

Seller Disclosure Report

Vendor/s

MELANIE PRISCILLA PETRINEC

Property Address

UNIT 5 29 HOPETOUN ST, ASCOT QLD 4007

Prepared On

Monday, June 8, 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 MELANIE PRISCILLA PETRINEC

Property address UNIT 5 29 HOPETOUN ST, ASCOT QLD 4007
(referred to as the
“property” in this
statement)

Lot on plan description Lot 5 on BUP9250

Community titles scheme
or BUGTA scheme:

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

☒ **Yes**

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

☐ **No**

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ **Yes**

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

☒ **Yes**

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue ☒ Yes ☐ No to affect the property after settlement. Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: 22 April 2022 - 20 July 2026 » the amount of rent and bond payable: \$350.00 rent per week and nil bond » whether the lease has an option to renew: Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ Yes Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows: NA
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No <i>If Yes, the details of any statutory encumbrances are as follows:</i> Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.
Residential tenancy or rooming accommodation agreement	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. ☒ Yes ☐ No If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> 22/04/2022 Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>): LMR2 Low-medium density residential (2 or 3 storey mix) zone		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes ☒ No The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. ☐ Yes ☒ No The following notices are, or have been, given: A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No		
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. ☐ Yes ☒ No <i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). ☐ Yes ☒ No		
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

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

Rates	Whichever of the following applies—
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:
	Amount: \$550.80 Date Range: 01/04/2026 - 30/06/2026
	OR
	The property is currently a rates exempt lot.** ☐
	OR
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. ☐

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

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

Water	Whichever of the following applies—
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: \$220.36 access charge Date Range: 08/01/2026 - 31/03/2026
	OR
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:
	Amount: Insert estimated amount Date Range: 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.

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. ☒ Yes ☐ No <i>(If Yes, complete the information below)</i>
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. ☒ Yes Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. ☒ Yes ☐ No <i>If No</i>— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <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.
Statutory Warranties	Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme ☐ Yes ☒ No <i>(If Yes, complete the information below)</i>
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. ☐ Yes ☐ No <i>If No</i>— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures – SELLER

Signed by:
Melanie Petrinec
35E5A711C5E567EB

Signature of seller

Signature of seller

Melanie Petrinec

Name of seller

Name of seller

28/05/2026 01:07 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



CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 56250954
Search Date: 25/05/2026 10:49

Title Reference: 17338097
Date Created: 08/06/1989

Previous Title: 17323045

REGISTERED OWNER

Dealing No: 717902212 16/03/2017

MELANIE PRISCILLA PETRINEC

ESTATE AND LAND

Estate in Fee Simple

LOT 5 BUILDING UNIT PLAN 9250
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 6064

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19549004 (ALLOT 4 SEC 2)
2. MORTGAGE No 722919382 30/11/2023 at 15:34
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested By: D-ENQ INFOTRACK PTY LIMITED

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 8 Sheets

NAME OF BUILDING: 'HOPETOUN COURT'

BUILDING UNITS PLAN NO. 9250

SIGNATURE OF REGISTERED PROPRIETOR:



DIRECTOR N. PIZZICA
SECRETARY P. PIZZICA

NAME OF REGISTERED PROPRIETOR: NICOPEG PTY LTD AS TRUSTEE UNDER NOMINATION OF
TRUSTEE NO J611871P

ADDRESS: 158 MAUNDRELL TERRACE
CHERMSIDE WEST QLD 4032

REFERENCE TO TITLE: VOLUME 7323, FOLIO 45

DESCRIPTION OF PARCEL: LOT 115 ON R.P. 225409

COUNTY: STANLEY

PARISH: TOOMBUL

CITY: BRISBANE



BUP9250

CMS6064

NAME OF BODY CORPORATE: THE PROPRIETORS — 'HOPETOUN COURT'
'BUILDING UNITS PLAN NO' /

9250

ADDRESS at which documents
may be served:

158 MAUNDRELL TERRACE
CHERMSIDE WEST QLD 4032

BUILDING UNITS PLAN No: **9250**

REGISTERED: 5 JUN 1989
at 11:29 AM

REGISTRAR OF TITLES

B. W. HICKS
APPOINTED OFFICER

BRISBANE CITY COUNCIL

Surveyor's Reference: 89.135

Local Authority Reference:

Charted on Map: CC68 Date 15.6.89

CISP

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

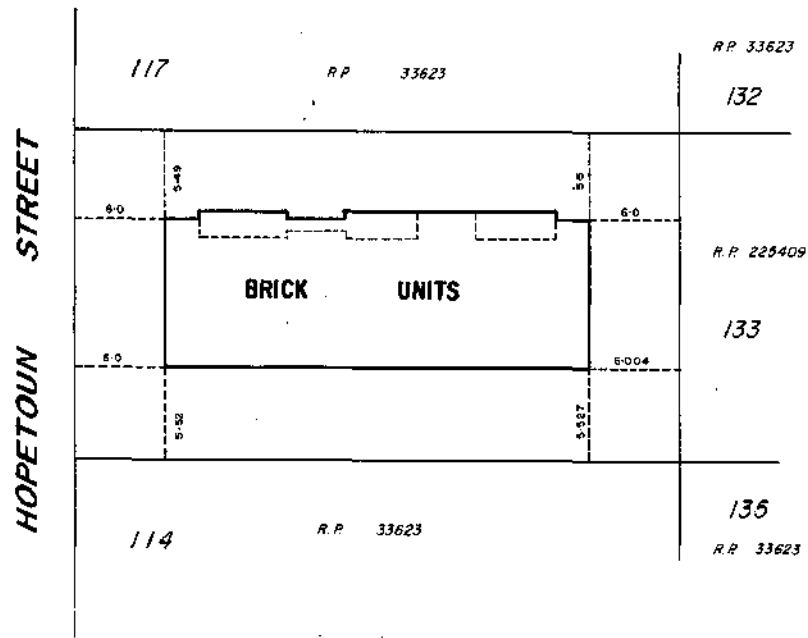
Name of Building:

'HOPETOUN COURT'

Regulation 8(1)

Sheet No. 2 of 8 Sheets

BUILDING UNITS PLAN NO. 9250



SCALE: 1:300

B. W. HICKS
APPOINTED OFFICER

BRISBANE CITY COUNCIL

Shire
Clerk
Town

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Name of Building: 'HOPETOUN COURT'

Regulation 8(1)
Sheet No. 3 of 8 Sheets

BUILDING UNITS PLAN NO. 9250

I, **ROBIN ERNEST SKETT**, of **BRISBANE**
licensed surveyor registered under the Surveyors Act 1977-1987 hereby certify that:-

- (a) The building shown on the "building units plan/~~building units plan of subdivision~~ to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the said plan subject to paragraph (b) of this certificate;
- (b) (i) Where eaves or guttering project beyond such boundaries an appropriate easement has been granted as an appurtenance of the parcel; and
(ii) Where that projection is over a road the local authority has consented thereto pursuant to the ordinances or by-laws as the case may be.

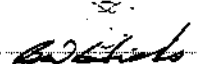
DATED this **Fourth** day of **April** 1989



LICENSED SURVEYOR

*Delete whichever is inapplicable




B. W. HICKS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Chairman
Clerk
Treasurer

Building Units and Group Titles Act 1980 — 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

Name of Building: 'HOPETOUN COURT'

Regulation 8(1)
Sheet No. 4 of 8 Sheets

BUILDING UNITS PLAN NO. 9250

CERTIFICATE OF LOCAL AUTHORITY

Brisbane City Council hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Brisbane City Council and that all the requirements of the City of Brisbane Act 1924 — 1987/City of Brisbane Town Planning Act 1964 — 1986 as modified by the Building Units and Group Titles Act 1980 - 1983 have been complied with in regard to the subdivision.

DATED this

11th

day of

May

1989

Lord Mayor

Deputy Town Clerk

B. W. Hicks
B. W. HICKS
APPOINTED OFFICER
Brisbane City Council

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 6)

Name of Building: 'HOPETOUN COURT'

Regulation 8(1)
Sheet No. 5 of 8 Sheets

BUILDING UNITS PLAN NO. 9250

I, *DOUGLAS GEORGE GIBSON* of *BRISBANE*

~~*an architect within the meaning of the Architects Act 1965.~~

~~*a building surveyor appointed by the Council†~~

~~*a building inspector appointed by the Council†~~ *BRISBANE CITY COUNCIL*

hereby certify that the building shown on the ~~*building units plan/building units plan of resubdivision~~

to which this certificate is annexed has been substantially completed in accordance with plans

and specifications approved by ~~*the Council~~ + *BRISBANE CITY COUNCIL*

~~†a designated officer of the Council†~~

DATED this *ELEVENTH* day of *MAY*, 1989

D Gibson
~~*Architect/Building surveyor/Building inspector.~~

* Delete whichever is inapplicable

† Insert name of local authority

B. W. Hicks
~~Shire~~
~~Town~~
B. W. HICKS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Building Units and Group Titles Act 1980 — 1988
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)

Name of Building:

'HOPETOUN COURT'

Regulation 8(1)

Sheet No. 6 of 8 Sheets

BUILDING UNITS PLAN NO. 9250

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	A	1	7338	93					
2	A	1		94					
3	A&B	1		95					
4	A&B	1		96					
5	A&B	1		97					
AGGREGATE			5		AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:



DIRECTOR N. PIZZICA
 SECRETARY P. PIZZICA



B. W. HICKS
 APPOINTED OFFICER
 BRISBANE CITY COUNCIL

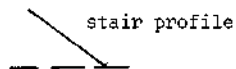
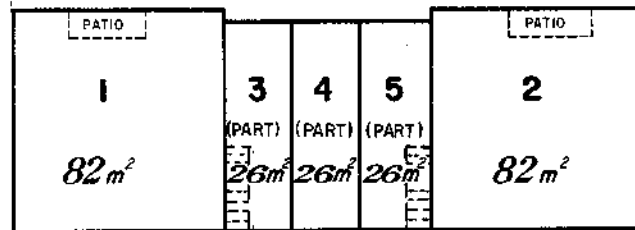
Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: 'HOPETOUN COURT'

Regulation 8(1)
Sheet No 7 of 8 Sheets

BUILDING UNITS PLAN NO. 9250

LEVEL A



The area shown as stairs extends
to the underside of Stairs only.

Floor areas are approximate only Scale: 1:200

SIGNATURE OF REGISTERED PROPRIETOR:



DIRECTOR N. PIZZICA
SECRETARY P. PIZZICA

B. W. HICKS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

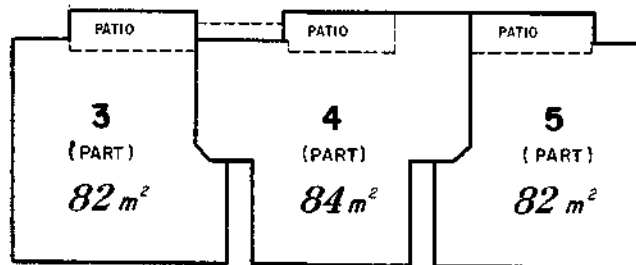
Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: 'HOPETOUN COURT'

Regulation 8(1)
Sheet No. 8 of 8 Sheets

BUILDING UNITS PLAN NO. 9250

LEVEL B

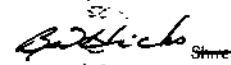


Floor areas are approximate only. Scale: 1:200

SIGNATURE OF REGISTERED PROPRIETOR:



DIRECTOR N. PIZZICA
SECRETARY P. PIZZICA


B. W. HICKS
APPOINTED OFFICER
BRISBANE CITY COUNCIL



A member of The Association
of Consulting Surveyors' Club

ROBIN E. SKETT

Consulting Surveyor & Town Planner

250 Enoggera Road
Newmarket Q. 4051
Telephone (07) 352 6442
Fax (07) 356 7214

RE SKETT LS FIS Aust Grad Dip US&PP

Your Ref.

Our Ref 88.135

I Robin E Skett, Licensed Surveyor of 250 Enoggera Road, Newmarket, hereby certify that, as at the date of the signing of my Certificate in Form 2 of the Building Units and Group Titles Regulations 1980, I had physically inspected the building known as Hopetoun Court and certify that-
it conforms to the Building Units Plan as submitted herewith;
the Lots are numbered in accordance with the numbering on the Building Units Plan;
areas designated as parts of Lots (including garages) have been suitably identified and structurally divided;
all Lots in the building are physically connected to each other in an approved manner.

Licensed Surveyor

12th May 1989

Property Fact Pack

develo

u5/29 Hopetoun Street
Ascot QLD 4007

YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

At a glance

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



Easements



NO
CONSIDERATIONS
IDENTIFIED



Flood Risk



NO
CONSIDERATIONS
IDENTIFIED



Character



CONSIDERATIONS
IDENTIFIED



Vegetation



NO
CONSIDERATIONS
IDENTIFIED



Bushfire Risk



NO
CONSIDERATIONS
IDENTIFIED



Noise



CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

25th of May, 2026

ADDRESS

u5/29 HOPETOUN STREET

LOT PLAN

5/BUP9250

COUNCIL

Brisbane

ZONING

- Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)

UTILITIES

- Sewer
- Water

SCHOOL CATCHMENTS

- Hamilton SS
- Aviation High

CLOSEST CITY

Brisbane - 6km

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
-  Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)

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
-  Racecourse Precinct
-  Neighbourhood Plan

Easements

What access rights exist over the property?



Sources: Queensland Government

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Easement Or Covenant

Flood Risk

Is the property in a potential flood area?



THINGS TO KNOW

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

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

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

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

PROPERTY DUE DILIGENCE REPORT | u5/29 HOPETOUN STREET

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

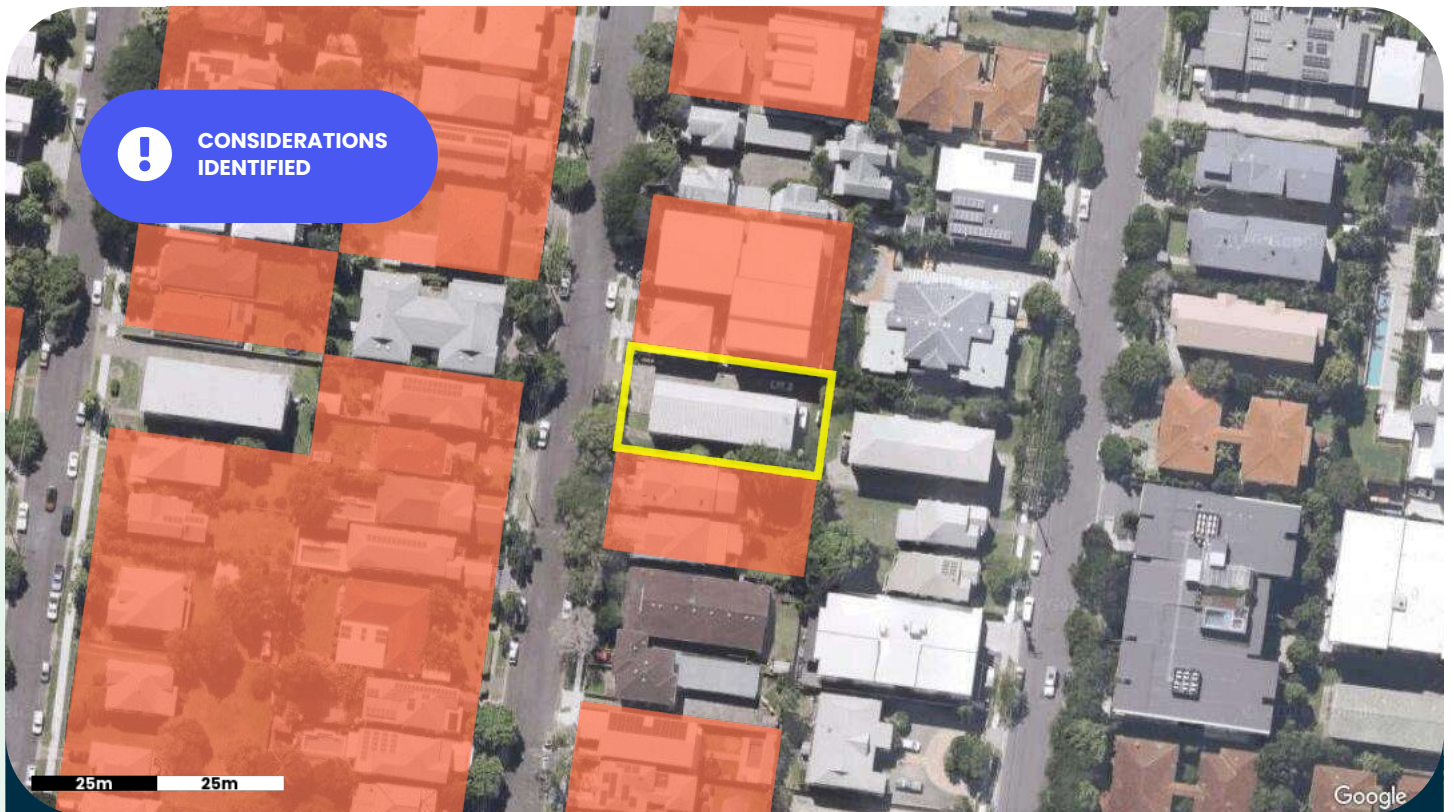
- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

LEGEND

 Selected Property

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
-  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?



THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

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

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

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

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

Questions to ask

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

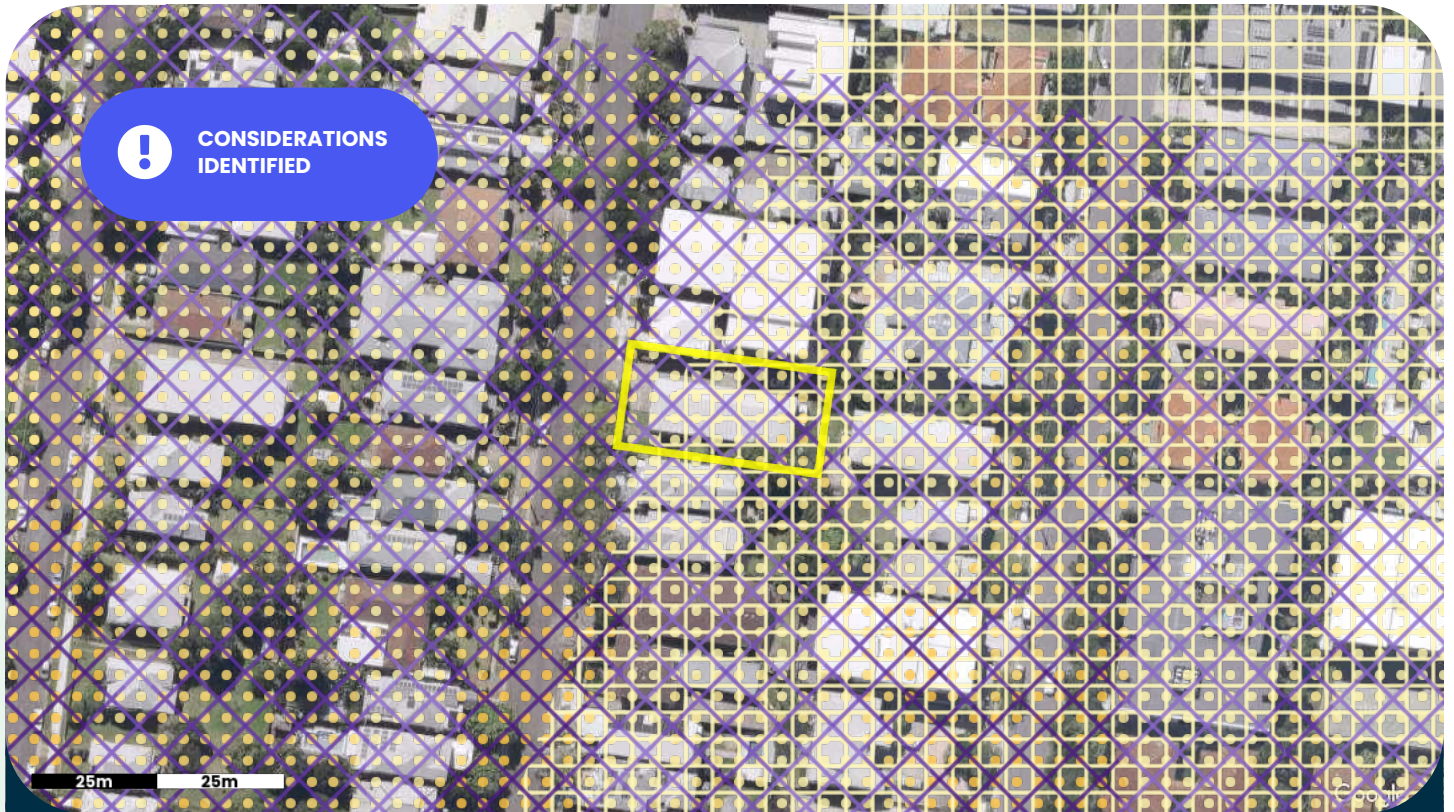
LEGEND

-  Selected Property
- Property Est. Fall: ~0m
-  Property High: ~9m
-  Property Low: ~9m



Noise

Is the property in a potential noise area?



Sources: Department Of Transport And Main Roads, Brisbane City Council

THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Very High Noise (Rail)
- High Noise (Rail)
- Mod. To High Noise (Rail)
- Moderate Noise (Rail)
- Mod. To Low Noise (Rail)
- Very High Noise Area (Council)
- High Noise Area (Council)
- High To Mod. Noise Area (Council)
- Moderate Noise Area (Council)
- Mod. To Low Noise Area (Council)
- Mod. To Low Noise Area (Airport)

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

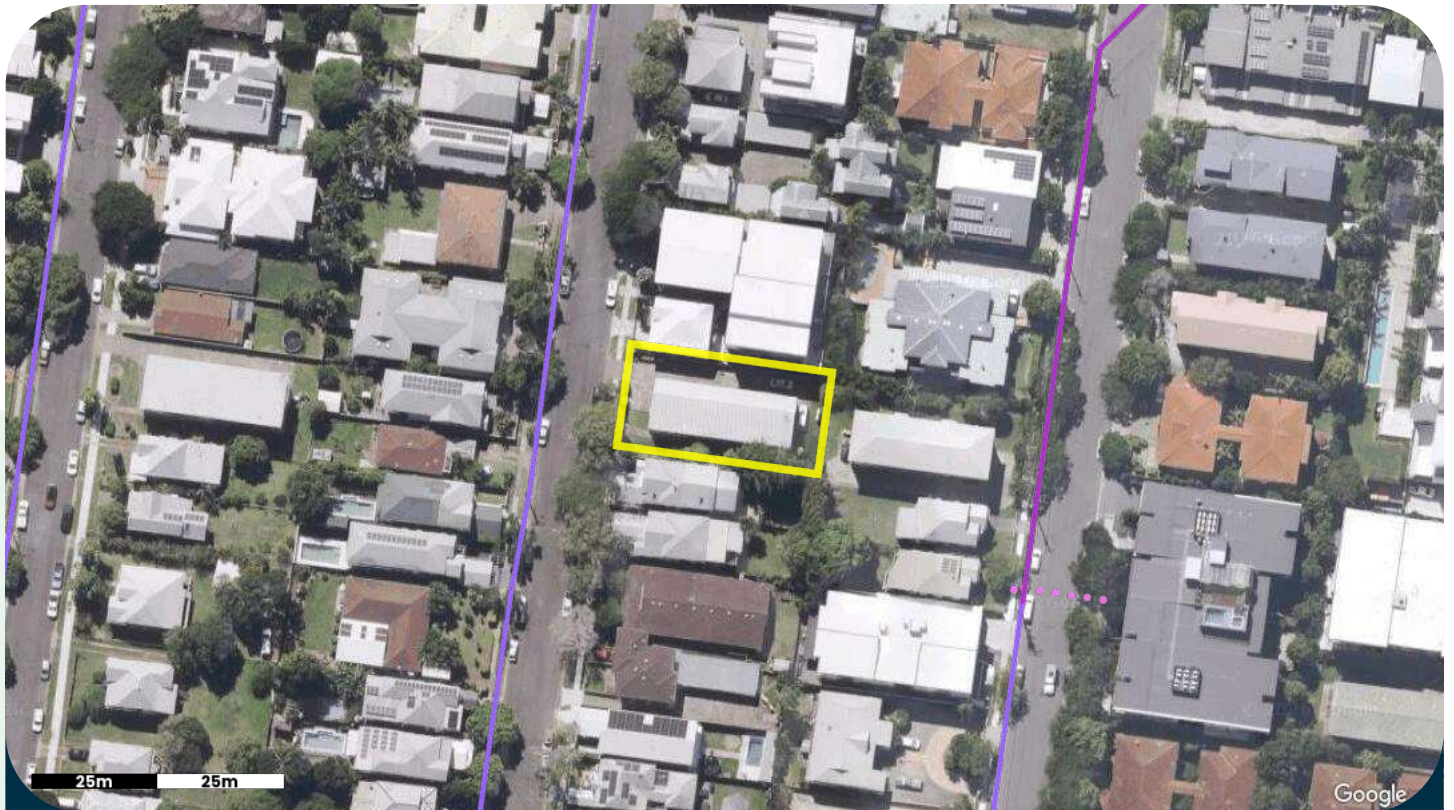
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

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

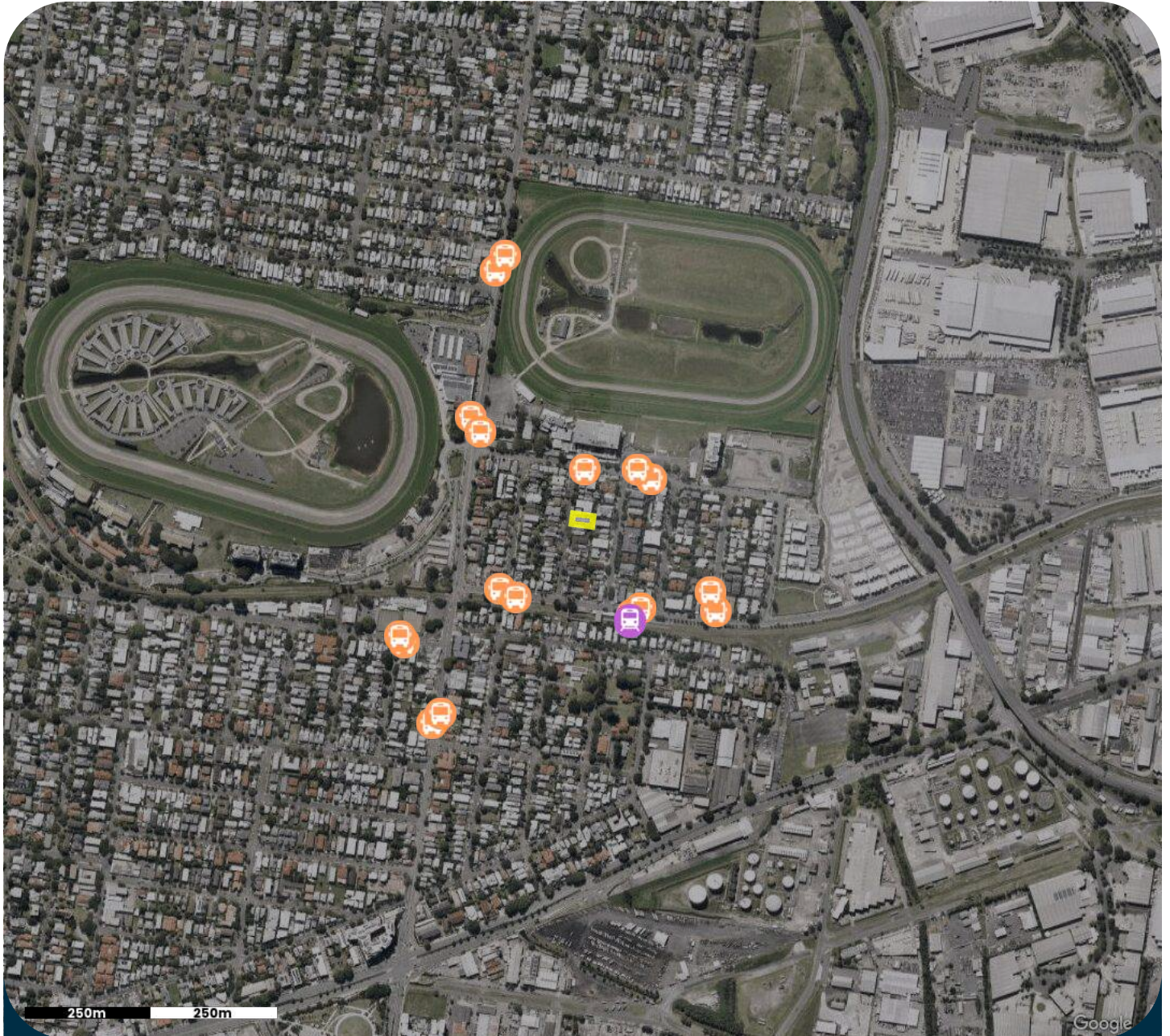
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

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

Public Transport

Is there any public transport stops nearby?



LEGEND

 Selected Property

 Train Station

 Bus Stop

Boundary

View your property boundaries



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.

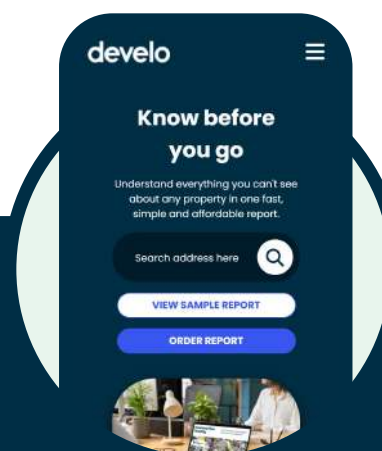
To the maximum extent permitted by law, Develo Pty Ltd disclaims all liability for any loss, damage, cost, or expense incurred by any person arising from any use or reliance on this report or the data contained within it, including but not limited to errors, omissions, or inaccuracies. No liability is accepted for decisions made on the basis of this report or its contents.

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.

YOUR DIGITAL COPY



543850



Ordering your property report has never been easier.

develo.com.au

FOLLOW US



@developropertyreports

develo



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

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

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51157535 EMR Site Id: 25 May 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 5 Plan: BUP9250
5/29 HOPETOUN ST
ASCOT

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority

Water and Sewerage Quarterly Account

QUUR50_A4B/E-1/S-1/I-1/
MS MELANIE P PETRINEC
UNIT 5
29 HOPETON ST
ASCOT QLD 4007

Property Location: 5
29 HOPETOUN STREET
ASCOT 4007

Customer reference number	10 1075 2828 0000 2
Bill number	1075 2828 51
Date issued	15/04/2026
Total due	\$389.47
Current charges due date	21/05/2026

Your water usage

Water usage (kL)	37.60
Days charged	83

Average daily water usage (litres)

Current period	453
Same period last year	173

Account Summary Period 08/01/2026 - 31/03/2026

Your Last Account

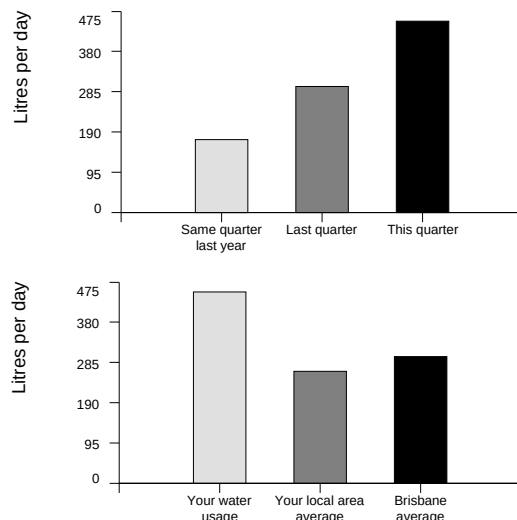
Amount Billed	\$395.96
Amount Paid	\$395.96CR

Your Current Account

Balance	\$0.00
Current Charges	\$389.47

Total Due \$389.47

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.



**YOUR BILL COVERS SO MUCH MORE THAN
JUST THE WATER YOU USE** *Scan to learn 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



Internet
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 08/01/2026 - 31/03/2026 (83 days)**Your meter readings**

Serial Number	Read Date	Reading	Usage	Comment
CDA2200797	08/01/2026	767		
	01/04/2026	955	188kL	
Boundary Meter	Your share percentage is 20.000000			Your share of usage is 37.60

Water Usage**State bulk water price**

State Bulk Water Charge 2025/26	37.60kL @ \$3.517000/kL	\$132.23
---------------------------------	-------------------------	----------

Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	37.60kL @ \$0.981000/kL	\$36.88
Subtotal		\$169.11

Water Services**Urban Utilities water service charge**

Water service charge 2025/26	83 days	\$57.60
Subtotal		\$57.60

Sewerage Services**Urban Utilities sewerage service charge**

Sewerage service charge 2025/26	83 days	\$162.76
Subtotal		\$162.76

Water usage **\$169.11****Water services** **\$57.60****Sewerage services** **\$162.76****Your total charges 08/01/2026 - 31/03/2026** **\$389.47**

Customer ref. no. 10 1075 2828 0000 2

5
29 HOPETOUN STREET
ASCOT 4007**Your usage was 37.60 kilolitres.****That's an average of 453 litres per day.****NEED HELP UNDERSTANDING YOUR BILL?**

Learn about each item on your bill and the services it helps pay for

SCAN HERE

**INTERPRETER SERVICE 13 14 50**

当您需要口译员时，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: MS MELANIE P
 PETRINEC

 Biller Code: 112144
 Ref: 10 1075 2828 0000 2


BPAY® this payment via Internet or phone banking.

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

To use the QR code, use the reader within your mobile banking app.

More info: www.bpay.com.au



*4001 101075282800002


Commonwealth Bank
 Commonwealth Bank of Australia
 ABN 48 123 123 124
 240 Queen Street, Brisbane, QLD
Date Cash Cheques

Teller Stamp & Initials

Total Due

\$ **389.47**

+757+

Current charges due date

21/05/2026

For Credit **Urban Utilities**

Trans Code

831

User ID

066840

Customer Reference No.

101075282800002



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account Tax Invoice

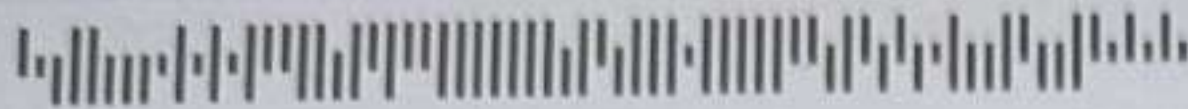
Property Location 5/29 HOPETOUN ST
ASCOT
Issue Date 2 Apr 2026

Bill number
5000 1050 1011 523

Bill number including donation
5800 1050 1011 523

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Apr 2026 - 30 Jun 2026



P090BCCRA973_A4MA01/E-1785/S-3570/I-7139
MS MELANIE P PETRINEC
45 CASTLEWELLAN CIR
WARNER QLD 4500

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

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

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

For more about the work of the Trust visit lmct.org.au

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



LORD MAYOR'S CHARITABLE TRUST

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

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

Nett Amount Payable

\$550.80

Due Date

5 May 2026

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	485.92
Brisbane City Council Miscellaneous Charges	1.98
State Government Charges	62.90

Total GST on this TAX INVOICE \$0.18

Gross Amount

550.80

Discount and/or Rounding (where applicable)

0.00

Nett Amount Payable

550.80

Optional Lord Mayor's Charitable Trust donation received by the Due Date

565.80

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

Including Lord Mayor's Charitable Trust \$15 donation



*439 580010501011523



Bill Code: 319186
Ref: 5800 0000 1072 163
Amt: \$565.80 by 5 May 2026

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010501011523



Bill Code: 78550
Ref: 5000 0000 1072 163
Amt: \$550.80 by 5 May 2026

Pay using your smartphone



MS MELANIE P PETRINEC

Due Date

5 May 2026

50

Gross Amount

\$550.80

Nett Amount

\$550.80

<0000055080>

<004440>

<500010501011523>

>

Statutory Encumbrances Annexure

Property: UNIT 5 29 HOPETOUN ST, ASCOT QLD 4007

This report details statutory encumbrances that directly impact the property.

1. Look up and Live

Overhead and underground power infrastructure was not located within the property boundaries on the supplied Look up and Live mapping.

2. NBN Co Qld

NBN underground telecommunications infrastructure affects the property. Distribution pits and trenches are located in the road reserve at the street frontage, with a service lead-in crossing the front boundary into the parent lot to service the building.

3. Brisbane City Council

Brisbane City Council mapping indicates no council-managed infrastructure recorded within the property boundaries, with the enquiry area annotated as No Assets.

4. APA Group Gas Networks (70710)

A natural gas distribution main is located in the road reserve along the Hopetoun St frontage adjoining the property. A gas service connection extends from the street main into the lot, so gas infrastructure is present within the property boundaries.

5. Queensland Urban Utilities

Urban Utilities sewer infrastructure is located within the property boundaries, with a sewer gravity main traversing the rear portion of the lot. A water reticulation main is located in the road reserve along the Hopetoun Street frontage, with a water service connection extending into the property.

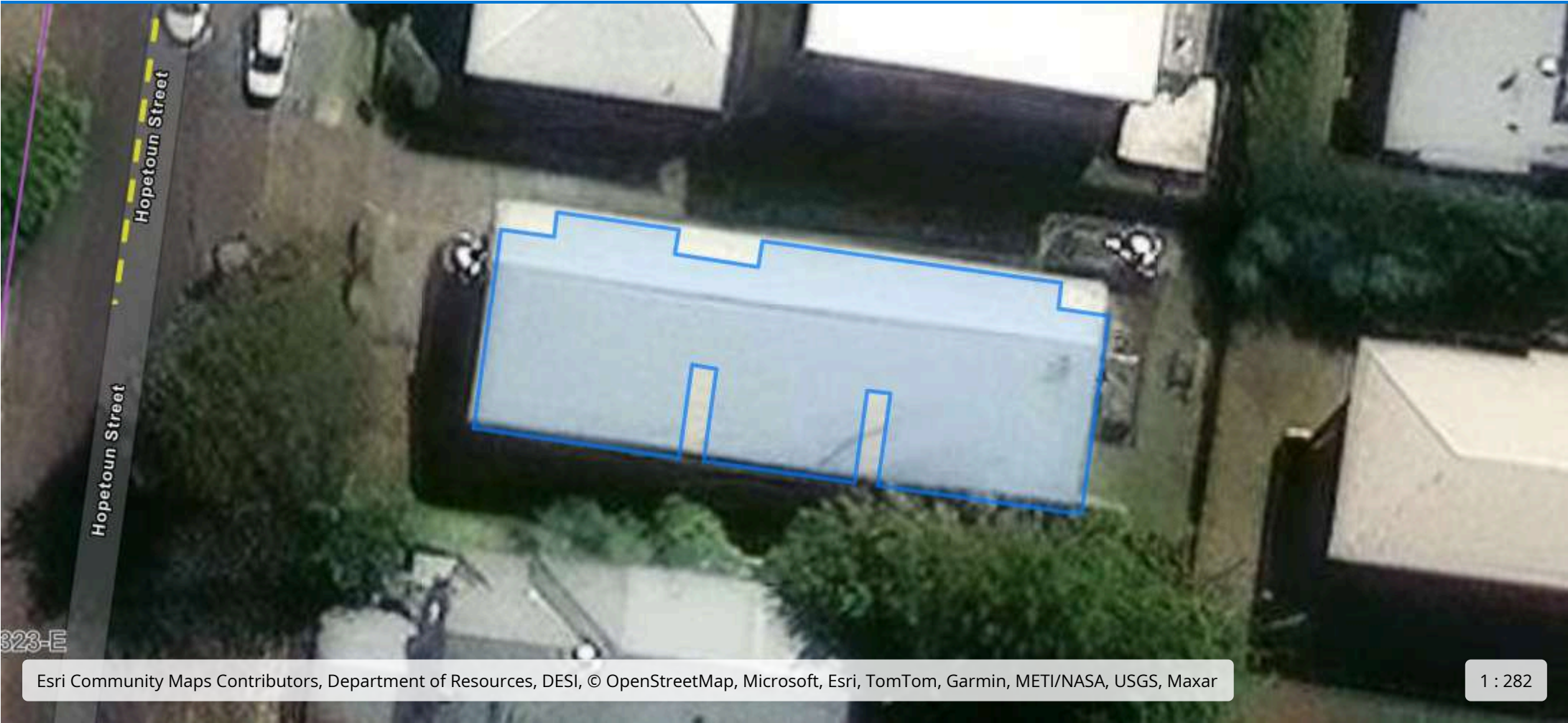
6. Energex QLD

Energex electricity infrastructure is located within the property boundaries of the multi-unit development to service the complex.

7. Telstra QLD South East

Telecommunications infrastructure is present within the property boundaries. A Telstra underground lead-in conduit from a street pit at the Hopetoun Street frontage crosses the front boundary to the premises, with Telstra distribution pits and conduits located in the road reserve along the frontage.

Look up and Live - 53238312



QLD Exclusion Zone



LUAL QLD

Energex/Ergon Poles

LUAL QLD

DEVICES

- Pad
- Pillar
- Pit

LUAL_WA

Network Devices

- Pillar
- Substation

Network Device

- Pillar
- Substation

-  Pole
-  Pole w Ground Stay
-  Tower

 Substation

TR

-  Overhead
-  Underground
-  Submarine

LV

-  Overhead
-  Underground

SWER

-  Overhead
-  Underground

HV

-  Overhead
-  Underground
-  Submarine

Other



Poles

-  Pole
-  Pole w Ground Stay
-  Tower

Network TR

-  Overhead
-  Underground
-  Submarine

Network LV

-  Overhead
-  Underground

Network SWER

-  Overhead
-  Underground

Network HV

-  Overhead
-  Underground
-  Submarine

Network Other



Exclusion Zone All



Poles

-  Pole
-  Pole w Ground Stay
-  Tower

Network TR

-  Overhead
-  Underground
-  Submarine

Network LV

Network SWER

-  Overhead
-  Underground

Network HV

-  Overhead
-  Underground
-  Submarine

Network Other



LUAL_Exclusion_Zone_Feature_Public



LUAL_NoData_Public

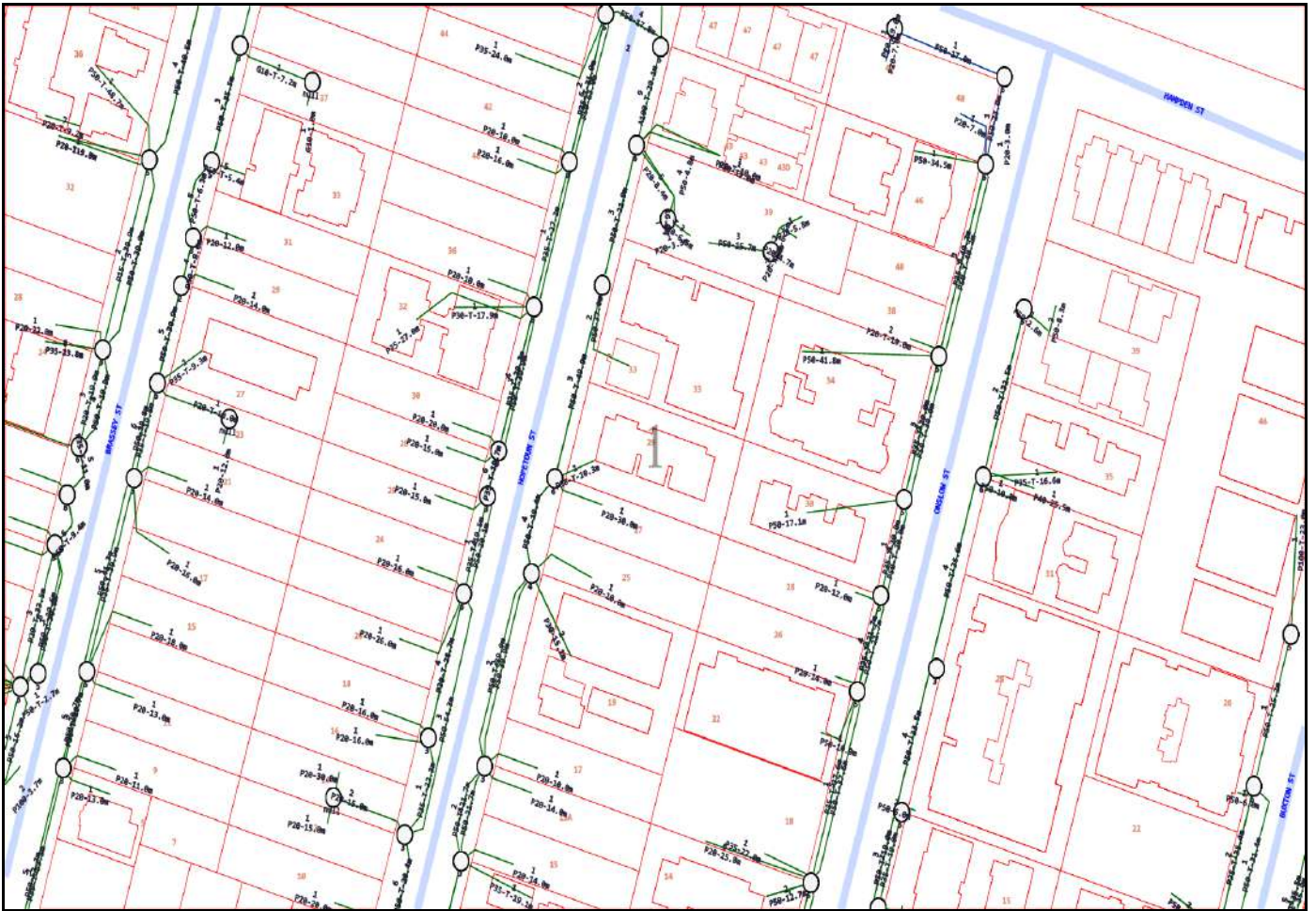




LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

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



Job # 53238312
Seq # 273421907
Provider: Brisbane City Council
Telephone: (07) 3403 8888



Legend
 BYDA Enquiry

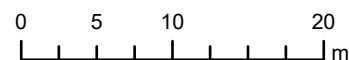
Disclaimer:
© Brisbane City Council [2020]
In consideration of Council, and the copyright owners listed below, permitting the use of this data, you acknowledge and agree that Council, and the copyright owners, give no warranty in relation to the data (including accuracy, reliability, completeness, currency 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



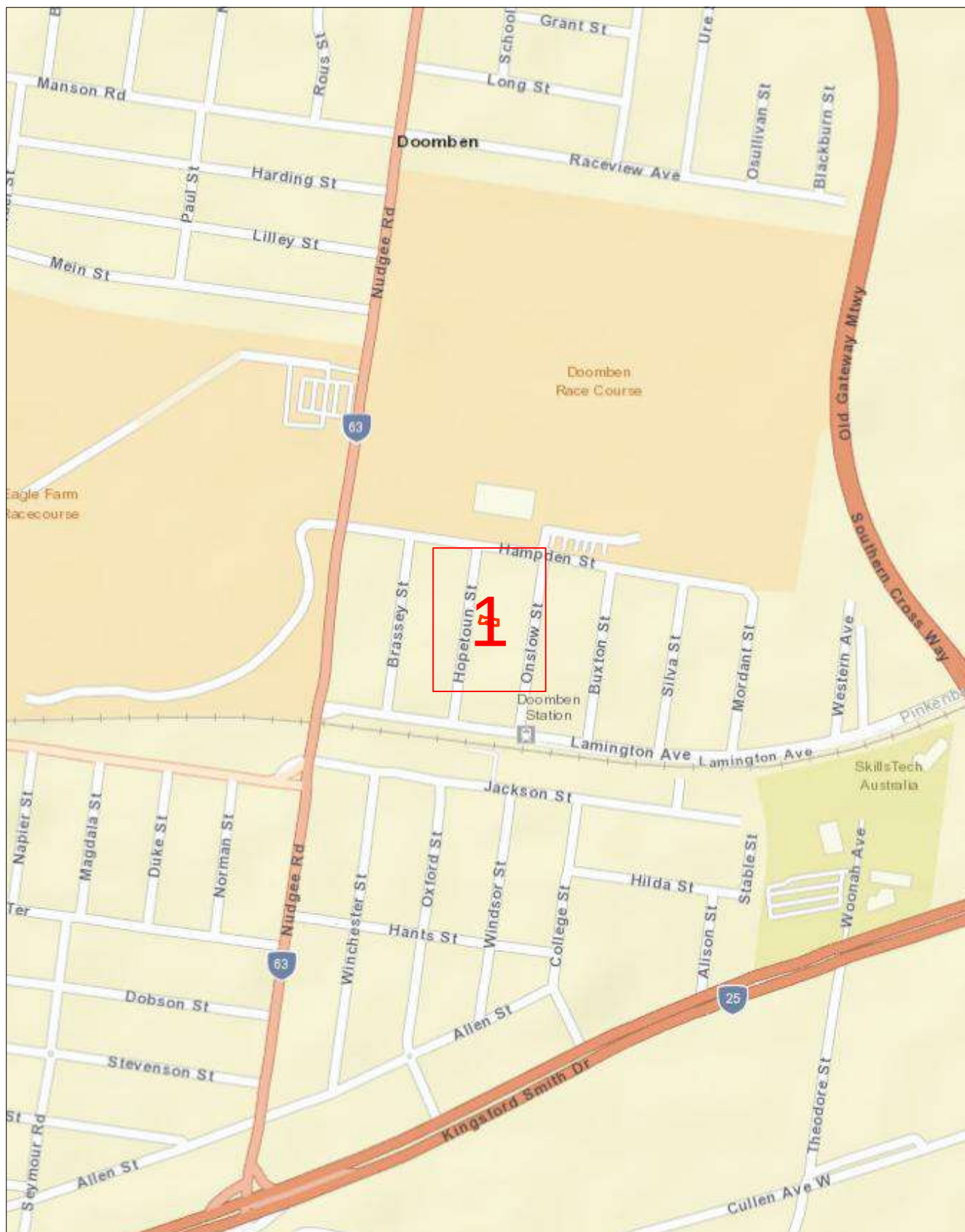
Scale 1:500



Plans generated by
SmarterWX™ Automate

Site 5/29 HOPETOUN ST
Address: ASCOT
QLD 4007

Sequence 273421908
Number:



Scale 1: 6000

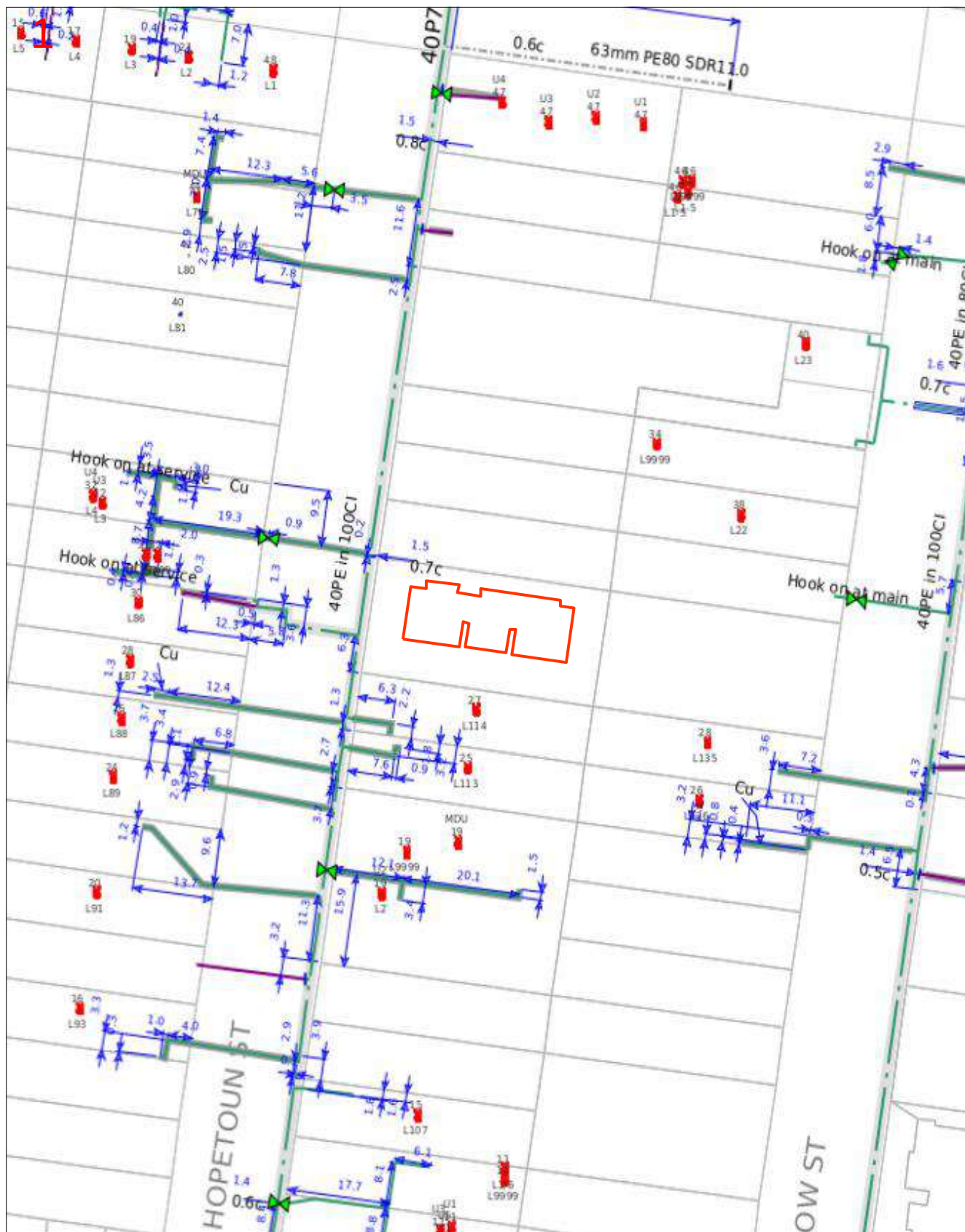
Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area

Map Key Area





Scale 1: 700

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



Enquiry Area

Map Key Area



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 ^A	
Gas connected property		CP rectifier terminal			

^AA 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

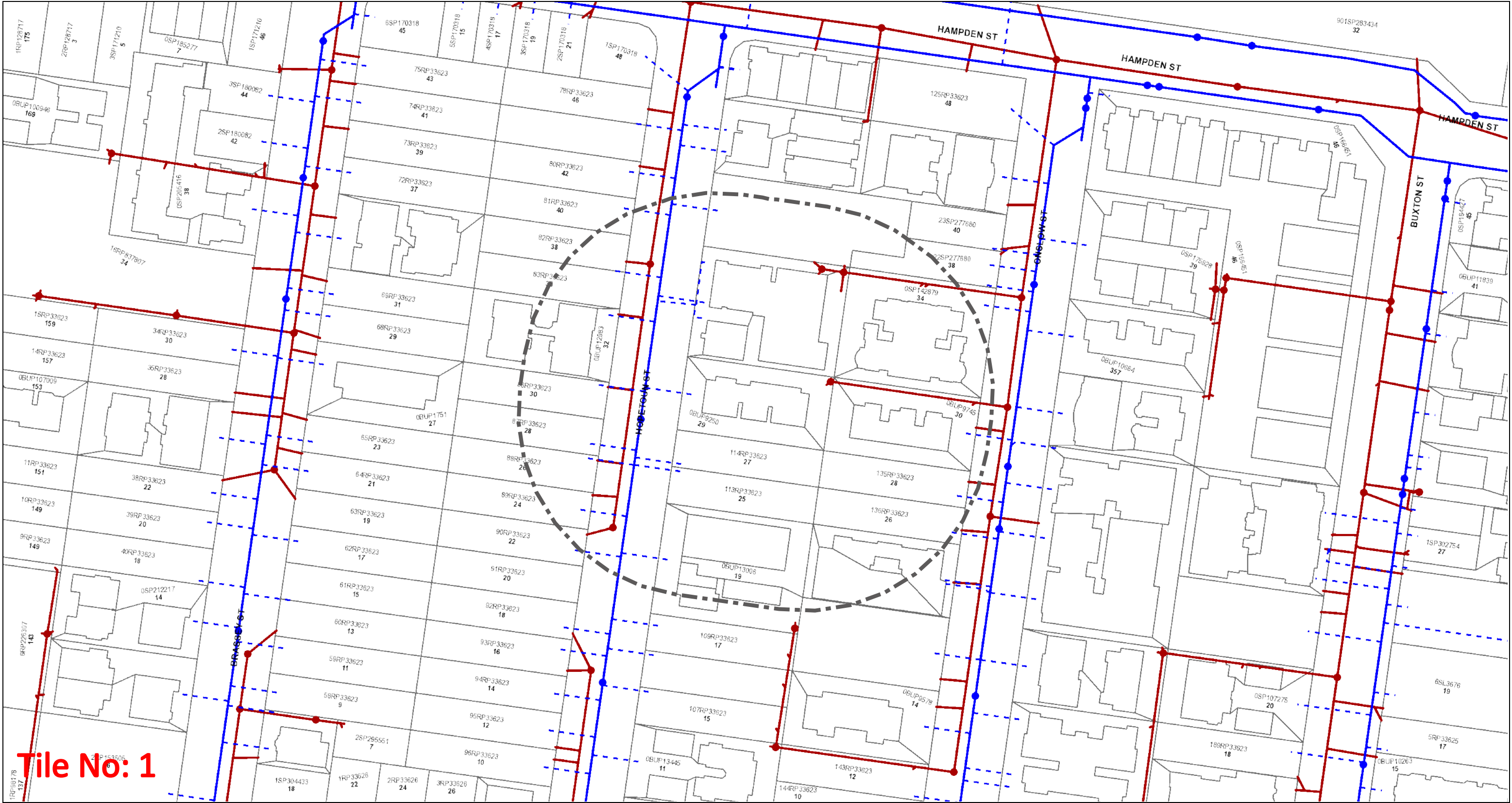
INTERPRETATION EXAMPLE

	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

Urban Utilities - Water, Recycled Water and Sewer Infrastructure





N



Map Scale
1:1000

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

BYDA Reference No: 273421909

Date BYDA Ref Received: 25/05/2026

Date BYDA Job to Commence: 25/05/2026

Date BYDA Map Produced: 25/05/2026

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.

Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.

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

ABN 86 673 835 011



BYDA

Sequence: 273421910
Date: 25/05/2026
Scale: 1:500
Tile No: 1

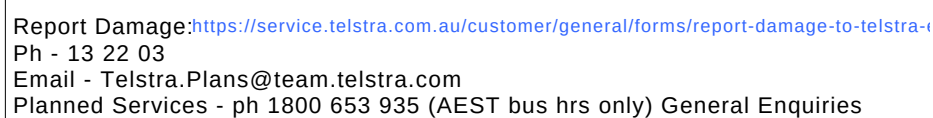
LEGEND

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

AS5488 Category "D" Plan



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.



Generated On 25/05/2026 10:53:30

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.

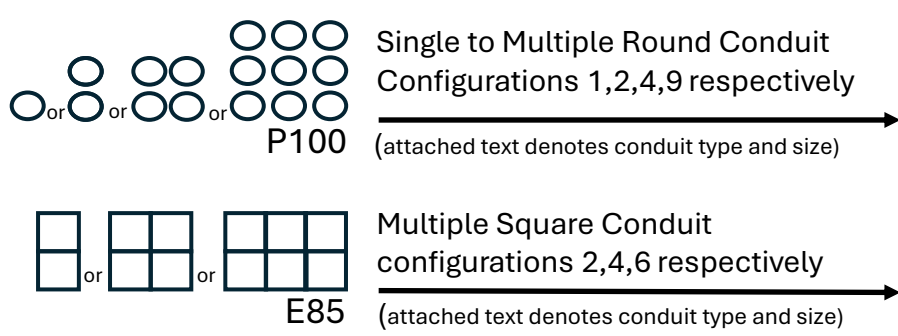
WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for 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.

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



Some examples of conduit type and size:

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

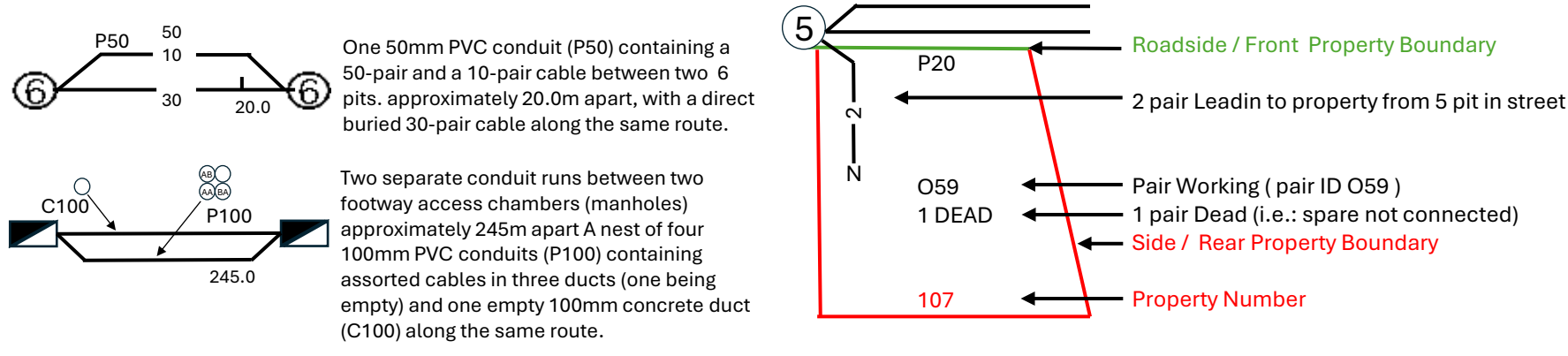
Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

Plan	Prepare	Pothole	Protect	Proceed
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.	Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.	Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.	Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.	Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

Dealing: 704181113
Title Reference: 19209250
Lodgment: 1065264
Date: 15/07/2000 11:17:39

1. Name of Community Title Scheme

HOPETOUN COURT

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR HOPETOUN COURT COMMUNITY TITLES SCHEME 6064

4. Address for service of documents on the body corporate

PRUDENTIAL BODY CORPORATE MANAGEMENT P/L
P.O. BOX 4,
HOLLAND PARK QLD. 4121

5. By-Laws

Taken to be those in effect as at 13 July 2000
[section 285 (5)(a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule

7. Interest Schedule

Lot	Entitlement	Lot	Entitlement
1 in BUP9250	1	1 in BUP9250	1
2 in BUP9250	1	2 in BUP9250	1
3 in BUP9250	1	3 in BUP9250	1
4 in BUP9250	1	4 in BUP9250	1
5 in BUP9250	1	5 in BUP9250	1

Total Lots: 5 Aggregate 5 Total Lots: 5 Aggregate 5

***** End *****

Schedule 3 By-laws

section 30

1 Noise

A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

2 Vehicles

Save where a by-law made pursuant to section 30(7) of this Act authorises a proprietor or occupier so to do, the proprietor or occupier of a lot shall not park or stand any motor or other vehicle upon common property except with the consent in writing of the body corporate.

3 Obstruction

A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.

4 Damage to lawns etc. on common property

A proprietor or occupier of a lot shall not—

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
- (b) except with the consent in writing of the body corporate, use for his or her own purposes as a garden any portion of the common property.

5 Damage to common property

- (1) A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except

with the consent in writing of the body corporate, but this by-law does not prevent a proprietor or person authorised by the proprietor from installing---

- (a) any locking or other safety device for protection of his or her lot against intruders; or
 - (b) any screen or other device to prevent entry of animals or insects upon his or her lot.
- (2) Provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a competent manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the amenity of the building.

6 Behaviour of invitees

A proprietor or occupier of a lot shall take all reasonable steps to ensure that his or her invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

7 Depositing rubbish etc. on common property

A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.

8 Appearance of building

In the case of a building units plan, a proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his or her lot in such a way as to be visible from outside the building.

9 Storage of flammable liquids etc.

A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his or her lot or upon the common property any flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

10 Garbage disposal

A proprietor or occupier of a lot shall—

- (a) save where the body corporate provides some other means of disposal of garbage, maintain within his or her lot, or on such part of the common property as may be authorised by the body corporate, in clean and dry condition and adequately covered, a receptacle for garbage;
- (b) comply with all local government local laws and ordinances relating to the disposal of garbage;
- (c) ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his or her disposal of garbage.

11 Keeping of animals

Subject to section 30(12), a proprietor or occupier of a lot shall not, without the approval in writing of the body corporate, keep any animal upon his or her lot or the common property.

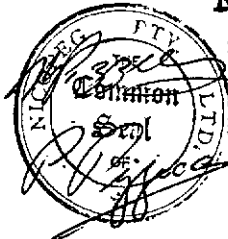
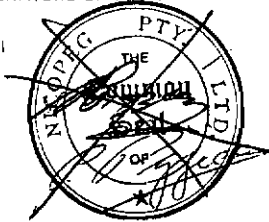
Building Units and Group Titles Act 1980 — 1988
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 1)

Regulation 8(1)
 Sheet No. 1 of 8 Sheets

NAME OF BUILDING: 'HOPETOUN COURT'

BUILDING UNITS PLAN NO. 9250

SIGNATURE OF REGISTERED PROPRIETOR:



DIRECTOR N. PIZZICA
 SECRETARY P. PIZZICA

NAME OF REGISTERED PROPRIETOR: NICOPEG PTY LTD AS TRUSTEE UNDER NOMINATION OF
 TRUSTEE NO 5611871P.

ADDRESS: 158 MAUNDRELL TERRACE
 CHERMSIDE WEST QLD 4032

REFERENCE TO TITLE: VOLUME 7323, FOLIO 45.

DESCRIPTION OF PARCEL: LOT 115 ON R.P. 225409

COUNTY: STANLEY

PARISH: TOOMBUL

CITY: BRISBANE



BUP9250

CMS6064

NAME OF BODY CORPORATE: THE PROPRIETORS - 'HOPETOUN COURT'
 'BUILDING UNITS PLAN NO. 9250

ADDRESS at which documents
 may be served:

158 MAUNDRELL TERRACE
 CHERMSIDE WEST QLD 4032

BUILDING UNITS PLAN No.: 9250

REGISTERED: 5 JUN 1989
 11:29 AM

REGISTRAR OF TITLES

[Signature] Shire Clerk
 B. W. HIGGS
 APPOINTED OFFICER
 BRISBANE CITY COUNCIL

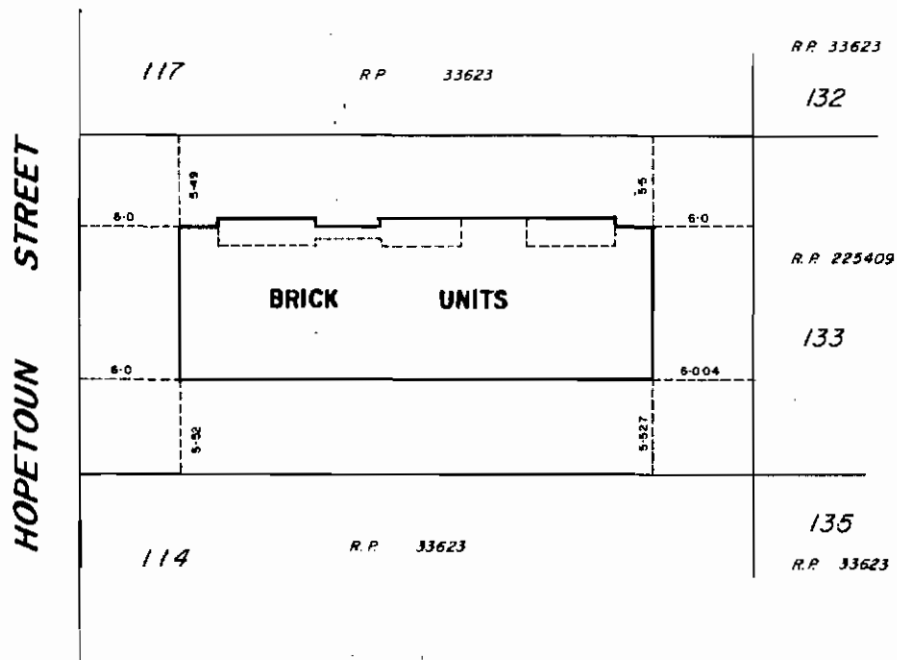
Surveyor's Reference: 89.135
 Local Authority Reference:

Charted on Map: CC 68 Date 15.6.89

Name of Building: 'HOPETOUN COURT'

Regulation 8(1)
Sheet No. 2 of 8 Sheets

BUILDING UNITS PLAN NO. 9250



SCALE: 1:300


B. W. HICKS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Shire
Clock
Town

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Name of Building: 'HOPETOUN COURT'

Regulation 8(1)
Sheet No. 3 of 8 Sheets

BUILDING UNITS PLAN NO. 9250

I, **ROBIN ERNEST SKETT**, of **BRISBANE**
licensed surveyor registered under the Surveyors Act 1977-1987 hereby certify that:-

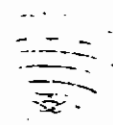
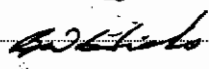
- (a) The building shown on the *building units plan/~~building units plan of subdivision~~ to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the said plan subject to paragraph (b) of this certificate;
- (b) (i) Where eaves or guttering project beyond such boundaries an appropriate easement has been granted as an appurtenance of the parcel; and
(ii) Where that projection is over a road the local authority has consented thereto pursuant to the ordinances or by-laws as the case may be.

DATED this **Fourth** day of **April** 1989



LICENSED SURVEYOR

*Delete whichever is inapplicable



B. W. HICKS
APPOINTED OFFICER
Shire-
-Clerk
Town-

BRISBANE CITY COUNCIL

Building Units and Group Titles Act 1980 — 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

Name of Building: 'HOPETOUN COURT'

Regulation 8(1)
Sheet No. 4 of 8 Sheets

BUILDING UNITS PLAN NO. 9250

CERTIFICATE OF LOCAL AUTHORITY

Brisbane City Council hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Brisbane City Council and that all the requirements of the City of Brisbane Act 1924 — 1987/City of Brisbane Town Planning Act 1964 — 1986 as modified by the Building Units and Group Titles Act 1980 - 1983 have been complied with in regard to the subdivision.

DATED this

11th

day of

May

19 87

Lord Mayor

Deputy Town Clerk

B. W. Hicks
B. W. HICKS
APPOINTED OFFICER
Brisbane City Council

Name of Building. 'HOPETOUN COURT'

Regulation 8(1)
Sheet No. 5 of 8 Sheets

BUILDING UNITS PLAN NO. 9250

I, *DOUGLAS GEORGE GIBSON* of *BRISBANE*

~~*an architect within the meaning of the Architects Act 1986.~~

~~*a building surveyor appointed by the Council +~~

~~*a building inspector appointed by the Council +~~ *BRISBANE CITY COUNCIL*

hereby certify that the building shown on the ~~*building units plan/building units plan of resubdivision~~

to which this certificate is annexed has been substantially completed in accordance with plans

and specifications approved by ~~*the Council +~~ *BRISBANE CITY COUNCIL*

~~/a designated officer of the Council +~~

DATED this *ELEVENTH* day of *MAY*, 1989

D Gibson
~~*Architect/Building surveyor/Building inspector.~~

~~* Delete whichever is inapplicable~~

~~+ Insert name of local authority~~

B. W. Hicks ~~Shire~~ ~~Clerk~~
~~Town~~
B. W. RICKS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Building Units and Group Titles Act 1980 — 1988
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)

Name of Building

'HOPETOUN COURT'

Regulation 8(1)

Sheet No. 6 of 8 Sheets

BUILDING UNITS PLAN NO. 9250

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	A	1	7338	93					
2	A	1		94					
3	A & B	1		95					
4	A & B	1		96					
5	A & B	1		97					
AGGREGATE		5			AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:



DIRECTOR N. PIZZICA
 SECRETARY P. PIZZICA

B. W. Hicks

Shire Clerk
 Town

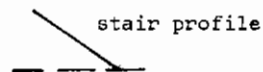
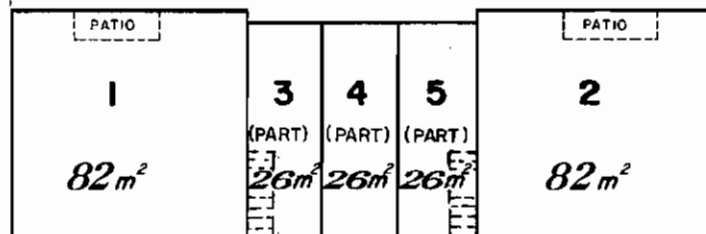
B. W. HICKS
 APPOINTED OFFICER
 BRISBANE CITY COUNCIL

Name of Building: 'HOPETOUN COURT'

Regulation 8(1)
Sheet No 7 of 8 Sheets

BUILDING UNITS PLAN NO. 9250

LEVEL A



stair profile

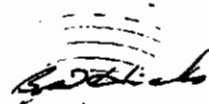
The area shown as stairs extends to the underside of Stairs only.

Floor areas are approximate only Scale: 1:200

SIGNATURE OF REGISTERED PROPRIETOR:



DIRECTOR N. PIZZICA
SECRETARY P. PIZZICA

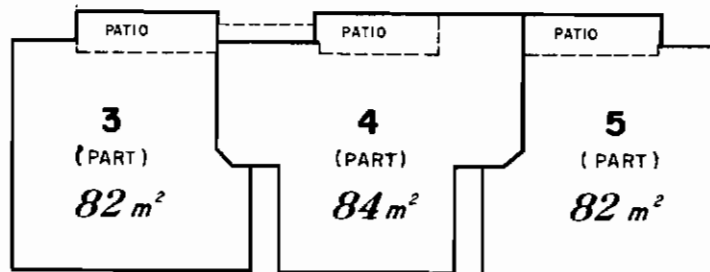

B. W. HICKS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Name of Building: 'HOPETOUN COURT'

Regulation 8(1)
Sheet No 8 of 8 Sheets

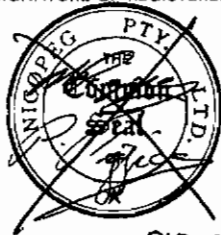
BUILDING UNITS PLAN NO. 9250

LEVEL B



Floor areas are approximate only. Scale: 1:200

SIGNATURE OF REGISTERED PROPRIETOR:

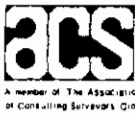


DIRECTOR N. PIZZICA
SECRETARY P. PIZZICA



B. W. HICKS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Shire Clerk



ROBIN E. SKETT

Consulting Surveyor & Town Planner

250 Enoggera Road
Newmarket, Q 4051
Telephone: (07) 352 6449
Fax: (07) 355 7214

R.E. SKETT LS FIS Aust. Grad Dip U.S. RP

Your Ref

Our Ref 88.135

I Robin E Skett, Licensed Surveyor of 250 Enoggera Road, Newmarket, hereby certify that, as at the date of the signing of my Certificate in Form 7 of the Building Units and Group Titles Regulations 1980, I had physically inspected the building known as Hopetoun Court and certify that-
it conforms to the Building Units Plan as submitted herewith;
the Lots are numbered in accordance with the numbering on the Building Units Plan;
areas designated as parts of Lots (including garages) have been suitably identified and structurally divided;
all Lots in the building are physically connected to each other in an approved manner.

Licensed Surveyor
12th May 1989

Admin Fund Statement of Income & Expenditure

HOPETOUN COURT CTS 6064
29 Hopetoun Street ASCOT QLD 4007
1 July 2024 to 30 June 2025
Printed 07/07/25 15:27

	YTD Actual	Annual Budget	Variance	Last Year
FUND INCOME				
Contributions	13,400.00	13,400.00	0.00	12,850.00
TOTAL FUND INCOME	13,400.00	13,400.00	0.00	12,850.00
FUND EXPENDITURE				
Common property	0.00	0.00	0.00	110.00
Debt collection fees	44.00	0.00	(44.00)	44.00
Debt collection fees recovery	(44.00)	0.00	44.00	(44.00)
Grounds	1,881.00	2,000.00	119.00	1,859.00
Gutters & downpipes	0.00	500.00	500.00	550.00
Insurance renewals	5,745.00	6,245.00	500.00	5,455.00
Management - Additional services fee	462.30	500.00	37.70	520.10
Management - Agreed Services	1,119.60	1,119.60	0.00	1,076.52
Management - Asset Maintenance Services	75.00	75.00	0.00	67.29
Management - Disbursement Fees	428.96	429.00	0.04	540.63
Pest control	0.00	0.00	0.00	605.00
Reconciliation Fee	198.00	198.00	0.00	198.00
Reports	499.00	444.00	(55.00)	291.00
Utilities-Electricity	0.00	500.00	500.00	451.65
TOTAL FUND EXPENDITURE	10,408.86	12,010.60	1,601.74	11,724.19
FUND SURPLUS (DEFICIT)	2,991.14	1,389.40	1,601.74	1,125.81

Admin Fund Statement of Assets & Liabilities

HOPETOUN COURT CTS 6064
29 Hopetoun Street ASCOT QLD 4007
30 June 2025
Printed 07/07/25 15:27

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	(591.23)	(1,717.04)
Surplus/(Deficit) For Period	2,991.14	1,125.81
TOTAL FUNDS	2,399.91	(591.23)
ASSETS		
Cash at Bank (MBL)	3,441.00	1,288.77
Receivables	682.00	0.00
Sundry Receivables	256.91	220.00
TOTAL ASSETS	4,379.91	1,508.77
LIABILITIES		
Levies In Advance	1,980.00	2,100.00
TOTAL LIABILITIES	1,980.00	2,100.00
NET ASSETS	2,399.91	(591.23)

Sinking Fund Statement of Income & Expenditure

HOPETOUN COURT CTS 6064
29 Hopetoun Street ASCOT QLD 4007
1 July 2024 to 30 June 2025
Printed 07/07/25 15:27

	YTD Actual	Annual Budget	Variance	Last Year
FUND INCOME				
Contributions	3,250.00	3,250.00	0.00	1,450.00
TOTAL FUND INCOME	3,250.00	3,250.00	0.00	1,450.00
FUND EXPENDITURE				
Common property	0.00	2,519.88	2,519.88	14,239.80
Contingencies	0.00	2,000.00	2,000.00	0.00
TOTAL FUND EXPENDITURE	0.00	4,519.88	4,519.88	14,239.80
FUND SURPLUS (DEFICIT)	3,250.00	(1,269.88)	4,519.88	(12,789.80)

Sinking Fund Statement of Assets & Liabilities

HOPETOUN COURT CTS 6064
29 Hopetoun Street ASCOT QLD 4007
30 June 2025
Printed 07/07/25 15:27

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	16,733.61	29,523.41
Surplus/(Deficit) For Period	3,250.00	(12,789.80)
TOTAL FUNDS	19,983.61	16,733.61
ASSETS		
Cash at Bank (MBL)	20,383.61	26,830.35
Receivables	200.00	0.00
TOTAL ASSETS	20,583.61	26,830.35
LIABILITIES		
Creditors	0.00	9,946.74
Levies In Advance	600.00	150.00
TOTAL LIABILITIES	600.00	10,096.74
NET ASSETS	19,983.61	16,733.61

Consolidated Statement of Assets & Liabilities

HOPETOUN COURT CTS 6064
29 Hopetoun Street ASCOT QLD 4007
30 June 2025
Printed 07/07/25 15:27

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	16,142.38	27,806.37
Surplus/(Deficit) For Period	6,241.14	(11,663.99)
TOTAL FUNDS	22,383.52	16,142.38
ASSETS		
Cash at Bank (MBL)	23,824.61	28,119.12
Receivables	882.00	0.00
Sundry Receivables	256.91	220.00
TOTAL ASSETS	24,963.52	28,339.12
LIABILITIES		
Creditors	0.00	9,946.74
Levies In Advance	2,580.00	2,250.00
TOTAL LIABILITIES	2,580.00	12,196.74
NET ASSETS	22,383.52	16,142.38

Notes to the Financial Statements

HOPETOUN COURT CTS 6064
29 Hopetoun Street ASCOT QLD 4007
30 June 2025
Printed 07/07/25 15:27

Investments

Nil

The following balances relate to amounts received or owing as at 30/06/2025

Receivables - Owner Arrears

Unit/Lot Details	Admin		Sinking	Total
	Contributions	Final notice fee	Contributions	
00001	660.00	22.00	200.00	882.00
Totals	660.00	22.00	200.00	882.00

Debtors

Nil

Allocated Advance Payments

Unit/Lot Details	Admin	Sinking	Total
	Contributions	Contributions	
00002	660.00	200.00	860.00
00003	660.00	200.00	860.00
00004	660.00	200.00	860.00
Totals	1,980.00	600.00	2,580.00

Outstanding Creditors

Nil

Unallocated Advance Payments

Nil

Remuneration

Commissions received by Whittles are disclosed in the Services Agreement between the Body Corporate and Whittles

Commissions received by Whittles for the financial year of the body corporate: \$553.70

Summary of Significant Accounting Policies

HOPETOUN COURT CTS 6064
29 Hopetoun Street ASCOT QLD 4007
1 July 2024 to 30 June 2025
Printed 07/07/25 15:27

Basis of Preparation

The Body Corporate agent has prepared the financial statements on the basis that the Body Corporate is a non-reporting entity because there are no users dependent on general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared to meet the information needs of members.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the Body Corporate agent has determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the prior period unless otherwise stated.

Basis of Accounting

The financial statements have been prepared on a modified accruals basis and are based on historical costs. Income has been recorded when receivable from the owners and the expenses are recorded when approved for payment, unless otherwise stated. Further manual accruing of expenses may occur as instructed.

Cash and cash equivalents

Cash and cash equivalents comprise deposits held on call with banks and other short-term highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

Goods and Services Tax

Income, expenditure and assets of the Corporation are recognised net of the amount of Goods and Services Tax (GST), except where the GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST.

The net amount of GST payable to, or recoverable from, the ATO is presented as the GST Control Account on the Statement of Assets and Liabilities.

Income Tax

The income tax expense charged to the Statement of Income and Expenditure comprises current income tax expense (income) and is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, as at the end of the reporting period.

Current tax liabilities (assets) are therefore measured at amounts expected to be paid to (recovered from) the ATO.

Only the non-member income of the Corporation is assessable for income tax purposes, as member income is excluded under the principle of mutuality.



Certificate of Insurance

ABN 29 008 096 277

Rebekah Hislop
Body Corporate Hopetoun Court CTS 6064
Whittles Body Corporate Services
PO Box 709
COORPAROO QLD 4151

Date: 07.08.2025
Invoice No: I4832419

This document certifies that the policy referred to below is currently intended to remain in force until 4:00pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions.

Class Residential Strata/Community Corporation

Insurer Longitude Insurance Pty Ltd
PO Box 1813
NORTH SYDNEY NSW 2059

Period 15.09.2025 to 15.09.2026

Policy No. LNG-STR-147035

Important Notice

This certificate does not reflect in detail the policy terms and conditions and merely provides a brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

Disclaimer

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration to, or cancellation of the policy of insurance.

MGA Insurance Brokers Pty. Ltd.

ABN 29 008 096 277
Level 2, 15 Carnaby Street
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

COVERAGE SUMMARY

Body Corporate Hopetoun Court CTS 6064
Residential Strata/Community Corporation

RESIDENTIAL STRATA/COMMUNITY CORPORATION

INSURED:

Body Corporate for Hopetoun Court CTS 6064

SITUATION:

29 Hopetoun Street, ASCOT QLD 4007

INTEREST INSURED:

Building Sum Insured	\$	2,253,942
Common Contents Sum Insured	\$	22,539
Loss of Rent/Temporary Accommodation	\$	338,091
Catastrophe/Emergency Cover		15%
Flood		Not Insured
Storm Surge		Insured
Glass		Insured
Theft		Insured
Public Liability	\$	50,000,000
Voluntary Workers		Insured
Weekly Benefit	\$	2,000
Capital Benefit	\$	200,000
Fidelity	\$	100,000
Office Bearers Liability	\$	1,000,000
Optional Additional Benefits		
Defence Costs	\$	250,000
Statutory Fines and Penalties	\$	250,000
Machinery Breakdown		Not Insured
Government Audit Costs	\$	30,000
Appeal expenses - common property health and safety breaches	\$	150,000
Legal Defence Expenses	\$	50,000
Lot owners fixtures and fixings	\$	300,000
Floating floors		Insured
Loss of Market Value		Not Insured
Workers Compensation (ACT, WA & TAS ONLY)		Not Insured

MGA Insurance Brokers Pty. Ltd.

ABN 29 008 096 277
Level 2, 15 Carnaby Street
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

COVERAGE SUMMARY

Body Corporate Hopetoun Court CTS 6064
Residential Strata/Community Corporation

EXCESS:

Standard Excess	\$2,000
Loss, destruction or damage caused by or arising from earthquake, subterranean fire or volcanic eruption	\$2,000
Flood Excess	Not Applicable
Storm Surge Excess	\$2,000
Public Liability Excess	\$2,000
Voluntary Workers Excess	7 Days
Fidelity Excess	\$2,000
Office Bearers Liability Excess	\$2,000
Machinery Breakdown Excess	Not Applicable
Government Audit Excess	\$500
Appeal Expenses Excess	\$500
Legal Defence Expenses Excess	\$1,000 + 10% contribution
Other excesses payable are shown in the Policy Wording	

ADDITIONAL POLICY BENEFITS AND CONDITIONS:

Storm Surge - cover granted if Storm Surge is caused by and immediately follows a named tropical cyclone, We will pay for loss, destruction or damage to Your Building and Common Contents as a result of Storm Surge. The maximum We will pay is \$2,000,000 or the Sum Insured for Buildings shown in Your Schedule, whichever is the lesser, any one Event and in the aggregate for all Events in the Period of Insurance.

MAJOR EXCLUSIONS :Terrorism
Others As Per Policy

This Document is a Summary of Cover Only. Please refer to the Product Disclosure Statement for Full Policy Limitations and Additional Excesses

UNDERWRITING INFORMATION:

Year Built	1989
Primary Wall Construction	20 Brick
Secondary Wall Construction	15 Not Applicable
Roof Construction	8 Tin / Iron
Floor Construction	1 Concrete

Aluminium Composite Panels	No
Primary External Cladding:	
N/A	
Secondary External Cladding:	
N/A	

Heritage Listed	No
-----------------	----

Fire Protection	
Sprinkler systems in the complex basement/carpark?	No
Sprinkler systems in the complex units?	No
Fire hose reels located throughout the complex?	No

MGA Insurance Brokers Pty. Ltd.

ABN 29 008 096 277
Level 2, 15 Carnaby Street
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

COVERAGE SUMMARY

Body Corporate Hopetoun Court CTS 6064
Residential Strata/Community Corporation

Number of Units	5
Number of Levels	2
Number of Basements	0
Number of Lifts	0
Number of Pools/Spas	0
Number of Gyms	0
Number of Playgrounds	0
Number of Water Features	0
Number of Jetties/Wharfs	0
Number of Separate Buildings	1
% of EPS	0 %
% Commercial Tenants	0 %

Additional Construction Comments:

Last valuation 24th September 2022



Better communities.
The Whittles way.

357 Logan Road
Greenslopes QLD 4120

07 3917 6300
whittles.com.au

Whittles Brisbane Pty Ltd
ABN 18 116 746 340

26/05/26

SEARCHX
111 EAGLE STEET
BRISBANE CITY , QLD, 4000

Dear Sir/Madam

Please find attached the Information Certificate as requested for Lot 5 "HOPETOUN COURT CTS 6064", 29 HOPETOUN STREET, ASCOT. Your reference CTS 6064 Lot 5.

Specific Information To This Lot:

No information

Upon settlement please ensure that a BCCM Form 8 is promptly supplied to Whittles at info.brisbane@whittles.com.au to ensure invoices are sent to the correct address.

Please include the buyer's current postal address, email address and phone numbers if possible and also if the property is being let the rental agent's details and where levy notices should be sent.

Yours faithfully

A handwritten signature in black ink, appearing to be "Bek Hislop", written over a light blue circular stamp.

Bek Hislop
Strata Manager

**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 ..Page 2
- details of the property and community titles scheme ..Page 3
- by-laws and exclusive use areas ..Page 4
- lot entitlements and financial information ..Page 5
- owner contributions and amounts owing ..Page 6
- common property and assets ..Page 8
- insurance ..Page 9
- contracts and authorisations ..Page 10

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 26/05/2026.

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 (Example - Seaview CTS 1234)

HOPETOUN COURT CTS 6064

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:

Whittles Brisbane Pty Ltd
Bek Hislop
PO Box 709
Coorparoo QLD 4151
info.brisbane@whittles.com.au
07 3917-6300

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: 5

Plan type and number: BUP 9250

Plan of subdivision: ☐ Standard Format ☒ Building Format ☐ Volumetric Format

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

☒ Standard Module

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

Layered arrangements of community titles schemes

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

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

☐ Yes

☒ No

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

Building management statement

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

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

☐ Yes

☒ No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

☐ The community management statement specifies the by-laws in Schedule 4 of the Body Corporate and Community Management Act 1997 apply to the scheme.

☐ A consolidated set of the by-laws for the scheme is given with this certificate.

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

☒ No

If yes, the exclusive use by-laws or other allocations of common property for the schemes are: (select all that apply)

☐ listed in the community management statement.

☐ given with this certificate.

Lot entitlements and financial information

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: 1

Total contribution schedule lot entitlements for all lots: 5

Interest schedule

Interest schedule lot entitlement for the lot: 1

Total interest schedule lot entitlements for all lots: 5

Statement of accounts

[x] 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 5 for the current financial year: \$1,950.00

Number of instalments: 4 (outlined below)

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

Discount for on-time payments (if applicable): 0.00%

Lot 00005 has no amounts currently payable.

Administrative Fund	Amount	Due Date	Discount	If Paid By	Date Paid
01/07/25 to 30/09/25	\$660.00	01/07/25	\$0.00	01/07/25	20/10/25
01/10/25 to 31/12/25	\$430.00	01/10/25	\$0.00	01/10/25	20/10/25
01/01/26 to 31/03/26	\$430.00	01/01/26	\$0.00	01/01/26	26/11/25
01/04/26 to 30/06/26	\$430.00	01/04/26	\$0.00	01/04/26	25/02/26
01/07/26 to 30/09/26 - Interim	\$430.00	01/07/26	\$0.00	01/07/26	

Sinking fund contributions

Total amount of contributions (before any discount) for lot 5 for the current financial year: \$1,490.00

Number of instalments: 4 (outlined below)

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

Discount for on-time payments (if applicable): 0.00%

Lot 00005 has no amounts currently payable.

Sinking Fund	Amount	Due Date	Discount	If Paid By	Date Paid
01/07/25 to 30/09/25	\$200.00	01/07/25	\$0.00	01/07/25	20/10/25
01/10/25 to 31/12/25	\$430.00	01/10/25	\$0.00	01/10/25	20/10/25
01/01/26 to 31/03/26	\$430.00	01/01/26	\$0.00	01/01/26	26/11/25
01/04/26 to 30/06/26	\$430.00	01/04/26	\$0.00	01/04/26	25/02/26
01/07/26 to 30/09/26 - Interim	\$430.00	01/07/26	\$0.00	01/07/26	

Special contributions (IF ANY)

N/A

Other amounts payable by the lot owner

For the current financial year there are:

- ☒ No other amounts payable for the lot.
☐ Amounts payable under exclusive use by-laws.
☐ Amounts payable under service agreements (that are not included in body corporate contributions for the lot).
☐ Other amounts payable.

Summary of amounts due but not paid by the current owner

At the date of this certificate:

- ☒ All payments for the lot are up to date.
☐ The following amounts are due but not yet paid for the lot.

Annual Contributions, Administration Fund	\$0.00
Annual Contributions, Sinking Fund	\$0.00
Special Contributions	\$0.00
Other Payments	\$0.00
Penalties	\$0.00
Total amount overdue	\$0.00

Common property and assets

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

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

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

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

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

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

- ☒ Yes - you can obtain a copy from the body corporate records.
☐ No

Current sinking fund balance (as at date of certificate): \$27,808.61CR

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.

☒ There are no authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition.

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

Body corporate assets

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

- ☒ The body corporate does not have any assets that it is required to record in its register.
☐ A copy of the body corporate register of assets is given with this certificate.

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, the:

- type of policy;
- name of the insurer;
- sum insured;
- amount of premium (\$5,710.00)
- excess payable on a claim

are given with this certificate.

Alternative insurance

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

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

☐ Yes

☒ No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

☐ Yes - Name of caretaking service contractor engaged:

☒ No

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

☐ Yes - Name of authorised letting agent:

☒ No

Embedded network electricity supply

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

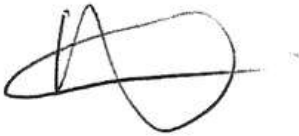
☐ Yes

☒ No

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

Body corporate authority

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



Bek Hislop

Strata Manager

26/05/2026

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

TAX INVOICE

26/05/2026

Whittles Brisbane Pty Ltd
ABN 18 116 746 340
PO Box 709
Coorparoo QLD 4151

SearchX
111 EAGLE STEET
BRISBANE CITY QLD 4000

DESCRIPTION: Searching and completing document for provisions of Section 206,
Body Corporate and Community Management Act 1997,
Lot 00005 at 29 HOPETOUN STREET, ASCOT

HOPETOUN COURT CTS 6064

FEE:	As prescribed	\$114.10	PAID
-------------	---------------	----------	------

TOTAL DUE:		\$114.10	PAID
-------------------	--	----------	------

OWNER:	M P Petrinec
---------------	--------------

With Compliments



MISS MELANIE PETRINEC
5 29 HOPETOUN ST
ASCOT QLD 4007

Our reference: 7170476775433

Phone: **13 28 66**

26 May 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 MELANIE,

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

Notice number	2411206250718
Vendor name	MELANIE PETRINEC
Clearance Certificate Period	26 May 2026 to 26 May 2027

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

Yours sincerely,

Emma Rosenzweig

Deputy Commissioner of Taxation

Need help?

Learn more about foreign resident capital gains withholding at 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.

HOPETOUN COURT CTS 6064

ABN: 43231292861

29 Hopetoun Street

ASCOT QLD 4007

Accounts enquiries: (07) 3917 6300

Accounts email: accounts.brisbane@whittles.com.au

Your account number
PETR04Date of issue
20 May 2026Total amount payable
\$860.00New charges due for payment
1 Jul 2026**TAX INVOICE**M P Petrinec
Unit 5
29 Hopetoun Street
ASCOT QLD 4007Property Address
Lot 5, 29 Hopetoun Street
ASCOT QLD 4007

Lot number

5

Unit number

5

Details	Period	Amount	GST Incl	Total
Admin Fund Contributions	01/07/26 to 30/09/26	430.00	0.00	430.00
Sinking Fund Contributions	01/07/26 to 30/09/26	430.00	0.00	430.00
				860.00

TOTAL DUE IF PAID BY 01/07/26 (Includes GST of \$0.00)

\$860.00DEFT Reference Number
3052168220058Date due Amount due
1 Jul 2026 \$860.00Plan: 006064
Lot: 00005
Account: PETR04

*496 305216822 0058

Registration is required for payments from cheque or savings accounts. Please register at www.deft.com.au.

Registration is not required for one-off credit card payments.

Direct Debit or Online payments can be made using Visa, Mastercard, American Express or Diners. Surcharges will apply. BPAY payments can be made using Visa or Mastercard. No surcharge will apply and loyalty points may not accrue.

PAYMENT OPTIONSCredit Card
www.deft.com.auVisit www.deft.com.au to make a secure credit card payment over the Internet. Payments by credit cards will attract a surcharge.Direct Debit
www.deft.com.auRegister at www.deft.com.au to set up Biller or Customer initiated direct debit payments from your nominated bank account or credit card.BPAY
Biller code: 96503

Contact your financial institution to make a payment from your cheque, savings or credit card. Please use your DEFT Reference number when making your payment.



Australia Post

Present this bill at any Post Office to make cheque or EFTPOS payments.

Vendor/s

MELANIE PRISCILLA PETRINEC

Property Address

UNIT 5 29 HOPETOUN ST, ASCOT QLD 4007

Prepared On

Monday, June 8, 2026