

Seller Disclosure Report

Vendor/s

PETER JOHN TRELOAR, CHERYLEE AMANDA TRELOAR

Property Address

UNIT 1 117 BEATRICE TCE, ASCOT QLD 4007

Prepared On

Thursday, August 7, 2025

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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 PETER JOHN TRELOAR, CHERYLEE AMANDA TRELOAR

Property address UNIT 1 117 BEATRICE TCE, ASCOT QLD 4007
(referred to as the
“property” in this
statement)

Lot on plan description Lot 1 on SP188826

Community titles scheme
or BUGTA scheme:

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

☒ **Yes**

☐ **No**

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

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ **Yes**

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

☒ **Yes**

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	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: » the amount of rent and bond payable: » 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:
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 attached Statutory Encumbrance Maps and Annexure for further information.
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>) 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>: 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: \$652.99 Date Range: 1/07/2025 to 30/09/2025
	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: \$233.69 Date Range: 1/04/2025 to 1/07/2025
	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:

04313D12BFE0C1EB

Signature of seller

PETER TRELOAR

Name of seller

08/08/2025 08:20 am

Date

Signed by:

706070DCE878CD33

Signature of seller

CHERYLEE TRELOAR

Name of seller

08/08/2025 08:03 am

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

Searches

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 52751890
Search Date: 28/07/2025 13:08

Title Reference: 50659906
Date Created: 23/04/2007

Previous Title: 11592067

REGISTERED OWNER

Dealing No: 719963793 19/03/2020

PETER JOHN TRELOAR
CHERYLEE AMANDA TRELOAR JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 188826
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 36751

EASEMENTS, ENCUMBRANCES AND INTERESTS

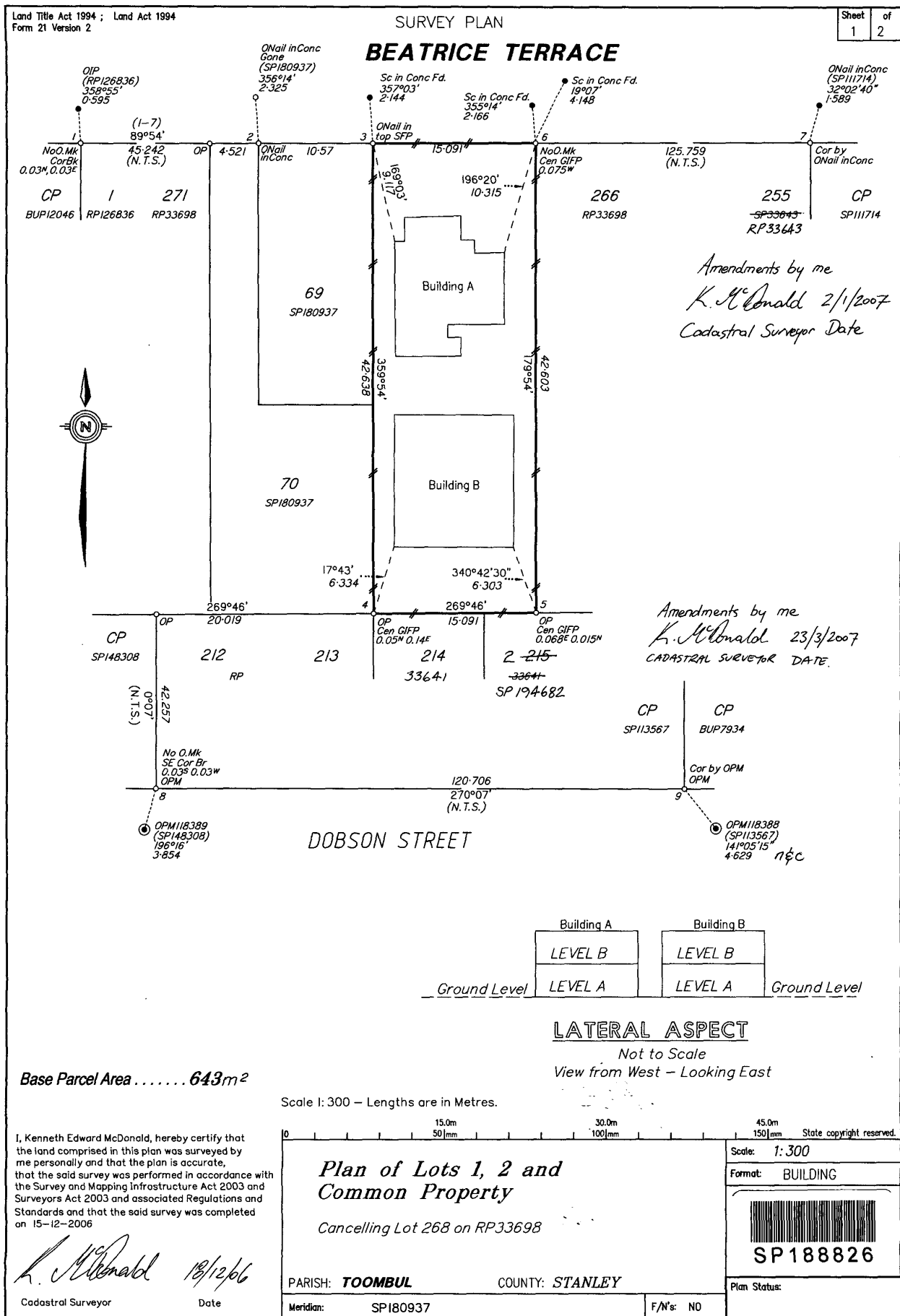
1. Rights and interests reserved to the Crown by
Deed of Grant No. 19559083 (ALLOT 15 POR 2)
2. MORTGAGE No 721466418 08/02/2022 at 15:06
BENDIGO AND ADELAIDE BANK LIMITED A.C.N. 068 049 178

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 [2025]
Requested By: D-ENQ INFOTRACK PTY LIMITED



710493898

\$363.20
12/04/2007 13:50

BE 400 NT

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.

Information may not be placed in the outer margins.

Registered

DAVID COLWELL & COMPANY
SOLICITORS
1341 GYMPIE ROAD
ASPLEY 4034

326 33366
DL/LT
(Include address, phone number, reference, and Lodger Code)

Lodged by LC
124

1.Certificate of Registered Owners or Lessees.

I/We SUSAN ANNE BARNES

(Names in full)
as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.
as Lessees of this land agree to this plan.

Signature of * Registered Owners * Lessees

M Barnes

6.Existing

Title ReferenceLotPlanLotsEmtsRoad

II592067268RP33698I,2
& Common Property

MortgageLots Fully EncumberedLots Partially Encumbered

701846640I & 2

* Rule out whichever is inapplicable

2.Local Government Certificate

BRISBANE CITY COUNCIL

hereby approves this plan in accordance with the:
INTEGRATED PLANNING ACT 1997

Dated this 22nd day of March 2007
JANINE ELIZABETH BOYD
Appointed Officer

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

3.Plans with Community Management Statement :

CMS Number : 36751
Name : "HEDGES"

4.References :

Dept File :
Local Govt :
Surveyor : 05100

Development Approval Date: 6th AUG 2004

ALLOT I5 POR 2 I, 2 & CP

OrigLots

7.Portion Allocation :

8.Map Reference : 9543-33133

9.Locality : ASCOT

10.Local Government : BRISBANE CITY COUNCIL

11.Passed & Endorsed : By : KENNETH EDWARD McDONALD
Date : 18-12-06
Signed : L.E.Donald
Designation : CADASTRAL SURVEYOR

12.Building Format Plans only.
I certify that :
As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
Part of the building shown on this plan encroaches onto adjoining lots and road
L McDonald 18/12/06
Cadastral Surveyor/Director Date
delete words not required

13.Lodgement Fees :
Survey Deposit \$
Lodgement \$
New Titles \$
Photocopy \$
Postage \$
TOTAL \$

14.Insert Plan Number SP188826

1
(PT)
83m²
Building A

Common Property

2
(PT)
 $130m^2$
TOTAL AREA
 $260m^2$
Building B

Common Property

Common Property

LEVEL A
1:200



Common Property

Balcony
 $11m^2$

1
(PT)
 $87m^2$
TOTAL AREA
 $181m^2$

Building A

Common Property

2
(PT)
113m²

Building B

Balcony
17m²

Common Property

Common Property

LEVEL B
1:200

State copyright reserved.

Scale 1:200 – Lengths are in Metres.



Insert
Plan
Number SP188826

Property Fact Pack

develo

u1/117 Beatrice Terrace
Ascot QLD 4007

YOUR DIGITAL COPY



Easements



Flood History



Character



Flooding



Flood Coastal



Historic Imagery



Overland Flow Flooding



Flood Planning



Vegetation

At a glance

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



Easements



NO
CONSIDERATIONS
IDENTIFIED



Flooding



CONSIDERATIONS
IDENTIFIED



Character



CONSIDERATIONS
IDENTIFIED



Vegetation



NO
CONSIDERATIONS
IDENTIFIED



Bushfire



NO
CONSIDERATIONS
IDENTIFIED



Noise



NO
CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

28th of July, 2025

ADDRESS

u1/117 BEATRICE TERRACE

LOT/PLAN

1/SP188826

COUNCIL

Brisbane

ZONING

- Low-Medium Density Residential (2 Or 3 Storey Mix)
- Racecourse Precinct Neighbourhood Plan

SCHOOL CATCHMENTS

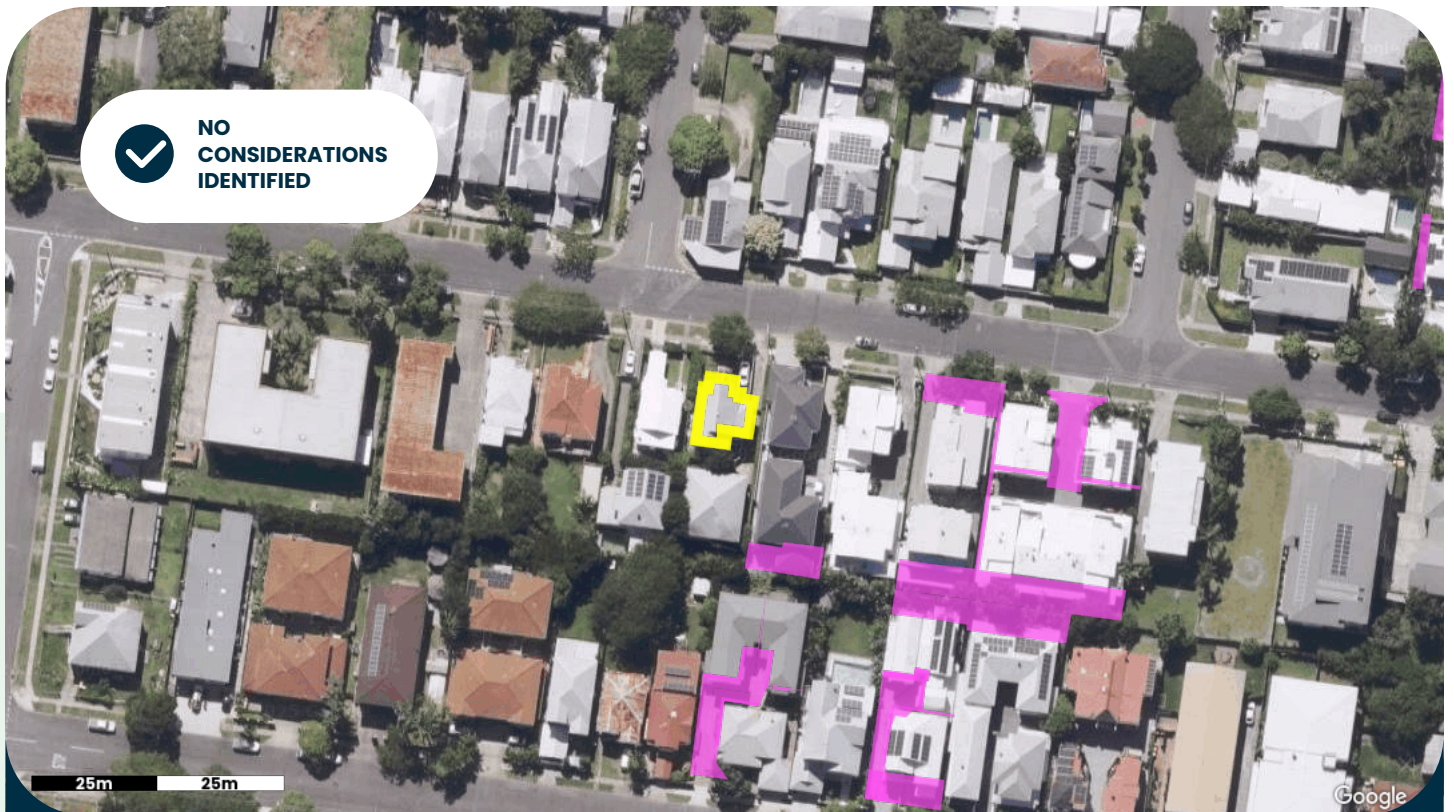
- Hamilton SS
- Aviation High

CLOSEST CITY

Brisbane – 5km

Easements

What access rights exist over the property?



Sources: Qld Spatial

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

Flooding

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 | u1/117 BEATRICE TERRACE

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

Questions to ask

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

LEGEND

 Selected Property

Overland Flow Flooding

Are there any major rainfall issues for this property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

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

Questions to ask

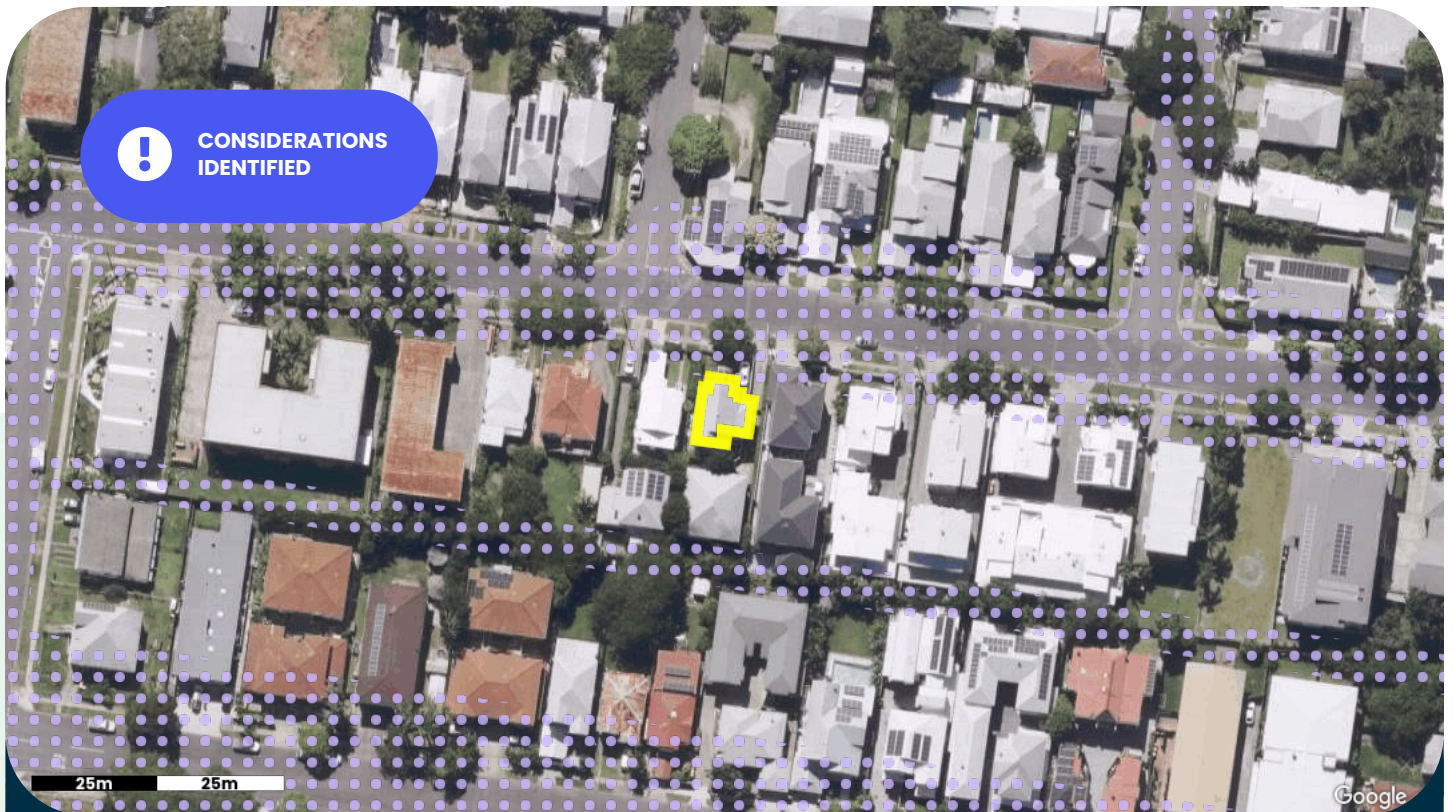
- Are there specific regulations for overland flow that affect your property?
- What building or landscaping measures can help manage water flow?

LEGEND

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

Flood Planning

What planning overlays impact development of this property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

Questions to ask

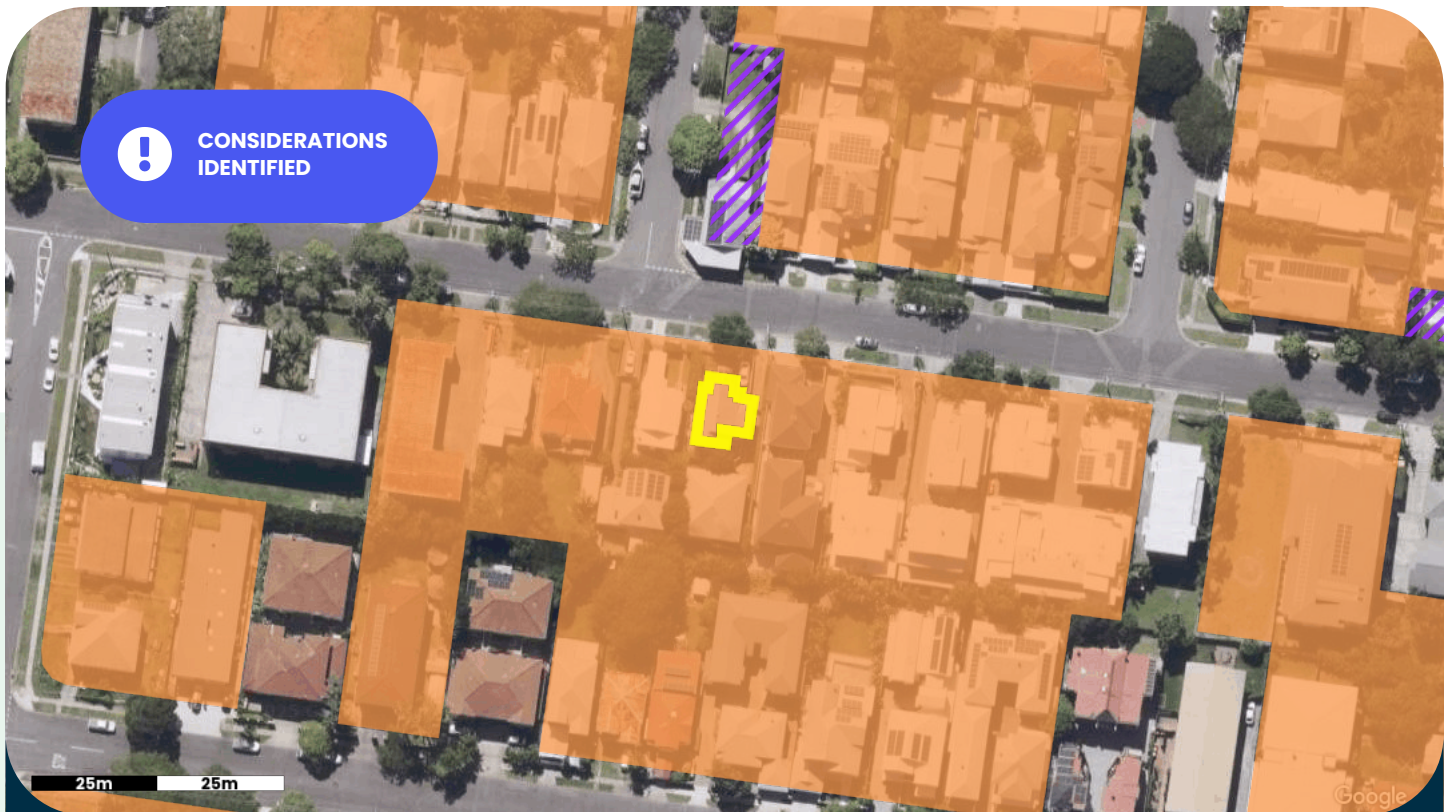
- What restrictions apply to developing in a Flood Planning area?
- Are there required flood immunity levels or design standards?
- How do overlays account for future changes like climate impacts or urban growth?

LEGEND

-  Selected Property
-  Overland Flow Flood Planning Area

Character

Is the property in a character or heritage area?



Sources: Brisbane City Council

THINGS TO KNOW

Heritage and character places are 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 or a building certifier for guidance on heritage places.

Questions to ask

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

LEGEND

-  Selected Property
-  Commercial Character Building Site
-  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

Is the property in a potential bushfire area?



THINGS TO KNOW

Being located in a bushfire 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.

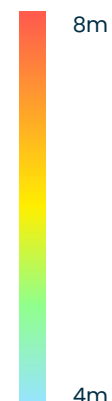
Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

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?

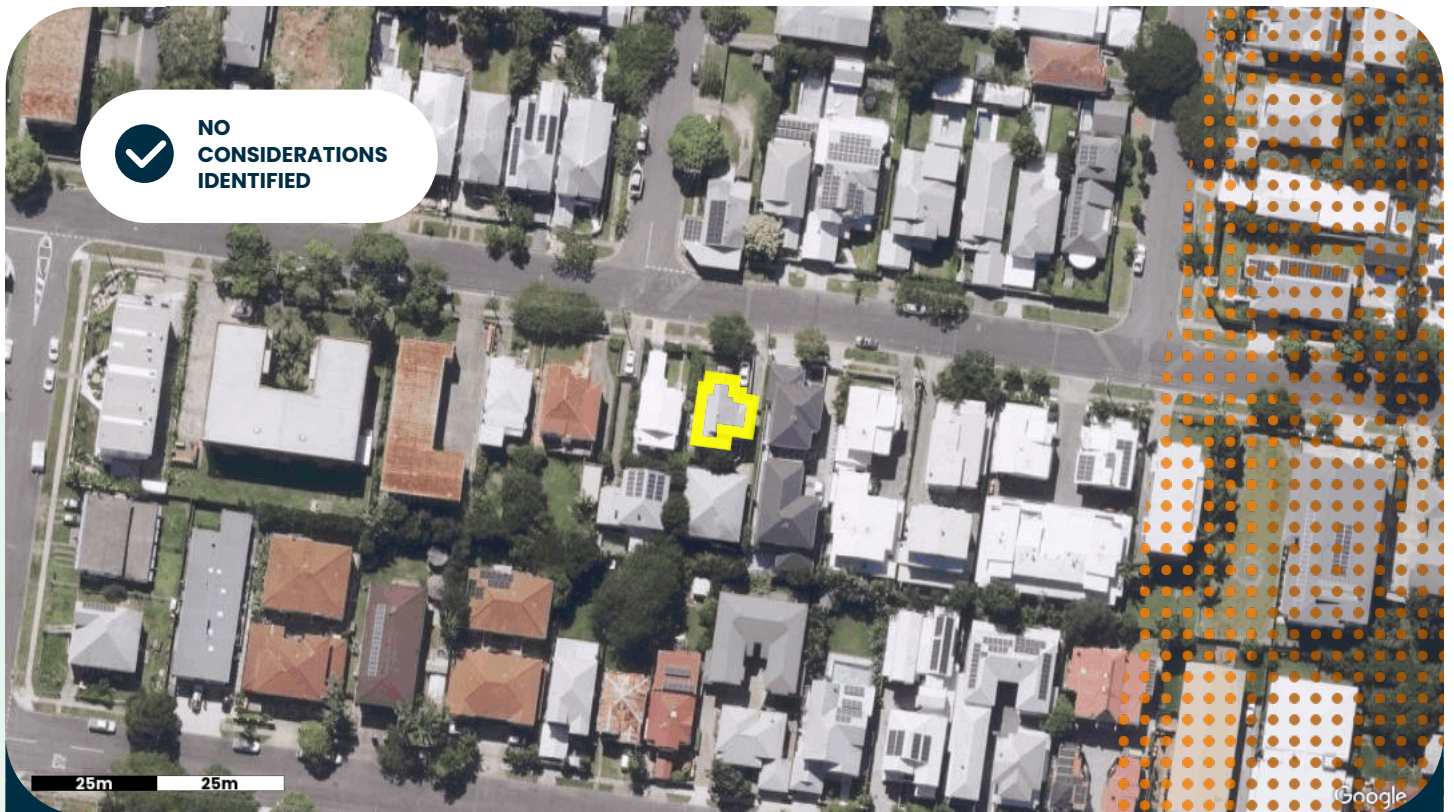
LEGEND

-  Selected Property
- Property Est. Fall: ~0m
-  Property High: ~6m
-  Property Low: ~6m



Noise

Is the property in a potential noise area?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

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

Water

Are there any water pipes nearby?



Sources: Urban Utilities

THINGS TO KNOW

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

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

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

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

Questions to ask

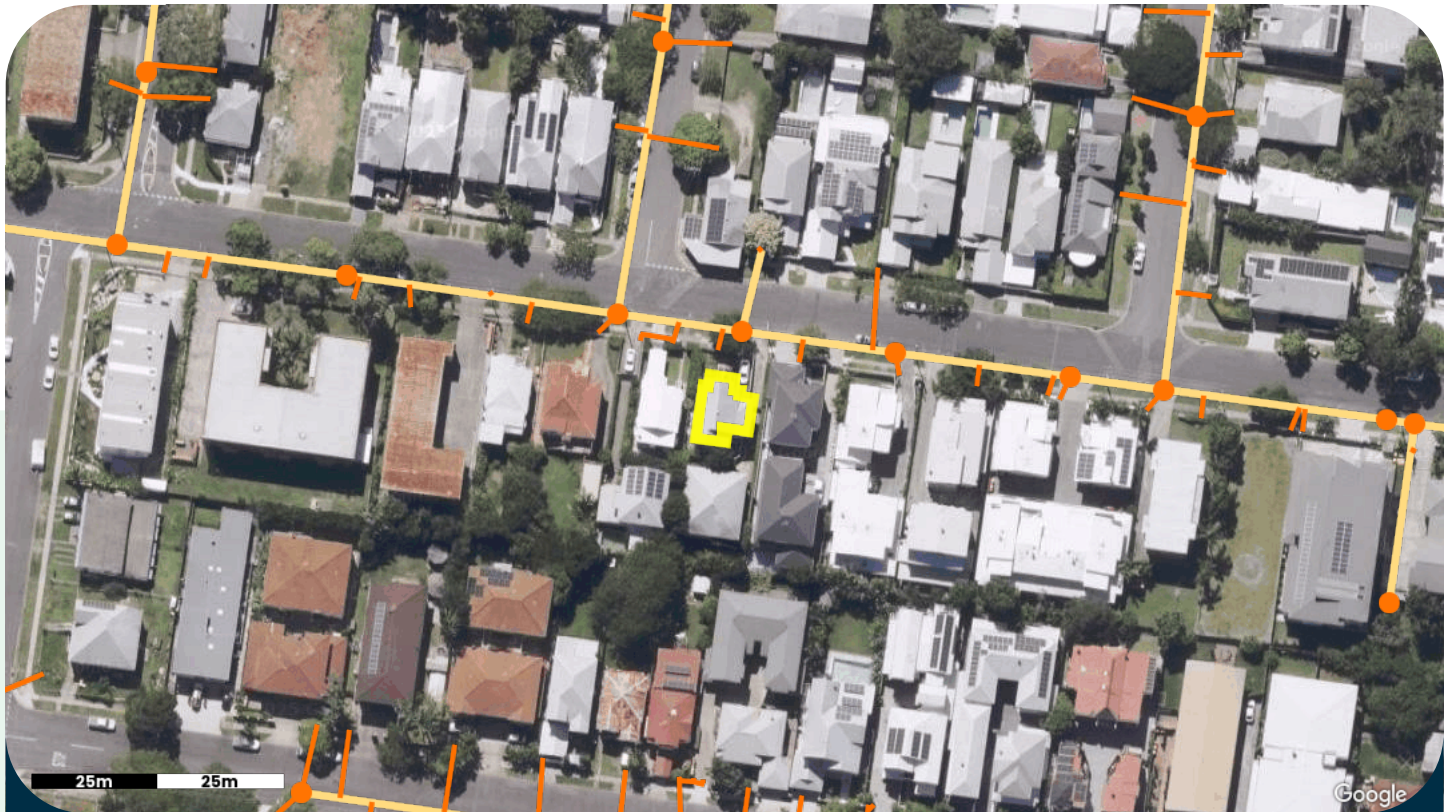
- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

LEGEND

-  Selected Property
-  Water Connection
-  Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

THINGS TO KNOW

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

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

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

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

Questions to ask

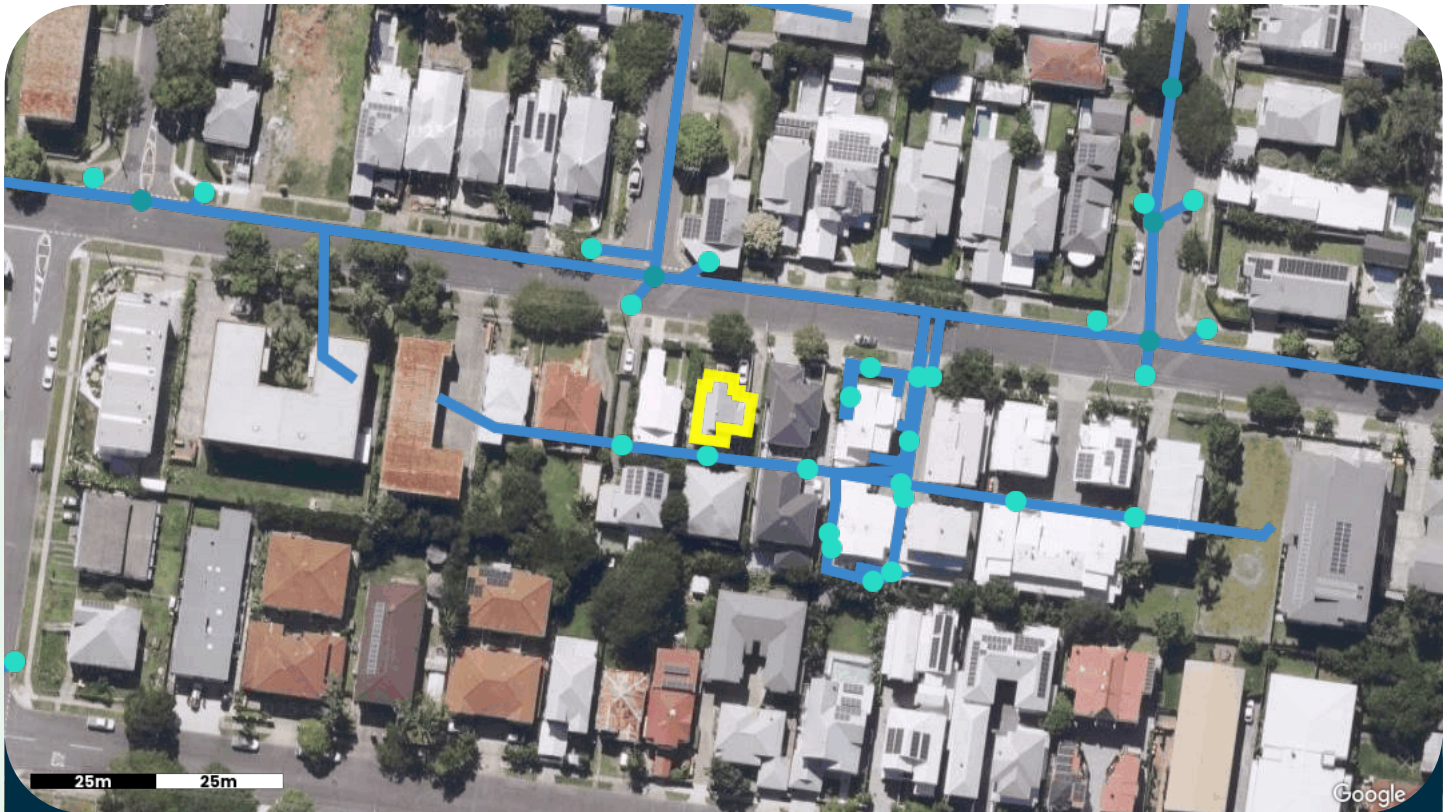
- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

LEGEND

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

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

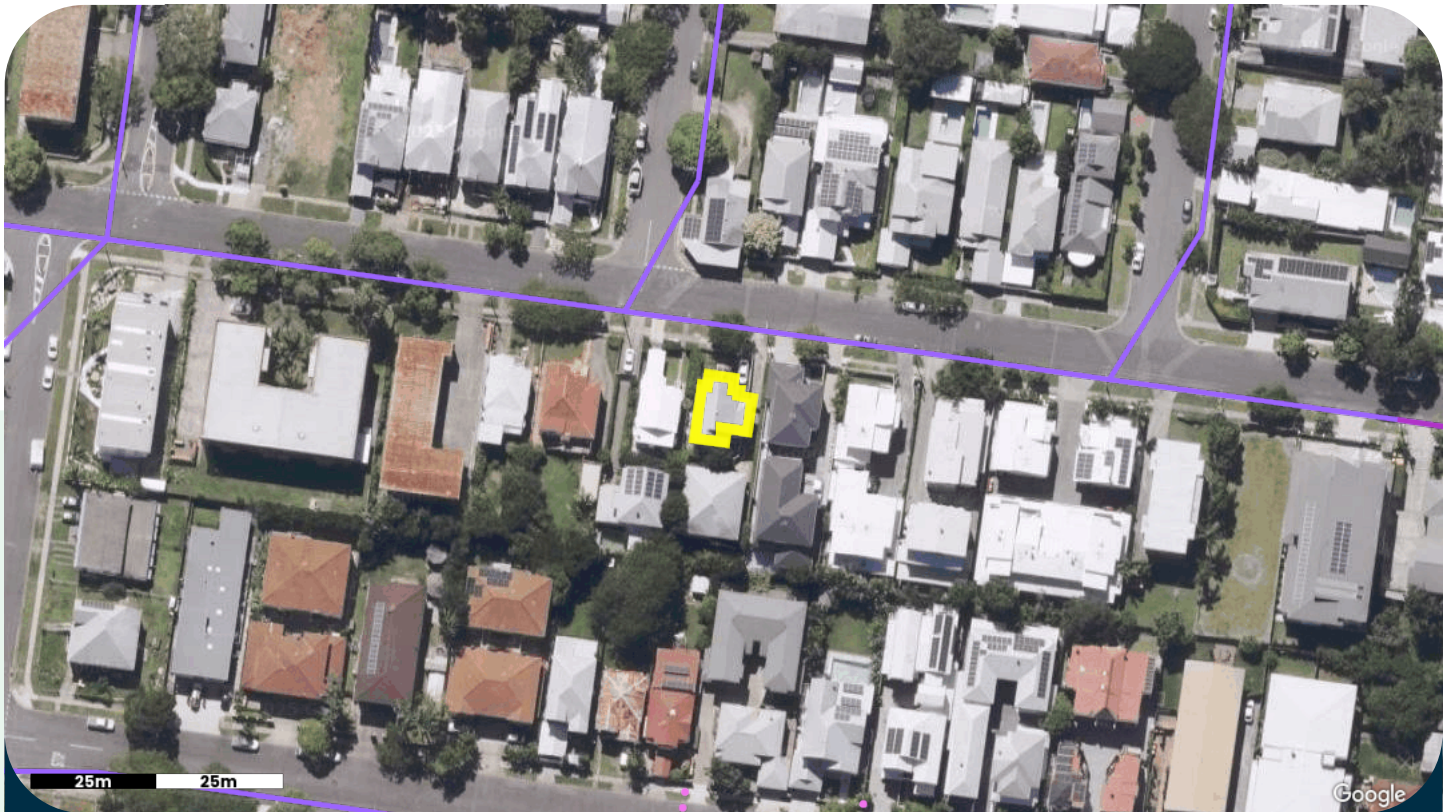
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

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)

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

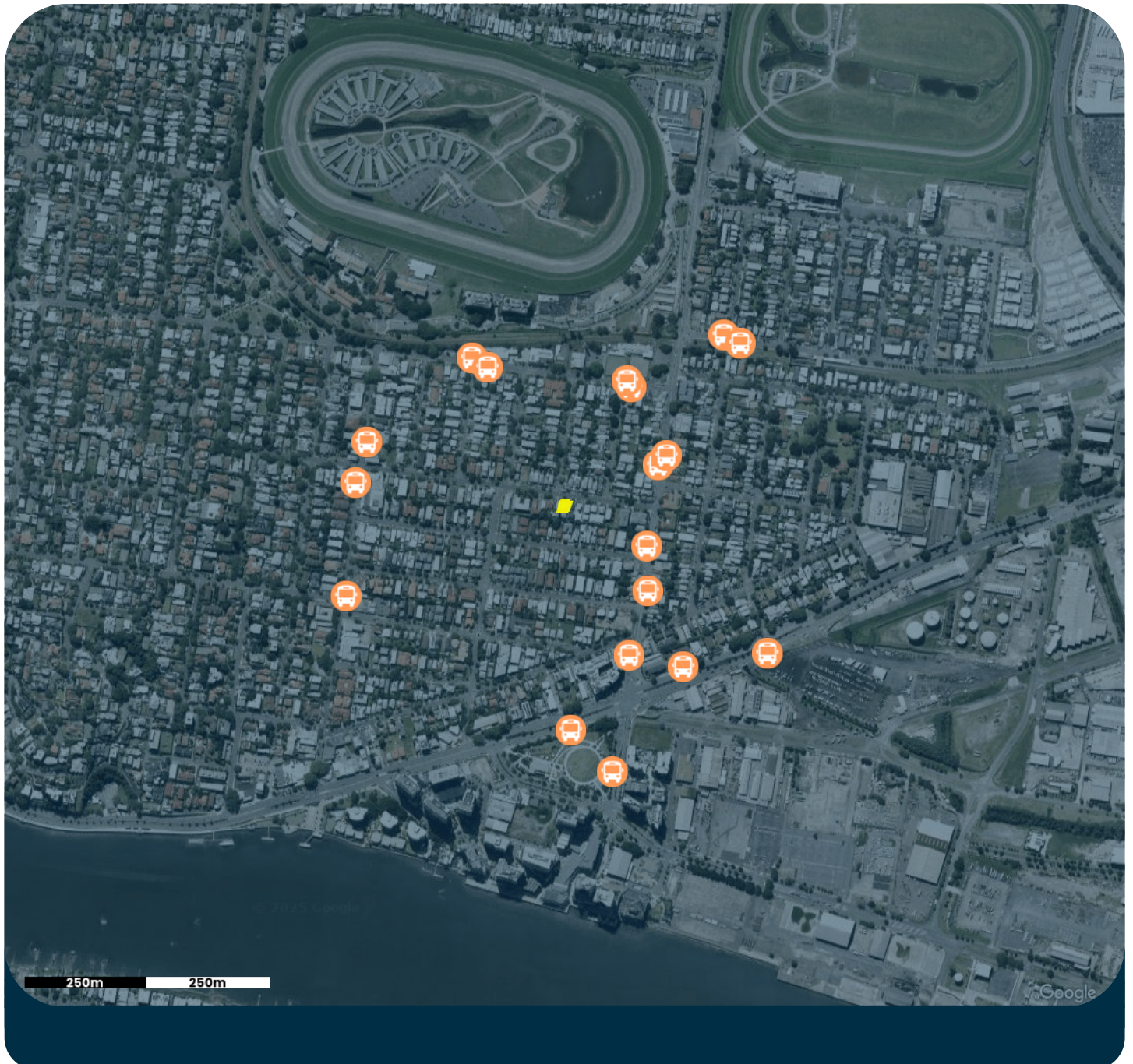
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

-  Selected Property
-  Low-Medium Density Residential (2 Or 3 Storey Mix)
-  Racecourse Precinct Neighbourhood Plan

Public Transport

Is there any public transport stops nearby?



LEGEND

 Selected Property

 Bus Stop

Boundary

View your property boundaries



LEGEND

Selected Property

YOUR DIGITAL COPY



8f3dbb

WHO ELSE COULD USE THIS REPORT

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

All the searches provided in this report are supplied by different regulatory bodies and are not the ownership of Develo Pty Ltd. This report is a guide only and our intention is to help you become aware of the common requirements which may apply to a property. Develo does not take responsibility for the accuracy of the information supplied (e.g scale of maps and distances from services). We strongly encourage you to seek advice from a professional building certifier, town planner or Council if you are intending to develop, renovate or build as Council may have further planning and building requirements.

develo



Know before you go

Understand everything you can't see about any property in one fast, simple and affordable report.

Search address here



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Ordering your property report has never been easier.

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

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

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

Transaction ID: 51028080 EMR Site Id: 28 July 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 1 Plan: SP188826
1/117 BEATRICE TCE
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

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **903167**

Date: 28/07/2025

Search Request reference: **168667769**

Applicant details

Applicant: SearchX Ltd
orders@search-x.com.au

Buyer: SearchX Pty Ltd

Search response:

Your request for a property search on Lot 1 on Plan SP188826 at Unit 1 117 Beatrice Tce, Ascot Qld 4007 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
< <https://planning.dsdmip.qld.gov.au/maps/sara-da>>
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
< <https://planning.dsdmip.qld.gov.au/maps/spp>>

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.

QUUR51_A4G/E-1/S-1/I-1/
MR PETER J TRELOAR & MRS CHERYLEE A TRELOAR

Property Location: HEDGES 1
117 BEATRICE TERRACE
ASCOT 4007

Customer reference number	10 1095 3926 0000 1
Bill number	1095 3926 23
Date issued	14/07/2025
Total due	\$460.41
Current charges due date	17/08/2025

Your water usage

Water usage (kL)	52
Days charged	92

Average daily water usage (litres)

Current period	565
Same period last year	385

Account Summary Period 01/04/2025 - 01/07/2025

Your Last Account

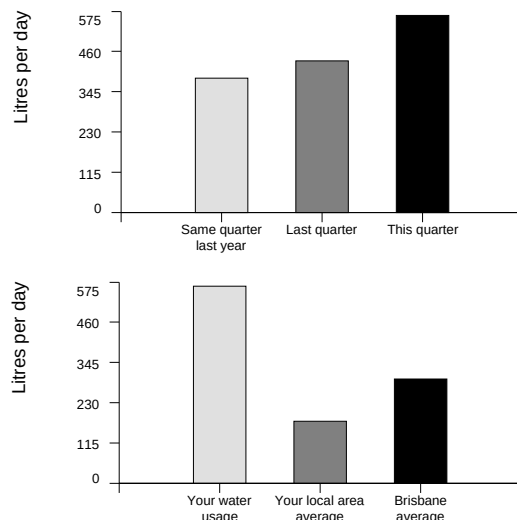
Amount Billed	\$367.65
Amount Paid	\$367.65CR

Your Current Account

Balance	\$0.00
Current Charges	\$460.41

Total Due	\$460.41
------------------	-----------------

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.



PRICES HAVE INCREASED FROM 1 JULY 2025 Find out 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 01/04/2025 - 01/07/2025 (92 days)

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ADD2405107	01/04/2025	131		
	02/07/2025	183	52kL	

Water Usage

State bulk water price

State Bulk Water Charge 2024/25	51.43kL @ \$3.444000/kL	\$177.12
State Bulk Water Charge 2025/26	0.57kL @ \$3.517000/kL	\$2.00

Urban Utilities distributor-retailer price

Tier 1 usage 2024/25	51.43kL @ \$0.915000/kL	\$47.05
Tier 1 usage 2025/26	0.57kL @ \$0.981000/kL	\$0.55
Subtotal		\$226.72

Water Services

Urban Utilities water service charge

Water service charge 2024/25	91 days	\$61.15
This charge is for the period 01/04/2025 to 30/06/2025		
Water service charge 2025/26	1 day	\$0.69
This charge is for the period 01/07/2025 to 01/07/2025		
Subtotal		\$61.84

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2024/25	91 days	\$169.89
This charge is for the period 01/04/2025 to 30/06/2025		
Sewerage service charge 2025/26	1 day	\$1.96
This charge is for the period 01/07/2025 to 01/07/2025		
Subtotal		\$171.85

Water usage \$226.72

Water services \$61.84

Sewerage services \$171.85

Your total charges 01/04/2025 - 01/07/2025 \$460.41

Customer ref. no. 10 1095 3926 0000 1

HEDGES 1
117 BEATRICE TERRACE
ASCOT 4007



Your usage was 52 kilolitres.

That's an average of 565 litres per day.



PRICES HAVE INCREASED FROM 1 JULY 2025

Everything you need to know to understand your bill and charges

SCAN FOR THE FULL BREAKDOWN



INTERPRETER SERVICE 13 14 50

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

© Urban Utilities 2025

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: MR PETER J TRELOAR &
MRS CHERYLEE A TRELOAR



Billers Code: 112144
Ref: 10 1095 3926 0000 1



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 101095392600001



Current charges due date

17/08/2025

For Credit Urban Utilities

Trans Code

831

User ID

066840

Customer Reference No.

101095392600001

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



Credit

Date

Cash

Cheques

Teller Stamp
& Initials

Total Due

\$ 460.41

+757+



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account Tax Invoice

Property Location 1/117 BEATRICE TCE
ASCOT
Issue Date 3 Jul 2025

Bill number
5000 1048 4388 904

Bill number including donation
5800 1048 4388 904

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jul 2025 - 30 Sep 2025



P182BCCRA313_A4MA01/E-1827/5-3657/I-7313/H-6

MR PETER J TRELOAR & MRS CHERYLEE A TRELOAR
PO BOX 413
YANDINA QLD 4561

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 1996.



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

\$652.95

Due Date

4 Aug 2025

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	588.11
Brisbane City Council Miscellaneous Charges	1.98
State Government Charges	62.90

Total GST on this TAX INVOICE \$0.18

Gross Amount	652.99
Discount and/or Rounding (where applicable)	0.04 CR
Nett Amount Payable	652.95
Optional Lord Mayor's Charitable Trust donation received by the Due Date	667.95

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

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 580010484388904



Billor Code: 319186
Ref: 5800 0000 4574 642
Amt: \$667.95 by 4 Aug 2025



*439 500010484388904



Billor Code: 78550
Ref: 5000 0000 4574 642
Amt: \$652.95 by 4 Aug 2025

Pay using your smartphone



MR PETER J TRELOAR & MRS CHERYLEE A TRELOAR

Due Date

4 Aug 2025

50

Gross Amount

\$652.99

Nett Amount

\$652.95

<0000065295>

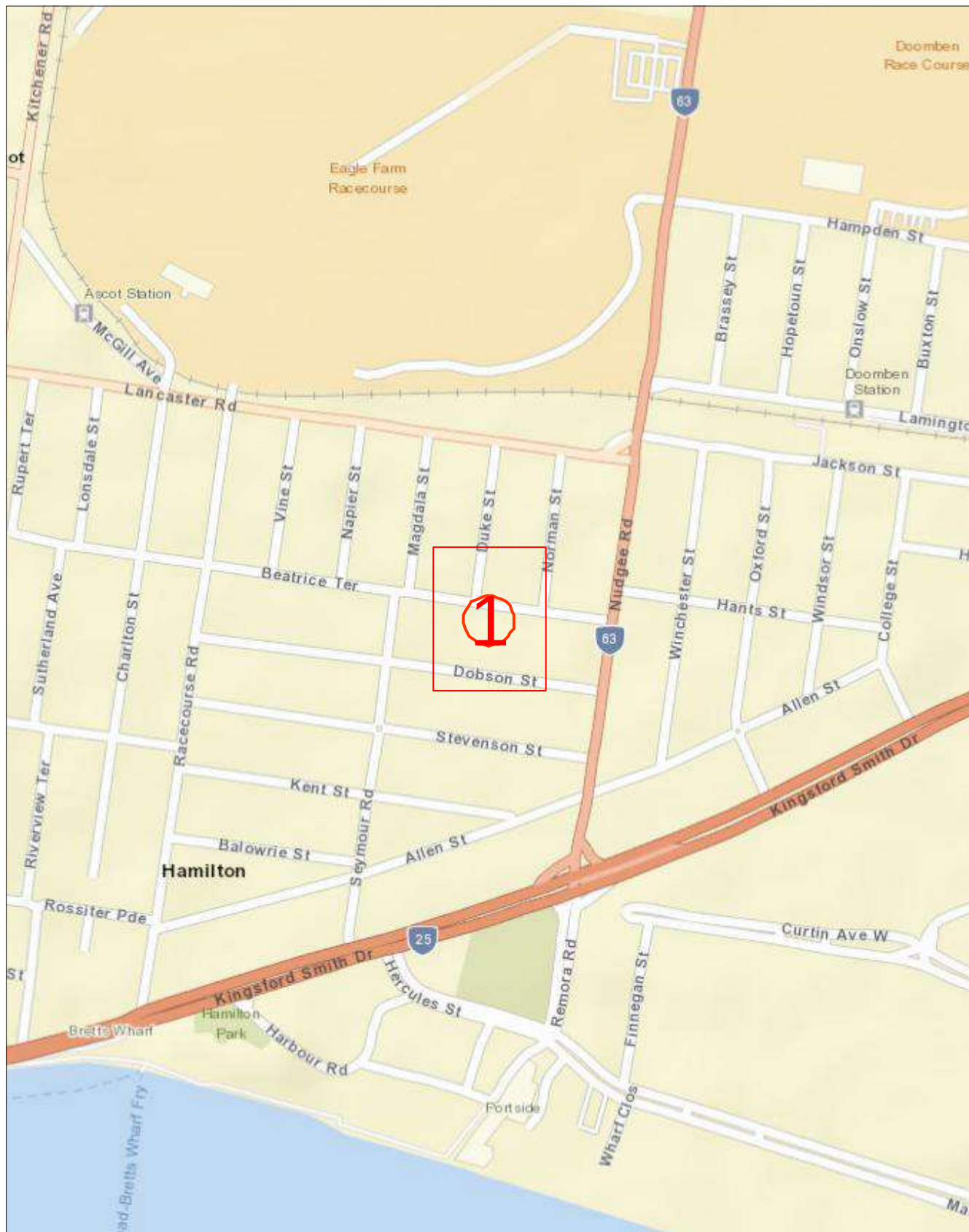
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<500010484388904>

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Site 117a Beatrice Terrace
Address: Ascot
QLD 4007

Sequence 258623416
Number:



Scale 1: 6000

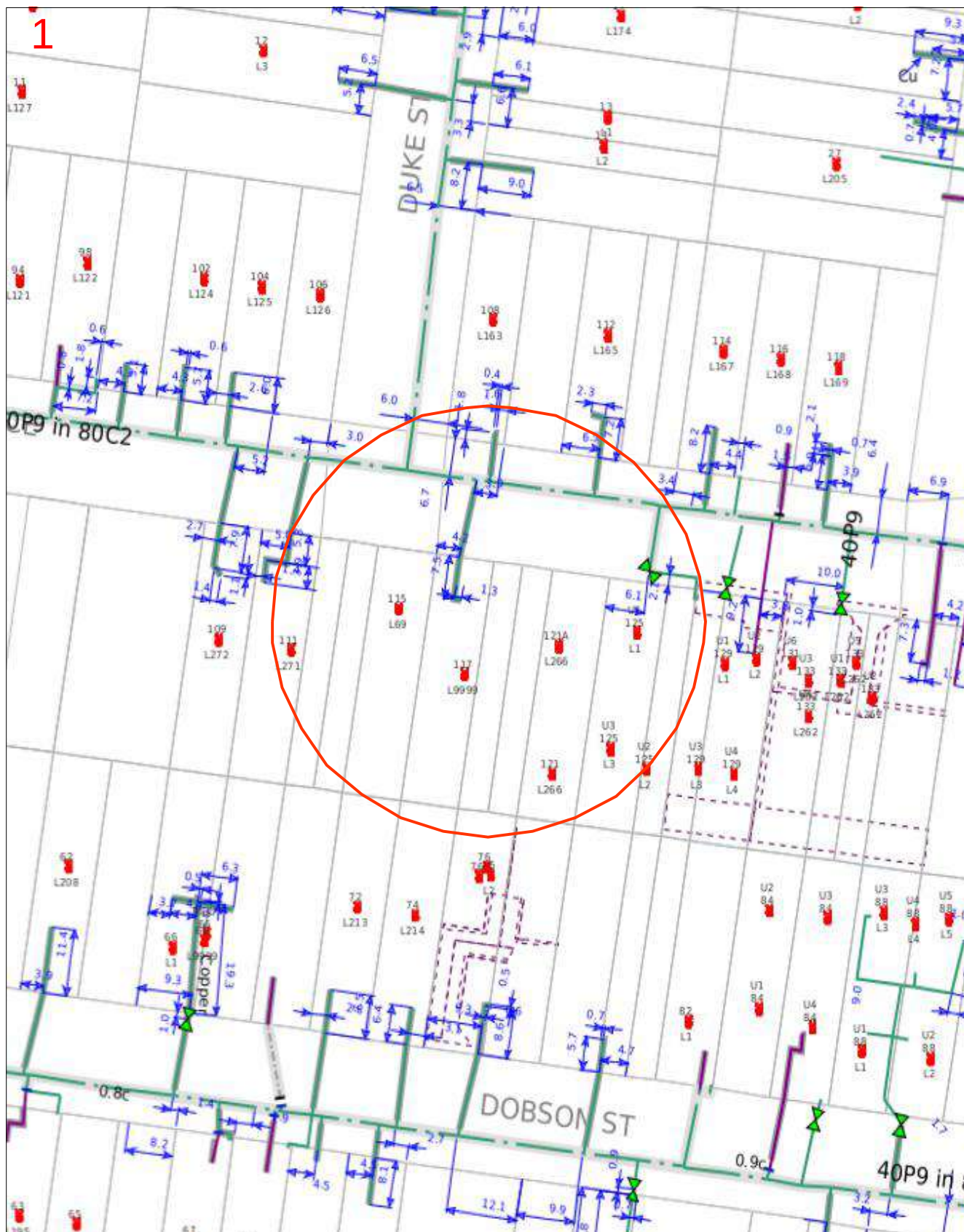
Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



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

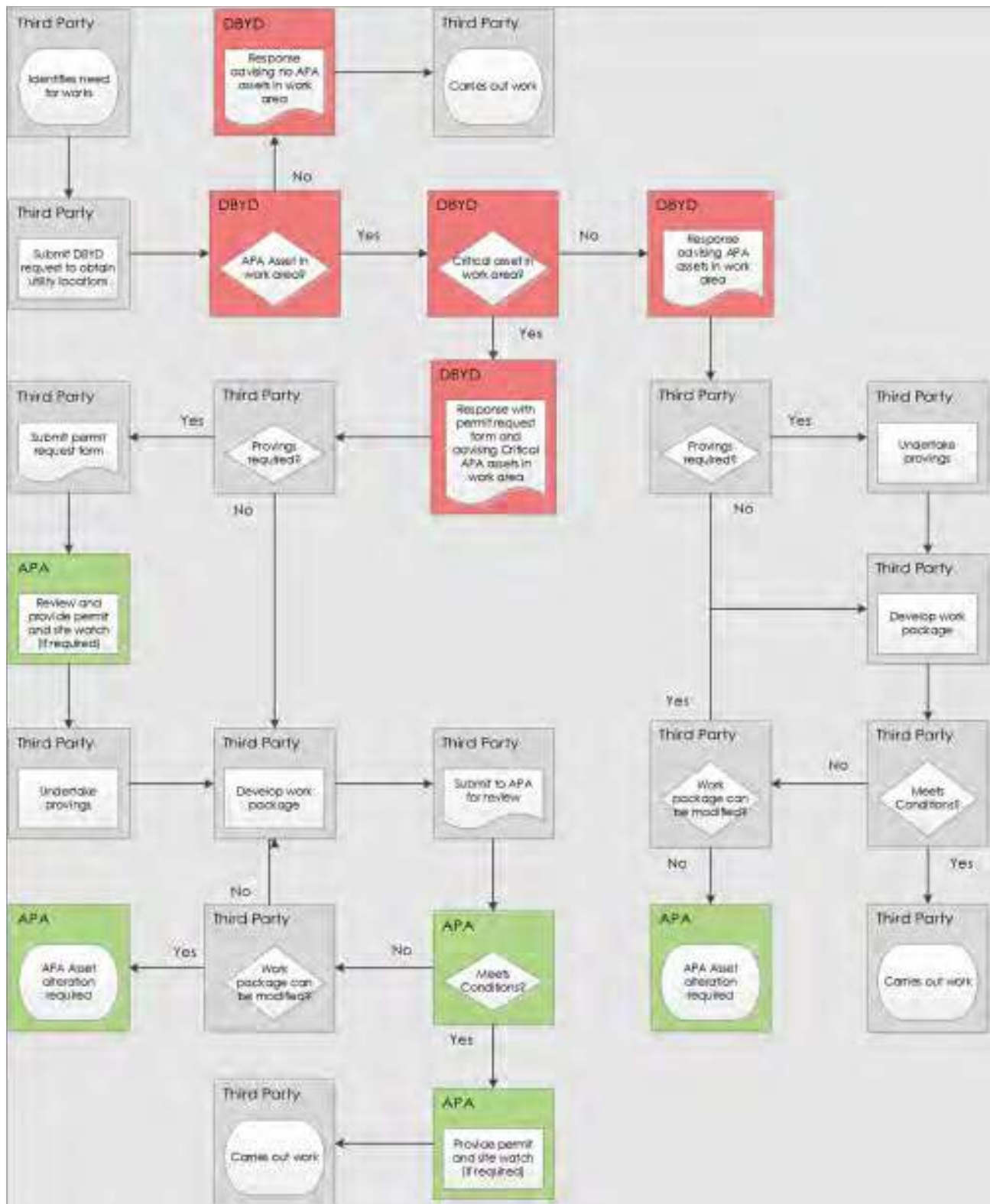


Legend

Pipe	Pipe code and material	Object
Low pressure	C* (for example, C2) Cast iron	Valve
Medium pressure	CU Copper	Buried valve
High pressure	N2 Nylon	Regulator
Transmission pressure	P* Polyethylene (PE)	Gas supplied = yes
Critical main (behind pipe)	P3 Polyvinyl chloride (PVC)	CP rectifier terminal
Proposed (pressure by colour)	P6, P7, P9–P12 Medium density PE	CP test station
LPG (pressure by colour)	P2, P4, P8 High density PE	CP anode
Hydrogen blended (pressure by colour)	S* Steel	CP bond wire
Abandoned	W2 Wrought galv iron	Syphon
Idle/inactive	W3 PE coat wrought galv iron	Trace wire point
Sleeve		
Casing (behind pipe)		
Area	Abbreviation	
BYDA area of interest	BoK Back of kerb	FoK Front of kerb
	C Depth of cover	Galv Galvanized
	CP Cathodic protection	NTI Not tied in
Example		
Pipe 40P6 in 80C2 40 mm high pressure medium density poly in an 80 mm cast iron casing 63S8 63 mm medium pressure steel	Pipe code 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

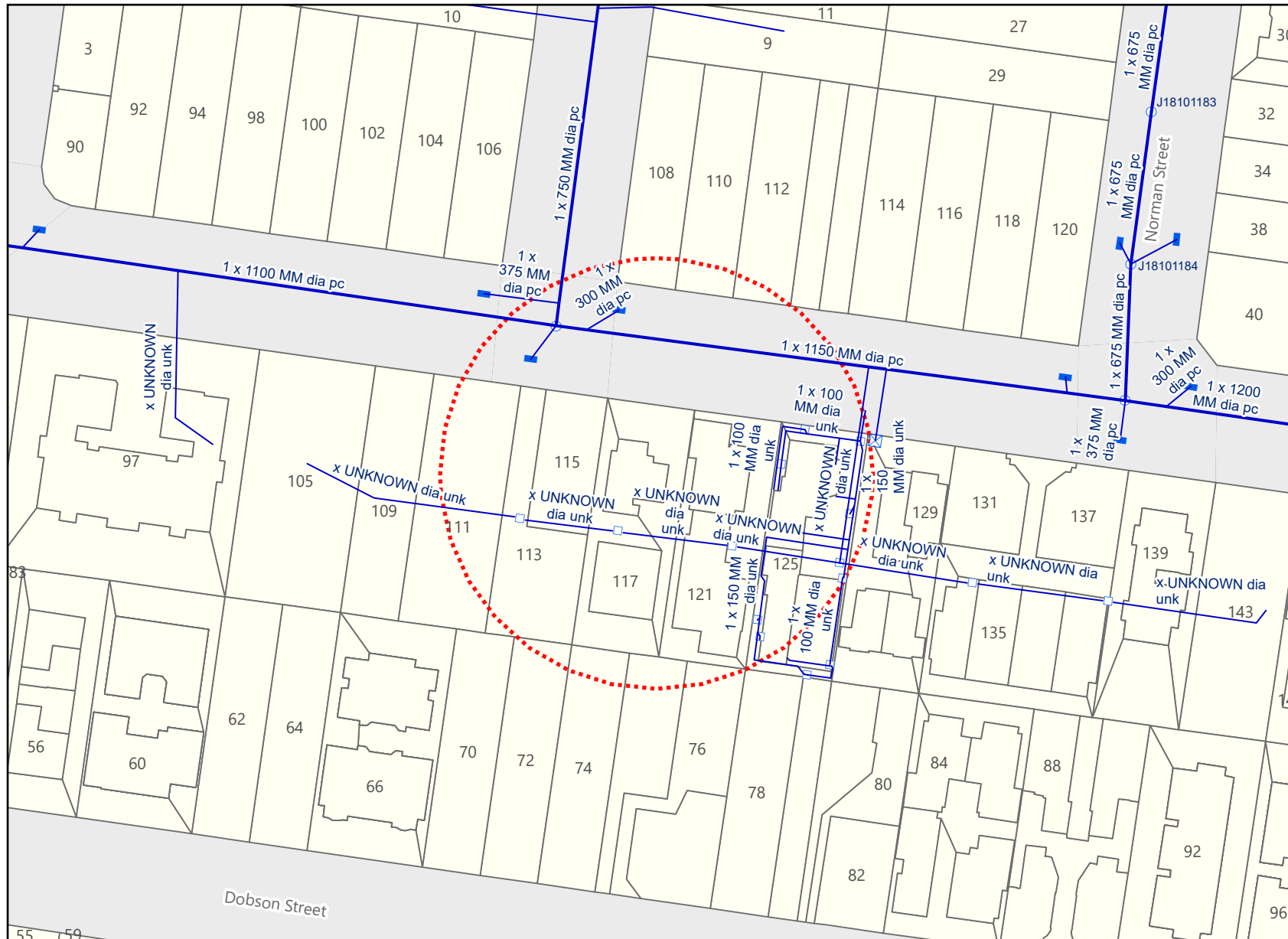
APPENDIX A

GENERAL DBYD RESPONSE PROCESS





Job # 50765822
Seq # 258623411
Provider: Brisbane City Council
Telephone: (07) 3403 8888



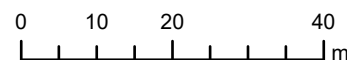
- Legend**
- BYDA Enquiry
 - Stormwater Network**
 - Stormwater Drain
 - Stormwater Gully / Roofwater Connection
 - Stormwater Maintenance Hole
 - Stormwater Roofwater Pit
 - Stormwater Gully Pit
 - Stormwater Field Inlet

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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
28/07/25 (valid for 30 days)



Scale 1:1,000



Plans generated by
SmarterWX™ Automate



BYDA

Sequence: 258623412
Date: 28/07/2025

Scale: 1:836
Tile No: **OVERVIEW**

LEGEND

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

AS5488 Category "D" Plan



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.



BYDA

Sequence: 258623412
Date: 28/07/2025
Scale: 1:500
Tile No: 1

LEGEND

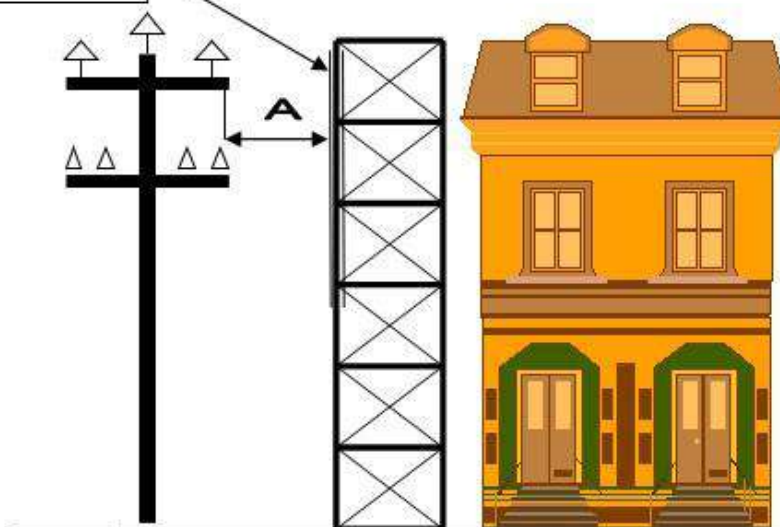
- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

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.

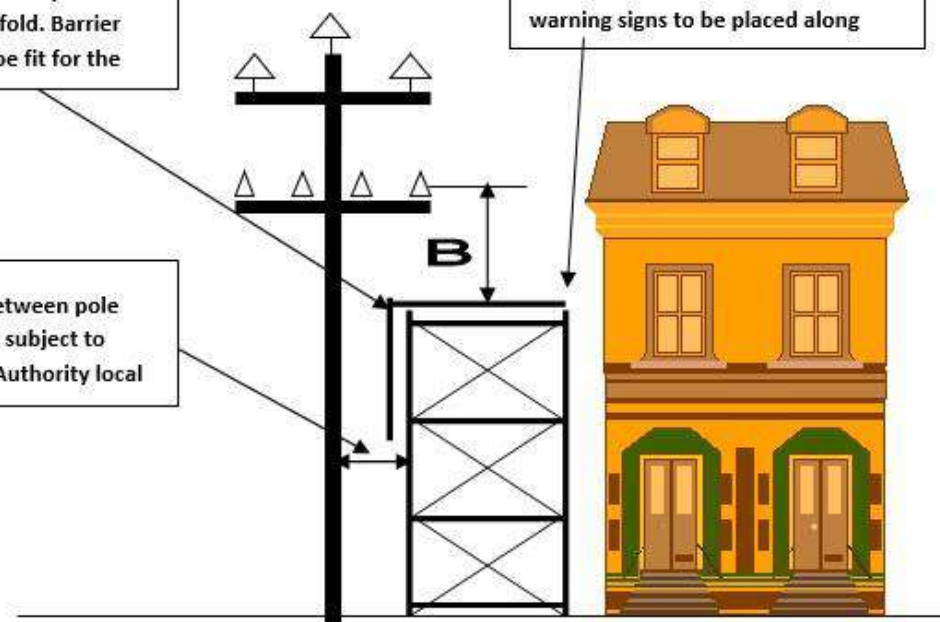
Barrier fixed securely to the face of the scaffold. Barrier material must be fit for the intended purpose.



Barrier fixed securely to the face of the scaffold. Barrier material must be fit for the

Barriers and "Live Conductors" warning signs to be placed along

Min 100 mm between pole and scaffolding subject to relevant Local Authority local



PROCEDURE / INSTRUCTIONS

CODE	LOCATION	DIRECTION	INSULATED CABLE (ABC) (Note 1)	BARE	MORE THAN 1000 VOLTS BUT NOT MORE THAN 33kV
------	----------	-----------	---	------	---

MINIMUM CLEARANCE FROM ROADS, GROUND, OR BOUNDARIES

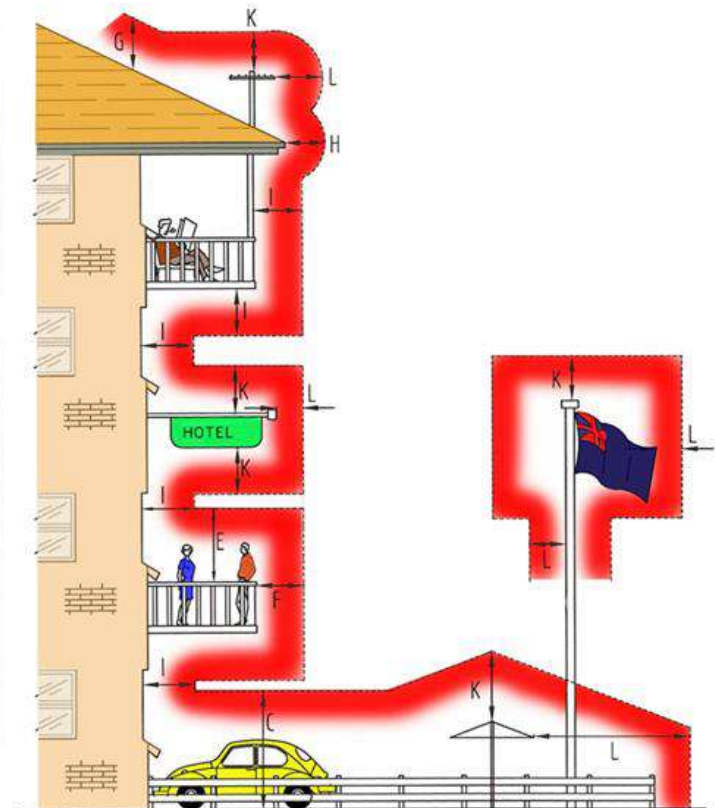
A	Crossing the carriageway, roadway	VERTICALLY	5.5m	5.5m	6.7m
A1	Designated "Over Dimension Routes"	VERTICALLY	7.0m	7.0m	7.5m
B	At other positions, footpath	VERTICALLY	5.5m	5.5m	5.5m
C	Other than roads but trafficable	VERTICALLY	5.5m	5.5m	5.5m
C1	Areas totally inaccessible to traffic or mobile machinery	VERTICALLY	4.5m	4.5m	4.5m
D	Cuttings, embankments, easement boundaries	HORIZONTALLY	1.5m	1.5m	2.1m
X	Real Property Boundaries	HORIZONTALLY	0.0m	0.0m	0.0m

MINIMUM CLEARANCE FROM STRUCTURES AND BUILDINGS

E F	Unroofed terraces, balconies, sun-decks, paved areas, etc, subject to pedestrian traffic only. A hand rail or wall surrounding such an area and on which a person may stand. (Note)	VERTICALLY AND HORIZONTALLY (Note)	2.7m 1.2m	3.7m 1.5m	4.6m 2.1m
G H	Roofs or similar structures not used for traffic or resort but on which a person may stand. A parapet surrounding such a roof and on which a person may stand. (Note)	VERTICALLY AND HORIZONTALLY (Note)	2.7m 0.9m	3.7m 1.5m	3.7m 2.1m
I	Covered places of traffic or resort such as windows which are capable of being opened, roofed open verandahs and covered balconies.	IN ANY DIRECTION	1.2m	1.5m	2.1m
J	Blank walls, windows which cannot be opened. (Note)	HORIZONTALLY	0.6m	1.5m	1.5m
K L	Other structures not normally accessible to persons. (Note)	VERTICALLY HORIZONTALLY (Note)	0.6m 0.3m	2.7m 1.5m	3.0m 1.5m

NOTE:

The vertical clearance and the horizontal clearance specified shall be maintained.



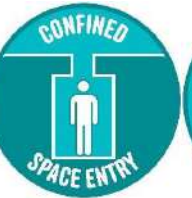
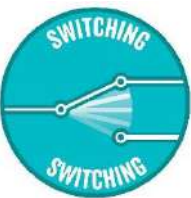
SAFETY / ENVIRONMENTAL CONTROLS

Follow the Safety Policy, procedures and practices set out for Energy Queensland and subsidiary companies.

Personnel are responsible for understanding all the risks and ensuring their individual actions do not endanger the health and safety of themselves or others.



FATAL HAZARDS CRITICAL CONTROLS FOR THE TASK



REFERENCES

Supporting Documents

Electrical Safety Regulation 2013: Part 5 - Overhead and Underground Electric Lines

Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines

Work Health and Safety Act 2011

Work Health and Safety Regulation 2011

Energex documents:

- Application for Safety Advice – Working near Energex exposed live parts
- Important Notice – Working near Energex Power Lines Including Overhead Services
- Safety Advice on working near Energex exposed live parts

Ergon Energy documents:

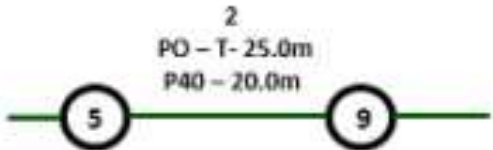
- Safety Advice Request Form
- Safety Advice on Working around Electrical Parts Form
- Important Notice Regarding Safety Advice QRG

Copies of the relevant Acts, Regulation and Codes of Practice and any other relevant legislation can be found on the Queensland Government web site - <https://www.worksafe.qld.gov.au/>

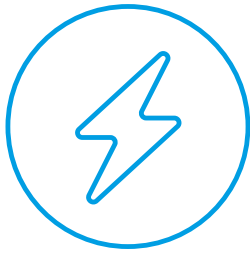


LEGEND

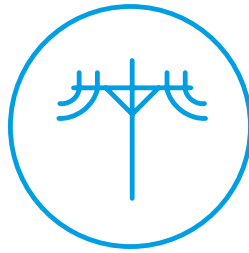


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) 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 

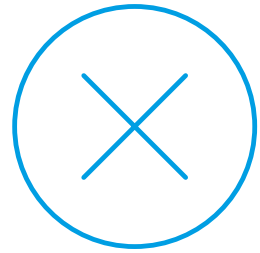
Working near **nbn**TM cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact

All **nbn**TM network facility damages must be reported online [here](#).
For enquiries related to your DBYD request please call 1800 626 329.

Disclaimer

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

nbn will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

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Urban Utilities - Water, Recycled Water and Sewer Infrastructure





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

BYDA Reference No: 258623414

Date BYDA Ref Received: 28/07/2025

Date BYDA Job to Commence: 28/07/2025

Date BYDA Map Produced: 28/07/2025

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.

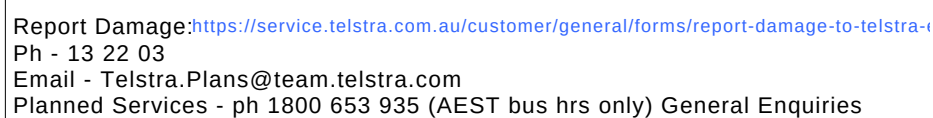
This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.

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



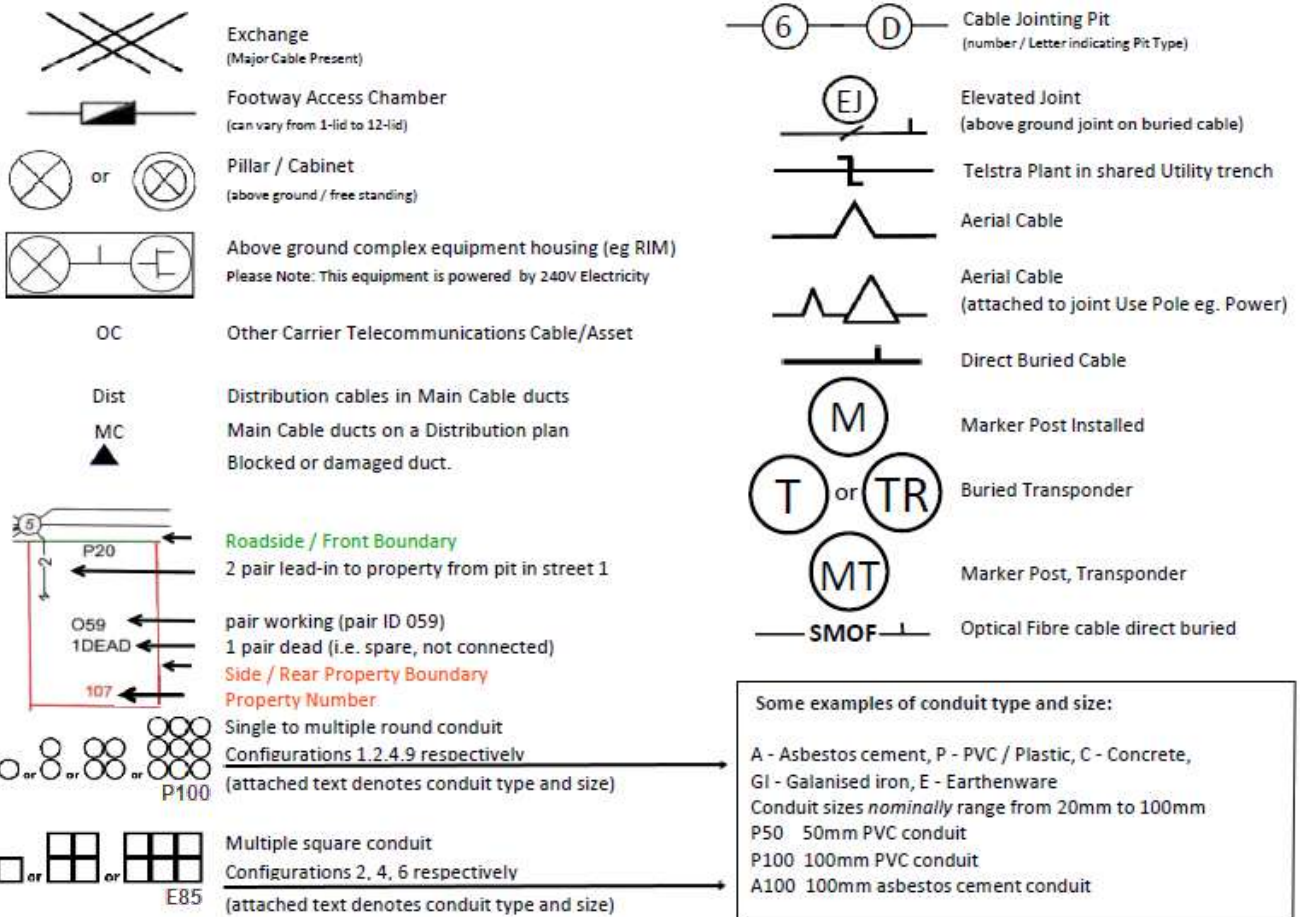
Generated On 28/07/2025 15:52:06

**CAUTION: Critical Network Route in plot area.
DO NOT PROCEED with any excavation prior to
seeking advice from Telstra Plan Services on :
1800 653 935**

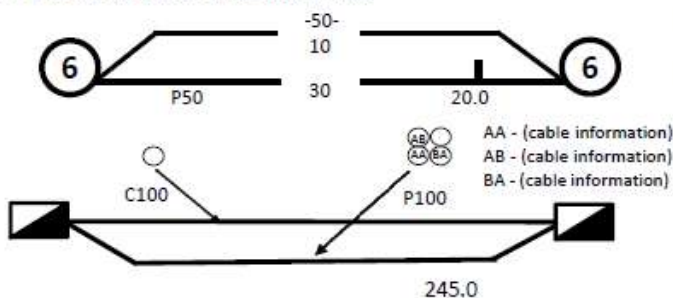
WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for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

Page 2 of 2

LEGEND



Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits, approximately 20.0m apart, with a direct buried 30-pair cable along the same route

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

Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935

Scheme Name: HEDGES COMMUNITY TITLES SCHEME 36751

Body Corp. Addr: NOBLE BODY CORPORATE SERVICES
PO BOX 3323
NEWSTEAD QLD
4006

COMMUNITY MANAGEMENT STATEMENT No: 36751

Title	Lot	Plan
50659905	CP	SP 188826
50659906	1	SP 188826
50659907	2	SP 188826

COMMUNITY MANAGEMENT STATEMENT Dealing No: 718353484

** End of CMS Search Statement **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ INFOTRACK PTY LIMITED

05 August 2025

Mr & Mrs Treloar
Ashleigh Simmonds
helpdesk@scls.com.au

Ref

Re	Lot	1	HEDGES CTS 36751
Fee	114.10		Paid

To Whom It May Concern,

Please find the attached Body Corporate Certificate Form 33 as per your request.

Please note that Noble Body Corporate Services makes no representations about whether or not there are defects in the Common Property or Body Corporate assets, but that is a duty that rests on the seller.

This Certificate has been provided in accordance with section 205(4) of the Body Corporate and Community Management Act 1997.

Kind Regards
For and on behalf of the Body Corporate

Admin Team

BCCM**Form 33**

Department of Justice

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

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 05/08/2025

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

HEDGES

CTS No. **36751**

Body corporate manager

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

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Rebecca Le Noble**

Company: **NOBLE BODY CORPORATE SERVICES**

Phone:

Email: **admin@noblebcs.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **1**

Plan type and number: **SP188826**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Standard

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

Yes

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

given with this certificate and listed below

Date of Resolution	Lot	Description	Conditions
24/10/17	1	Courtyard	Clean & Tidy
24/10/17	1	Courtyard	Clean & Tidy
24/10/17	2	Courtyard	Clean & Tidy
24/10/17	2	Courtyard	Clean & Tidy
24/10/17	1	External Surfaces & Structural Elements	Responsible for Maintenance Replacement & Costs
24/10/17	2	External Surfaces & Structural Elements	Responsible to Maintain Replacmenet & Costs

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: **10.00**

Total contribution schedule lot entitlements for all lots: **22.00**

Interest schedule

Interest schedule lot entitlement for the lot: **10.00**

Total interest schedule lot entitlements for all lots: **22.00**

Statement of accounts

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

Owner contributions (levies)

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

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

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

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

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

Body corporate debts

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

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: \$ **\$590.90**

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

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

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

Due date	Amount due	Amount due if discount applied	Paid
01/04/25	125.00	125.00	19/05/25
15/07/25	155.30	155.30	17/07/25
01/10/25	155.30	155.30	
01/01/26	155.30	155.30	
01/04/26	155.30	155.30	
Amount overdue			Nil
Amount Unpaid including amounts billed not yet due			\$0.00

Sinking fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: \$ **\$0.00**

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

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

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

Due date	Amount due	Amount due if discount applied	Paid
Amount overdue			\$0.00
Amount Unpaid including amounts billed not yet due			\$0.00

Special contributions - Administrative Fund (IF ANY)

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

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

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

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

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

Due date	Amount due	Amount due if discount applied	Paid
Amount overdue			Nil
Amount Unpaid including amounts billed not yet due			\$0.00

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

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

Amount overdue **Nil**

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

Other contributions

	Due date	Amount due	Amount due if discount applied	Paid
Insurance Fund	01/04/25	454.20	454.20	19/05/25
Insurance Fund	15/07/25	574.15	574.15	17/07/25
Insurance Fund	01/10/25	574.15	574.15	
Insurance Fund	01/01/26	574.15	574.15	
Insurance Fund	01/04/26	574.15	574.15	

Other amounts payable by the lot owner

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

Summary of amounts due but not paid by the current owner

At the date of this certificate

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

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 01/04/16

Current sinking fund balance (as at date of certificate): \$ 2,361.75

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions
17/02/17	approve Lot 1 to install awnings	

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

Description	Type	Acquisition	Supplier	Type	Original Cost	Cost To Date	Market Value
-------------	------	-------------	----------	------	---------------	--------------	--------------

Insurance

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

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

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CHU Underwriting Agencies	HU0006043418	1,268,110.00	4,778.80	12/04/26	\$1,000 all claims + as per policy
PUBLIC LIABILITY CHU Underwriting Agencies	HU0006043418	30,000,000.00	Included	12/04/26	
COMMON AREA CONTENTS CHU Underwriting Agencies	HU0006043418	12,681.00	Included	12/04/26	
LOSS OF RENT CHU Underwriting Agencies	HU0006043418	190,216.00	Included	12/04/26	
FIDELITY GUARANTEE CHU Underwriting Agencies	HU0006043418	250,000.00	Included	12/04/26	
VOLUNTARY WORKERS CHU Underwriting Agencies	HU0006043418	\$200,000/\$2,000	Included	12/04/26	
OFFICE BEARERS CHU Underwriting Agencies	HU0006043418	5,000,000.00	Included	12/04/26	
CATASTROPHE CHU Underwriting Agencies	HU0006043418	380,433.00	Included	12/04/26	
EXT COVER - RENT/TEM CHU Underwriting Agencies	HU0006043418	57,064.00	Included	12/04/26	
ESC IN COST OF TEMP CHU Underwriting Agencies	HU0006043418	19,021.00	Included	12/04/26	
STORAGE/EVACUATION CHU Underwriting Agencies	HU0006043418	19,021.00	Included	12/04/26	
GOVERNMENT AUDIT COS CHU Underwriting Agencies	HU0006043418	25,000.00	Included	12/04/26	
WH&S APPEAL EXPENSES CHU Underwriting Agencies	HU0006043418	100,000.00	Included	12/04/26	
LEGAL EXPENSES CHU Underwriting Agencies	HU0006043418	50,000.00	Included	12/04/26	\$1,000 all claims
LOT OWNERS IMPROVEME CHU Underwriting Agencies	HU0006043418	250,000.00	Included	12/04/26	

Alternative insurance

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

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

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

No

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

No

Embedded network electricity supply

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

No

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

Body corporate authority

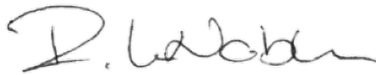
This certificate is signed and given under the authority of the body corporate.

Name/s Rebecca le Noble

Positions/s held Director

Date 05/08/2025

Signature/s _____




Copies of documents given with this certificate:

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

CONTRACTS REGISTER

HEDGES CTS 36751

Contractor Name and Address Noble Body Corporate Services Lobby 1, Level 2 76 Skyring Tce Newstead QLD 4006	Details of Duties	Delegated Powers	Basis of Remuneration 561.00 Inc GST Annual
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/06/25 1 year Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

HEDGES CTS 36751

BALANCE SHEET

AS AT 31 MARCH 2025

	ACTUAL 31/03/2025	ACTUAL 31/03/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	197.76	556.03
Sinking Fund	2,361.75	2,361.75
<u>TOTAL</u>	<u>\$ 2,559.51</u>	<u>\$ 2,917.78</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	2,589.71	3,805.98
<u>TOTAL ASSETS</u>	<u>2,589.71</u>	<u>3,805.98</u>
<u>LIABILITIES</u>		
Creditors	30.20	8.20
Accruals	0.00	880.00
<u>TOTAL LIABILITIES</u>	<u>30.20</u>	<u>888.20</u>
<u>NET ASSETS</u>	<u>\$ 2,559.51</u>	<u>\$ 2,917.78</u>

HEDGES CTS 36751

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2024 TO 31 MARCH 2025

	ACTUAL	BUDGET	ACTUAL
	01/04/24-31/03/25	01/04/24-31/03/25	01/04/23-31/03/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	1,100.00	1,100.00	1,200.32
Insurance Levy	4,084.96	4,085.00	3,984.64
<u>TOTAL ADMIN. FUND INCOME</u>	5,184.96	5,185.00	5,184.96
<u>EXPENDITURE - ADMIN. FUND</u>			
Accounting - Tax Returns	132.00	132.00	132.00
Bank Charges	7.60	10.00	7.60
Compliance Reports	369.00	0.00	0.00
Software Fees	32.80	32.80	32.80
Insurance	4,081.38	4,081.38	3,984.68
Insurance - Stamp Duty	331.62	331.62	327.43
Management Fees	549.96	550.00	549.96
Management Fees - Add/Disb	22.00	150.00	22.00
Utilities - Water & Sewerage	16.87	15.00	4.16
<u>TOTAL ADMIN. EXPENDITURE</u>	5,543.23	5,302.80	5,060.63
<u>SURPLUS / DEFICIT</u>	\$ (358.27)	\$ (117.80)	\$ 124.33
Opening Admin. Balance	556.03	556.03	431.70
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 197.76	\$ 438.23	\$ 556.03

HEDGES CTS 36751

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2024 TO 31 MARCH 2025

	ACTUAL 01/04/24-31/03/25	BUDGET 01/04/24-31/03/25	ACTUAL 01/04/23-31/03/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
<u>TOTAL SINKING FUND INCOME</u>	0.00	0.00	0.00
<u>EXPENDITURE - SINKING FUND</u>			
Trees & Shrubs	0.00	660.00	880.00
Fencing	0.00	0.00	2,530.98
<u>TOTAL SINK. FUND EXPENDITURE</u>	0.00	660.00	3,410.98
<u>SURPLUS / DEFICIT</u>	\$ 0.00	\$ (660.00)	\$ (3,410.98)
Opening Sinking Fund Balance	2,361.75	2,361.75	5,772.73
<u>SINKING FUND BALANCE</u>	\$ 2,361.75	\$ 1,701.75	\$ 2,361.75

14

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

GENERAL REQUEST

Duty Imprint

FORM 14 Version 4
Page 1 of 1

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24/10/2017 15:23

BE 470

- | | | |
|--|--|----------------------------|
| 1. Nature of request
Request to Record New Community Management Statement for Hedges Community Titles Scheme 36751 | Lodger (Name, address, E-mail & phone number)
Nicholson's Solicitors
GPO Box 454
BRISBANE QLD 4001
Telephone No: (07) 3226 3944 | Lodger Code
250A |
| 2. Lot on Plan Description
Common Property of Hedges Community Titles Scheme 36751 | Title Reference
50659905 | |
| 3. Registered Proprietor/State Lessee
Body Corporate for Hedges Community Titles Scheme 36751 | | |
| 4. Interest
Fee Simple | | |
| 5. Applicant
Body Corporate for Hedges Community Titles Scheme 36751 | | |
| 6. Request
I hereby request that the New Community Management Statement deposited herewith which amends Schedules C and E of the existing Community Management Statement be recorded as the Community Management Statement for Hedges Community Titles Scheme 36751. | | |
| 7. Execution by applicant | | |

24/10/17
Execution Date

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

PAUL STUART MORRIS
SOLICITOR

36751

This statement incorporates and must
include the following:

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

CMS LABEL NUMBER

1. Name of community titles scheme Hedges Community Titles Scheme 36751	2. Regulation module Standard Module
3. Name of Body Corporate Body Corporate for Hedges Community Titles Scheme 36751	
4. Scheme land Lot on Plan Description See Enlarged Panel	
Title Reference	
5. *Name and address of original owner Not Applicable # first community management statement only	6. Reference to plan lodged with this statement Not Applicable
7. Local Government community management statement notation Not applicable pursuant to section 60(6) of the <i>Body Corporate and Community Management Act 1997</i> .	
8. Consent of Body Corporate	



23/10/2017
Execution Date

K B
Chairperson/Secretary

M. A. Jones
Committee Member

*Execution

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

Privacy Statement

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

Title Reference 50659905

4. Scheme Land

Lot on Plan Description

Title Reference

Common Property of Hedges Community Titles Scheme 36751

50659905

Lot 1 on SP 188826

50659906

Lot 2 on SP 188826

50659907

SCHEDULE

Title Reference 50659905

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 188826	10	10
Lot 2 on SP 188826	12	12
TOTALS	22	22

- Interest schedule lot entitlements have been calculated on the estimated values of the lots as one lot is larger in area than the other.
- The major expense to the body corporate is the body corporate insurance on all of the units in the complex. Due to the estimated value of each unit, the proportion of the insurance premium attributable to each unit is unequal. Furthermore, repairs and maintenance to the units for which the body corporate may become liable may be more expensive on one unit compared to the other due to the size of the unit.

Accordingly, the contribution schedule lot entitlements have been apportioned on the basis shown and are believed to be fair and reasonable.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

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

SCHEDULE C BY-LAWS

1. Interpretation

Dictionary

1.1 The following words have these meanings:

- Act** means the *Body Corporate and Community Management Act 1997*;
- Body Corporate** means the body corporate created upon the establishment of the Scheme pursuant to the Act;
- Body Corporate Manager** means the person appointed by the Body Corporate at any time pursuant to the Act as the manager of the Body Corporate;
- Building** means the building or buildings containing the lots and includes, where the context permits or requires, any other structures or improvements on the Scheme Land;
- Common Property** means all land contained in the Community Titles Scheme that is not included in a lot;
- Community Titles Scheme** means the community titles scheme identified in Item 1 of this Community Management Statement;
- Lot** means a lot that is part of the Scheme Land for the Scheme;
- Owner** means an owner or occupier of a lot;
- Regulation Module** means the regulation module identified in Item 2 of this Community Management Statement;

Title Reference 50659905

- (j) **Scheme** means the Community Titles Scheme to which this Community Management Statement relates;
- (k) **Scheme Land** means the scheme land identified in Item 4 of this Community Management Statement and includes the Building.

Rules of Interpretation

1.2 In these by-laws unless the contrary intention appears or the context indicates otherwise:

- (a) a reference to a by-law includes any variation or replacement of it;
- (b) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of them;
- (c) the singular includes the plural and vice versa;
- (d) a reference to a person includes a firm, a body corporate, an unincorporated association or an authority;
- (e) where the consent of the Body Corporate is given, to be effective such consent must be in writing;
- (f) where there is an obligation imposed upon the Owner with regard to the use of the lot or the Common Property, whether a positive or negative obligation, that obligation is also imposed upon the Owner's tenants, employees, agents, contractors, customers and visitors;
- (g) where these by-laws say that something can or must be done by the Body Corporate then that thing may be done by the committee unless there is a legal restriction on the committee doing so;
- (h) words and phrases defined in the Act, and used in these by-laws, have the same meaning.

2. Conduct

Noise

- 2.1 An Owner must not make or allow any noise in a Lot or on the Common Property that would unreasonably interfere with the use or enjoyment by others of a Lot or the Common Property. If noise is unavoidable then the Owner must strive to minimise the noise.

Behaviour of Visitors

- 2.2 Owners must make sure their agents, contractors and visitors comply with these by-laws and the community management statement.

Obstruction

- 2.3 An Owner must not obstruct the lawful use of the Common Property by another person.

Vehicles

- 2.4 Owners must not, except where a by-law authorises them to do so, or where they have the Body Corporate's consent, park or stand any vehicle upon Common Property other than in the areas provided.
- 2.5 Owners must not park in any carparking spaces designated by the Body Corporate for use by visitors.
- 2.6 Owners must observe and comply with any carparking signs erected on the Common Property.
- 2.7 Owners must only use the parking areas provided for the purpose of parking motor vehicles and must not conduct repairs or other works on any vehicle, except for emergency repairs and then only to the extent necessary to enable movement of the vehicle to a proper repair facility.

Title Reference 50659905

2.8 Vehicles must be driven safely and at a safe speed.

Visitor's Car Park

2.9 An occupier of a lot must not, without the written consent of the Body Corporate:

- (a) park a vehicle, or allow a vehicle to stand, on the Common Property; or
- (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the Common Property except for the designated visitor parking which must remain available at all times for the sole use of the visitor's vehicle.

2.10 An approval under Clause 2.9 must state the period for which it is given, with the exception of designated visitor parking.

2.11 However the Body Corporate may cancel the approval by giving seven (7) days' written notice to the occupier, with the exception of visitor parking.

Notice of Accidents

2.12 If an Owner or an Owner's agent, contractor or visitor is involved in an accident on Common Property, the Owner must notify the Body Corporate of the accident and give a reasonably detailed description of the circumstances.

3. Use

Gardens and Plants

3.1 An owner must not damage or remove any lawn, garden, plant or part of a plant on the Common Property without the consent of the Body Corporate.

Damage to Common Property

3.2 An Owner must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, the Common Property except with the consent of the Body Corporate.

3.3 Clause 3.2 does not prevent an Owner, or person authorised by him, from installing any locking or other safety device for the protection of his Lot against intruders where such device is first approved by the Body Corporate and is constructed and installed in a workmanlike manner, is maintained in a state of good and serviceable repair by the Owner and does not detract from the amenity of the Scheme.

Rubbish Disposal

3.4 An owner must:

- (a) not deposit or throw upon the Common Property any paper, rubbish, refuse, unwanted material, cigarette butts, dirt, dust or other thing likely to interfere with the peaceful enjoyment of the Owner of another lot or of any person lawfully using the Common Property;
- (b) ensure that all rubbish is removed from the Lot on a regular basis;
- (c) ensure that any wet refuse that is generated is removed from the Scheme Land on a daily basis;
- (d) comply with all local authority by-laws and ordinances relating to the disposal of rubbish;
- (e) ensure that the health, hygiene and comfort of the Owner of any other lot is not adversely affected by his disposal of rubbish; and
- (f) comply with all reasonable directions of the Body Corporate in relation to the storage of rubbish bins and the disposal or recycling of rubbish;

Title Reference 50659905

- (g) ensure that the size of any bin will be such that the lid of any bin, when not in use, must not be raised above the horizontal or unable to be locked;
- (h) not throw anything out of the lot onto the Common Property, including dirty water, or any other substance.

Aerials

- 3.5 Outside radio, satellite or television aerials, receiver dishes or similar device must not be erected or installed without the Body Corporate's consent.

4. Appearance

- 4.1 An Owner must not, without the consent of the Body Corporate, make a change to the external appearance of the lot or the internal structure of the lot.
- 4.2 All balconies and terraces shown on the approved drawings and documents are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the relevant "Brisbane City Plan 2000 - Residential Code" and clearly depicted on the approved drawings.
- 4.3 Where any consent is given pursuant to clause 4.1, such consent is conditional upon the Owner first obtaining all necessary approvals of the local authority to the construction, erection or installation, and must provide evidence of such compliance to the Body Corporate prior to commencement of any construction, erection or installation.
- 4.4 An Owner of a lot must not hang any thing (e.g. washing, towels, clothing or other article) on any part of the lot so as to be visible from the outside of the lot.
- 4.5 An Owner of a lot must not install, renovate and/or replace window tinting or other window coverings without having the colour and design of it approved by the Body Corporate. In giving such approvals, the Body Corporate must ensure, so far as practicable, that window coverings and tinting used in any lot presents a uniform appearance when viewed from outside the lot.

5. Maintenance

- 5.1 Each Owner is responsible for the maintenance of their lot and shall ensure that their lot is kept and maintained so as not to be offensive in appearance to other lot Owners through the accumulation of excess rubbish or otherwise.
- 5.2 All windows and glass in any lot must be kept clean and promptly be replaced with fresh glass of the same kind, colour and weight as at present if broken or cracked.
- 5.3 Owners must ensure that all water taps in their lot or on the Common Property are properly turned off after use.
- 5.4 The utility services and any fittings or fixtures attached to them must not be used for any purpose other than that for which they were constructed and no sweepings or rubbish or other unsuitable substance may be deposited in them. Any costs or expenses resulting from damage or blockage to them from misuse or negligence must be borne by the Owner responsible for such damage or blockage.

6. Insurance

- 6.1 If the Body Corporate is unable to obtain insurance for the Scheme, owing to the use of their lot by any of the lot owners, the Body Corporate will advise that Owner and the Owner must immediately cease any activity that is preventing the Body Corporate from obtaining insurance.
- 6.2 An Owner shall not bring on or to, or keep in, a lot or the Common Property anything which shall increase the rate of, or jeopardise, the Body Corporate's insurance or which may conflict with any relevant laws and/or regulations or any insurance policy relating to the Scheme Land.

Title Reference 50659905

7. Miscellaneous

Rules relating to Common Property

- 7.1 The Body Corporate may make rules relating to the Common Property, as long as they are not inconsistent with these by-laws and all Owners shall observe the same unless they are disallowed or revoked by a resolution without dissent at a general meeting of the Owners.

Recovery of Costs

- 7.2 If the Body Corporate incurs costs or expenses because an Owner:

- (a) does not pay an amount due to the Body Corporate; or
- (b) breaches these by-laws, the Act or the Regulation Module,

the Owner must pay the Body Corporate those costs or expenses within seven days of the body Corporate demanding payment, as a liquidated debt due to the Body Corporate.

Notice of Defect

- 7.3 Owners of a Lot must give the body corporate prompt notice of any accident to or defect in the utility services in a Lot or on the Common Property which comes to their knowledge and the Body Corporate shall have authority by its agents or servants in the circumstances, having regard to the urgency involved, to examine or make such repairs or renovations as it may deem necessary for the safety and preservation of the Scheme as often as may be necessary.

Infectious Diseases

- 7.4 In the event of any infectious diseases which may require notification by virtue of any statute, regulation or ordinance happening in any lot, the Owner of the lot shall give written notice thereof and any other information which may be required relative thereto to the Body Corporate. Any expenses incurred by the Body corporate of disinfecting the lot or any part of the Common Property required to be disinfected and replacing any articles or things required to be destroyed shall be borne by the Owner.

Right of Entry

- 7.5 Owners, upon receiving reasonable notice from the Body Corporate, must allow the Body Corporate or any contractors, subcontractors, workmen or other person authorised by it, the right of access to their lot for the purpose of carrying out works or effecting repairs on mains, pipes, wires or connections of any water, sewerage, drainage, gas, electricity, telephone or other system or service whether to their lot or to an adjoining lot.
- 7.6 If in the reasonable opinion of the Body Corporate there is a matter of sufficient emergency, no such notice will be necessary.
- 7.7 Where such works or repairs are due to any act or default of the Owner, such works or repairs shall be at the expense of the Owner.

Flammable Liquids

- 7.8 Except with the Body Corporate's consent, an Owner must not use or store any flammable chemical, liquid, gas or other flammable substance upon:
- (a) the lot, except for those used or intended to be used for cleaning purposes; or
 - (b) the Common Property, except for any such substance contained in a fuel tank of a motor vehicle.

Title Reference 50659905

- 7.9 The Body Corporate must not unreasonably withhold its consent to the use or storage of any flammable chemical, liquid, gas, or other substance upon a lot where such substance is necessary for the operation of the business conducted in the lot, provided that the Owner complies with the requirements, regulations, by-laws and ordinances of any authority.

8. Exclusive Use Areas

- 8.1 The Owners of each lot shall be entitled to the exclusive use for themselves and their licensees or invitees for the purposes mentioned in Schedule E and for no other purpose whatsoever of those parts of the common property which are delineated on the sketch plan hereto and marked "B" and mentioned in Schedule E and forming part of the CMS and marked with the corresponding numbers.
- 8.2 The Owner to whom such use has been granted shall be solely responsible for maintaining the area in a clean and tidy condition at all times, and in accordance with such directions as the Committee may issue from time to time.
- 8.3 In the event that such Owner does not upkeep such areas, the Body Corporate shall be entitled, at the cost of the Owner, to enter into and maintain the same, and the cost thereof shall be a debt due by the Owner to the body Corporate payable upon demand.

9. Exclusive Use of External Surfaces and Structural Elements

- 9.1 The Owner of each Lot in the Scheme is granted the exclusive use of the Common Property identified in Schedule E and in the exclusive use plans annexed to this Community Management Statement in order to transfer the maintenance of the external surfaces and structural elements of the Building in which their Lot is situated from the Body Corporate to the Owner of each Lot.
- 9.2 This by-law applies to all Common Property located within the boundaries of the relevant exclusive use plan and includes, without limitation, any building, improvement, foundation, roof, wall, pipe, wire, antenna (other than utility infrastructure belonging to the Body Corporate) located within the exclusive use area.
- 9.3 The Owner of the Lot to which an exclusive use area is granted under this by-law is responsible for the maintenance, repair, replacement and operating costs associated with the Common Property to which this by-law applies.
- 9.4 For clarity, the Owner of the Lot to which an exclusive use area is granted under this by-law is responsible for:
- (a) maintaining in good condition roofing membranes that:
 - (i) are on the part of the Common Property to which the by-law applies; and
 - (ii) provide protection for Lots or Common Property; and
 - (b) maintaining in a structurally sound condition any of the following elements of Scheme Land that are part of a structure that is on the part of the Common Property to which the by-law applies whether or not constructed by or for the Owner of the Lot:
 - (i) foundation structures;
 - (ii) roofing structures providing protection; and
 - (iii) essential supporting framework, including load-bearing walls.

SCHEDULE

Title Reference 50659905

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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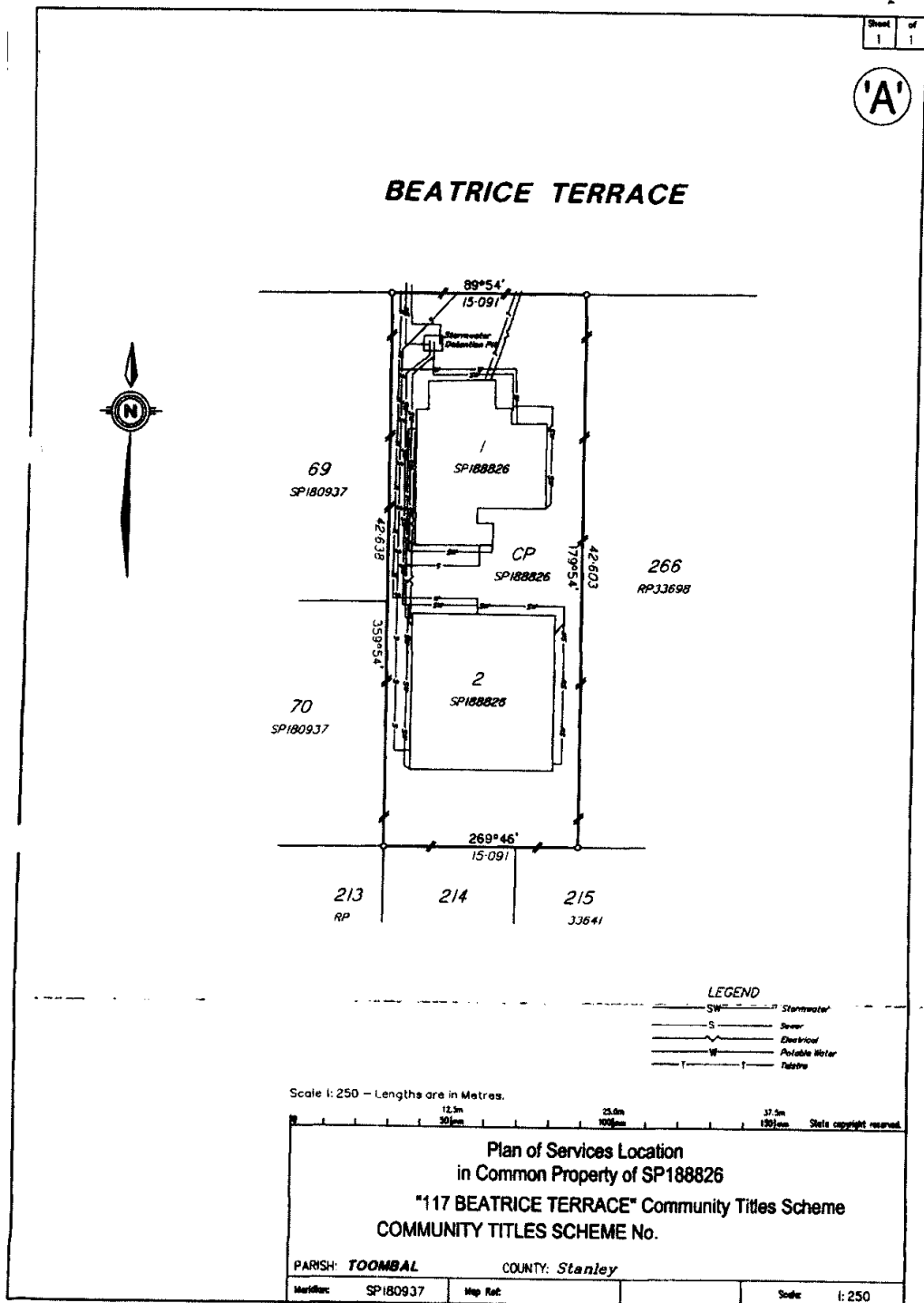
Statutory Easements and Services Location Diagrams

The lots affected, or proposed to be affected, by a statutory easement, and the type of statutory easement, are set out in the following table:

Lot on Plan	Statutory Easement	Services Location Diagram
Lot 1 on SP 188826	Water reticulation or supply, electricity and gas supply, telephone service, sewer system, drainage and support	Attached and marked "A"
Lot 1 on SP 188826	Water reticulation or supply, electricity and gas supply, telephone service, sewer system, drainage and support	Attached and marked "A"
Common Property	Water reticulation or supply, electricity and gas supply, telephone service, sewer system, drainage and support	Attached and marked "A"

Title Reference 50659905

"A"



SCHEDULE

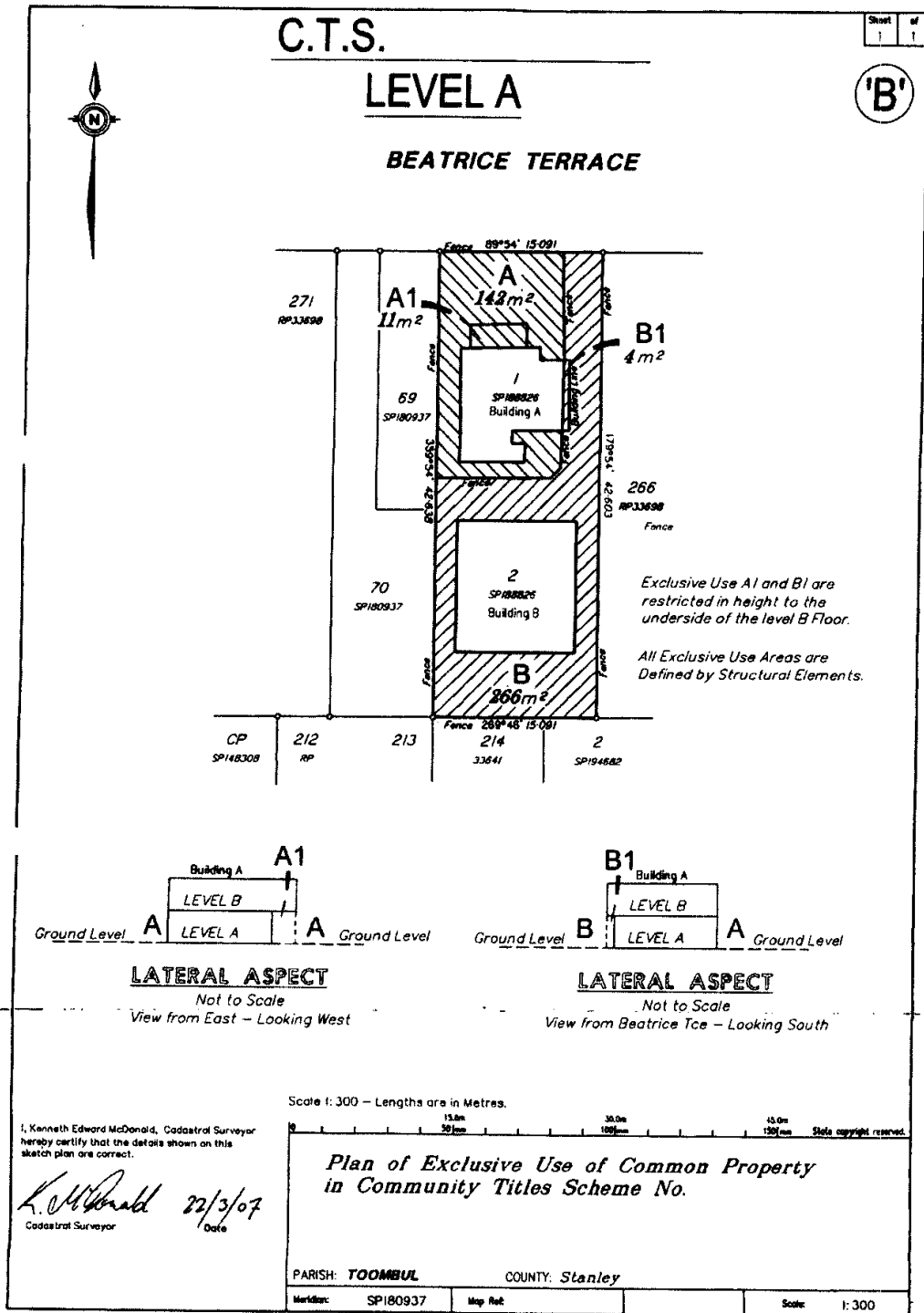
Title Reference 50659905

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

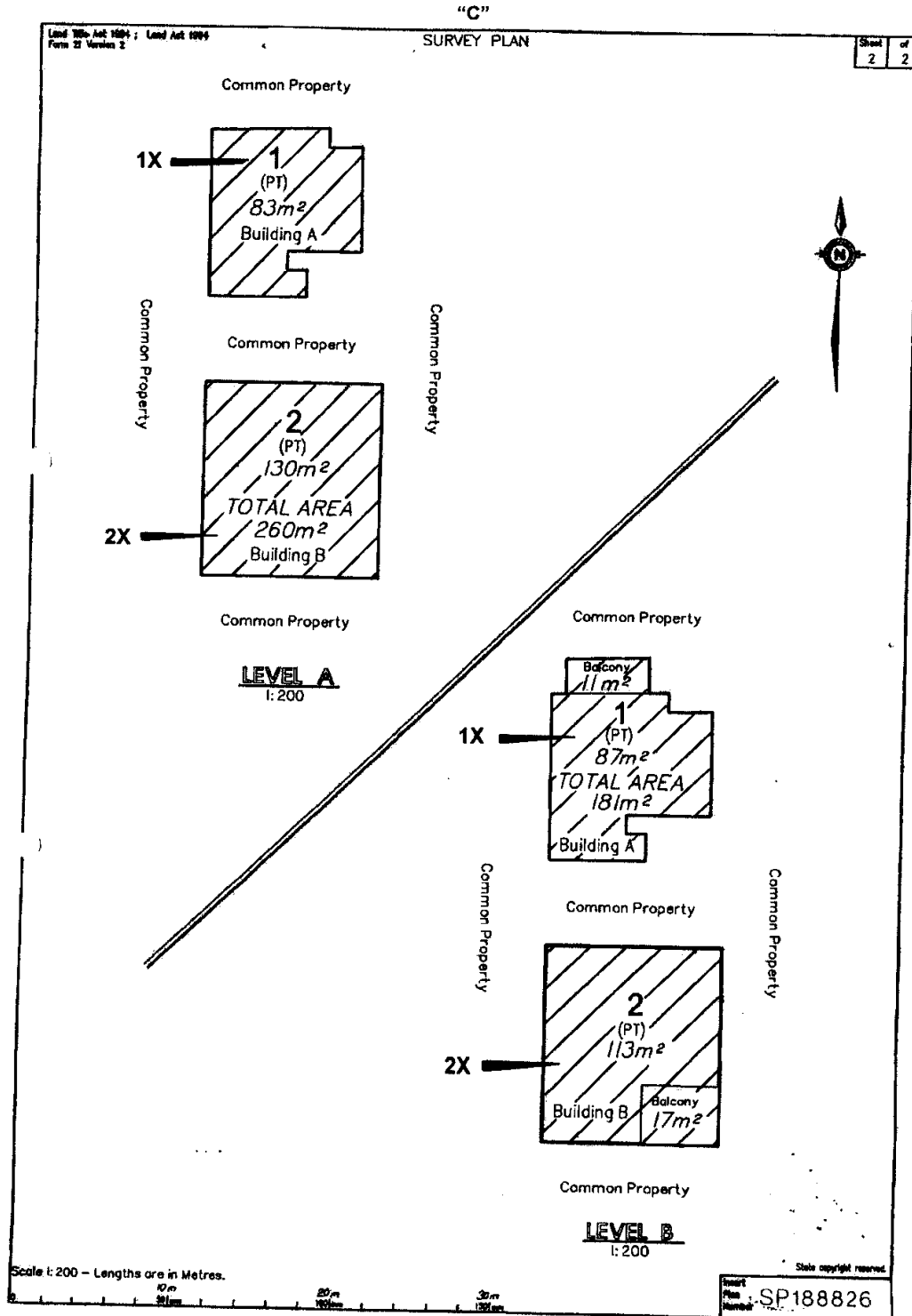
Lot on Plan	Exclusive Use Area	Purpose
Lot 1 on SP 188826	Area A on attached plan "B"	Courtyard
Lot 1 on SP 188826	Area A1 on attached plan "B"	Courtyard
Lot 1 on SP 188826	Area 1X on attached plan "C"	External Surfaces and Structural Elements
Lot 2 on SP 188826	Area B on attached plan "B"	Courtyard
Lot 2 on SP 188826	Area B1 on attached plan "B"	Courtyard
Lot 2 on SP 188826	Area 2X on attached plan "C"	External Surfaces and Structural Elements

Title Reference 50659905

"B"



Title Reference 50659905



STATUTORY ENCUMBRANCE SUMMARY

Property: 117a Beatrice Terrace, Ascot QLD 4007

1. Electrical Infrastructure:

Energex mapping confirms underground electrical infrastructure within Dobson Street, adjoining Beatrice Terrace.

Cables and service

pits are present in the road reserve adjacent to the property. No direct connections to the allotment are shown in this report, and

confirmation via DBYD is recommended for excavation works.

2. Telecommunications Infrastructure:

Telstra, NBN Co, and Vocus operate extensive underground telecommunications infrastructure around the site. Mapping identifies

multiple conduit routes, optic fibre lines, and major jointing pits. The area forms part of a critical network route under Telstra's duty

of care protocols, with assets classified under AS5488 Category D and trenching across both Dobson Street and Beatrice Terrace.

3. Water and Sewer Infrastructure:

Urban Utilities confirms the presence of water and sewer reticulation infrastructure surrounding the subject lot. Water mains and

sewer pipelines run through the street network and connect to nearby properties. Mapping shows multiple service branches and

inspection points throughout the precinct.

4. Stormwater Infrastructure:

Brisbane City Council records show stormwater drainage pipes and pits running through Dobson Street and Beatrice Terrace,

servicing adjacent lots and including gully pits and inlet structures near the property frontage.

5. Gas Infrastructure:

APA Group mapping confirms the presence of medium pressure gas lines in the area. Gas pipelines (PE casing) are identified within

Dobson Street and the general vicinity, though no encumbrance is recorded directly across the title boundary.

Conclusion:

117a Beatrice Terrace is subject to encumbrances from telecommunications, electrical, stormwater, sewer, water, and nearby gas

infrastructure. All ground disturbance or construction must comply with DBYD protocols and be coordinated with asset holders.



NOBLE
BODY CORPORATE SERVICES

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www.noblebcs.com.au
Po Box 3323 Newstead, QLD 4006
ABN: 92 656 463 955

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

Mr & Mrs Treloar
214 Ocean Vista Drive
Maroochy River QLD 4561

ABN 36 351 836 042			
Date of Notice	16 June 2025		
A/c No	1		
Lot No	1	Unit Number	1
Contrib Ent.	10		
Interest Ent.	10		

HEDGES CTS 36751

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/07/25 to 30/09/25	15/07/2025	\$155.30	\$0.00		\$155.30
Insurance Fund	01/07/25 to 30/09/25	15/07/2025	\$574.15	\$0.00		\$574.15
Totals			\$729.45	\$0.00		\$729.45

Please make cheques payable to: StrataPay plus your StrataPay Reference Number

Teller stamp and initials

NEW BANKING DETAILS

Amount Paid
\$

Managers.

Please ensure that all of your banking arrangements are updated to match the details on the bottom of the levy notice so that funds are received into the correct Body Corporate bank account.

Payment Options

	Tel: 1300 552 311 Ref: 1414 2401 9	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1414 2401 9	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratapay.com/ldr Ref: 1414 2401 9	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ldr to register. *Credit card charges apply.	
	Biller Code: 74825 Ref: 1414 2401 9	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAYB Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 1414 2401 9	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1414 2401 9	Mail: Send cheque with this bill by mail to: StrataPay, Locked Bag 9 GCNC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1414 2401 9 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	

StrataPay Reference

1414 2401 9

Amount
\$729.45

Due Date
15 July 25

NOBLE BODY CORPORATE SERVICES
36751/02100001 Lot 1/1

Mr & Mrs Treloar
214 Ocean Vista Drive
Maroochy River QLD 4561



*3599 141424019

Payments made through StrataPay payment options are subject to our Terms and Conditions available at www.stratapay.com.au by calling 1300 552 311 or email info@stratapay.com.au. By using the payment options provided by StrataPay, you can claim any bank refund and avoid direct bank fees. Terms and Conditions apply to using StrataPay. Credit card and gateway is subject to external charges. Additional charges may apply.



Vendor/s

PETER JOHN TRELOAR, CHERYLEE AMANDA TRELOAR

Property Address

UNIT 1 117 BEATRICE TCE, ASCOT QLD 4007
