------------------------------|
| Support            | All Lots and common property          |
| Water              | All Lots and common property          |
| Telstra            | All Lots and common property          |
| Communications     | All Lots and common property          |
| Electricity        | All Lots and common property          |
| Sewer              | All Lots and common property          |
| Stormwater         | All Lots and common property          |
| Shelter            | All lots and common property          |

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

The following lots are allocated exclusive use of those parts of the common property specified below

| Lot on Plan           | Exclusive Use Area | Purpose                                     |
|-----------------------|--------------------|---------------------------------------------|
| Lot 1104 on SP 273575 | Area "AG"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1104 on SP 273575 | Area "AH"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1104 on SP 273575 | Area "FR"          | in Exclusive use plan (Plan A) Courtyard    |
| Lot 1105 on SP 273575 | Area "N"           | in Exclusive use plan (Plan A) Car Park     |
| Lot 1105 on SP 273575 | Area "W"           | in Exclusive use plan (Plan A) Car Park     |
| Lot 1105 on SP 273575 | Area "FQ"          | in Exclusive use plan (Plan A) Courtyard    |
| Lot 1106 on SP 273575 | Area "CQ"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1106 on SP 273575 | Area "DC"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1106 on SP 273575 | Area "FP"          | in Exclusive use plan (Plan A) Courtyard    |
| Lot 1107 on SP 273575 | Area "DU"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1107 on SP 273575 | Area "DW"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1107 on SP 273575 | Area "FN"          | in Exclusive use plan (Plan A) Courtyard    |
| Lot 1108 on SP 273575 | Area "CY"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1204 on SP 273575 | Area "AQ"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1204 on SP 273575 | Area "AT"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1205 on SP 273575 | Area "CJ"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1205 on SP 273575 | Area "DJ"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1206 on SP 273575 | Area "M"           | in Exclusive use plan (Plan A) Car Park     |
| Lot 1206 on SP 273575 | Area "X"           | in Exclusive use plan (Plan A) Car Park     |
| Lot 1207 on SP 273575 | Area "DT"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1207 on SP 273575 | Area "DX"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1208 on SP 273575 | Area "CK"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1209 on SP 273575 | Area "AR"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1210 on SP 273575 | Area "FE"          | in Exclusive use plan (Plan A) Car Park     |
| Lot on Plan           | Exclusive Use Area | Purpose                                     |
| Lot 1301 on SP 273575 | Area "CZ"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1302 on SP 273575 | Area "DM"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1302 on SP 273575 | Area "EK"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1303 on SP 273575 | Area "G"           | in Exclusive use plan (Plan A) Car Park     |
| Lot 1303 on SP 273575 | Area "G"           | in Exclusive use plan (Plan A) Storage Area |
| Lot 1304 on SP 273575 | Area "AP"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1304 on SP 273575 | Area "AU"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1305 on SP 273575 | Area "CP"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1305 on SP 273575 | Area "DD"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1306 on SP 273575 | Area "CN"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1306 on SP 273575 | Area "DE"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1307 on SP 273575 | Area "DS"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1307 on SP 273575 | Area "DY"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1308 on SP 273575 | Area "F"           | in Exclusive use plan (Plan A) Car Park     |
| Lot 1309 on SP 273575 | Area "CW"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1309 on SP 273575 | Area "CX"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 1310 on SP 273575 | Area "P"           | in Exclusive use plan (Plan A) Car Park     |
| Lot 1310 on SP 273575 | Area "P"           | in Exclusive use plan (Plan A) Storage Area |
| Lot 1401 on SP 273575 | Area "DA"          | in Exclusive use plan (Plan A) Car Park     |

**Title Reference 18092221**

|                       |            |                                |              |
|-----------------------|------------|--------------------------------|--------------|
| Lot 1402 on SP 273575 | Area "L"   | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1402 on SP 273575 | Area "Y"   | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1403 on SP 273575 | Area "DH"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1404 on SP 273575 | Area "AN"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1404 on SP 273575 | Area "AV"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1405 on SP 273575 | Area "K"   | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1405 on SP 273575 | Area "Z"   | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1406 on SP 273575 | Area "J"   | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1406 on SP 273575 | Area "AA"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1407 on SP 273575 | Area "DR"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1407 on SP 273575 | Area "DZ"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1407 on SP 273575 | Area "S20" | in Exclusive use plan (Plan A) | Storage Area |
| Lot 1407 on SP 273575 | Area "S26" | in Exclusive use plan (Plan A) | Storage Area |
| Lot 1408 on SP 273575 | Area "DG"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1409 on SP 273575 | Area "H"   | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1409 on SP 273575 | Area "AB"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1410 on SP 273575 | Area "DB"  | in Exclusive use plan (Plan A) | Car Park     |

**Lot on Plan**

**Exclusive Use Area**

**Purpose**

|                       |            |                                |              |
|-----------------------|------------|--------------------------------|--------------|
| Lot 1501 on SP 273575 | Area "CL"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1502 on SP 273575 | Area "AF"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1502 on SP 273575 | Area "AE"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1503 on SP 273575 | Area "T"   | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1504 on SP 273575 | Area "AM"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1504 on SP 273575 | Area "AW"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1504 on SP 273575 | Area "S7"  | in Exclusive use plan (Plan A) | Storage Area |
| Lot 1505 on SP 273575 | Area "A"   | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1505 on SP 273575 | Area "B"   | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1506 on SP 273575 | Area "AD"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1506 on SP 273575 | Area "AC"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1507 on SP 273575 | Area "DQ"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1507 on SP 273575 | Area "EA"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1507 on SP 273575 | Area "S19" | in Exclusive use plan (Plan A) | Storage Area |
| Lot 1508 on SP 273575 | Area "R"   | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1508 on SP 273575 | Area "R"   | in Exclusive use plan (Plan A) | Storage Area |
| Lot 1509 on SP 273575 | Area "C"   | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1509 on SP 273575 | Area "D"   | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1510 on SP 273575 | Area "CM"  | in Exclusive use plan (Plan A) | Car Park     |

**Lot on Plan**

**Exclusive Use Area**

**Purpose**

|                       |            |                                |              |
|-----------------------|------------|--------------------------------|--------------|
| Lot 1601 on SP 273575 | Area "DF"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1602 on SP 273575 | Area "DN"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1602 on SP 273575 | Area "EJ"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1603 on SP 273575 | Area "DV"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1603 on SP 273575 | Area "S24" | in Exclusive use plan (Plan A) | Storage Area |
| Lot 1604 on SP 273575 | Area "EC"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1604 on SP 273575 | Area "EB"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1604 on SP 273575 | Area "S18" | in Exclusive use plan (Plan A) | Storage Area |
| Lot 1605 on SP 273575 | Area "DP"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1605 on SP 273575 | Area "EH"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1606 on SP 273575 | Area "BC"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1606 on SP 273575 | Area "BB"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1607 on SP 273575 | Area "EE"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1607 on SP 273575 | Area "ED"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1607 on SP 273575 | Area "S27" | in Exclusive use plan (Plan A) | Storage Area |
| Lot 1608 on SP 273575 | Area "U"   | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1608 on SP 273575 | Area "U"   | in Exclusive use plan (Plan A) | Storage Area |
| Lot 1609 on SP 273575 | Area "EG"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1609 on SP 273575 | Area "EF"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1610 on SP 273575 | Area "S"   | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1701 on SP 273575 | Area "E"   | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1702 on SP 273575 | Area "DK"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1702 on SP 273575 | Area "DL"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1703 on SP 273575 | Area "AS"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1703 on SP 273575 | Area "S11" | in Exclusive use plan (Plan A) | Storage Area |
| Lot 1704 on SP 273575 | Area "BA"  | in Exclusive use plan (Plan A) | Car Park     |

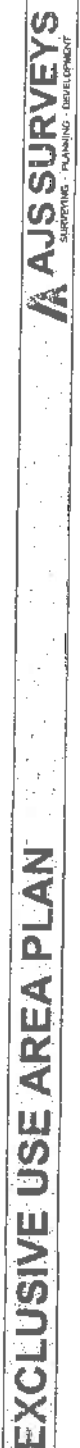
**Title Reference 18092221**

|                       |            |                                |              |
|-----------------------|------------|--------------------------------|--------------|
| Lot 1704 on SP 273575 | Area "AZ"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1704 on SP 273575 | Area "S3"  | in Exclusive use plan (Plan A) | Storage Area |
| Lot 1705 on SP 273575 | Area "BF"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1705 on SP 273575 | Area "BE"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1705 on SP 273575 | Area "BD"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1705 on SP 273575 | Area "S33" | in Exclusive use plan (Plan A) | Storage Area |
| Lot 1706 on SP 273575 | Area "AJ"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1706 on SP 273575 | Area "AK"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1706 on SP 273575 | Area "AL"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1706 on SP 273575 | Area "AK"  | in Exclusive use plan (Plan A) | Storage Area |
| Lot 1706 on SP 273575 | Area "AL"  | in Exclusive use plan (Plan A) | Storage Area |
| Lot 1708 on SP 273575 | Area "AY"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1708 on SP 273575 | Area "AX"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 1709 on SP 273575 | Area "Q"   | in Exclusive use plan (Plan A) | Car Park     |
| Lot 2111 on SP 273575 | Area "CU"  | in Exclusive use plan (Plan A) | Car Park     |

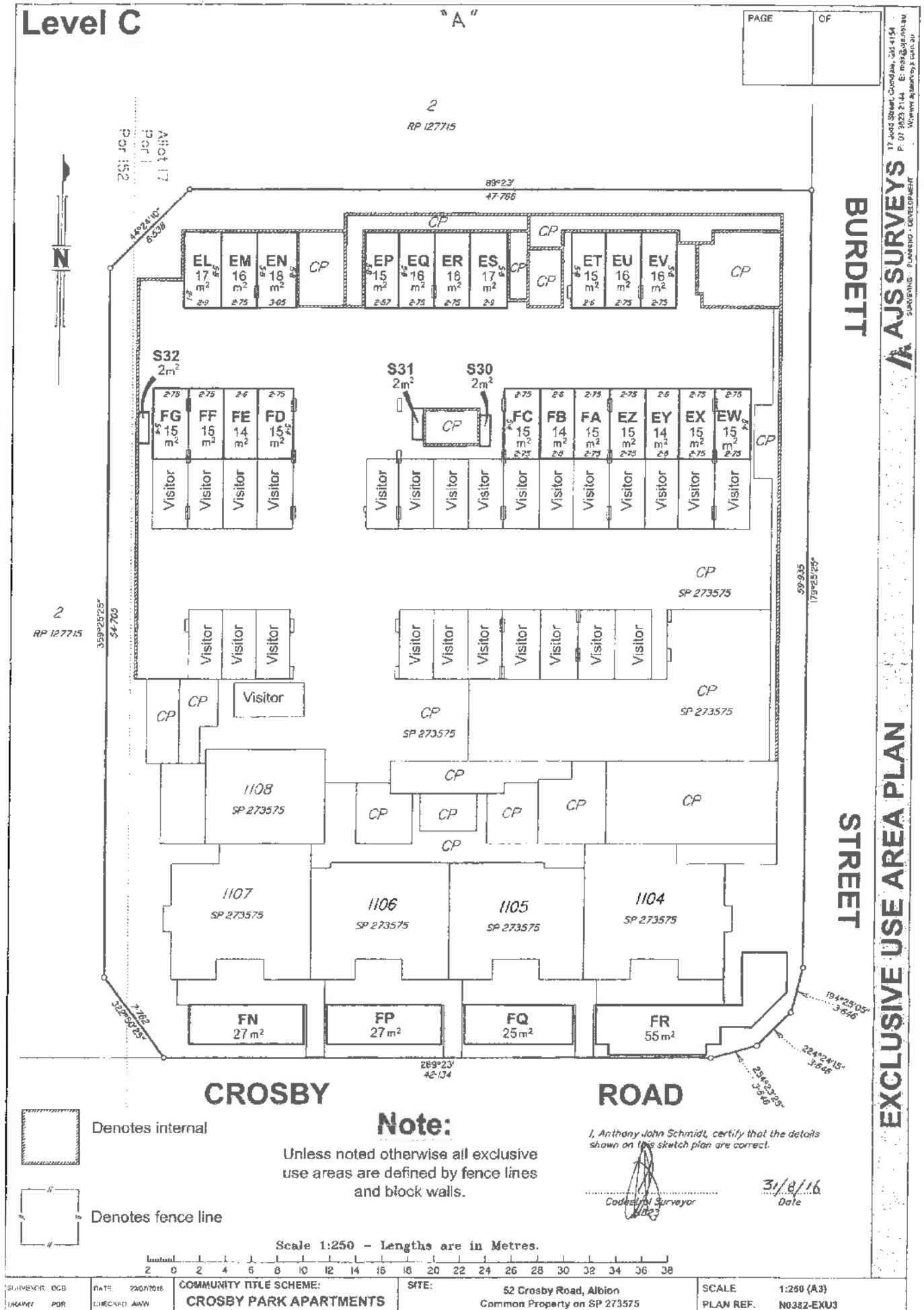
| Lot on Plan           | Exclusive Use Area | Purpose                                     |
|-----------------------|--------------------|---------------------------------------------|
| Lot 2112 on SP 273575 | Area "BW"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2113 on SP 273575 | Area "BK"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2113 on SP 273575 | Area "FH"          | in Exclusive use plan (Plan A) Courtyard    |
| Lot 2114 on SP 273575 | Area "CT"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2114 on SP 273575 | Area "FJ"          | in Exclusive use plan (Plan A) Courtyard    |
| Lot 2115 on SP 273575 | Area "BV"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2115 on SP 273575 | Area "BY"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2115 on SP 273575 | Area "BV"          | in Exclusive use plan (Plan A) Storage Area |
| Lot 2115 on SP 273575 | Area "FK"          | in Exclusive use plan (Plan A) Courtyard    |
| Lot 2115 on SP 273575 | Area "FL"          | in Exclusive use plan (Plan A) Courtyard    |
| Lot 2116 on SP 273575 | Area "FF"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2116 on SP 273575 | Area "S31"         | in Exclusive use plan (Plan A) Storage Area |
| Lot 2116 on SP 273575 | Area "FM"          | in Exclusive use plan (Plan A) Courtyard    |
| Lot 2211 on SP 273575 | Area "EP"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2211 on SP 273575 | Area "EP"          | in Exclusive use plan (Plan A) Storage Area |
| Lot 2212 on SP 273575 | Area "BQ"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2213 on SP 273575 | Area "ES"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2214 on SP 273575 | Area "CR"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2215 on SP 273575 | Area "BU"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2215 on SP 273575 | Area "BZ"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2216 on SP 273575 | Area "BP"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2216 on SP 273575 | Area "BP"          | in Exclusive use plan (Plan A) Storage Area |
| Lot 2217 on SP 273575 | Area "CV"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2311 on SP 273575 | Area "EX"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2312 on SP 273575 | Area "CH"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2313 on SP 273575 | Area "ER"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2314 on SP 273575 | Area "CG"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2315 on SP 273575 | Area "BT"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2315 on SP 273575 | Area "CA"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2316 on SP 273575 | Area "EQ"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2316 on SP 273575 | Area "EQ"          | in Exclusive use plan (Plan A) Storage Area |
| Lot 2317 on SP 273575 | Area "CS"          | in Exclusive use plan (Plan A) Car Park     |

| Lot on Plan           | Exclusive Use Area | Purpose                                     |
|-----------------------|--------------------|---------------------------------------------|
| Lot 2411 on SP 273575 | Area "BJ"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2412 on SP 273575 | Area "EM"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2413 on SP 273575 | Area "BL"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2414 on SP 273575 | Area "EW"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2415 on SP 273575 | Area "BS"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2415 on SP 273575 | Area "CB"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2416 on SP 273575 | Area "CD"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2417 on SP 273575 | Area "BH"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2511 on SP 273575 | Area "CF"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2512 on SP 273575 | Area "EV"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2512 on SP 273575 | Area "EY"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2513 on SP 273575 | Area "BN"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2514 on SP 273575 | Area "EL"          | in Exclusive use plan (Plan A) Car Park     |
| Lot 2514 on SP 273575 | Area "EL"          | in Exclusive use plan (Plan A) Storage Area |
| Lot 2515 on SP 273575 | Area "BR"          | in Exclusive use plan (Plan A) Car Park     |

|                       |            |                                |              |
|-----------------------|------------|--------------------------------|--------------|
| Lot 2515 on SP 273575 | Area "CC"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 2516 on SP 273575 | Area "EN"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 2516 on SP 273575 | Area "FD"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 2516 on SP 273575 | Area "EN"  | in Exclusive use plan (Plan A) | Storage Area |
| Lot 2517 on SP 273575 | Area "BG"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 2611 on SP 273575 | Area "CE"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 2612 on SP 273575 | Area "EU"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 2612 on SP 273575 | Area "EZ"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 2613 on SP 273575 | Area "BM"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 2613 on SP 273575 | Area "BM"  | in Exclusive use plan (Plan A) | Storage Area |
| Lot 2614 on SP 273575 | Area "BX"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 2615 on SP 273575 | Area "FC"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 2615 on SP 273575 | Area "FB"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 2616 on SP 273575 | Area "ET"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 2616 on SP 273575 | Area "FA"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 2617 on SP 273575 | Area "FG"  | in Exclusive use plan (Plan A) | Car Park     |
| Lot 2617 on SP 273575 | Area "S32" | in Exclusive use plan (Plan A) | Storage Area |

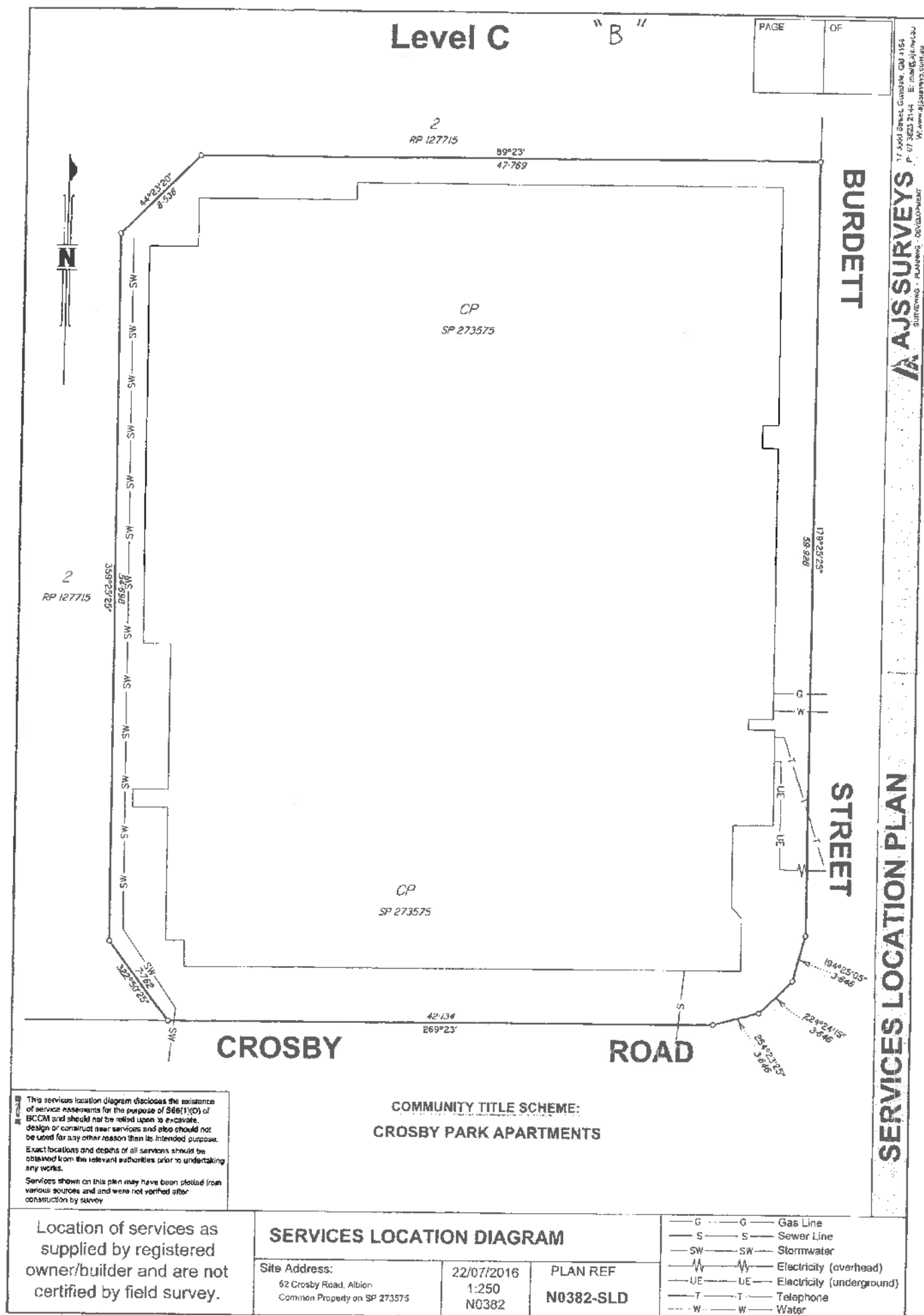








**EXCLUSIVE USE AREA PLAN**



# 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 03/08/2026**

### 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

**CROSBY PARK APARTMENTS**

CTS No. **49235**

### 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: **Strata Management Group**

Company: **Strata Management Group P/L**

Phone: **07 3267 1888**

Email: **admin@stratamg.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: **1106**

Plan type and number: **SP273575**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

### Regulation module

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

More information is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

**The regulation module that applies to this scheme is the:**

**Accommodation**

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

### Layered arrangements of community titles schemes

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

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

**No**

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

### Building management statement

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

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

**No**

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

## By-laws and exclusive use areas

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

### What by-laws apply?

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

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

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

### General by-laws

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

### Exclusive use areas

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

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

Yes

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

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: **101**  
Total contribution schedule lot entitlements for all lots: **9,912**

Interest schedule

Interest schedule lot entitlement for the lot: **109**  
Total interest schedule lot entitlements for all lots: **9,901**

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 **1106** for the current financial year: \$ **4,204.63**

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

Discount for on-time payments (if applicable): **10 %**

Monthly penalty for overdue contributions (if applicable): **1.50 %**

| Period               | Due date | Amount due | Amount due if discount applied                     | Paid              |
|----------------------|----------|------------|----------------------------------------------------|-------------------|
| 01/11/25 to 28/02/26 | 01/11/25 | 1,475.61   | 1,328.05                                           | 23/09/25          |
| 01/03/26 to 30/06/26 | 15/03/26 | 1,364.51   | 1,228.06                                           | 09/02/26          |
| 01/07/26 to 31/10/26 | 01/07/26 | 1,364.51   | 1,228.06                                           | 22/05/26          |
| 01/11/26****28/02/27 | 01/11/26 | 1,400.87   | 1,260.78                                           |                   |
|                      |          |            | Amount overdue                                     | <b>(\$679.42)</b> |
|                      |          |            | Amount Unpaid including amounts billed not yet due | <b>(\$679.42)</b> |

### Sinking fund contributions

Total amount of contributions (before any discount) for lot **1106** for the current financial year: \$ **2,190.69**

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

Discount for on-time payments (if applicable): **10** %

Monthly penalty for overdue contributions (if applicable): **1.50** %

| Period                                             | Due date | Amount due | Amount due if discount applied | Paid       |
|----------------------------------------------------|----------|------------|--------------------------------|------------|
| 01/11/25 to 28/02/26                               | 01/11/25 | 613.07     | 551.76                         | 25/09/25   |
| 01/03/26 to 30/06/26                               | 15/03/26 | 788.81     | 709.93                         | 10/02/26   |
| 01/07/26 to 31/10/26                               | 01/07/26 | 788.81     | 709.93                         | 19/06/26   |
| 01/11/26****28/02/27                               | 01/11/26 | 731.24     | 658.12                         |            |
| Amount overdue                                     |          |            |                                | <b>Nil</b> |
| Amount Unpaid including amounts billed not yet due |          |            |                                | <b>Nil</b> |

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

Date determined: **06/02/26** (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): **1.50** %

| 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): **1.50** %

| Due date | Amount due | Amount due if discount applied | Paid |
|----------|------------|--------------------------------|------|
|----------|------------|--------------------------------|------|

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

#### Other contributions

|                 | Period               | Due date | Amount due | Amount due if discount applied | Paid     |
|-----------------|----------------------|----------|------------|--------------------------------|----------|
| Insurance Levy* | 01/11/25 to 28/02/26 | 01/11/25 | 324.82     | 324.82                         | 23/09/25 |
| Insurance Levy* | 01/03/26 to 30/06/26 | 15/03/26 | 382.59     | 382.59                         | 09/02/26 |
| Insurance Levy* | 01/07/26 to 31/10/26 | 01/07/26 | 382.59     | 382.59                         | 22/05/26 |
| Insurance Levy* | 01/11/26 to 28/02/27 | 01/11/26 | 362.97     | 362.97                         |          |

#### Other amounts payable by the lot owner

| Purpose | Fund | Amount | Due date | Amount |
|---------|------|--------|----------|--------|
|---------|------|--------|----------|--------|

No other amounts payable for the lot.

#### Summary of amounts due but not paid by the current owner

At the date of this certificate

|                       |                                                        |                   |
|-----------------------|--------------------------------------------------------|-------------------|
| Annual contributions  |                                                        | <b>(\$679.42)</b> |
| Special contributions |                                                        | <b>Nil</b>        |
| Other contributions   |                                                        | <b>Nil</b>        |
| Other payments        |                                                        | <b>Nil</b>        |
| Penalties             |                                                        | <b>Nil</b>        |
| Total amount overdue  | (Total Amount Unpaid including not yet due (\$679.42)) | <b>(\$679.42)</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): \$ 428,579.44**

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

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

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

| Date | Description | Conditions |
|------|-------------|------------|
|------|-------------|------------|

### Body corporate assets

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

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

| Description                                               | Type                 | Acquisition | Supplier                                                          | Original Cost | Cost To Date | Market Value |
|-----------------------------------------------------------|----------------------|-------------|-------------------------------------------------------------------|---------------|--------------|--------------|
| SIDE TABLES FOR POOL                                      | Furniture & Fittings |             | OUTDOOR LIVING DIRECT<br>337 WARRIGAL ROAD<br>CHELTENHAM VIC 3192 | \$446.07      | \$0.00       | \$446.07     |
| Polishing pad kit 3pcs 240mm                              | Plant and Machinery  | 10/10/00    | Supercheap Auto                                                   | \$0.00        | \$0.00       | \$39.99      |
| BATTERY & CHARGER KIT                                     | Plant and Machinery  | 10/10/00    | SUPERCHEAP AUTO                                                   | \$0.00        | \$0.00       | \$84.99      |
| Masports 2000 Mower                                       | Plant and Machinery  | 15/11/16    | Bill Jackson Mowerland                                            | \$0.00        | \$0.00       | \$450.00     |
| Pac Vacuum Super Pro 700                                  | Plant and Machinery  | 15/11/16    |                                                                   | \$0.00        | \$0.00       | \$300.00     |
| 1 Ziegar & Brown Torbo Classic<br>4 Burner Barbecue       | Furniture & Fittings | 31/12/16    | Domayne                                                           | \$0.00        | \$0.00       | \$1,817.27   |
| 2 Orkney Alum Chaise Lounge                               | Furniture & Fittings | 31/12/16    | Domayne                                                           | \$0.00        | \$0.00       | \$907.28     |
| 1 vivid out 60cm eyelet table                             | Furniture & Fittings | 31/12/16    | Domayne                                                           | \$0.00        | \$0.00       | \$253.63     |
| 1 vivid out 80cm eyelet table                             | Furniture & Fittings | 31/12/16    | Domayne                                                           | \$0.00        | \$0.00       | \$253.06     |
| 1 Breeze Aluminium table/white                            | Furniture & Fittings | 31/12/16    | Joyfield Construction                                             | \$0.00        | \$0.00       | \$635.40     |
| 6 Breeze Dining Chair/white                               | Furniture & Fittings | 31/12/16    | Joyfield Construction                                             | \$0.00        | \$0.00       | \$867.28     |
| Blower/wipper snipper                                     | Plant and Machinery  | 24/03/17    | Bill Jackson                                                      | \$0.00        | \$0.00       | \$118.00     |
| Blower Battery                                            | Plant and Machinery  | 01/09/17    | Bunnings                                                          | \$0.00        | \$0.00       | \$118.00     |
| Orkney Aluminium Slat Chaise<br>Lounge (pool lounges) x 4 | Furniture & Fittings | 23/10/17    | Domayne Furniture<br>Fortitude Valley                             | \$0.00        | \$0.00       | \$2,071.00   |
| \$499 each / \$2071 total                                 |                      |             | Building Manager arranged.                                        |               |              |              |
| Robotic Pool Cleaner                                      | Plant and Machinery  | 01/11/17    | Easy Pools                                                        | \$0.00        | \$0.00       | \$2,390.00   |
| Karcher High Pressure Cleaner                             | Plant and Machinery  | 08/11/17    | Bunnings                                                          | \$0.00        | \$0.00       | \$299.00     |
| VARIOUS ITEMS                                             | Office Equipment     | 21/11/17    | BUNNINGS<br>ALBION                                                | \$22.03       | \$0.00       | \$22.03      |

Body corporate assets

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

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

| Description                | Type                | Acquisition | Supplier           | Original Cost | Cost To Date | Market Value |
|----------------------------|---------------------|-------------|--------------------|---------------|--------------|--------------|
| ALBION QLD                 |                     |             |                    |               |              |              |
| Vacuum Cleaner             | Plant and Machinery | 07/06/21    | The Good Guys      | \$335.00      | \$0.00       | \$335.00     |
| 412-430 Lutwyche Road      |                     |             |                    |               |              |              |
| LUTWYCHE QLD 4030          |                     |             |                    |               |              |              |
| 5 x INDUSTRIAL DRYING FANS | Plant and Machinery | 11/03/25    | Bunnings Newstead  | \$0.00        | \$0.00       | \$640.00     |
| BG56 Blower                | Plant and Machinery | 05/09/25    | Stihl Ship Geebung | \$0.00        | \$0.00       | \$349.00     |
| Serial #: 544399520        |                     |             |                    |               |              |              |
| 24/388 Newman Road         |                     |             |                    |               |              |              |
| Geebung Qld                |                     |             |                    |               |              |              |
| POLISHER 240MM SKIN 18V    | Plant and Machinery | 10/10/25    | Supercheap Auto    | \$0.00        | \$0.00       | \$69.99      |

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<br>CHUBB INSURANCE AUSTRALIA LTD            | 04GS013968   | 63,050,295.00           | 97,841.00 | 21/10/26 | Earthquake, Sunterranean Fire or Volcanic Eruption: \$20,000<br>All Other Losses: \$5,000.00 |
| PUBLIC LIABILITY<br>CHUBB INSURANCE AUSTRALIA LTD    | 04GS013968   | 20,000,000.00           |           | 21/10/26 | \$5,000.00                                                                                   |
| VOLUNTARY WORKERS<br>CHUBB INSURANCE AUSTRALIA LTD   | 04GS013968   | \$200,000.00/\$2,000.00 |           | 21/10/26 | The first 7 days of incapacity.<br>\$5,000                                                   |
| WORKERS COMPENSATION<br>Workcover Queensland         | WCA161110059 |                         | 200.00    | 30/06/26 |                                                                                              |
| FIDELITY GUARANTEE<br>CHUBB INSURANCE AUSTRALIA LTD  | 04GS013968   | 100,000.00              |           | 21/10/26 | \$5,000.00                                                                                   |
| OFFICE BEARERS LIAB<br>CHUBB INSURANCE AUSTRALIA LTD | 04GS013968   | 100,000.00              |           | 21/10/26 | \$5000.00                                                                                    |
| MACHINERY BREAKDOWN<br>CHUBB INSURANCE AUSTRALIA LTD | 04GS013968   | 100,000.00              |           | 21/10/26 | \$5,000.00                                                                                   |
| TEMPORARY ACCOM.<br>CHUBB INSURANCE AUSTRALIA LTD    | 04GS013968   | Included                |           | 21/10/26 | 48 Hours                                                                                     |
| LOSS OF RENT<br>CHUBB INSURANCE AUSTRALIA LTD        | 04GS013968   | 9,457,544.00            |           | 21/10/26 | 48 Hours                                                                                     |
| FLOOD<br>CHUBB INSURANCE AUSTRALIA LTD               | 04GS013968   | 1,000,000.00            |           | 21/10/26 | \$5,000.00                                                                                   |

## 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<br>CHUBB INSURANCE AUSTRALIA LTD | 04GS013968 | 630,503.00    |         | 21/10/26 | Earthquake, Subterranean Fire or Volcanic Eruption: \$20,000<br>All Other Losses: \$5,000.00 |
| BUILDING CATASTROPHE<br>CHUBB INSURANCE AUSTRALIA LTD | 04GS013968 | 19,104,239.00 |         | 21/10/26 | \$5000.00                                                                                    |
| GOVT. AUDIT COSTS<br>CHUBB INSURANCE AUSTRALIA LTD    | 04GS013968 | 30,000.00     |         | 21/10/26 | \$5,000.00                                                                                   |
| APPEAL EXPENSES WH&S<br>CHUBB INSURANCE AUSTRALIA LTD | 04GS013968 | 150,000.00    |         | 21/10/26 | \$5,000.00                                                                                   |
| LEGAL DEFENCE EXP.<br>CHUBB INSURANCE AUSTRALIA LTD   | 04GS013968 | 250,000.00    |         | 21/10/26 | \$5,000.00                                                                                   |
| ENVIRONMENTAL IMPACT<br>CHUBB INSURANCE AUSTRALIA LTD | 04GS013968 | 250,000.00    |         | 21/10/26 | \$5000.00                                                                                    |

## 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?**

**Yes - Name of caretaking service contractor engaged:** Duo Property Management Pty Ltd

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

**Yes - Name of authorised letting agent:** Duo Property Management Pty Ltd

### 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** Andrew Peters

**Positions/s held** Director

**Date** 03/08/2026

**Signature/s**

Signed by:

*Andrew Peters*

B54D01F79FC3474...

**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

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2 June 2026

## ASSET REGISTER

## CROSBY PARK APARTMENTS CTS 49235

| Description                                                                                 | Type                            | Method of Acquisition | Date of Acquisition | Acquired from                                                                | Original Cost | Cost to date | Market Value    |
|---------------------------------------------------------------------------------------------|---------------------------------|-----------------------|---------------------|------------------------------------------------------------------------------|---------------|--------------|-----------------|
| <b>Orkney Aluminium Slat Chaise Lounge (pool lounges) x 4<br/>\$499 each / \$2071 total</b> | <b>Furniture &amp; Fittings</b> | <b>Purchase</b>       | <b>231017</b>       | <b>Domayne Furniture<br/>Fortitude Valley<br/>Building Manager arranged.</b> |               | <b>0.00</b>  | <b>2,071.00</b> |
| <b>Masports 2000 Mower</b>                                                                  | <b>Plant and Machinery</b>      | <b>Purchase</b>       | <b>151116</b>       | <b>Bill Jackson Mowerland</b>                                                |               | <b>0.00</b>  | <b>450.00</b>   |
| <b>Pac Vacuum Super Pro 700</b>                                                             | <b>Plant and Machinery</b>      | <b>Purchase</b>       | <b>151116</b>       |                                                                              |               | <b>0.00</b>  | <b>300.00</b>   |
| <b>1 Ziegler &amp; Brown Torbo Classic<br/>4 Burner Barbecue</b>                            | <b>Furniture &amp; Fittings</b> | <b>Purchase</b>       | <b>311216</b>       | <b>Domayne</b>                                                               |               | <b>0.00</b>  | <b>1,817.27</b> |
| <b>2 Orkney Alum Chaise Lounge</b>                                                          | <b>Furniture &amp; Fittings</b> | <b>Purchase</b>       | <b>311216</b>       | <b>Domayne</b>                                                               |               | <b>0.00</b>  | <b>907.28</b>   |
| <b>1 vivid out 60cm eyelet table</b>                                                        | <b>Furniture &amp; Fittings</b> | <b>Purchase</b>       | <b>311216</b>       | <b>Domayne</b>                                                               |               | <b>0.00</b>  | <b>253.63</b>   |
| <b>1 vivid out 80cm eyelet table</b>                                                        | <b>Furniture &amp; Fittings</b> | <b>Purchase</b>       | <b>311216</b>       | <b>Domayne</b>                                                               |               | <b>0.00</b>  | <b>253.06</b>   |
| <b>Blower/wipper snipper</b>                                                                | <b>Plant and Machinery</b>      | <b>Purchase</b>       | <b>240317</b>       | <b>Bill Jackson</b>                                                          |               | <b>0.00</b>  | <b>118.00</b>   |
| Totals                                                                                      |                                 |                       |                     |                                                                              | <b>0.00</b>   | <b>0.00</b>  | <b>6,170.24</b> |

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2 June 2026

## ASSET REGISTER

## CROSBY PARK APARTMENTS CTS 49235

| Description                           | Type                            | Method of Acquisition | Date of Acquisition | Acquired from                                                              | Original Cost | Cost to date  | Market Value     |
|---------------------------------------|---------------------------------|-----------------------|---------------------|----------------------------------------------------------------------------|---------------|---------------|------------------|
| <b>Blower Battery</b>                 | <b>Plant and Machinery</b>      | <b>Purchase</b>       | <b>010917</b>       | <b>Bunnings</b>                                                            |               | <b>0.00</b>   | <b>118.00</b>    |
| <b>Robotic Pool Cleaner</b>           | <b>Plant and Machinery</b>      | <b>Purchase</b>       | <b>011117</b>       | <b>Easy Pools</b>                                                          |               | <b>0.00</b>   | <b>2,390.00</b>  |
| <b>1 Breeze Aluminium table/white</b> | <b>Furniture &amp; Fittings</b> | <b>Purchase</b>       | <b>311216</b>       | <b>Joyfield Construction</b>                                               |               | <b>0.00</b>   | <b>635.40</b>    |
| <b>6 Breeze Dining Chair/white</b>    | <b>Furniture &amp; Fittings</b> | <b>Purchase</b>       | <b>311216</b>       | <b>Joyfield Construction</b>                                               |               | <b>0.00</b>   | <b>867.28</b>    |
| <b>Karcher High Pressure Cleaner</b>  | <b>Plant and Machinery</b>      | <b>Purchase</b>       | <b>081117</b>       | <b>Bunnings</b>                                                            |               | <b>0.00</b>   | <b>299.00</b>    |
| <b>VARIOUS ITEMS</b>                  | <b>Office Equipment</b>         | <b>Purchase</b>       | <b>211117</b>       | <b>BUNNINGS<br/>ALBION<br/><br/>ALBION QLD</b>                             | <b>22.03</b>  | <b>22.03</b>  | <b>22.03</b>     |
| <b>SIDE TABLES FOR POOL</b>           | <b>Furniture &amp; Fittings</b> | <b>Purchase</b>       | <b>040118</b>       | <b>OUTDOOR LIVING DIRECT<br/>337 WARRIGAL ROAD<br/>CHELTENHAM VIC 3192</b> | <b>446.07</b> | <b>446.07</b> | <b>446.07</b>    |
| <b>Vacuum Cleaner</b>                 | <b>Plant and Machinery</b>      | <b>Purchase</b>       | <b>070621</b>       | <b>The Good Guys<br/>412-430 Lutwyche Road<br/>LUTWYCHE QLD 4030</b>       | <b>335.00</b> | <b>335.00</b> | <b>335.00</b>    |
| Totals                                |                                 |                       |                     |                                                                            | <b>803.10</b> | <b>803.10</b> | <b>11,283.02</b> |

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| ASSET REGISTER                     |                      |                       |                     |                                                         |               |              |              |
|------------------------------------|----------------------|-----------------------|---------------------|---------------------------------------------------------|---------------|--------------|--------------|
| CROSBY PARK APARTMENTS CTS 49235   |                      |                       |                     |                                                         |               |              |              |
| Description                        | Type                 | Method of Acquisition | Date of Acquisition | Acquired from                                           | Original Cost | Cost to date | Market Value |
| 5 x INDUSTRIAL DRYING FANS         | Plant and Machinery  | Purchase              | 110325              | Bunnings Newstead                                       |               | 0.00         | 640.00       |
| SECURITY FIRE PANEL ENTRY DOOR     | Furniture & Fittings |                       |                     |                                                         |               | 0.00         |              |
| BG56 Blower<br>Serial #: 544399520 | Plant and Machinery  | Purchase              | 050925              | Stihl Ship Geebung<br>24/388 Newman Road<br>Geebung Qld |               | 0.00         | 349.00       |
| Polishing pad kit 3pcs 240mm       | Plant and Machinery  | Purchase              | 101000              | Supercheap Auto                                         |               | 0.00         | 39.99        |
| BATTERY & CHARGER KIT              | Plant and Machinery  | Purchase              | 101000              | SUPERCHEAP AUTO                                         |               | 0.00         | 84.99        |
| POLISHER 240MM SKIN 18V            | Plant and Machinery  | Purchase              | 101025              | Supercheap Auto                                         |               | 0.00         | 69.99        |
|                                    |                      |                       |                     |                                                         |               |              |              |
|                                    |                      |                       |                     |                                                         |               |              |              |
|                                    |                      |                       |                     | Totals                                                  | 803.10        | 803.10       | 12,466.99    |



Head Office Level 11, 88 Tribune Street, South Brisbane QLD 4101  
 Correspondence PO Box 297, Fortitude Valley QLD 4006  
 Meeting Room Locations South Brisbane , Chermshire , Toowong ,  
 Aspley , Cleveland , Southport , Robina , Mooloolaba , Sippy Downs ,  
 Ipswich

ph: (07) 3267 1888

e: admin@stratamg.com.au

www.stratamg.com.au

# CROSBY PARK APARTMENTS CTS 49235

## BALANCE SHEET

AS AT 31 OCTOBER 2025

|                            | ACTUAL<br>31/10/2025        | ACTUAL<br>31/10/2024        |
|----------------------------|-----------------------------|-----------------------------|
| <b><u>OWNERS FUNDS</u></b> |                             |                             |
| Administrative Fund        | 58,929.85                   | 33,523.72                   |
| Sinking Fund               | 337,179.42                  | 388,278.70                  |
| <b><u>TOTAL</u></b>        | <b><u>\$ 396,109.27</u></b> | <b><u>\$ 421,802.42</u></b> |

### THESE FUNDS ARE REPRESENTED BY

#### CURRENT ASSETS

|                            |                          |                          |
|----------------------------|--------------------------|--------------------------|
| Cash At Bank               | 181,492.90               | 136,588.33               |
| Boq Td 23549810            | 173,204.68               | 165,545.28               |
| Mbl Td 246512636           | 90,959.18                | 87,053.74                |
| Levies Billed Not Yet Due  | 234,485.14               | 0.00                     |
| Prepayments                | 2,479.95                 | 0.00                     |
| Levies In Arrears          | 705.85                   | 282.82                   |
| Other Arrears              | 197.90                   | 67.34                    |
| Prepaid Expenses           | 89,310.30                | 89,291.13                |
| Sundry Debtors             | 0.00                     | 14,742.71                |
| <b><u>TOTAL ASSETS</u></b> | <b><u>772,835.90</u></b> | <b><u>493,571.35</u></b> |

#### LIABILITIES

|                                 |                          |                         |
|---------------------------------|--------------------------|-------------------------|
| Gst Clearing Account            | (10,139.89)              | 879.75                  |
| Arrears Clearing Account        | 72.60                    | 0.00                    |
| Gst Conversion Account          | 1,799.66                 | 1,831.00                |
| Creditors                       | (1,813.30)               | 7,640.74                |
| Accruals                        | 12,845.31                | 24,153.28               |
| Next Year Discounts             | (14,597.17)              | (3,272.94)              |
| Levies Billed Not Yet Due       | 213,168.31               | 0.00                    |
| Levies - Prepayments            | 2,254.49                 | 0.00                    |
| Levies In Advance               | 151,844.52               | 35,718.13               |
| Insurance Payments In Advance   | 21,292.10                | 4,818.97                |
| <b><u>TOTAL LIABILITIES</u></b> | <b><u>376,726.63</u></b> | <b><u>71,768.93</u></b> |

#### NET ASSETS

|                             |                             |
|-----------------------------|-----------------------------|
| <b><u>\$ 396,109.27</u></b> | <b><u>\$ 421,802.42</u></b> |
|-----------------------------|-----------------------------|



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## CROSBY PARK APARTMENTS CTS 49235

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 31 OCTOBER 2025

|                                         | ACTUAL<br>01/11/24-31/10/25 | BUDGET<br>01/11/24-31/10/25 | VARIANCE<br>% | ACTUAL<br>01/11/23-31/10/24 |
|-----------------------------------------|-----------------------------|-----------------------------|---------------|-----------------------------|
| <b><u>ADMINISTRATIVE FUND</u></b>       |                             |                             |               |                             |
| <b><u>INCOME</u></b>                    |                             |                             |               |                             |
| Admin Fund Levies                       | 394,948.15                  | 395,000.00                  | 99.99         | 418,001.18                  |
| Admin Fund Discount                     | (35,419.84)                 | (39,500.00)                 | 89.67         | (38,167.60)                 |
| Insurance Levy                          | 80,558.14                   | 80,600.00                   | 99.95         | 77,859.39                   |
| Interest On Overdue Levies              | 643.72                      | 0.00                        |               | 1,030.20                    |
| Common Property - Swipe Card            | 67.27                       | 0.00                        |               | 0.00                        |
| Insurance Claim                         | 40,142.90                   | 0.00                        |               | 0.00                        |
| Recoveries - Debt Costs                 | 203.64                      | 0.00                        |               | 0.00                        |
| Gst On Income                           | 233.86                      | 0.00                        |               | (41,608.50)                 |
| <b><u>TOTAL ADMIN. FUND INCOME</u></b>  | <b>481,377.84</b>           | <b>436,100.00</b>           |               | <b>417,114.67</b>           |
| <b><u>EXPENDITURE - ADMIN. FUND</u></b> |                             |                             |               |                             |
| Accountant - Bas Preparation            | 808.83                      | 1,300.00                    | 62.22         | 1,166.25                    |
| Accountant - Tax Returns                | 420.50                      | 410.00                      | 102.56        | 330.00                      |
| Admin Fees & Charges                    | 2,137.20                    | 400.00                      | 534.30        | 462.00                      |
| Admin Fees - Back Flow Reg              | 380.00                      | 400.00                      | 95.00         | 374.00                      |
| Air Conditioning Maintenance            | 165.00                      | 1,000.00                    | 16.50         | 962.50                      |
| Bank Charges                            | 375.55                      | 70.00                       | 536.50        | 62.40                       |
| Compliance - Backflow Rego N            | 304.00                      | 300.00                      | 101.33        | 292.00                      |
| Caretaker                               | 166,994.73                  | 184,500.00                  | 90.51         | 175,572.28                  |
| Cleaning - Bins/Garbage Chutes          | 7,772.27                    | 8,000.00                    | 97.15         | 7,793.80                    |
| Cleaning - Carpets                      | 0.00                        | 500.00                      | 0.00          | 384.00                      |
| Cleaning Service                        | 3,550.00                    | 4,200.00                    | 84.52         | 3,520.00                    |
| Cleaning Supplies                       | 486.54                      | 1,000.00                    | 48.65         | 529.39                      |
| Compliance Reports                      | 3,520.00                    | 4,200.00                    | 83.81         | 0.00                        |
| Computer/Internet Fees                  | 1,595.80                    | 1,700.00                    | 93.87         | 2,446.25                    |
| Document Archival Fees                  | 147.54                      | 0.00                        |               | 0.00                        |
| Electrical Repairs                      | 2,320.00                    | 1,800.00                    | 128.89        | 1,812.04                    |
| Fire Protection                         | 11,942.30                   | 14,000.00                   | 85.30         | 13,564.62                   |
| Fire Protection - Monitoring            | 3,716.23                    | 3,500.00                    | 106.18        | 3,316.42                    |
| Garage - Roller Doors                   | 786.00                      | 1,300.00                    | 60.46         | 0.00                        |
| Garden/Lawn Maintenance                 | 2,732.83                    | 1,300.00                    | 210.22        | 983.43                      |
| Insurance - Claim                       | 45,137.45                   | 0.00                        |               | 0.00                        |
| Insurance - Premium                     | 73,447.34                   | 80,600.00                   | 91.13         | 77,954.51                   |
| Insurance - Premium Stamp Duty          | 8,083.12                    | 8,100.00                    | 99.79         | 7,315.96                    |
| Insurance - Work Cover                  | 173.25                      | 280.00                      | 61.88         | 94.23                       |



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CROSBY PARK APARTMENTS CTS 49235

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 31 OCTOBER 2025

|                                    | ACTUAL              | BUDGET                | VARIANCE | ACTUAL              |
|------------------------------------|---------------------|-----------------------|----------|---------------------|
|                                    | 01/11/24-31/10/25   | 01/11/24-31/10/25     | %        | 01/11/23-31/10/24   |
| Legal & Debt Collection Fee        | 203.64              | 0.00                  |          | (0.01)              |
| Legal Services                     | 0.00                | 0.00                  | 0.00     | 5,376.25            |
| Lift - Telephone Charges           | 2,474.75            | 3,000.00              | 82.49    | 2,419.58            |
| Lift Maintenance                   | 32,219.42           | 33,000.00             | 97.63    | 32,347.13           |
| Lift Registration Fee              | 0.00                | 1,700.00              | 0.00     | 1,702.46            |
| Management Fees                    | 8,431.88            | 8,500.00              | 99.20    | 13,300.41           |
| Management Fees - Additional       | 12,488.97           | 6,000.00              | 208.15   | 0.00                |
| Management Fees - Disbursement     | 5,384.18            | 5,400.00              | 99.71    | 6,833.41            |
| Minor Building Maintenance         | 10,548.97           | 30,000.00             | 35.16    | 9,392.00            |
| Pest Control Services              | 1,339.55            | 1,600.00              | 83.72    | 1,574.50            |
| Plant & Equipment                  | 539.95              | 1,000.00              | 54.00    | 561.00              |
| Plumbing & Drainage                | 2,070.94            | 1,000.00              | 207.09   | 1,358.50            |
| Pool Maintenance                   | 3,343.94            | 5,000.00              | 66.88    | 4,828.13            |
| Printing, Photocopying             | 925.20              | 0.00                  |          | 0.00                |
| Prior Management Additional        | 0.00                | 0.00                  | 0.00     | 12,795.20           |
| Security - Alarm Servicing         | 0.00                | 800.00                | 0.00     | 0.00                |
| Security Services                  | 150.00              | 2,000.00              | 7.50     | 1,759.99            |
| Telephone, Facsimile               | 100.00              | 0.00                  |          | 0.00                |
| Utilities - Electricity            | 23,948.80           | 22,800.00             | 105.04   | 20,740.56           |
| Utilities - Water & Sewerage       | 14,805.04           | 13,000.00             | 113.88   | 12,233.58           |
| Gst On Expenses                    | 0.00                | 0.00                  | 0.00     | (42,236.10)         |
| <b>TOTAL ADMIN. EXPENDITURE</b>    | <b>455,971.71</b>   | <b>453,660.00</b>     |          | <b>383,922.67</b>   |
| <b>SURPLUS / DEFICIT</b>           | <b>\$ 25,406.13</b> | <b>\$ (17,560.00)</b> |          | <b>\$ 33,192.00</b> |
| Opening Admin. Balance             | 33,523.72           | 33,523.72             | 100.00   | 331.72              |
| <b>ADMINISTRATIVE FUND BALANCE</b> | <b>\$ 58,929.85</b> | <b>\$ 15,963.72</b>   |          | <b>\$ 33,523.72</b> |



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## CROSBY PARK APARTMENTS CTS 49235

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 31 OCTOBER 2025

|                                            | ACTUAL<br>01/11/24-31/10/25  | BUDGET<br>01/11/24-31/10/25  | VARIANCE<br>% | ACTUAL<br>01/11/23-31/10/24 |
|--------------------------------------------|------------------------------|------------------------------|---------------|-----------------------------|
| <b><u>SINKING FUND</u></b>                 |                              |                              |               |                             |
| <b><u>INCOME</u></b>                       |                              |                              |               |                             |
| Sinking Fund Levies                        | 164,088.66                   | 164,182.15                   | 99.94         | 122,286.18                  |
| Sinking Fund Discount                      | (13,964.69)                  | (16,418.22)                  | 85.06         | (10,066.24)                 |
| Interest On Investments                    | 11,564.84                    | 0.00                         |               | 12,824.73                   |
| Gst On Income                              | 63.68                        | 0.00                         |               | (10,202.02)                 |
| <b><u>TOTAL SINKING FUND INCOME</u></b>    | <b>161,752.49</b>            | <b>147,763.93</b>            |               | <b>114,842.65</b>           |
| <b><u>EXPENDITURE - SINKING FUND</u></b>   |                              |                              |               |                             |
| Building Maintenance                       | 22,444.13                    | 50,000.00                    | 44.89         | 72,136.50                   |
| Consultant                                 | 850.00                       | 0.00                         |               | 6,311.25                    |
| Exterior - Paints/Finishes                 | 0.00                         | 10,000.00                    | 0.00          | 0.00                        |
| Fire Protection - Equipment                | 10,383.67                    | 5,000.00                     | 207.67        | 4,556.75                    |
| Garage - Roller Doors                      | 40,906.31                    | 70,000.00                    | 58.44         | 20,900.00                   |
| Garden/Lawn Maintenance                    | 1,531.18                     | 2,000.00                     | 76.56         | 3,130.00                    |
| Intercom/Security System-Cctv              | 30,998.18                    | 12,000.00                    | 258.32        | 0.00                        |
| Lift Maintenance                           | 1,135.00                     | 0.00                         |               | 0.00                        |
| Lighting                                   | 3,813.25                     | 2,000.00                     | 190.66        | 9,570.40                    |
| Minor Building Maintenance                 | 182.55                       | 0.00                         |               | 0.00                        |
| Plumbing Maintenance                       | 27,410.00                    | 0.00                         |               | 0.00                        |
| Pools, Spas & Saunas                       | 2,894.92                     | 0.00                         |               | 0.00                        |
| Roof                                       | 64,938.51                    | 77,000.00                    | 84.34         | 0.00                        |
| Taxes & Fees - Income Tax                  | 2,062.30                     | 0.00                         |               | 991.20                      |
| Taxes, Fees & Charges - Payg               | 3,150.00                     | 0.00                         |               | 762.70                      |
| Gst On Expenses                            | 151.77                       | 0.00                         |               | (10,600.44)                 |
| <b><u>TOTAL SINK. FUND EXPENDITURE</u></b> | <b>212,851.77</b>            | <b>228,000.00</b>            |               | <b>107,758.36</b>           |
| <b><u>SURPLUS / DEFICIT</u></b>            | <b><u>\$ (51,099.28)</u></b> | <b><u>\$ (80,236.07)</u></b> |               | <b><u>\$ 7,084.29</u></b>   |
| Opening Sinking Fund Balance               | 388,278.70                   | 388,278.70                   | 100.00        | 381,194.41                  |
| <b><u>SINKING FUND BALANCE</u></b>         | <b><u>\$ 337,179.42</u></b>  | <b><u>\$ 308,042.63</u></b>  |               | <b><u>\$ 388,278.70</u></b> |



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Body Corporate and Community Management Act 1997

## NOTICE OF CONTRIBUTIONS

Lot 1106 52 Crosby Road Albion Qld 4010

Unit Number: 106

Corey Gabriel  
1106/52 Crosby Road  
Albion Qld 4010

|                    |
|--------------------|
| TAX INVOICE        |
| ABN 99 799 227 605 |

|                               |                   |
|-------------------------------|-------------------|
| Date of Notice                | 22 May 2026       |
| Invoice Number:               | 20260701-02100003 |
| Cont Ent: 101                 | Interest Ent: 109 |
| Due Date                      | 01/07/26          |
| Payable on or before due date | \$320.58          |
| Payable after due date        | \$399.46          |

Body Corporate for

## CROSBY PARK APARTMENTS CTS 49235

| Account                     | Period               | Due Date   | Amount    | Discount | If Paid By | Net Amount |
|-----------------------------|----------------------|------------|-----------|----------|------------|------------|
| Admin Fund                  | 01/07/26 to 31/10/26 | 01/07/2026 | 1,364.51  | 136.45   | 01/07/2026 | 1,228.06   |
| Sinking Fund                | 01/07/26 to 31/10/26 | 01/07/2026 | 788.81    | 78.88    | 01/07/2026 | 709.93     |
| Insurance Levy*             | 01/07/26 to 31/10/26 | 01/07/2026 | 382.59    | 0.00     |            | 382.59     |
| Prepayments Received        |                      |            | -2,136.45 | -136.45  |            | -2,000.00  |
| Totals (Levies include GST) |                      |            | 399.46    | 78.88    |            | \$320.58   |

GST component on gross of \$2,305.37 is \$230.54 or on net of \$2,109.62 is \$210.96

Interest at the rate of 18.00% per annum (1.50% per month) is payable on overdue Levies.

PLEASE ENSURE THAT YOUR DIRECT DEBIT AUTHORITY COVERS AMOUNT DUE

KINDLY ENSURE LEVIES@STRATAMG.COM.AU IS ADDED TO YOUR SAFE SENDERS LIST

Please allow up to three (3) business days for receipt of payments / Arrears fees may apply if not received by the due date\*\*  
HAVE YOUR CONTACT DETAILS CHANGED?

Email us: admin@stratamg.com.au or visit: www.stratamg.com.au/change of roll details form

### Payment Options

|                                                                                                                                                        |                                                                                                                                                                                      |                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  Tel: 1300 552 311<br>Ref: 9718 4830 4                               | Telephone: Call this number to pay by credit card.<br>International: +613 8648 0158 (charges apply).                                                                                 |  |
|  www.stratamax.com.au<br>Ref: 9718 4830 4                            | Internet: Make credit card payments online (charges apply).<br>Visit www.stratamax.com.au                                                                                            |  |
|  www.stratapay.com/ddr<br>Ref: 9718 4830 4                           | Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register<br>*Credit card charges apply.                                          |  |
|  Biller Code: 74625<br>Ref: 9718 4830 4                              | BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.<br>BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518      |  |
|  Billpay Code: 3599<br>Ref: 9718 4830 4                              | In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.                                                                                           |                                                                                     |
|  Make cheque payable to:<br>StrataPay 9718 4830 4                    | Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia                                                                                |                                                                                     |
|  BSB: 067-970<br>Acct No: 9718 4830 4<br>(Applies to this bill only) | Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).<br>Account Name: StrataPay Bank: CBA, Sydney, Australia. |                                                                                     |



StrataPay Reference

**9718 4830 4**

| Amount          | Due Date         |
|-----------------|------------------|
| <b>\$320.58</b> | <b>01 Jul 26</b> |

Strata Management Group  
49235/02100003 Lot 1106/106

Corey Gabriel  
1106/52 Crosby Road  
Albion Qld 4010



\*3599 971848304

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



MR COREY GABRIEL  
APT 1106 52 CROSBY RD  
ALBION QLD 4010

Our reference: 7172999892513

Phone: **13 28 66**

1 August 2026

## Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Hello COREY,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

|                              |                                |
|------------------------------|--------------------------------|
| Notice number                | 2411244828474                  |
| Vendor name                  | COREY GABRIEL                  |
| Clearance Certificate Period | 1 August 2026 to 3 August 2027 |

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,

**Ben Kelly**

Deputy Commissioner of Taxation

### Need help?

Learn more about foreign resident capital gains withholding at [ato.gov.au/FRCGW](https://ato.gov.au/FRCGW)

### Contact us

In Australia? Phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00 am and 5:00 pm Australian Eastern Standard time, Monday to Friday.

Vendor/s

**COREY JOHN GABRIEL**

Property Address

**APT 1106 52 CROSBY RD, ALBION QLD 4010**

Prepared On

**Wednesday, August 5, 2026**