

Seller disclosure statement



Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 - Seller and property details

Seller

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

Lot on plan description
 Title reference

Community titles scheme or 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 <i>Land Title Act 1994</i> showing interests registered under that Act for the property.	<input checked="" type="checkbox"/> Yes
	A copy of the plan of survey registered for the property.	<input checked="" type="checkbox"/> Yes

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input type="text" value="Periodic Lease"/> » the amount of rent and bond payable: <input type="text" value="Rent \$370/wk & Bond \$1480"/> » whether the lease has an option to renew: <input type="text" value="Up to landlord and tenants"/> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>All statutory rights relating to water supply, sewerage, drainage, electricity, telephone and other services in passing through or over the property whether or not protected by registered easement.</p> </div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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>) <input type="text" value="17/07/2025"/></p> <p>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.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 - Land use, planning and environment

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

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> : <div style="border: 1px solid black; padding: 2px; width: fit-content;">Low-Medium Density Residential</div>
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Transport proposals and resumptions	<p>The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller</i></p>
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* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

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

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

Swimming pool	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme - a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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: Date Range:

OR

The property is currently a rates exempt lot.**

OR

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property.

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

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

Water

Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:

Amount: Date Range:

OR

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount: Date Range:

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

Part 6 - Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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. 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.	<input checked="" type="checkbox"/> Yes	
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. If No — An explanatory statement is given to the buyer that states: <ul style="list-style-type: none"> » 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. 	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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 <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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. If No — An explanatory statement is given to the buyer that states: <ul style="list-style-type: none"> » 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.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Signatures - SELLER

Signed by:

Felicia Oliveira

7E5A52A0FB69470...

Signature of seller

Signature of seller

Felicia oliveira

Name of seller

Name of seller

02 April 2026

Date

Date

Signatures - BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50252773	Search Date: 02/04/2026 09:56
Date Title Created: 20/01/1999	Request No: 55645230
Previous Title: 50201001	

ESTATE AND LAND

Estate in Fee Simple

LOT 17 SURVEY PLAN 115834

Local Government: LOGAN

COMMUNITY MANAGEMENT STATEMENT 24525

REGISTERED OWNER

Dealing No: 723061856 12/02/2024

FELICIA OLIVEIRA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10547206 (POR 411)

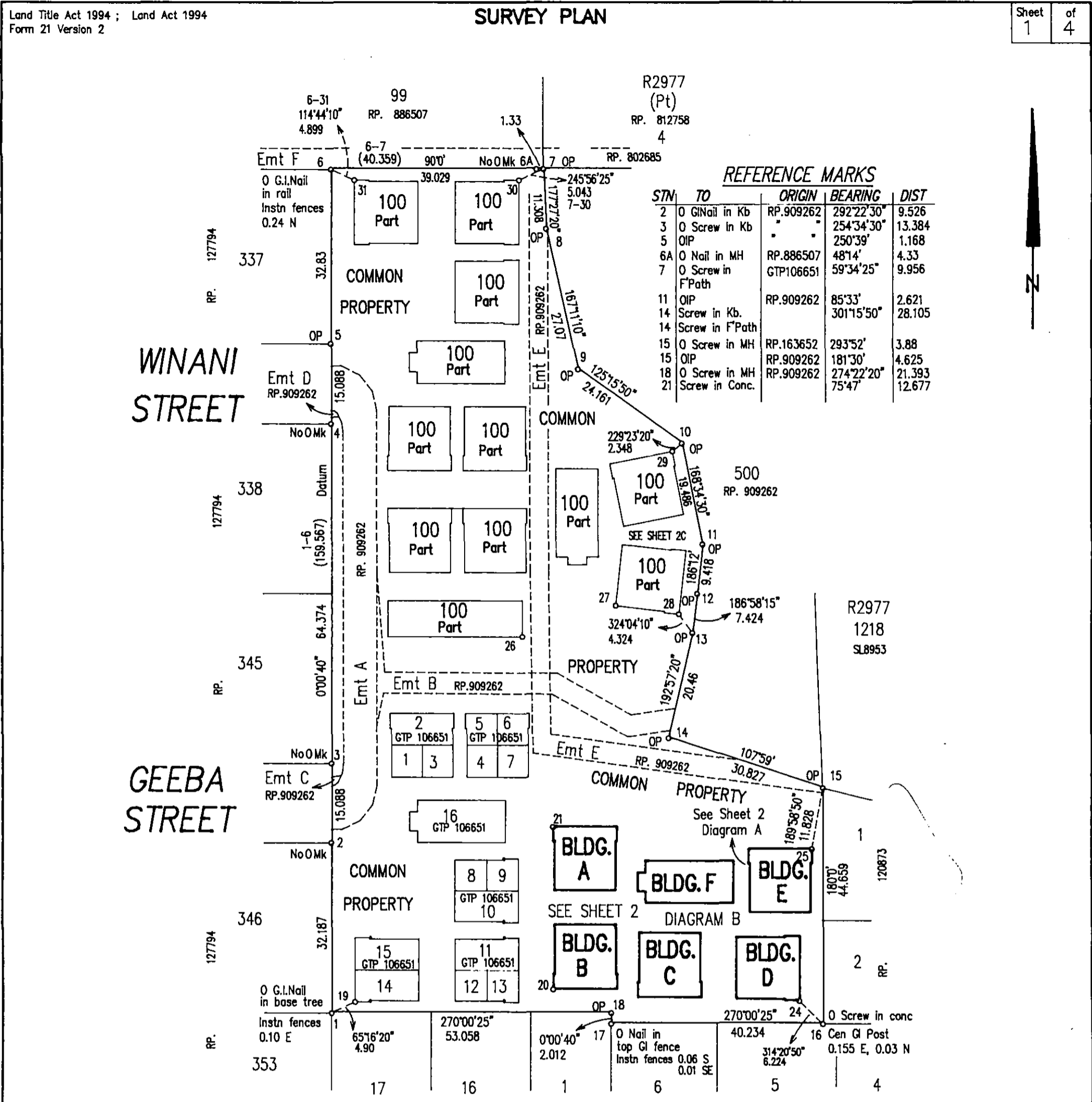
ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **



- a). The area of Common Property being converted to Lot ~~27~~ 26 is defined by Stations 51-54 and 55-58 and has an area of 1m²
- b). The area of Common Property being converted to Lot ~~28~~ 27 is defined by Stations 57-60 and has an area of 1m²

AMENDMENTS IN BLACK BY P.J.O'CALLAGHAN SURVEYS PTY LTD
 ACN 061059096
 LICENSED SURVEYOR 2-1-99

We P.J.O'CALLAGHAN SURVEYS PTY.LTD.ACN 061 059 096 hereby certify that the Company has surveyed the land comprised in this plan by Phillip John O'Callaghan, Licensed Surveyor and by Jon Ronald Currell, Surveying Associate for whose work the Company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on ...

COMMON SEAL
 Licensed Surveyor/Director
 Phillip John O'Callaghan
 Director
 Catherine Ann O'Callaghan
 Date 2-11-98

Scale : 1 : 750

NOTE LOT 100 IS A STANDARD FORMAT LOT
 AREA OF BASE PARCEL 849m²

37.5m 50mm 75m 100mm 112.5m 150mm State copyright reserved.

PLAN OF Lots 17 to 29, 100 and Common Property

Cancelling Lot 17 on GTP 106651 and part of the Common Property of Parkview Gardens Community Scheme No.24525

PARISH: **YEERONGPILLY** COUNTY: **Stanley**

Meridian: GTP 106651 F/N's: NO

Scale: 1 : 750
 Format: BUILDING

SP115834

Plan Status:

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

703074448

BE 400 NT

\$935.00
18/12/1998 5:02

Registered

s. Lodged by

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

1. Certificate of Registered Owners or Lessees.

I/We **R.H. & S.E. JOHNSON PTY LTD**
AND BODY CORPORATE FOR PARKVIEW GARDENS
CTS 24525

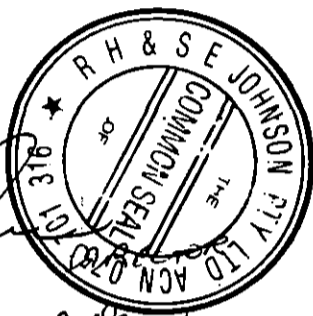
(Names in full)

* 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

[Handwritten signature]
[Handwritten signature]
S.E. JOHNSON
DIRECTOR



COMMON SEAL OF BODY CORPORATE
FOR PARKVIEW GARDENS CTS 24525
HEREUNTO AFFIXED BY
THE ROBERT HUSSEY JOHNSON CHAIRMAN
[Handwritten signature]
SARLEY ELLEN JOHNSON SECRETARY
[Handwritten signature]
S.E. JOHNSON



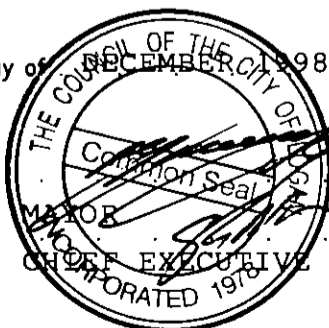
* Rule out whichever is Inapplicable

2. Local Government Certificate.

* COUNCIL OF THE CITY OF LOGAN certifies that the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Environment) Act 1990, the City of Brisbane Act 1924, and all Local Laws and Ordinances have been complied with subject to

Dated this **THIRD** day of **DECEMBER** 1998

[Handwritten signature]
MAJOR
CHIEF EXECUTIVE OFFICER



* Insert the name of the Local Government.
Insert designation of signatory or delegation

3. Plans with Community Management Statement :

CMS Number : **24525**
Name : **PARKVIEW GARDENS**

4. References :

Dept File :
Local Govt : **S970003**
Surveyor : **S3555/B**

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
50201001	17	GTP 106651	17-29,100 & COMMON PROPERTY		
50200984	COMMON PROPERTY	GTP 106651	27 & 28 26 & 27		

AMENDMENTS IN BLACK
BY P.S. O'CALLAGHAN SURVEYS PTY LTD
ACN 061 059 096
[Signature] LICENSED SURVEYOR
6-1-99.

411	17-29,100 & COMMON PROPERTY
Orig	Lots

7. Portion Allocation :

8. Map Reference : 9542-4311

9. Locality : SLACKS CREEK

10. Local Government :
LOGAN CITY COUNCIL

11. Passed & Endorsed :

By : **P.J. O'Callaghan Surveys Pty. Ltd.**
ACN 061 059 096
Date : **2/11/1998**
Signed : *[Signature]*
Designation : **LIASON OFFICER**

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;

Licensed Surveyor/Director * Date **2-11-98**
* delete words not required

13. Lodgement Fees :

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

14. Insert Plan Number **SP 115834**

REQUISITION FEE
21-00
08 JAN 1999
BE-58-5508
Paid Vide No.....

ADDITIONAL SHEET

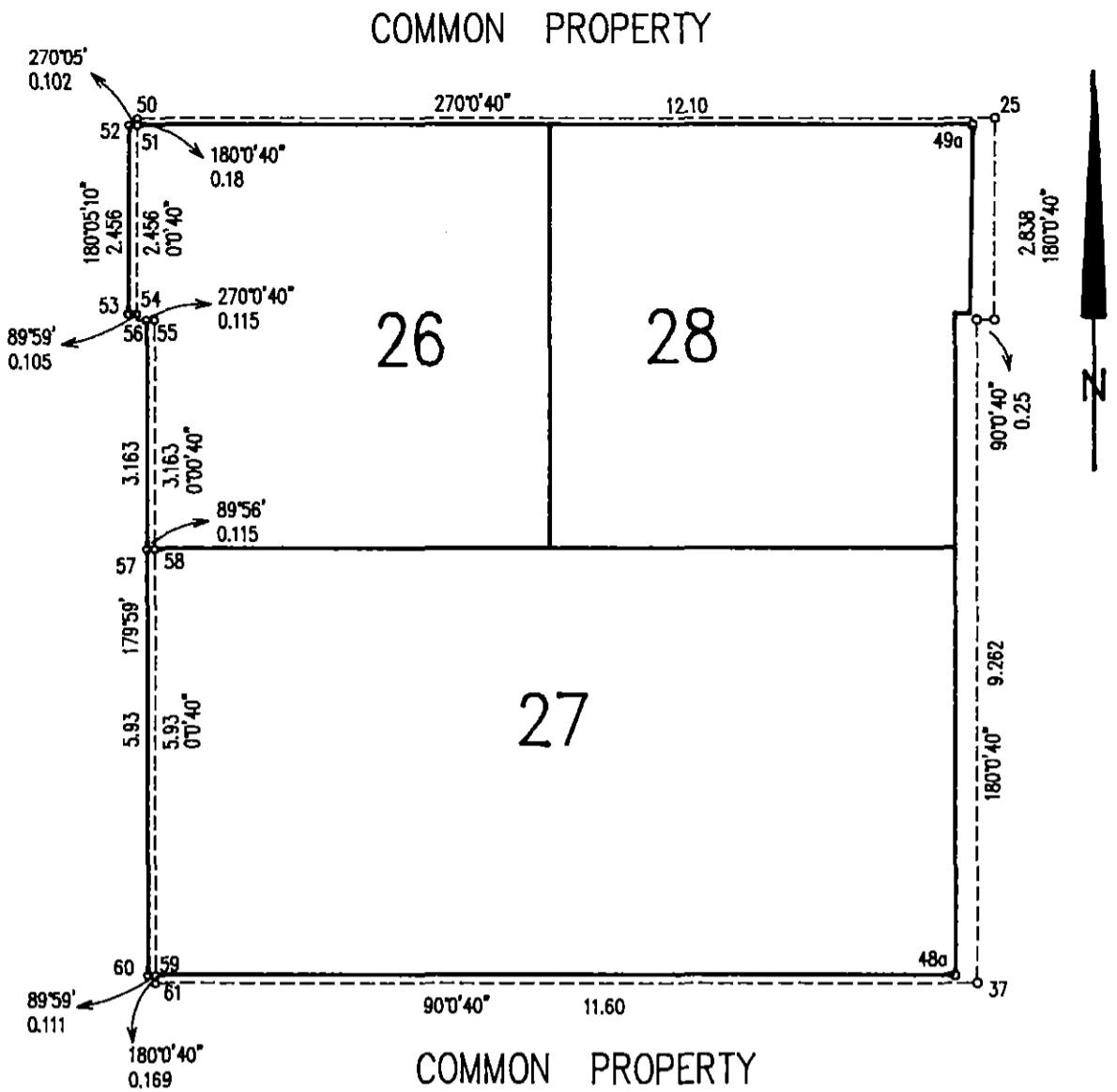
DIAGRAM "A"

BUILDING "E"

AREA OF COMMON PROPERTY BEING CONVERTED TO LOTS

Scale: 1 : 100

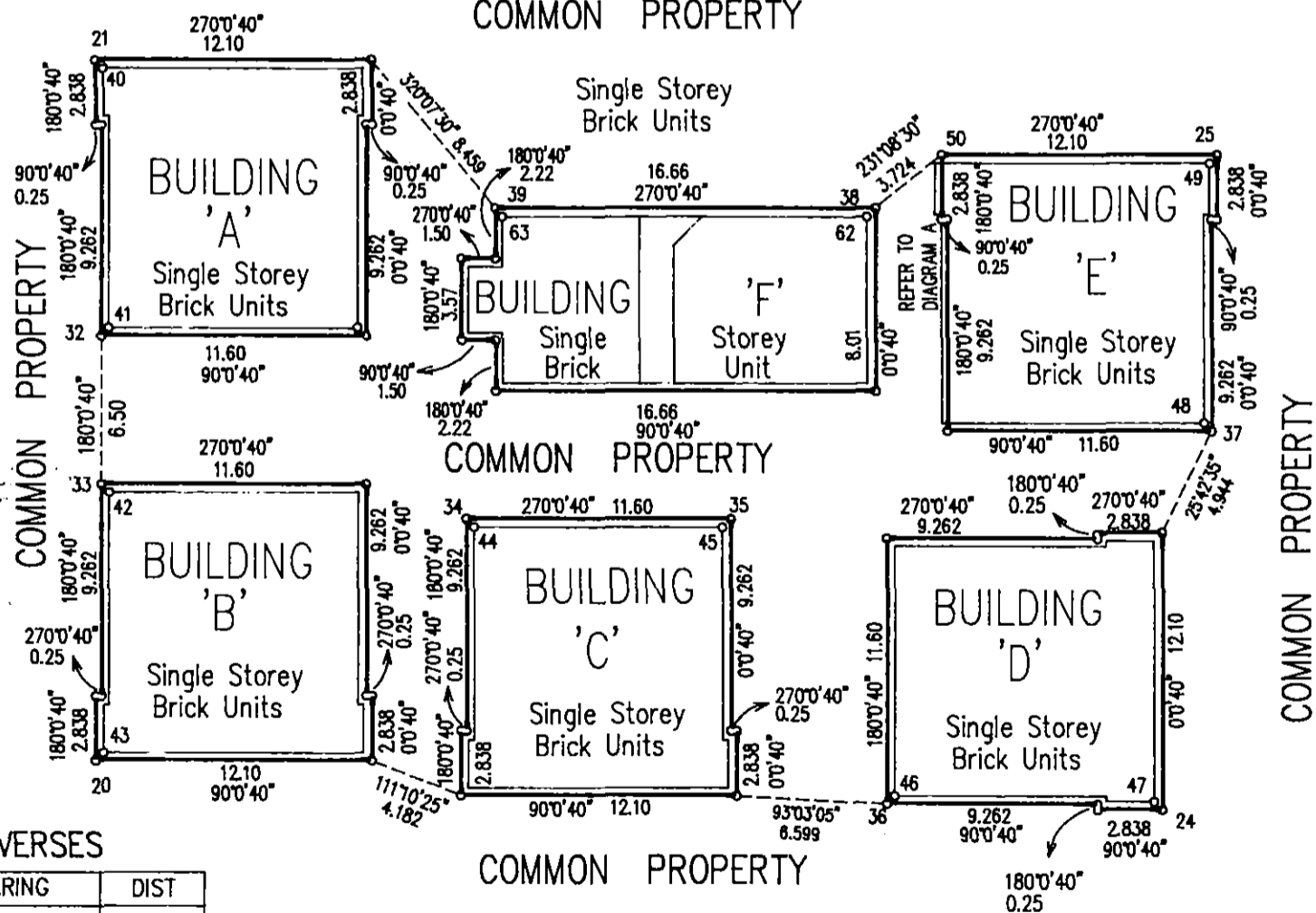
- a). The area of Common Property being converted to Lot ~~27~~ ^{is} 26 is defined by Stations 51-54 and 55-58 and has an area of 1m²
- b). The area of Common Property being converted to Lot ~~28~~ ^{is} 27 is defined by Stations 57-60 and has an area of 1m²
- c). Stations 51-52-53-54-55-56-57-60 and 59 are defined by the center of the wall.
- d). Stations 51-52-60-59-51 formerly Common Property



AMENDMENTS IN BLACK BY PJ O'CALLAGHAN SURVEYS PTY LTD
ACN 061053 096
LICENSED SURVEYOR ON 6-1-99

DIAGRAM "B"

COMMON PROPERTY



TRAVERSES

STN	BEARING	DIST
20-43	40°17'45"	0.061
21-40	140°57'45"	0.067
24-47	311°13'10"	0.087
25-49	258°50'50"	0.324
32-41	37°09'30"	0.06
33-42	146°18'20"	0.071
34-44	151°18'20"	0.07
35-45	230°06'40"	0.087
36-46	36°16'20"	0.057
37-48	280°35'55"	0.324
38-62	224°15'20"	0.103
39-63	172°15'20"	0.078

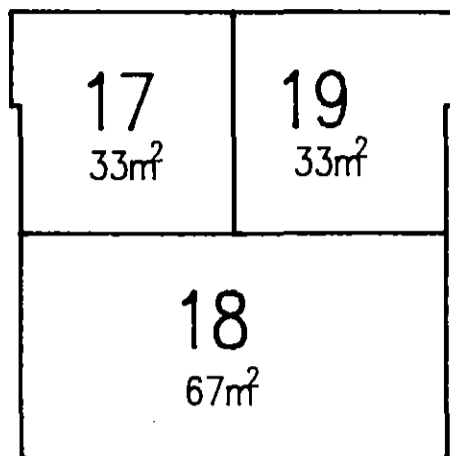
Scale: 1 : 300



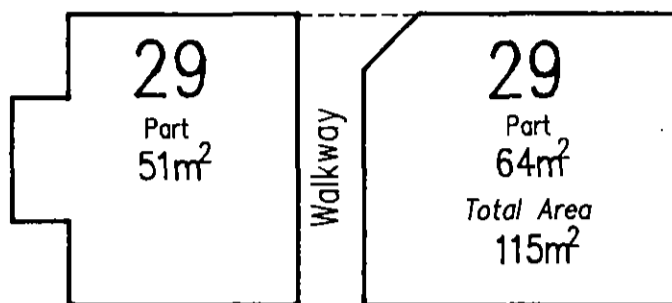
State copyright reserved.

Insert Plan Number SP 115834

LEVEL "A"
Buildings A, B, C and F
Scale: 1 : 200

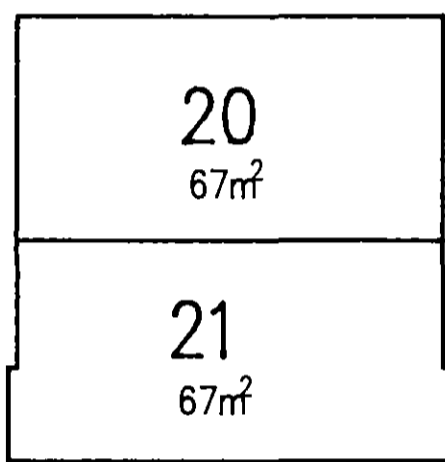


BUILDING 'A'

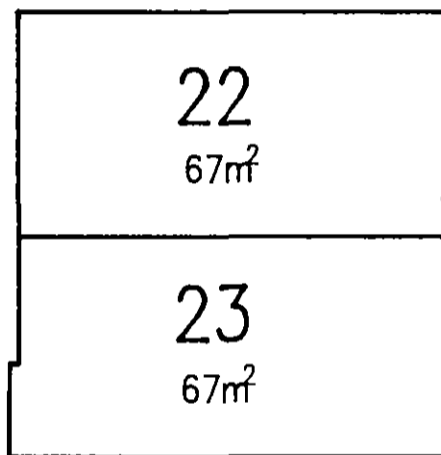


BUILDING 'F'

COMMON PROPERTY



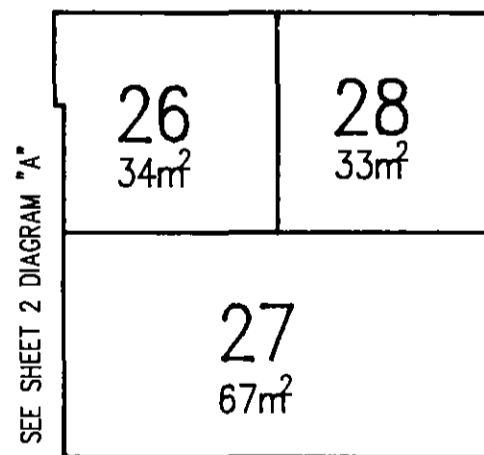
BUILDING 'B'



BUILDING 'C'

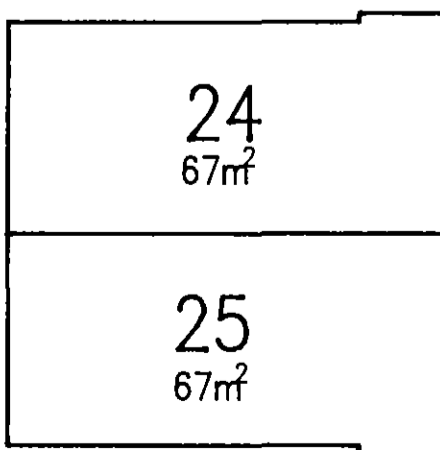
LEVEL "A"

Buildings E and D
Scale: 1 : 200

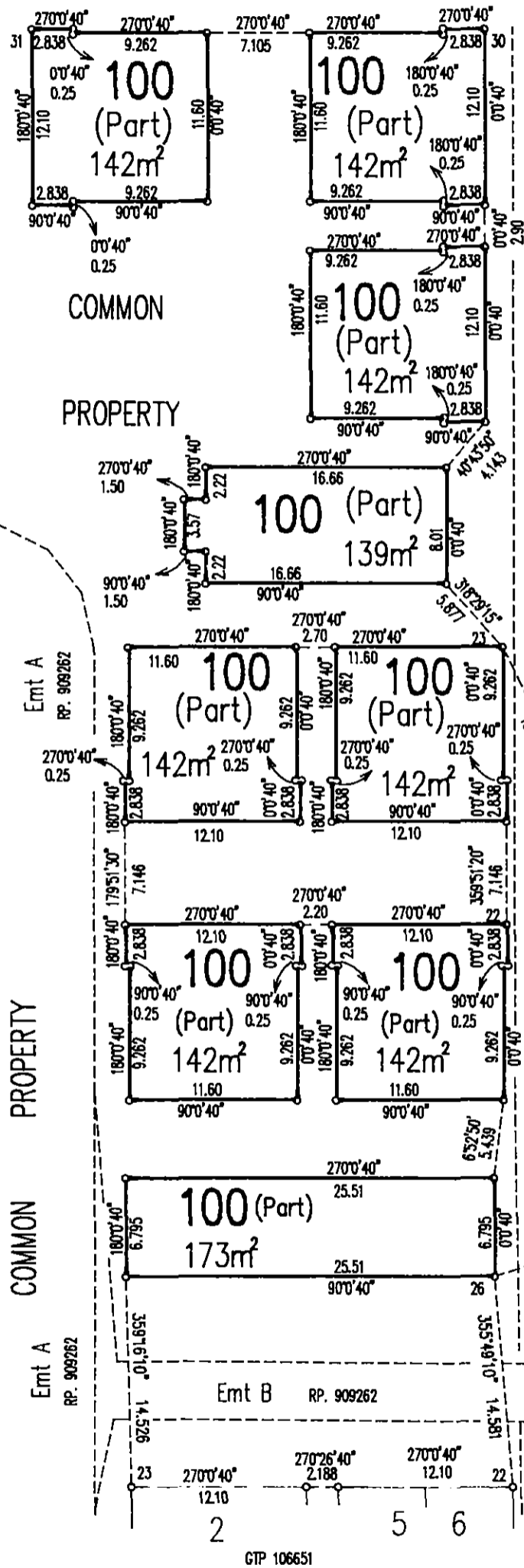


BUILDING 'E'

COMMON PROPERTY



BUILDING 'D'



TOTAL AREA OF LOT 100
1729m²

**ALL DIMENSIONS RELATING TO LOT 100
ARE ORIGINAL DIMENSIONS.**

ORIGINAL INFORMATION COMPILED FROM GTP 106651 IN THE DEPARTMENT
OF NATURAL RESOURCES.

COMMON PROPERTY
GTP 106651

PROPERTY

Scale: 1 : 400



State copyright reserved.

Insert Plan Number SP 115834

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 24/03/2026

Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the BCCM Form 8 Information for body corporate roll. Fines may apply if you do not comply.

How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

Name and number of the community titles scheme

PARKVIEW GARDENS

CTS No. **24525**

Body corporate manager

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

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Strata Dynamics**

Company: **Strata Dynamics**

Phone: **07 3229 9185**

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

Accessing records

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

Strata Dynamics

Property and community titles scheme details

Lot and plan details

Lot number: **17**

Plan type and number: **106651**

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:

Accommodation

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

Layered arrangements of community titles schemes

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

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?

No

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

listed in the community management statement & given with this certificate

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: **5**
Total contribution schedule lot entitlements for all lots: **460**

Interest schedule

Interest schedule lot entitlement for the lot: **5**
Total interest schedule lot entitlements for all lots: **460**

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 **17** for the current financial year: \$ **2,140.22**

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

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

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/12/25 to 28/02/26	01/12/25	535.00	481.50	
01/03/26 to 31/05/26	01/03/26	535.00	481.50	
01/06/26 to 31/08/26	01/06/26	535.11	481.60	
01/09/26 to 30/11/26	01/09/26	535.11	481.60	
01/12/26****28/02/27	01/12/26	535.05	481.54	
01/03/27****31/05/27	01/03/27	535.05	481.54	

Amount overdue **\$1,066.59**

Amount Unpaid including amounts billed not yet due **\$1,066.59**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **17** for the current financial year: \$ **322.82**

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

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

Monthly penalty for overdue contributions (if applicable): **2.50 %**

Period	Due date	Amount due	Amount due if discount applied	Paid
01/12/25 to 28/02/26	01/12/25	85.00	76.50	
01/03/26 to 31/05/26	01/03/26	85.00	76.50	
01/06/26 to 31/08/26	01/06/26	76.41	68.77	
01/09/26 to 30/11/26	01/09/26	76.41	68.77	
01/12/26****28/02/27	01/12/26	80.71	72.64	
01/03/27****31/05/27	01/03/27	80.71	72.64	
			Amount overdue	\$170.00
			Amount Unpaid including amounts billed not yet due	\$170.00

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): **0 %**

Monthly penalty for overdue contributions (if applicable): **2.50 %**

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

Monthly penalty for overdue contributions (if applicable): **2.50 %**

Due date	Amount due	Amount due if discount applied	Paid

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

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
Other	Other	115.23		115.23

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions		\$1,236.59
Special contributions		Nil
Other contributions		Nil
Other payments		\$115.23
Penalties		\$46.26
Total amount overdue	(Total Amount Unpaid including not yet due \$1,398.08)	\$1,398.08

(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

Current sinking fund balance (as at date of certificate): \$ 192,172.78

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions
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Body corporate assets

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

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

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
lawn mower	Plant and Machinery	18/09/08	Farmrite Mowers (inv. 49065)	\$0.00	\$0.00	\$945.00
BBQ	Plant and Machinery	09/06/10	Bunnings Warehouse Ph: 3422 6300 ABN: 26 008 672 179	\$0.00	\$0.00	\$499.00
Kelvinator Air Conditioner	Plant and Machinery	03/02/11	AT Ease Air Pty Ltd	\$0.00	\$0.00	\$5,148.00
Line Trimmer Petrol Ryobi	Plant and Machinery	25/05/17	Bunnings Underwood	\$0.00	\$0.00	\$385.80
Hedge Trimmer Accessory Ryobi						
Trimmer Line Powerfit						
Cordless Hedge Trim Kit Ryobi	Plant and Machinery	27/05/21	Bunnings	\$0.00	\$0.00	\$349.00
chainsaw	Plant and Machinery	05/04/22	edger saxon	\$0.00	\$0.00	\$831.80
blower vac petrol			flloor grate kinetic			
spotlight led cordless						
weeder fiskars						

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 INSURANCE	HU0006163757	15,574,847.00	27,397.09	28/02/27	2,000 general, 1,000 machinery 5,000 water

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?

Yes - Name of caretaking service contractor engaged: Top Fusion Pty Ltd

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

Yes - Name of authorised letting agent: Top Fusion Pty Ltd

Embedded network electricity supply

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

No

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

Body corporate authority

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

Name/s Strata Dynamics

Positions/s held Body Corporate Manager

Date 24/03/2026

Signature/s Strata Dynamics

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

PARKVIEW GARDENS CTS 24525

10 Geeba Street Slacks Creek Qld 4127

BALANCE SHEET

AS AT 30 NOVEMBER 2025

	ACTUAL 30/11/2025	ACTUAL 30/11/2024
<u>PROPRIETORS FUNDS</u>		
Administrative Fund	6,081.62	6,804.77
Sinking Fund	180,943.25	221,884.13
<u>TOTAL</u>	<u>\$ 187,024.87</u>	<u>\$ 228,688.90</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	18,179.68	45,322.23
Macquarie At Call	21,035.67	40,000.00
Boq Term Deposit (2)	100,000.00	100,000.00
Boq Term Deposit (3)	50,000.00	50,000.00
Prepaid Expenses	25,566.90	29,273.84
Levies In Arrears	1,285.20	1,120.65
Other Arrears	1,587.42	28.02
<u>TOTAL ASSETS</u>	<u>217,654.87</u>	<u>265,744.74</u>
<u>LIABILITIES</u>		
Gst Clearing Account	(2,865.56)	(3,250.79)
Accrued Expenses	6,028.57	5,921.07
Next Year Discounts	(2,781.50)	(3,603.41)
Levies In Advance	30,248.49	37,988.97
<u>TOTAL LIABILITIES</u>	<u>30,630.00</u>	<u>37,055.84</u>
<u>NET ASSETS</u>	<u>\$ 187,024.87</u>	<u>\$ 228,688.90</u>

PARKVIEW GARDENS CTS 24525

10 Geeba Street Slacks Creek Qld 4127

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 30 NOVEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/12/24-30/11/25	01/12/24-30/11/25	01/12/23-30/11/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	178,999.97	179,000.00	175,830.16
Discount - Admin Fund	(16,233.38)	(17,900.00)	(20,501.35)
Electricity Relief Rebate	1,334.55	0.00	5,475.00
Interest On Overdue Levies	446.53	0.00	354.82
<u>TOTAL ADMIN. FUND INCOME</u>	164,547.67	161,100.00	161,158.63
<u>EXPENDITURE - ADMIN. FUND</u>			
Administration Costs	5,109.96	6,000.00	5,409.63
Core Disbursements	4,254.00	4,250.00	4,035.21
Bank Charges	238.28	250.00	235.73
Body Corp. Administration	6,513.00	6,650.00	6,308.37
Consultancy Fee	0.00	200.00	0.00
Committee Expenses	0.00	400.00	0.00
Electricity	14,529.02	13,000.00	12,849.43
Caretaker	72,127.84	71,050.00	70,707.92
Income Tax Return	465.00	500.00	445.00
Insurance	26,848.65	32,340.00	26,950.71
Insurance - Stamp Duty	2,425.19	2,519.82	2,455.65
Legal Expenses	0.00	100.00	0.00
Software	1,045.00	819.00	976.50
R & M - Building	4,876.32	4,000.00	4,357.19
R & M - Cleaning	13,658.51	12,000.00	11,775.52
R & M - Garden & Ground	5,045.24	6,800.00	6,777.94
R & M - Plumbing	2,060.00	2,500.00	2,984.00
R & M - Electrical	842.74	500.00	841.82
R & M - Pest Control	400.00	500.00	370.00
R & M - Fire Equipment	1,323.90	1,000.00	1,059.90
Bas Lodgement	1,280.00	1,300.00	1,240.00
Council Rates	2,228.17	1,000.00	1,037.76
<u>TOTAL ADMIN. EXPENDITURE</u>	165,270.82	167,678.82	160,818.28
<u>SURPLUS / DEFICIT</u>	\$ (723.15)	\$ (6,578.82)	\$ 340.35
Opening Admin. Balance	6,804.77	6,804.77	6,464.42
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 6,081.62	\$ 225.95	\$ 6,804.77

PARKVIEW GARDENS CTS 24525

10 Geeba Street Slacks Creek Qld 4127

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 30 NOVEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/12/24-30/11/25	01/12/24-30/11/25	01/12/23-30/11/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	26,999.52	27,000.00	33,210.96
Discount - Sinking Fund	(2,319.05)	(2,700.00)	(3,832.03)
Bank Interest	7,883.83	2,000.00	6,186.32
<u>TOTAL SINKING FUND INCOME</u>	32,564.30	26,300.00	35,565.25
<u>EXPENDITURE - SINKING FUND</u>			
Income Tax	2,351.95	500.00	1,669.60
Building	53,465.50	60,000.00	13,005.29
Garden & Ground	4,295.45	4,000.00	5,064.11
Plumbing	0.00	1,000.00	1,177.27
Electrical	2,012.73	1,000.00	16,906.93
Fire Equipment	895.00	2,000.00	0.00
Pest Control	10,484.55	6,000.00	8,018.18
<u>TOTAL SINK. FUND EXPENDITURE</u>	73,505.18	74,500.00	45,841.38
<u>SURPLUS / DEFICIT</u>	\$ (40,940.88)	\$ (48,200.00)	\$ (10,276.13)
Opening Sinking Fund Balance	221,884.13	221,884.13	232,160.26
<u>SINKING FUND BALANCE</u>	\$ 180,943.25	\$ 173,684.13	\$ 221,884.13

PARKVIEW GARDENS CTS 24525

ABN 94 829 518 196

STATEMENT

Legal Action

Ms Felicia Oliveira
4 Evergreen Place
DREWVALE QLD 4116

Statement Period			
01 Dec 24 to 24 Mar 26			
A/c No	17	Lot No	17
Page Number	1	Unit No	25

ACCOUNT ADJUSTMENT

Last Certificate Issued: 21/01/14

Transfer Date: 27/02/24

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
01/12/24	Administrative Fund	01/12/24 to 28/02/25	I0011290	500.47		500.47
01/12/24	Sinking Fund	01/12/24 to 28/02/25	I0011345	98.00		598.47
02/12/24	Receipt	Administrative Fund	R0005790		451.80	146.67
02/12/24	Receipt	Sinking Fund	RA005790		88.20	58.47
02/12/24	Discount	Admin Discount	RB005790		50.05	8.42
02/12/24	Discount	Sink Discount	RC005790		9.80	-1.38
23/01/25	Administrative Fund	01/03/25 to 31/05/25	I0011400	500.47		499.09
23/01/25	Sinking Fund	01/03/25 to 31/05/25	I0011455	98.00		597.09
19/03/25	Receipt	Administrative Fund	R0005875		502.00	95.09
19/03/25	Receipt	Sinking Fund	RA005875		98.00	-2.91
28/04/25	Administrative Fund	01/06/25 to 31/08/25	I0011510	569.64		566.73
28/04/25	Sinking Fund	01/06/25 to 31/08/25	I0011565	63.41		630.14
20/05/25	Receipt	Administrative Fund	R0005911		512.93	117.21
20/05/25	Receipt	Sinking Fund	RA005911		57.07	60.14
20/05/25	Discount	Admin Discount	RB005911		56.96	3.18
20/05/25	Discount	Sink Discount	RC005911		6.34	-3.16
29/07/25	Administrative Fund	01/09/25 to 30/11/25	I0011620	569.64		566.48
More details on next page...				\$2,399.63	\$1,833.15	\$566.48

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$1,398.08	
0.00	632.01	130.65	15.42	620.00	Date Paid	Amount Paid

Payment Options

	Tel: 1300 552 311 Ref: 9733 2377 1	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratapay.com.au Ref: 9733 2377 1	Internet: Make credit card payments online (charges apply). Visit www.stratapay.com.au	
	www.stratapay.com/ddr Ref: 9733 2377 1	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Billcode: 74625 Ref: 9733 2377 1	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 9733 2377 1	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 9733 2377 1	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 9733 2377 1 (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

9733 2377 1

Amount

Due Date

\$1,398.08

Per Notice

STRATA DYNAMICS PTY LTD
24525/02100017 Lot 17/25

Ms Felicia Oliveira
4 Evergreen Place
DREWVALE QLD 4116



*3599 973323771

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PARKVIEW GARDENS CTS 24525

ABN 94 829 518 196

STATEMENT

Legal Action

Ms Felicia Oliveira
 4 Evergreen Place
 DREWVALE QLD 4116

Statement Period			
01 Dec 24 to 24 Mar 26			
A/c No	17	Lot No	17
Page Number	2	Unit No	25

ACCOUNT ADJUSTMENT

Last Certificate Issued: 21/01/14

Transfer Date: 27/02/24

Date	Type	Details	Reference	Debit	Credit	Balance
29/07/25	Sinking Fund	01/09/25 to 30/11/25	I0011675	63.41		629.89
02/09/25	Receipt	Administrative Fund	R0006009		512.93	116.96
02/09/25	Receipt	Sinking Fund	RA006009		57.07	59.89
02/09/25	Discount	Admin Discount	RB006009		56.96	2.93
02/09/25	Discount	Sink Discount	RC006009		6.34	-3.41
28/10/25	Administrative Fund	01/12/25 to 28/02/26	I0011730	535.00		531.59
28/10/25	Sinking Fund	01/12/25 to 28/02/26	I0011785	85.00		616.59
31/12/25	Journal	Interest to 31/12/25	J0068763	15.42		632.01
05/01/26	Other	Arrears Notice Fee	M0000526	24.20		656.21
16/01/26	Other	Arrears Notice Fee	M0000529	91.03		747.24
29/01/26	Administrative Fund	01/03/26 to 31/05/26	I0011840	535.00		1,282.24
29/01/26	Sinking Fund	01/03/26 to 31/05/26	I0011895	85.00		1,367.24
31/01/26	Journal	Interest to 31/01/26	J0068961	15.42		1,382.66
28/02/26	Journal	Interest to 28/02/26	J0069451	15.42		1,398.08
More details on next page...				\$3,864.53	\$2,466.45	\$1,398.08

WID - RIE 31/1/13

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

GENERAL REQUEST

Duty Imprint **18** **FORM 14** Version 4
Page 1 of 1

714869960



714911127

\$73.70

\$73.70

31/01/2013 09:45

BE 470

1. Nature of request

REQUEST TO RECORD A NEW COMMUNITY
MANAGEMENT SCHEME FOR PARKVIEW
GARDENS COMMUNITY TITLES SCHEME 24525

Lodger (Name, address, E-mail & phone number)

Queenstand Planning & Survey Pty Ltd
P.O. Box 771 Springwood Q 4127
qps@ecn.net.au
~~(07) 3888 8887~~

Lodger Code

07-3358562
EX19

DALE MEYER
1-150 OXFORD
NEWHAM QLD 4005

2. Lot on Plan Description

COMMON PROPERTY OF PARKVIEW
GARDENS COMMUNITY TITLES
SCHEME 24525

County

STANLEY

Parish

YEERONGPILLY

Title Reference

50200984

3. Registered Proprietor/State Lessee

THE BODY CORPORATE FOR PARKVIEW GARDENS COMMUNITY TITLES SCHEME 24525

4. Interest

NOT APPLICABLE

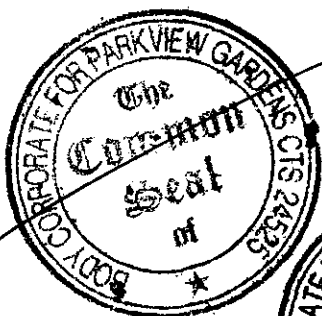
5. Applicant

THE BODY CORPORATE FOR PARKVIEW GARDENS COMMUNITY TITLES SCHEME 24525

6. Request

I hereby request that: the new community management statement deposited herewith, which amends Item 4 and Schedule A of the CMS, be recorded as the community management statement for Parkview Gardens Community Titles Scheme 24525.

7. Execution by applicant



22/05/2012

Execution Date

Applicant's or Solicitor's Signature

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

NICOLE VOWLES
Body Corp Manager
ARCHERS BODY CORPORATE

29/01/2013 NV

01/01/2013

EXECUTION DATE

NICOLE VOWLES
Body Corp Manager
ARCHERS Body Corporate

24525

This statement incorporates and must include the following:

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

1. Name of community titles scheme	2. Regulation module
PARKVIEW GARDENS COMMUNITY TITLES SCHEME 24525	ACCOMMODATION MODULE

3. Name of body corporate
BODY CORPORATE FOR PARKVIEW GARDENS COMMUNITY TITLES SCHEME 24525

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
COMMON PROPERTY OF PARKVIEW GARDENS CTS 24525	STANLEY	YEERONGPILLY	50200984
LOT 1 GTP 106651	STANLEY	YEERONGPILLY	50200985
LOT 3 GTP 106651	STANLEY	YEERONGPILLY	50200987
LOT 4 GTP 106651	STANLEY	YEERONGPILLY	50200988
LOT 5 GTP 106651	STANLEY	YEERONGPILLY	50200989
LOT 6 GTP 106651	STANLEY	YEERONGPILLY	50200990
LOT 7 GTP 106651	STANLEY	YEERONGPILLY	50200991
LOT 8 GTP 106651	STANLEY	YEERONGPILLY	50200992
LOT 9 GTP 106651	STANLEY	YEERONGPILLY	50200993
LOT 10 GTP 106651	STANLEY	YEERONGPILLY	50200994
LOT 12 GTP 106651	STANLEY	YEERONGPILLY	50200996
LOT 13 GTP 106651	STANLEY	YEERONGPILLY	50200997
LOT 14 GTP 106651	STANLEY	YEERONGPILLY	50200998
LOT 15 GTP 106651	STANLEY	YEERONGPILLY	50200999
LOT 16 GTP 106651	STANLEY	YEERONGPILLY	50201000
LOT 17 SP 115834	STANLEY	YEERONGPILLY	50252773
LOT 18 SP 115834	STANLEY	YEERONGPILLY	50252774
LOT 19 SP 115834	STANLEY	YEERONGPILLY	50252775
LOT 20 SP 115834	STANLEY	YEERONGPILLY	50252776
LOT 21 SP 115834	STANLEY	YEERONGPILLY	50252777
LOT 23 SP 115834	STANLEY	YEERONGPILLY	50252779
LOT 24 SP 115834	STANLEY	YEERONGPILLY	50252780
LOT 25 SP 115834	STANLEY	YEERONGPILLY	50252781
LOT 26 SP 115834	STANLEY	YEERONGPILLY	50252782
LOT 27 SP 115834	STANLEY	YEERONGPILLY	50252783
LOT 28 SP 115834	STANLEY	YEERONGPILLY	50252784
LOT 29 SP 115834	STANLEY	YEERONGPILLY	50252785
LOT 30 SP 115834	STANLEY	YEERONGPILLY	
LOT 31 SP 115834 SP 115843	STANLEY	YEERONGPILLY	50289627
LOT 32 SP 115834 SP 115843	STANLEY	YEERONGPILLY	50289628
LOT 33 SP 115834 SP 115843	STANLEY	YEERONGPILLY	50289629
LOT 34 SP 115834 SP 115843	STANLEY	YEERONGPILLY	50289630
LOT 36 SP 115834 SP 115843	STANLEY	YEERONGPILLY	50289632
LOT 37 SP 115834 SP 115843	STANLEY	YEERONGPILLY	50289633
LOT 38 SP 115834 SP 115843	STANLEY	YEERONGPILLY	50289634
LOT 39 SP 115834 SP 115843	STANLEY	YEERONGPILLY	50289635
LOT 40 SP 115834 SP 115843	STANLEY	YEERONGPILLY	50289636
LOT 41 SP 115834 SP 115843	STANLEY	YEERONGPILLY	50289637
LOT 42 SP 115834 SP 115843	STANLEY	YEERONGPILLY	50289638

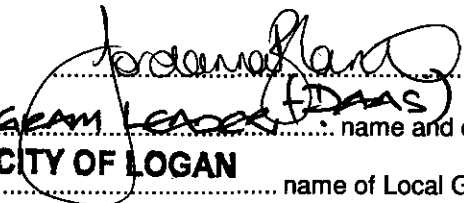
FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

LOT 43	SP 115834	SP 115843	STANLEY	YEERONGPILLY	5028 9639
LOT 44	SP 115834	SP 115843	STANLEY	YEERONGPILLY	5028 9640
LOT 45	SP 115834	SP 115843	STANLEY	YEERONGPILLY	5028 9641
LOT 46	SP 115834	SP 115843	STANLEY	YEERONGPILLY	5028 9642
LOT 47	SP 115834	SP 115843	STANLEY	YEERONGPILLY	5028 9643
LOT 48	SP 115834	SP 115843	STANLEY	YEERONGPILLY	5028 9644
LOT 49	SP 115834	SP 115843	STANLEY	YEERONGPILLY	5028 9645
LOT 50	SP 115834	SP 115843	STANLEY	YEERONGPILLY	5028 9646
LOT 51	SP 244311		STANLEY	YEERONGPILLY	5084 1534
LOT 52	SP 244311		STANLEY	YEERONGPILLY	5084 1535
LOT 53	SP 239804		STANLEY	YEERONGPILLY	
LOT 54	SP 239804		STANLEY	YEERONGPILLY	
LOT 55	SP 239804		STANLEY	YEERONGPILLY	
LOT 56	SP 239804		STANLEY	YEERONGPILLY	
LOT 57	SP 239804		STANLEY	YEERONGPILLY	
LOT 58	SP 239804		STANLEY	YEERONGPILLY	
LOT 59	SP 239804		STANLEY	YEERONGPILLY	
LOT 60	SP 239804		STANLEY	YEERONGPILLY	

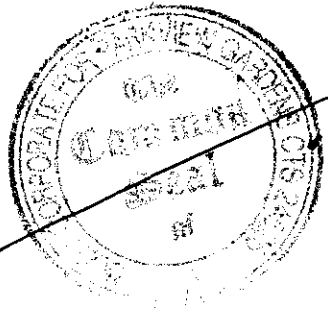
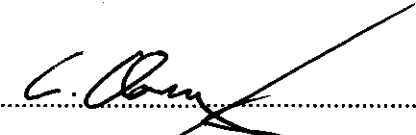
5. #Name and address of original owner	6. Reference to plan lodged with this statement
N/A	SP239804

first community management statement only

7. Local Government community management statement notation

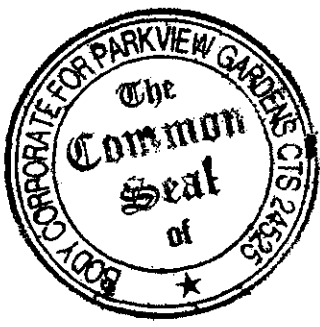

 signed
 Jordanna Bianchi, Program Leader (IDAS) name and designation
COUNCIL OF THE CITY OF LOGAN name of Local Government

8. Execution by original owner/Consent of body corporate

	22/05/2012 Execution Date	 *Execution *Original owner to execute for a first community management statement *Body corporate to execute for a new community management statement CORMAC CLANCY BODY CORP CHAIRMAN
---	------------------------------	---

Privacy Statement

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

	29/01/2013 EXECUTION DATE	 EXECUTION CORMAC CLANCY BODY CORPORATE CHAIRMAN
---	------------------------------	---

Parkview Gardens Community Title Scheme 24525**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
Lot 1 on GTP 106651	5	5
Lot 3 on GTP 106651	5	5
Lot 4 on GTP 106651	5	5
Lot 5 on GTP 106651	5	5
Lot 6 on GTP 106651	5	5
Lot 7 on GTP 106651	5	5
Lot 8 on GTP 106651	5	5
Lot 9 on GTP 106651	5	5
Lot 10 on GTP 106651	10	10
Lot 12 on GTP 106651	5	5
Lot 13 on GTP 106651	5	5
Lot 14 on GTP 106651	10	10
Lot 15 on GTP 106651	10	10
Lot 16 on GTP 106651	15	15
Lot 17 on SP 115834	5	5
Lot 18 on SP 115834	10	10
Lot 19 on SP 115834	5	5
Lot 20 on SP 115834	10	10
Lot 21 on SP 115834	10	10
Lot 23 on SP 115834	10	10
Lot 24 on SP 115834	10	10
Lot 25 on SP 115834	10	10
Lot 26 on SP 115834	5	5
Lot 27 on SP 115834	10	10
Lot 28 on SP 115834	5	5
Lot 29 on SP 115834	15	15
Lot 31 on SP 115843	10	10
Lot 32 on SP 115843	10	10
Lot 33 on SP 115843	10	10
Lot 34 on SP 115843	12	12
Lot 36 on SP 115843	10	10
Lot 37 on SP 115843	10	10
Lot 38 on SP 115843	10	10

Parkview Gardens Community Title Scheme 24525

Lot 39 on SP 115843	10	10
Lot 40 on SP 115843	11	11
Lot 41 on SP 115843	11	11
Lot 42 on SP 115843	11	11
Lot 43 on SP 115843	11	11
Lot 44 on SP 115843	11	11
Lot 45 on SP 115843	11	11
Lot 46 on SP 115843	11	11
Lot 47 on SP 115843	11	11
Lot 48 on SP 115843	11	11
Lot 49 on SP 115843	12	12
Lot 50 on SP 115843	15	15
Lot 51 on SP 244311	5	5
Lot 52 on SP 244311	5	5
Lot 53 on SP 239804	5	5
Lot 54 on SP 239804	5	5
Lot 55 on SP 239804	5	5
Lot 56 on SP 239804	5	5
Lot 57 on SP 239804	5	5
Lot 58 on SP 239804	5	5
Lot 59 on SP 239804	6	6
Lot 60 on SP 239804	6	6
TOTALS	460	460

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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NOT APPLICABLE

Parkview Gardens Community Title Scheme 24525**SCHEDULE C BY-LAWS****1. DEFINITIONS**

- 1.1 In these By-laws, the following terms have the following meanings, unless the context otherwise requires:
- 1.1.1 "Act": the Body Corporate and Community Management Act 1997 as amended from time to time;
- 1.1.2 "Body Corporate": the Body Corporate created upon the establishment of the Community Titles Scheme pursuant to the Act,
- 1.1.3 "Plan": registered Group Titles Plan No. 106651 (including any Plan of Re-subdivision of any lot in the aforesaid Plan);
- 1.1.4 "By-laws" or "these By-laws": the By-laws herein contained or any specified part of them, as amended from time to time;
- 1.1.5 "Common Property": the common property created upon registration of the Survey Plan;
- 1.1.6 "Committee": the Committee of the Body Corporate appointed pursuant to the Act;
- 1.1.7 "Committee's Representative": a member of the Committee appointed from time to time for the purpose of representing the Committee;
- 1.1.8 "Council": the Council of the City of Logan;
- 1.1.9 "Lot": a lot in the registered Group Titles Plan;
- 1.1.10 "Parcel": all the land referred to in the registered Group Titles Plan;
- 1.1.11 "Secretary": the Secretary of the Body Corporate appointed pursuant to the Act.

2. INTERPRETATION

- 2.1 In the interpretation of these By-laws, unless the context otherwise requires: -
- 2.1.1 Words importing any gender shall include all other genders;
- 2.1.2 Words importing persons, shall include all bodies, associations., trusts, partnerships, instrumentalities and entities, incorporate or unincorporated and vice versa;
- 2.1.3 Words importing the singular shall include the plural and vice versa;
- 2.1.4 Headings are included for convenience only and shall not effect the interpretation of these By-laws.

3. USE OF LOTS

- 3.1 Subject to the provisions of these By-laws, each lot if required by the Council's Town Planning Approval shall be used for the purposes of accommodating persons in receipt of an aged person pension or an equivalent benefit under the relevant Commonwealth Government programme from time to time.
- 3.2 A proprietor shall not use or permit the use of the Proprietor's lot for any purpose other than as permitted by these By-laws.

4. NO ILLEGAL USE

- 4.1 A proprietor shall not use the Proprietor's Lot or the Common Property for any purpose which may be illegal or injurious to the reputation of the Proprietors or the Parcel or the general management of the Parcel.

5. STRUCTURAL ALTERATIONS PROHIBITED

- 5.1 No structural alterations shall be made to any Lot (including any alteration to gas, water or electrical installations of any Lot and including the installation of any air-conditioning system), without the prior written consent of the Committee.

Parkview Gardens Community Title Scheme 24525**6. LOTS TO BE KEPT CLEAN**

- 6.1 All lots shall be kept clean and all practical steps shall be taken to prevent infestation by vermin and/or insects.
- 6.2 A Proprietor shall allow the Committee's Representative access to the Proprietor's Lot (with or without workmen) to inspect the Proprietor's lot for the presence of cockroaches and/or insects and further for annual treatment for eradication of such cockroaches and/or insects at a time nominated by such Representative.

7. KEEPING OF ANIMALS

- 7.1 A Proprietor or occupier shall be entitled to keep one small house pet per lot provided that if the house pet is a small dog the same shall be kept on a leash at all times when on Common Property.
- 7.2 Except as otherwise provided for in these By-laws, no dogs, cats, fish, birds, insects, reptiles, animals, livestock or poultry of any kind shall be raised, bred or kept in any lot or upon the Common Property except for the purposes of carrying out security contracts entered into by the Body Corporate.
- 7.3 This By-law shall be read subject to the provisions of the Guide Dogs Act 1972-1984 and the provisions of the Act.

8. MAINTENANCE

- 8.1 Each Proprietor shall be responsible for the proper maintenance and decoration of the Proprietor's Lot.
- 8.2 Each Proprietor shall be responsible for the proper maintenance of any lawn, garden, tree or shrub on the Proprietor's Lot and shall keep such lawn, garden, tree and shrub in a proper and well kept manner, properly watered and fertilized and in general keeping with the appearance of the Parcel.

9. WINDOWS

- 9.1 Windows shall be kept clean and promptly replaced with fresh glass of the same kind colour and weight as at present if broken or cracked.

10. BLINDS AND WINDOW COVERS

- 10.1 No, blinds, reflective material, shutters, awnings or other window cover shall be affixed externally to the Lot or any improvement upon the Lot unless written consent thereto shall have firstly been obtained from the Committee.

11. CURTAINS

- 11.1 A Proprietor or occupier of a Lot shall not hang, install, renovate and/or replace curtains or curtain backings visible from outside the Lot, unless the curtains have a backing of such colour and design as shall be approved in writing by the Committee. In giving such approvals the Committee shall ensure so far as practicable that curtain backing used in all Lots present a uniform appearance when viewed from outside the Lots.

12. APPEARANCE OF THE LOTS

- 12.1 A Proprietor or occupier of a Lot shall not hang washing, towels, bedding, clothing or any other article or display any sign, advertisement, placard, banner, pamphlet or like matter on the Common Property or on any part of the Proprietor's Lot in such a way as to be visible from outside such Lot, without the prior written consent of the Committee.

Parkview Gardens Community Title Scheme 24525**13. ANTENNAE**

- 13.1 No television, radio or other electronic antenna or device of any type shall be erected constructed, placed or permitted to remain on any Lot or on the Common Property, without the prior written consent of the Committee.

14. VARIATION OF EXTERNAL APPEARANCE OF LOT PROHIBITED

- 14.1 A Proprietor or occupier of a Lot shall not paint or affix any signs, advertisements, notices or posters to or on any part of the Lot, or the Common Property, nor do anything, by way of painting or otherwise, to vary the external colour, or the external appearance of such Lot, or any improvement upon the lot or the Common Property, without the prior written consent of the Committee.
- 14.2 Windows shall be kept clean and promptly replaced by the Proprietor or occupier of the lot, at the Proprietor's expense with fresh glass of the same kind and weight as at present, if broken or cracked. This By-law does not prohibit a Proprietor from making a claim on any applicable Body Corporate insurance.

15. SECURITY OF LOTS

- 15.1 All doors and windows to any Lot shall be securely fastened on all occasions when the Lot is left unoccupied; and the Body Corporate and any Committee Representative reserves the right to enter and fasten the same if left insecurely fastened.

16. WASTAGE OF WATER

- 16.1 A Proprietor or occupier of a Lot shall not waste water and shall see that all water taps on the Proprietor's lot and/or on the Common Property are promptly turned off after use.

17. FLAMMABLE LIQUIDS

- 17.1 A Proprietor or occupier of a Lot shall not use any chemicals, burning fluid, acetylene gas or alcohol in lighting or heating such Lot, nor in any other way cause or increase a risk of fire or explosion in such Lot.
- 17.2 A Proprietor or occupier of a Lot shall not, except with the prior written consent of the Body Corporate, use or store in the proprietor's Lot or upon the Common Property any flammable, inflammable or combustible chemical, liquid, gas or other material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes and then only in proper containers and in such quantities and locations as the Committee shall approve.

18. INSURANCE

- 18.1 A Proprietor or occupier of a Lot shall not bring to, do or keep anything in the Proprietor's Lot or upon the Parcel which shall increase the rate of fire insurance on the Proprietor's Lot or the Common Property or which may conflict with the Laws and/or regulations relating to fires or any insurance policy upon such Lot or the Common Property or the regulations or ordinances of any public authority for the time being in force.

19. NOISE AND NUISANCE

- 19.1 No noxious or offensive trade or activity shall be carried on upon the Parcel or in any Lot, nor shall anything be done thereon which may be, or may become an annoyance or nuisance to the neighbourhood, or which may be likely to interfere with the

Parkview Gardens Community Title Scheme 24525

peaceful enjoyment of the Proprietors and occupiers of other Lots, or any other person lawfully using the Common Property; in particular and without limiting the generality of the foregoing:

- 19.1.1 No loud noises, noxious odours, exterior speakers, horns, whistles, bells or other sound devices (other than security or warning devices used exclusively for such purposes) noisy or smoking vehicles, large power equipment, or large power tools, unlicensed off-road vehicles or items which may unreasonably interfere with televisions or radio reception of any residence, shall be located used or placed on any portion of the Parcel or exposed to the view of other Proprietors or occupiers without the written consent of the Body Corporate.
- 19.1.2 All musical instruments, wirelesses, radiograms, television sets and the like shall not be operated between the hours of 10pm and 8am in such a manner as to be audible at all to other Proprietors or occupiers of Lots and shall at all other times be controlled so that the sound arising therefrom shall be reasonable and not cause annoyance to other Proprietors and occupiers of Lots.
- 19.1.3 No piano or other musical instrument shall be practised or played upon or any avoidable noise made in any lot between the hours of 10pm and 8am provided that the quiet playing of musical instruments is permissible a reasonable extent at any time during the hours of 8am to 10pm; and provided further that practicing of musical instruments between the hour of 8am and 10pm is permissible but not for longer than 1 hour at a time nor for a total of more than 3 hours in any one day
- 19.1.4 In the event of any unavoidable noise in a Lot at any time, the occupier or proprietor thereof shall take all practical means to minimise annoyance to other owners or occupiers of lots by closing all doors, windows and curtains of their Lot and also such further steps as may be within their power for the same purpose.
- 19.1.5 Guests leaving after 11pm shall be requested by their hosts to leave quietly, and quietness shall also be observed when Proprietors and occupiers return to their lots late at night or in the early morning hours.
- 19.1.6 A Proprietor or occupier of a Lot shall take all reasonable steps to ensure that the Proprietor's invitees comply with By-law 19.1.5.

20. OUTDOOR RECREATIONAL AREAS

- 20.1 The recreational facilities shall not be used between the hours of 10pm and 7am, without the prior written consent of the Committee.

21. AUCTION SALES PROHIBITED

- 21.1 Subject to the provisions of the Act, a Proprietor or occupier of a Lot shall not permit any auction sale to be conducted or take place in the Proprietor's lot or upon the Common Property, without the prior written consent of the Committee.

22. FURNITURE REMOVAL

- 22.1 Before any furniture, piano or safe is moved into or out of any Lot, reasonable notice must be given to the Secretary and the moving of same must be done in such manner, and at such times as directed by the Committee.

23. DAMAGE TO THE COMMON PROPERTY

- 23.1 A Proprietor or occupier of a Lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property, except with the consent in writing of the Committee.

Parkview Gardens Community Title Scheme 24525**24. DAMAGE TO LAWNS ETC ON THE COMMON PROPERTY**

- 24.1 A Proprietor or occupier of a Lot shall not —
- 24.1.1 Damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon Common Property, or
- 24.1.2 Except with the consent in writing of the Body Corporate, use for the Proprietor's own purposes as a garden any portion of the Common Property.

25. WATER APPARATUS

- 25.1 The water closets, conveniences and other water apparatus (including water pipes and drains in each lot) shall not be used for any purpose other than those for which they were constructed, and no sweepings or rubbish or other unsuitable substances shall be deposited therein.
- 25.2 Any costs or expenses resulting from damage or blockage to such water closets, conveniences, waste pipes, and drains, from misuse or negligence shall be borne by such Proprietor or occupier whether the same is caused by the Proprietor's own acts or those of members of the Proprietor's household or the Proprietor's servants or agents or guests.

26. COMMITTEE TO BE NOTIFIED OF ACCIDENTS ETC

- 26.1 A Proprietor or occupier of a Lot shall give to the committee prompt notice of any accident to or defect in any water pipes, gas pipes, electric installations or fixtures which comes to the Proprietor's knowledge, and the committee shall have authority by its servants or agents in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as they may deem necessary for the safety and preservation of any Lot as often as may be necessary.

27. COMMITTEE TO BE NOTIFIED OF INFECTIOUS DISEASES

- 27.1 In the event of any infectious disease which may require notification by virtue of any statute, regulation or ordinance affecting any person in any lot, the Proprietor or occupier of such lot shall give, or cause to be given, notice thereof, and any other information which may be required relative thereto, to the Committee and shall pay to the Committee and the expenses of disinfecting the Lot where necessary and replacing any articles or things, the destruction of which may be rendered necessary by such disease.

28. THROWING OF RUBBISH

- 28.1 A Proprietor or occupier of a Lot shall not throw, or allow to fall, or permit or suffer to be thrown, or to fall, any paper, rubbish, refuse, cigarette butts or other substance whatsoever, out of an window, door, skylight or balcony (if any) of the Proprietor's lot.

29. DEPOSITING RUBBISH ON COMMON PROPERTY

- 29.1 A Proprietor or occupier of a Lot shall not deposit or throw upon the Common Property any rubbish, dirt, dust or other material, likely to interfere with the peaceful use and enjoyment by another Proprietor or occupier of another Lot, or by any person lawfully using the Common Property.

30. GARBAGE DISPOSAL

- A Proprietor or occupier of a Lot shall: -

Parkview Gardens Community Title Scheme 24525

- 30.1 Save where the Body Corporate provides some other means of disposal of garbage, maintain within the Proprietor's Lot, or on such part of the Common Property as may be authorised by the Body Corporate, in a clean and dry condition and adequately covered, a receptacle for garbage;
- 30.2 Comply with all local authority By-laws, Regulations and ordinances relating to the disposal of garbage;
- 30.3 Ensure that the health, hygiene and comfort of the Proprietor or the occupier of any other lot is not adversely affected by the Proprietor's disposal of garbage;
- 30.4 Ensure that the Proprietor's Lot is kept clean, tidy and free of all rubbish, refuse or like substance.

31. OBSTRUCTION OF COMMON PROPERTY

- 31.1 A Proprietor or occupier of a Lot shall not obstruct lawful use of Common Property by any person.

32. VEHICLES

- 32.1 Save where a By-law made pursuant to the provisions of the Act authorises him so to do, a Proprietor or occupier of a Lot shall not park or stand any motor vehicle, boat, caravan, trailer or other vehicle upon the Parcel except within the car spaces provided for the use of Proprietors and occupiers, and except for the private vehicles of a visitor to an owner which shall only be parked or stood in the car spaces provided for such purposes.

33. OBSTRUCTION OF PATHWAYS

- 33.1 Pathways and driveways on the Parcel and any easement giving access to any Lot (or past of any Lot) intended for use for recreational and community purposes by any Proprietor or occupier of a Lot, shall not be obstructed by any Proprietor or occupier of a Lot, or used by them for any other purpose than the reasonable ingress and egress to and from their particular Lot.

34. NOTICEBOARD

- 34.1 The Committee shall cause a noticeboard to be affixed to some part of the Common Property.

35. BY-LAWS TO BE EXHIBITED

- 35.1 A copy of these By-laws (or a precis thereof approved by the Committee) shall be exhibited on the noticeboard.

36. RULES RELATING TO THE COMMON PROPERTY

- 36.1 The Committee may make rules relating to the Common Property, not inconsistent with these By-laws, and the same shall be observed by the Proprietor or occupier of each Lot unless and until they are disallowed or revoked by an ordinary resolution at a general meeting of the Proprietors.

37. NOTICES TO BE OBSERVED

- 37.1 A Proprietor or occupier of a Lot shall observe the terms of any notice displayed on any part of the Common Property by authority of the Committee, or of any statutory authority.

38. OBSERVANCE OF THESE BY-LAWS

Parkview Gardens Community Title Scheme 24525

38.1 The duties and obligations imposed by these By-laws on a Proprietor or occupier of a Lot, shall be observed not only by such Proprietor or occupier, but by the tenants, guests, servants, employees, agents, children, invitees and licensees of such Proprietor or occupier. A Proprietor or occupier of a Lot shall take all reasonable steps to ensure that the Proprietor's tenants, guests, servants, employees, agents, children, invitees and licensees observe these By-laws.

39. INSPECTION OF LOTS

39.1 Upon one day's notice in writing the committee and its servants, agents and contractors shall be permitted to inspect the interior of any Lot and to test any electrical, gas or water installation or equipment therein and to trace and repair any leakage or defect in the said installations or equipment (at the expense of the Proprietor or occupier of the Lot concerned in the case where such leakage or defect is due to any actual default of such Proprietor or occupier or the Proprietor's tenants, guests, servants or agents), and if not so permitted, may effect an entry. The Committee, in exercising this power, shall ensure that its servants, agents and employees cause as little inconvenience to such Proprietor or occupier as is reasonable in the circumstances.

40. OVERDUE LEVIES

40.1 A Proprietor shall pay on demand the whole of the Body Corporate's costs and expenses of whatsoever nature (including, but not only Solicitor and own client costs and administrative and secretarial fees), such amount deemed to be a liquidated debt due, in recovering any levies or monies duly levied upon that Proprietor by the Body Corporate pursuant to the Act.

40.2 A Proprietor shall pay on demand, in addition to any other costs and expenses payable under this By-law, interest charged equal to 4% above the Westpac Prime Indicator Lending Rate at the due date, on all outstanding levies or monies levied upon that Proprietor by the Body Corporate pursuant to the Act, such interest to be calculated from the date of expiry of the early payment discount period (or if there is no such period, 30 days from the date of the Levy notice) to the date of payment in full of any such levies or monies. Such interest shall be deemed to be a liquidated debt due in respect of recovery of such levies or monies.

41. REPAIRS BY THE BODY CORPORATE

41.1 Where the Body Corporate expends money to make good the damage caused by a breach of the Act or of these By-laws by a Proprietor or occupier of a Lot or the tenants, guests, servants, employees, agents or children, invitees or licensees of such Proprietor or occupier or of any of them, the Committee shall be entitled to recover the amount so expended as a debt in an action in any court of competent jurisdictions from the Proprietor of the Lot at the time when the breach occurred.

42. COMMITTEE MEETINGS

42.1 The Committee may meet together for the conduct of business, adjourn and otherwise regulate its meetings as it thinks fit.

42.2 The Committee shall meet when at least 7 days notice signed by at least one-fourth of the members of the Committee is given to the other members, specifying the reason for calling such meeting.

Parkview Gardens Community Title Scheme 24525**43. NOTICE OF MEETING**

- 43.1 For not less than 24 hours ending immediately before a Committee holds a meeting, the Secretary or member of the Committee convening the meeting, shall cause a notice of its intention to hold the meeting, containing the agenda for the meeting, to be displayed on the noticeboard.

44. VOTING ES WRITING BY COMMITTEE MEMBERS

- 44.1 Where—
- 44.1.1 By-law 43 has been complied with in relation to any meeting;
- 44.1.2 the Committee has caused to be served on each member of the Committee a copy of any motion for a proposed resolution to be submitted at that meeting; and
- 44.1.3 Any such resolution has been approved in writing by a majority of the members of the Committee;
- the resolution shall, subject to the provisions of the Act, be as valid as if it had been duly passed at a duly convened meeting of the Committee notwithstanding that the meeting was not held.
- 44.2 The Committee shall cause to be included in its Minutes, a Minute of all resolutions passed pursuant to By-law 44.1.

45. DELEGATION OF COMMITTEE POWERS

- 45.1 Subject to any restriction imposed or direction given at a General Meeting of the Body Corporate, the Committee may delegate to one or more of its members such of its powers and duties as it thinks fit and may at any time revoke such delegation.

46. COMMITTEE POWERS TO EMPLOY AND ENSURE SECURITY

- 46.1 The Committee may employ for and on behalf of the Body Corporate, such agents and servants as it thinks fit in connection with the exercise and performance of the powers, authorities, duties and functions of the Body Corporate.
- 46.2 The Committee may take all reasonable steps to ensure the security of the Parcel, the Body Corporate's personal property, the Common Property and to ensure the observance of these By-laws.

47. CONTRACTORS

- 47.1 A Proprietor or occupier of a Lot shall not directly instruct nor interfere with the business or property of any manager, caretakers, contractors or workmen employed by the Committee or Body Corporate unless so authorised by the Committee or Body Corporate, and all requests for consideration of any particular matter to be referred to the Committee, shall be directed to the Committee's Representative, who shall in turn refer the same to the Committee for determination.

48. STAGED DEVELOPMENT

- 48.1 The Original Proprietor, (or any subsequent registered Proprietor of a Lot or Lots which has been created upon registration of the Plan — including any Plan of Re-subdivision of any Lot created upon registration of such Plan — but upon which no building has been constructed), may procure the re-subdivision of any such Lot or Lots, and carry out construction of dwellings on any such Lot or Lots and construction of services and thoroughfares on or through any part of the Common Property; and for these purposes the Original Proprietor, (and each subsequent registered Proprietor as aforesaid), and its agents and servants may have unimpeded access to the Common Property at all times, with any machinery, vehicles, equipment and such other things

Parkview Gardens Community Title Scheme 24525

as may be necessary to complete such construction. Until such time as all stages of the development of the parcel have been completed, the Body Corporate may grant to the Original Proprietor, (or such subsequent registered Proprietor or its nominee as aforesaid), exclusive use of any Easement or access or services and/or accept the surrender of any Easement on any part of the Common Property, and no Proprietor or mortgagee of any Lot will vote against any motion regarding the grant of any such exclusive use, the grant or surrender of any such Easement.

49. SALES

49.1 While the Original Proprietor remains the Proprietor of any Lot, it and its officers, servants or agents shall be entitled to use any Lot of which it is registered Proprietor, as a display lot and shall be entitled to allow prospective purchasers to inspect any Lot, and shall be entitled to use such signs, posters, placards, banners, advertising or display material in or about the buildings and Common Property as it thinks fit.

50. CARETAKING

50.1 The Original Proprietor (or its nominee) may at any time nominate any Lot or Lots not exceeding a maximum of four (4) at any one time, for the purpose of this By-law (hereinafter each referred to as a "Caretaker's Unit") and may from time to time at any time whilst still a Registered Proprietor of any Lot nominate another Lot or Lots to be a Caretaker's Unit in substitution for any Lot previously nominated.

50.2 The Caretaker's Unit may be used for residential purposes and for the purposes of performance of the duties required by the Body Corporate of any Residential Manager and/or Caretaker.

50.3 The Body Corporate may appoint the Proprietor of any Caretaker's Unit (or any Company of which the Proprietor of a Caretaker's Unit is a principal shareholder), the Residential Manager and/or Caretaker of so many of the Lots and so much of the Common Property as it shall think fit, pursuant to a Residential Manager and/or Caretaking Agreement for such period of time and containing such terms and conditions as the Body Corporate may deem fit including and in no way inconsistent with, all of the rights and privileges granted pursuant to the By-law.

50.4 For so long as there is in force a Residential Manager and/or Caretaking Agreement in respect of each such Caretaker's Unit;

50.4.1 Each such Caretaker's Unit shall be used by the duly appointed Caretaker for:

50.4.1.1 residential purposes;

50.4.1.2 the purposes of the caretaking of the Lots and the Common Property specified in such agreement; and

50.4.1.3 other purposes permitted by these By-laws.

50.4.2 Each such Caretaker's Unit shall be exempt from the Town Planning Limitation contained in By-law 54 hereof but only while it shall be used by the duly appointed Caretaker for the purposes specified in By-law 50.4.1 hereof.

50.4.3 The Body Corporate will not:

50.4.3.1 allow any person or corporation, other than the duly appointed Residential Manager and/or Caretaker, to use any part of the Lots or Common Property specified in such Agreement for,

50.4.3.2 nor allow any person or corporation, other than the duly appointed Residential Manager and/or Caretaker, to provide from any part of the Lots or Common Property specified in such Agreement

50.4.3.3 directly or indirectly carry on, or be concerned in, nor allow any person or corporation in its employ to carry on, or be concerned in;

Parkview Gardens Community Title Scheme 24525

the business of the Residential Manager and/or Caretaker of the Lots and the Common Property specified in such Agreement and/or providing any of the services referred to in this By-law but subject to the provisions in all respects of such Agreement.

51- CATERING

- 51.1 The Body Corporate may appoint the Proprietor of a Caretaker's Unit, (or any company of which the Proprietor thereof is a principal shareholder), the Body Corporate's Caterer to provide meals to Residents of the Lots specified in such Residential Manager and/or Caretaker Agreement, pursuant to a Catering Agreement for such period of time and containing such terms and conditions as the Body Corporate may deem fit, including and in no way inconsistent with, all of the rights and privileges granted pursuant to this By-law.
- 51.2 For so long as there is in force a Catering Agreement in respect of any Caretaker's Unit;
- 51.2.1 Any such Caretaker's Unit may be used by the duly appointed Caterer for
- 51.2.1.1 residential purposes;
- 51.2.1.2 other purposes permitted by these By-laws.
- 51.2.2 The Body Corporate will not:
- 51.2.2.1 allow any person or corporation, other than the duly appointed Caterer, to use any part of the lots or Common Property specified in such Residential Manager and/or Caretaker Agreement for,
- 51.2.2.2 nor allow any person or corporation, other than the duly appointed Caterer, to provide front any part of the Lots or Common Property specified in such Residential Manager and/or Caretaker Agreement;
- 51.2.2.3 directly or indirectly carry on, or be concerned in , nor allow any person or corporation in its employ to carry on, or be concerned in;
- the business of the catering for meals within the Lots and the Common Property specified in the relevant Residential Manager and/or Caretaker's Agreement and/or providing any of the services referred to in this By-law or in the Catering Agreement.

52. LETTING

- 52.1 The Body Corporate may appoint the Proprietor of any Caretaker's Unit (or any company of which the Proprietor of such Unit is a principal shareholder), the Letting Agent pursuant to a Letting Agreement which will provide that the Body Corporate is to pay no remuneration to the Letting Agent for the provision of services pursuant to such Letting Agreement but limited to the lots specified in the aforesaid Residential Manager and/or Caretaking Agreement, for such period of time and containing such terms and conditions as the Body Corporate may deem fit, including and in no way inconsistent with all of the rights and privileges granted pursuant to this By-law.
- 52.2 For so long as there is in force a Letting Agreement in respect of any such Caretaking Unit:
- 52.2.1 Any such Caretaking Unit may be used by the duly appointed Letting Agent for the following purposes:
- 52.2.1.1 Residential;
- 52.2.1.2 The business of the letting of the Lots as shall be specified in the Residential Manager and/or Caretaking Agreement, which meet the standards of the Letting Agent for such of the owners thereof as shall require the Letting Agent to perform that service;
- 52.2.1.3 The rendering and/or carrying out for owners and occupiers of lots specified in such Residential Manager and/or Caretaking Agreement of any of the services permitted to

Parkview Gardens Community Title Scheme 24525

be carried on or provided pursuant to these By-laws and/or pursuant to any Letting Agreement.

- 52.2.2 The duly appointed Letting Agent may:
- 52.2.2.1 Erect or display signs or notices in or about the Common Property (of a number, size, type and design and in locations which are in all respects consistent with the general aesthetics and amenity of the Building) for the purposes of promoting, advertising or fostering the letting of the any lot or lots;
- 52.2.2.2 Provide hiring, cleaning, laundry, room and any and all other services as are ancillary to the letting service.
- 52.2.3 Subject to By-law 51, the Body Corporate will not:
- 52.2.3.1 Allow any person or corporation other than the duly appointed Letting Agent, to use any part of the Lots or Common Property specified in the relevant Residential Manager and/or Caretaking Agreement, for,
- 52.2.3.2 Allow any person or corporation to provide from any part of the Lots or Common Property specified in the relevant Residential Manager and/or Caretaking Agreement;
- 52.2.3.3 Directly or indirectly engage in, or be concerned in, nor allow any person or corporation in its employ to carry on, or be concerned in; the business of the letting of Lots and/or the providing of any of the services referred to in this By-law or in the Letting Agreement or in any business of the same or of similar nature as the business conducted by the Letting Agent in respect of the Lots specified in the aforesaid relevant Residential Manager and/or Caretaking Agreement

53. EXCLUSIVE USE / SPECIAL PRIVILEGES**53.1 SALE OF LOTS**

Whilst R.H. & S.E. JOHNSON PTY LTD (ACN 075 701 316) or its successors, assigns, or nominee remains a Proprietor of any Lot in the Parcel, it and its respective servants and/or agents shall be entitled to utilise Common Property and any Lot on the Parcel of which it remains proprietor, as a display Lot for the purpose of allowing prospective purchasers of any such Lot to inspect such Lot and further shall be entitled to place such signs or other advertising and display material in and about such Lot, and about other parts of the Common Property other than the subject Lot, which signs shall in all respects be attractive and tasteful having regard to the visual and acoustic privacy of other Lots and the general aesthetics and amenity of the Parcel, and shall not at any time, and from time to time be more, in terms of number and size, than is reasonably necessary.

53.2 CAR PARKING

- 53.2.1 R.H. & S.E. JOHNSON PTY LTD (ACN 075 701 316) may, in its absolute discretion, by giving written notice to the Committee within 24 months front the date of registration of the Plan, nominate which parts of the Common Property may be used exclusively by Proprietors and occupiers of lots within the Parcel for the parking of motor vehicles, caravans, boats, trailers, as are specified in such notice.

- 53.2.2 If R.H. & S.E. JOHNSON PTY LTD (ACN 075 701 316) gives written notice to the Committee under this By-law, the proprietor or occupier for the time being of the lots specified in the notice shall be entitled to the exclusive use and enjoyment for himself/herself and the Proprietor's licensees of that part of the Common Property specified in the notice for the parking of one motor vehicle, caravan, boat or trailer (as the case may be) only at any time and may enclose the designated covered area of any such car park with an enclosure made of galvanised steel pipe frame and galvanised steel mesh. Despite the grant of exclusive use and enjoyment specified in the notices,

Parkview Gardens Community Title Scheme 24525

the Body Corporate shall continue to be responsible to carry out its duties pursuant to the provisions of the Act at its own expense.

- 53.2.3 A proprietor or occupier of a lot shall not park or stand any motor vehicle, caravan, boat or trailer (as the case may be) upon the Parcel except:
 - 53.2.3.1 within the carport of the Proprietor's lot (if any);
 - 53.2.3.2 if the exclusive use or part of the Common Property has been allocated to the Proprietor or occupier of the lot under this Bylaw, within such part.

54. TOWN PLANNING LIMITATIONS

The use of all Lots is limited by the Council's Town Planning approval in respect of the development to persons who are in receipt of an old aged or invalid pension or an equivalent benefit under the relevant Commonwealth Government program, and the use of the units by other persons may result in the commencement of civil or criminal proceedings by the Council to enforce the conditions of the Council's Town Planning approval.

55. BODY CORPORATE DEED

The Body Corporate is empowered to enter into a deed in the form annexed to these By-laws with the Council.

56. NO CHANGE TO BY-LAWS 3, 50, 54, 55 AND 56

The Body Corporate will not amend By-laws 3, 50, 54, 55 and this By-law 56 without first obtaining the written consent of the Council, which consent may be withheld or granted with or without conditions, at the total discretion of the said Council.

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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NIL

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

Dale Edward Meyer

1/150 Oxlade Drive

New Farm

Queensland 4005

30 January 2013

Queensland Government

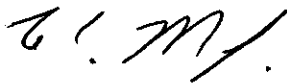
Department of Natural Resources and Mines

To Whom It May Concern

Re. Document Number 714869960

I, Dale Edward Meyer, request that the existing CMS be withdrawn and the new CMS, which has been re-executed by the Body Corporate, be re-entered.

Kind regards

A handwritten signature in black ink, appearing to read 'D. E. Meyer', written in a cursive style.

Dale Edward Meyer

**SCHEDULE OF MATTERS AFFECTING THE BODY CORPORATE-
PARKVIEW GARDENS CTS 24525**

- The scheme is accredited by the Queensland Government, Department of Housing, as an independent living residential complex for persons aged 55 years and over.
- The units within the scheme are designed and constructed for single occupancy only, in accordance with the National Construction Code requirements.
- The building classification applicable to the scheme does not permit the installation of kitchen facilities within individual units.
- Under the scheme's accreditation, the Onsite Manager (Caretaker) is authorised to provide a meals service to residents.
- All car parking areas form part of the common property.

It is recommended that a search of the Body Corporate records be undertaken.



Collective Insurance Brokers Pty Ltd
 AFS 511427
 ABN 27 625 475 434
 Email: info@collectiveib.com.au

NEW BUSINESS TAX INVOICE

Parkview Gardens CTS24525
 C/- Strata Dynamics
 GPO Box 5256
 Brisbane QLD 4001

Date: 12/02/2026
 Invoice Number: 00271058
 Account Executive: Zac Rheinberger
 Broking Assistant: Zac Rheinberger

Thank you for using our services to arrange this insurance cover.

Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your Duty of Disclosure. Please do not hesitate to contact us with any questions you may have.

Type of Policy	SCTP Residential Strata						
Insured	Parkview Gardens CTS24525						
Policy Description	10 Geeba Street, SLACKS CREEK, QLD 4127						
Insurer	CHU Underwriting Agencies						
Underwritten by							
Policy Number	HU0006163757						
Period of Insurance	28/02/2026 to 28/02/2027						
Effective Date	28/02/2026						

Premium	FSL	Insurer Policy Charge	Insurer Total GST	Stamp Duty	Broker Fee	Broker Fee GST	Invoice Total
\$20,070.13	\$ 0.00	\$ 200.00	\$2,027.01	\$1,986.95	\$2,830.00	\$ 283.00	\$27,397.09

Insurer commission included within base premium = \$4,014.03 excl GST

Payment Options



Collective Insurance Brokers Pty Ltd

DEFT Reference Number
40557122710586
 Pay by credit card or registered bank account at www.deft.com.au.
 Payments by credit card may attract a surcharge.

Name: Parkview Gardens CTS24525
Invoice No: 00271058
Total: **\$27,397.09**
Due Date: 14/03/2026



*498 405571 22710586

Pay in-store at Australia Post by cheque or EFTPOS



Biller Code: 20362
Ref: 40557122710586

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

Total Due:

\$27,397.09

Policy Number	HU0006163757
Period of Cover	28/02/2026 to 28/02/2027 at 4pm
Insured	Body Corporate for Parkview Gardens CTS24525 Community Title Scheme 24525
Interested Parties	None
Situation	Parkview Gardens 10 Geeba Street, SLACKS CREEK, QLD, 4127
Cover	
Insured Property	Insured
Building	\$15,574,847
Common Area Contents	\$155,748
Loss of Rent & Temporary Accommodation (total payable)	\$2,336,227
Floating Floorboards	Selected
Liability to Others	Insured
Limit of Liability	\$50,000,000
Fidelity Guarantee	Insured
Sum Insured	\$250,000
Voluntary Workers	Insured
Death	\$300,000
Total Disablement (per week)	\$3,000
Office Bearers Legal Liability	Insured
Limit of Liability	\$5,000,000
Machinery Breakdown	Insured
Sum Insured	\$100,000
Catastrophe Insurance	Insured
Catastrophe Sum Insured	\$4,672,454
Extended cover - Loss of Rent & Temporary Accommodation	\$700,868
Escalation in Cost of Temporary Accommodation	\$233,622
Cost of Removal, Storage and Evacuation	\$233,622
Government Audit and Related Covers	Insured
Government Audit Costs	\$25,000
Appeal expenses - common property health & safety breaches	\$100,000
Legal Defence Expenses	\$50,000
Lot Owners Fixtures and Improvements (per lot)	Insured
Lot Owners' Fixtures and Improvements (per lot)	\$250,000
Flood Cover	Not Insured

Excesses

Insured Property

Standard	\$2,000
Water Damage	\$5,000

Machinery Breakdown

Machinery Breakdown Excess	\$1,000
CHILLER	\$5,000

Policy Wording

CHU_PDS_1433.pdf
 CHU_WhatsChanged_flyer_2907.pdf

Imposed Conditions

Condition # 1

Name FLOOD_EXCL
Code FLOOD_EXCL
Related Cover Insured Property
Wording Flood Exclusion

Despite anything contained elsewhere in Your Policy We will not pay for loss or damage caused by or arising directly or indirectly from Flood. Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

a lake (whether or not it has been altered or modified); a river (whether or not it has been altered or modified); a creek (whether or not it has been altered or modified); another natural watercourse (whether or not it has been altered or modified); a reservoir; a canal; a dam.

Condition # 2

Name Lot Owners Contents Extension Not Selected
Code Lot Owners Contents Extension Not Selected
Related Cover Insured Property
Wording Despite anything contained elsewhere in Your Policy, the following policy extension is optional and if selected by the Insured is subject to additional Premium. Lot Owners Contents Cover – this policy extension is Not Selected.

Notes

None

Document template version: 01.11.00.00

IMPORTANT NOTICES & INFORMATION

We have prepared this document to assist you to understand important issues relating to your insurances. Please contact your Account Executive if you have any questions or require further advice/assistance.

CANCELLATION CLAUSE

If a cover is cancelled before the expiry of the period of Insurance, we will refund to you only the net return premium which we received from the Insurer. We will not refund any part of the brokerage/commission we receive for arranging cover.

ESSENTIAL READING OF POLICY WORDING

The policy wordings for your insurances are essential reading to understand what is protected by each policy. Read them carefully as soon as possible and contact us if you have any concerns about the extent of your cover.

YOUR DUTY OF DISCLOSURE

Before you enter into an insurance contract, you have a duty to tell the insurer anything that you know, or could reasonably be expected to know, may affect their decision to insure you and on what terms. You have this duty until they agree to insure you. You have the same duty before you renew, extend, vary or reinstate an insurance contract.

You do not need to tell the insurer anything that:

- reduces the risk they insure you for; or
- is common knowledge; or
- they know or should know as an insurer; or
- they waive your duty to tell them about.

If you do not tell the insurer something you are required to, they may cancel your contract or reduce the amount they will pay you if you make a claim, or both. If your failure to tell them is fraudulent, they may refuse to pay a claim and treat the contract as if it never existed.

NOTE

Any change in occupation or relevant material facts must be advised in writing to our office. This Summary of Cover has been prepared for general reference only. Nothing obtained herein prevails over the terms, conditions and exclusions of the policy.

DUTY OF GOOD FAITH

Both parties to an insurance contract, the insurer and the insured, must act towards each other with the utmost good faith. If you fail to do so, the insurer can cancel your insurance. If the insurer fails to do so, you may be able to sue the insurer.

REMUNERATION DISCLOSURE

Itemised Insurance Costs	
Base Premium <small>(includes commission from insurer)</small>	\$ 20,070.13 \$ 4,014.03 (20.0%)
ESL or FSL	\$ 0.00
Stamp Duty	\$ 1,986.95
Underwriting Agency Fee	\$ 200.00
Broker Fee <small>(as a % of base premium)</small>	\$ 2,830.00 (14.1%)
GST – all items	\$ 2,310.01
Total Insurance Cost	\$ 27,397.09
Allocation of Strata Insurance Remuneration	
Strata Management Company share of remuneration (ex GST)	\$ 3,512.27
Broker share of remuneration (ex GST)	\$ 3,331.76
Conflicts of Interest	Collective Insurance Brokers Pty Ltd (CIB) and your Strata Management Company (where applicable if acting as an Authorised Representative / Distributor of CIB), manage our fiduciary obligations and any conflict of interest that may arise, by acting in the insured's best interest at all times. As a member of the National Insurance Brokers Association, we adhere to their Code of Conduct, and we are licensed and regulated by the Australian Securities and Investments Commission. Important information about CIB and how we conduct our business with your Strata Management Company, are contained within the Financial Services Guide (FSG), provided with this report.
Best Interest Declaration	In preparing this broker advice, Collective Insurance Brokers and your strata management company (where applicable) have acted in the best interest of the insured at all times. Jason Starr-Thomas – EGM CIB and Responsible Officer of Collective Insurance Brokers Pty Ltd

The above breakdown contains the following standard abbreviations;

Emergency Services Levy (ESL), Fire Service Levy (FSL) & Goods & Services Tax (GST)

Collective Insurance Brokers Pty Ltd

AFS 511427
ABN 27 625 475 434

GENERAL ADVICE WARNING

We have provided you with general advice and not personal advice. In doing so, we have not taken into consideration your personal circumstances, specific objectives, financial situation or needs. You should therefore immediately review the advice together with your policy documentation to determine if they are appropriate for your personal circumstances and requirements.

AVERAGE OR CO-INSURANCE

Some policies contain an Average or Co-insurance clause. This means that if you insure for less than the full value of the property, your claim may be reduced in proportion to the amount of the under-insurance.

Some business interruption policies contain an Average/Co-Insurance clause which has a different application. Check your policy and contact us with any questions.

CONTRACTS AND LEASES YOU SIGN

If you sign a contract with an indemnity, "hold harmless" or release, it can invalidate your insurance – unless you obtain the Insurer's consent in advance. These clauses are often found in leases and other contracts you sign from time to time relating to your business. Do not sign a contract or lease without contacting us and/or taking legal advice as to whether the contract terms will prejudice your policy.

LEASING, HIRING AND BORROWING PROPERTY

When you lease, hire or borrow property, make sure that the contract clearly identifies who is responsible for insuring the property.

Industrial Special Risks policies automatically cover property which you are responsible to insure, subject to the policy excess. Public liability insurance may assist you meet claims relating to property damage to property which you lease or hire. A sub-limit usually applies to the amount you can claim for damage to property in your care, custody or control.

ADDITIONAL INSURED AND NOTING INTERESTS

If a person is to be named on your policy or insured as a co-insured or joint insured, notify us immediately so we can request this in advance from the insurer. Your property and liability policies will not provide automatic cover for the insurable interest of other parties (e.g., mortgagees, lessors).

Check with us whether the insurer will include someone else as an insured or note their interests before you agree to this in a contract or lease. We cannot guarantee that an insurer will agree to include someone as an insured under your policy or to note their interests on your policy.

CLAIMS OCCURRING POLICIES

Most of your policies do not provide indemnity in respect of events that occurred before the insurance commenced. They cover events that occur during the policy period.

CLAIMS MADE POLICIES

Some policies (e.g. professional indemnity insurance) provide cover on a "claims made" basis. This means that claims first advised to you (or made against you) and reported to your insurer during the policy period are insured under that policy, irrespective of when the incident causing the claim occurred. If you become aware of circumstances which could give rise to a claim, notify the insurer during the policy period.

Report all incidents that may give rise to a claim against you to the insurers immediately after they come to your attention and before the policy expires.

INSURER SOLVENCY

We do not warrant or guarantee the current or ongoing solvency or financial viability of the insurer because we have no control over the insurer's performance and this can be affected by many complex commercial and economic factors.

INSURANCE BROKERS CODE OF PRACTICE & EXTERNAL DISPUTES RESOLUTION SERVICE

Collective Insurance Brokers Pty Ltd subscribe to the Insurance Brokers Code of Practice and the Financial Ombudsman Service (FOS). FOS administer an independent and free external dispute resolution service for our clients.

Important_Notices_and_Information_1116



Community Titles Scheme Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Search Date: 26/03/2026 14:55

Request No: 55566074

SCHEME NAME

PARKVIEW GARDENS COMMUNITY TITLES SCHEME 24525

BODY CORPORATE ADDRESS

STRATA DYNAMICS
GPO BOX 5256
BRISBANE QLD
4001

COMMUNITY MANAGEMENT STATEMENT No: 24525

Title	Lot	Plan	Title	Lot	Plan
50200984	CP	GTP 106651	50200985	1	GTP 106651
50200987	3	GTP 106651	50200988	4	GTP 106651
50200989	5	GTP 106651	50200990	6	GTP 106651
50200991	7	GTP 106651	50200992	8	GTP 106651
50200993	9	GTP 106651	50200994	10	GTP 106651
50200996	12	GTP 106651	50200997	13	GTP 106651
50200998	14	GTP 106651	50200999	15	GTP 106651
50201000	16	GTP 106651	50252773	17	SP 115834
50252774	18	SP 115834	50252775	19	SP 115834
50252776	20	SP 115834	50252777	21	SP 115834
50252779	23	SP 115834	50252780	24	SP 115834
50252781	25	SP 115834	50252782	26	SP 115834
50252783	27	SP 115834	50252784	28	SP 115834
50252785	29	SP 115834	50289627	31	SP 115843
50289628	32	SP 115843	50289629	33	SP 115843
50289630	34	SP 115843	50289632	36	SP 115843
50289633	37	SP 115843	50289634	38	SP 115843
50289635	39	SP 115843	50289636	40	SP 115843
50289637	41	SP 115843	50289638	42	SP 115843
50289639	43	SP 115843	50289640	44	SP 115843
50289641	45	SP 115843	50289642	46	SP 115843
50289643	47	SP 115843	50289644	48	SP 115843
50289645	49	SP 115843	50289646	50	SP 115843
50841534	51	SP 244311	50841535	52	SP 244311
50904605	53	SP 239804	50904606	54	SP 239804
50904607	55	SP 239804	50904608	56	SP 239804
50904609	57	SP 239804	50904610	58	SP 239804
50904611	59	SP 239804	50904612	60	SP 239804

COMMUNITY MANAGEMENT STATEMENT Dealing No: 714911127

** End of Community Titles Scheme Search **

Rooming accommodation agreement (Form R18)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Rooming accommodation details

Item 1

1.1 Address of the rental premises

Room no.	25	10 Geeba Street, Slacks Creek	Postcode	4127
----------	----	-------------------------------	----------	------

1.2 Type of rooming accommodation (tick ✓ if applicable)

Level 1
 Level 2
 Level 3
 Student accommodation

1.3 Agent or manager/provider

Name/trading name

Address

Postcode

1.4 Phone

Mobile

Email

Item 2

2.1 Resident/s

1. Full name/s	<input type="text" value="Laurie Smith"/>		
Phone	<input type="text"/>	Email	<input type="text"/>
Emergency contact full name/s	<input type="text"/>		
Emergency contact phone	<input type="text"/>		
Emergency contact email	<input type="text"/>		
2. Full name/s	<input type="text"/>		
Phone	<input type="text"/>	Email	<input type="text"/>
Emergency contact full name/s	<input type="text"/>		
Emergency contact phone	<input type="text"/>		
Emergency contact email	<input type="text"/>		

2.2 Address for service (if different from address of the premises in item 1.1) Attach a separate list

Item 3

3.1 Manager/provider's agent If applicable. See clause 28

Name/trading name

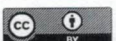
Address

Postcode

3.2 Phone

Mobile

Email



Rooming accommodation agreement (Form R18)

Residential Tenancies and Rooming Accommodation Act 2008



Item 4 4.1 Resident's representative for notices If applicable. See clause 29

Name/trading name

Address

 Postcode

4.2 Phone Mobile

Email

Item 5 Notices may be given to
 (Indicate if the email is different from item 1, 2, 3 or 4 above)

5.1 Agent or manager/provider
 Email Yes No Facsimile Yes No

5.2 Resident/s
 Email Yes No Facsimile Yes No

5.3 Provider's agent
 Email Yes No Facsimile Yes No

5.4 Resident's representative
 Email Yes No Facsimile Yes No

Item 6 6.1 Inclusions provided Insert inclusions, for example, furniture or other household goods let with the premises. Attach list if necessary.

Item 7 7.1 The term of the agreement is fixed term agreement periodic agreement

7.2 Starting on 7.3 Ending on

Fixed term agreements only. For continuation of agreement, see clause 5

Item 8 Rent per week fortnight See clause 6(1)

Item 9 Breakdown of rent See clause 3(1e). Please break down amount of rent for each - in either percentage or dollar values.

Accommodation	<input type="text" value="320"/>	Other services (attach a list if necessary)	<input type="text"/>
Food service	<input type="text" value="50"/>		<input type="text"/>
Personal care service See clause 30	<input type="text"/>		<input type="text"/>

N.B The manager/provider/agent acknowledges they do not receive any government funding on behalf of the resident for the services charged for in the breakdown above.

Item 10 Rent must be paid on the day of each

Insert day. See clause 6(2)

Insert week/fortnight

Rooming accommodation agreement (Form R18)

Residential Tenancies and Rooming Accommodation Act 2008



Item 11 Methods of rent payment Insert the ways the rent must be paid. See clause 6(3)(a)

Method 1	Centrepay
Method 2	Direct Credit Payment

Details for direct credit

Bank/building society/credit union ANZ

BSB no. 0 1 4 7 0 1 Account name TOP FUSION PTY LTD TRUST ACCOUNT

Account no. 3 2 4 9 2 4 2 3 4 Payment reference unit number

Item 12 Place of rent payment Insert where the rent must be paid. See clause 6(6) to (8)

ANZ Bank

Item 13 13.1 Can the rent be increased? Yes No

13.2 The day the rent was last increased for the room 23/01/2024

Note: The provider/provider's agent must not increase, or propose to increase, the rent payable by a resident less than 12 months after the last rent increase for the resident's room. Rent increase requirements do not apply to exempt provider's. The Act provides definitions for an exempt provider.

13.3 How will the rent increase be calculated?

N/A

13.4 When will the rent increase start?

Starting on See clause 8

Item 14 Rental bond amount \$ 1480 See clause 11

Item 15 Services to be provided Attach list if necessary

One meal everyday

Item 16 Utility services for which the resident must pay See clause 13

Electricity, Phone, Foxtel (only if connected)

Item 17 House rules have been provided to the resident/s Yes No See clause 16

Item 18 18.1 Number of persons allowed to reside in the room 1

18.2 Number of persons allowed to reside at the rental premises 1 See clause 17

Item 19 The type and number of pets approved by the provider to be kept in the resident's room See clauses 22A to 22D

Type Number Type Number

Part 3 Special terms

Insert any special terms here. See clause 2(4) to 2(6)

1. On termination of Tenancy it is required that all carpet, upholstered furniture and mattress be professional cleaned and the mattress protector, pillow protector and bedspread be professionally laundered at your cost, where supplied by Top Fusion Pty Ltd. A receipt for this cleaning for this cleaning will be required upon vacating the property.
2. Smoking is NOT permitted in your unit or in the indoor common areas, but you may smoke outside your unit or in any of the designated smoking areas.
3. The Tenant/s acknowledges that they are not permitted to cook in the unit unless using facilities that Top Fusion Pty Ltd has approved, provided and / or supplied, such as a microwave, toaster and kettle. Use of any other cooking equipment is prohibited.
4. The Tenant/s may be released from the fixed term Tenancy Agreement in the event the Tenant/s requires to be moved to a low care or high care facility. A minimum of fourteen (14) days' written notice in the form of a Tenant Move Out Form to Top Fusion Pty Ltd is required and accompanied by either a copy of an ACAT Assessment letter or a letter from a nursing home / care facility indicating the Tenant/s has been accepted into the facility.
5. Deceased - the Executor of the deceased' estate is required to give a minimum of fourteen(14) days' written notice in the form of a Tenant Move Out Form to Top Fusion Pty Ltd of their intention to vacate the unit. Rental payments will continue to be deducted from the deceased' account unless the Executor advises other arrangements. The Executor becomes responsible for all other clauses, term and conditions within the lease with reference to termination of the current lease.
6. The Tenant/s consents to photographs being taken of the premises that show personal items belonging to the Tenant/s.
7. The Tenant/s agrees that they are responsible for the supply and installation of light bulbs.
8. The Tenant/s acknowledges they have been provided with a copy of the House Rules.

The resident/s must receive a copy of any applicable by-laws if copies have not previously been given to the resident/s.

Do not send to the RTA—give this form to the resident/s, keep a copy for your records.



Other languages: You can access a free interpreter service by calling the RTA on 1300 366 311 (Monday to Friday, 8:30am to 5:00pm).

Signature of the agent, manager/provider or provider's agent

Name/trading name

Top Fusion PTY LTD

Signature

Date

15/7/25

Signature of resident 1

Indicate if acting on authority under *Guardianship and Administration Act 2000* or *Powers of Attorney Act 1998*.

Print name

Laurie Smith

Signature

Date

15/7/25

Signature of resident 2

Indicate if acting on authority under *Guardianship and Administration Act 2000* or *Powers of Attorney Act 1998*.

Print name

N/A

Signature

Date



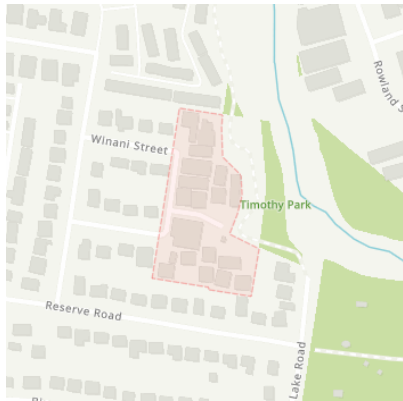
Contact Details

Contact Maggie Xia Email maggiexia@mcgrath.com.au	Contact number 0433 243 763	Company Mcgrath Mt Gravatt Address 1925 Logan Road Upper Mount Gravatt QLD 4122	Enquirer ID 3751217
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Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date 25/03/2026	Start date 25/03/2026	End date 25/03/2026	On behalf of Private	Job purpose Design	Locations Both Road, Nature Strip, Footpath	Onsite activities Conveyancing, Planning & Design, Subdivision, Tendering
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Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference Parkview Gardens Unit 25 10 Geeba St	Address Parkview Gardens Unit 25 10 Geeba St Slacks Creek QLD 4127	Notes/description -
---	---	-------------------------------

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
270307282	APA Group Gas Networks (90073)	1800 085 628	NOTIFIED
270307283	Energex QLD	13 12 53	NOTIFIED
270307281	Logan City Council	(07) 3412 3412	NOTIFIED
270307280	NBN Co Qld	1800 687 626	NOTIFIED
270307284	Telstra QLD FA	1800 653 935	NOTIFIED

END OF UTILITIES LIST



Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.



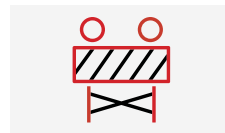
Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.



Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.



Protect

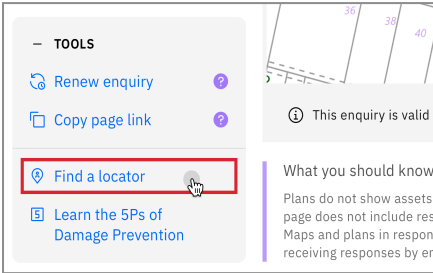
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.



Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast



Use iseekplant's FREE marketplace to get quotes for the equipment or services you need on your project. Compare quotes from trusted local contractors and get your project done on time and in budget.

1. Fill out your job details in our FREE quick quote form.
2. We send the request to trusted local contractors.
3. The local contractors will contact you directly with quotes

GET QUOTE

Use iseekplant to find trusted contractors near you today, visit: blog.iseekplant.com.au/byda-isp-get-quotes

Book a FREE BYDA Session



BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

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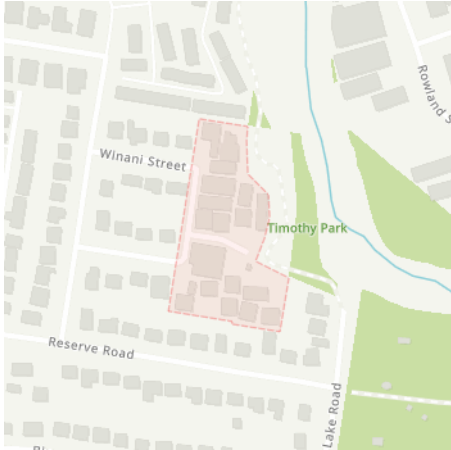
BOOK NOW

Job ID 52719762

Parkview Gardens Unit 25 10 Geeba St



[Review responses online](#) ↗



Received 5 of 5 responses
All responses received

Parkview Gardens Unit 25 10 Geeba St,
 Slacks Creek QLD 4127

Job dates
 25/03/2026 → 25/03/2026

These plans expire on
 22 Apr 2026

Lodged by
 Maggie Xia

Authority	Status	Page
✉ BYDA Confirmation		2
📄 Look up and Live		4
🏠 APA Group Gas Networks (90073)	Received	7
🏠 Energex QLD	Received	18
🏠 Logan City Council	Received	65
🏠 NBN Co Qld	Received	70
🏠 Telstra QLD FA	Received	82



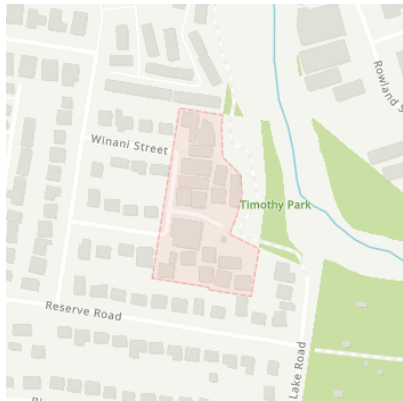
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Contact Maggie Xia Email maggiexia@mcgrath.com.au	Contact number 0433 243 763	Company Mcgrath Mt Gravatt	Enquirer ID 3751217
		Address 1925 Logan Road Upper Mount Gravatt QLD 4122	

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Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.



Protect

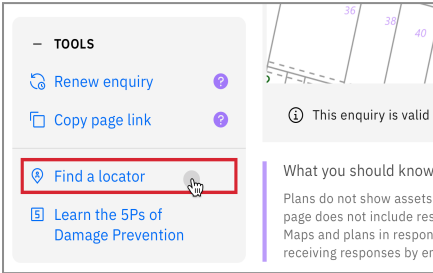
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2. We send the request to trusted local contractors.
3. The local contractors will contact you directly with quotes

GET QUOTE

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To book a session, visit: byda.com.au/contact/education-awareness-enquiry-form

BOOK NOW

Look up and Live - 52719762



LUAL_WA

Poles

Poles

- Pole
- Pole w Ground Stay
- Tower

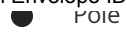
Network TR

- Overhead
- Underground
- • • Submarine

Network LV

Network SWER

- Overhead
- Underground



POIE



Pole w Ground Stay



Tower

Network TR



Overhead



Underground



Submarine

Network LV



Overhead



Underground

Network SWER



Overhead



Underground

Network HV



Overhead



Underground



Submarine

Exclusion Zone All



Network HV



Overhead



Underground

LUAL_NoData_Public



Exclusion_Zone_All_Public



Job ID 52719762

APA Group Gas Networks (90073)

Referral
270307282

Member Phone
1800 085 628

Responses from this member

Response received Wed 25 Mar 2026 11.45am

File name	Page
Response Body	8
270307282.pdf	9

PLEASE NOTE: This is an automated response. Please **DO NOT REPLY to this email.** If you require further information in relation to this Before You Dig response, please contact

BYDA_APA@apa.com.au

Enquiry Details:

Impact	not affected
Sequence Number	270307282
Enquirer Id	3751217
Activity	Conveyancing, Planning and Design, Subdivision, Tendering
Job Number	52719762
User Reference	Parkview Gardens Unit 25 10 Geeba St
Message	

Site Details:

Address	Parkview Gardens Unit 25 10 Geeba St Slacks Creek QLD 4127
---------	--

Enquirers Details:

Contact	Maggie Xia
Company	Mcgrath Mt Gravatt
Email	maggiexia@mcgrath.com.au
Phone	+61433243763
Address	1925 Logan Road Upper Mount Gravatt QLD 4122

APA Group

APA

Australia's energy
infrastructure partner



Before You Dig Australia

Classification: Networks

Enquiry date	25/03/2026
Sequence number	270307282
Work site address	Parkview Gardens Unit 25 10 Geeba St Slacks Creek QLD 4127



Enquiry Date: 25/03/2026
Enquirer: Maggie Xia
Sequence Number: 270307282
Work Site Address: Parkview Gardens Unit 25 10 Geeba St
Slacks Creek
QLD 4127

Thank you for your Before You Dig enquiry regarding the location of gas assets.

We confirm there are NO Gas Assets located in close vicinity of the above location.

Caution: Damage to gas assets may result in explosion, fire and personal injury.

Please ensure you read and comply with all the relevant information contained in this response to your BYDA enquiry.

Before You Dig Checklist



1. Plan

- Review maps provided with this BYDA response and confirm the location of your work site is correct.
-



2. Prepare

- Electronically locate gas assets and mark locations.
 - Note: Look for visible evidence of gas assets at the worksite which may not be shown on plans.
-



3. Pothole

- Not applicable where no gas assets present.
-



4. Protect

- Not applicable where no gas assets present.
-



5. Proceed

- Only proceed with your work once you are confident no gas assets are located in vicinity to your work location.
 - APA BYDA response (including maps) are on site for reference at all times, and less than 30 days old.
-

Contacts

Contacts APA Group	
Enquiry	Contact Numbers
General enquiries or feedback regarding this information or gas assets.	APA – Before You Dig Officer Phone: 1800 085 628 Email: BYDA_APA@apa.com.au
Gas Emergencies	Phone: 1800 GAS LEAK (1800 427 532)

Site Watch

Site Watch is where an APA field officer attends your work site to monitor and ensure controls are in place to protect critical gas assets from damage during work.

The following rates* apply for this service (1 hour minimum charge):

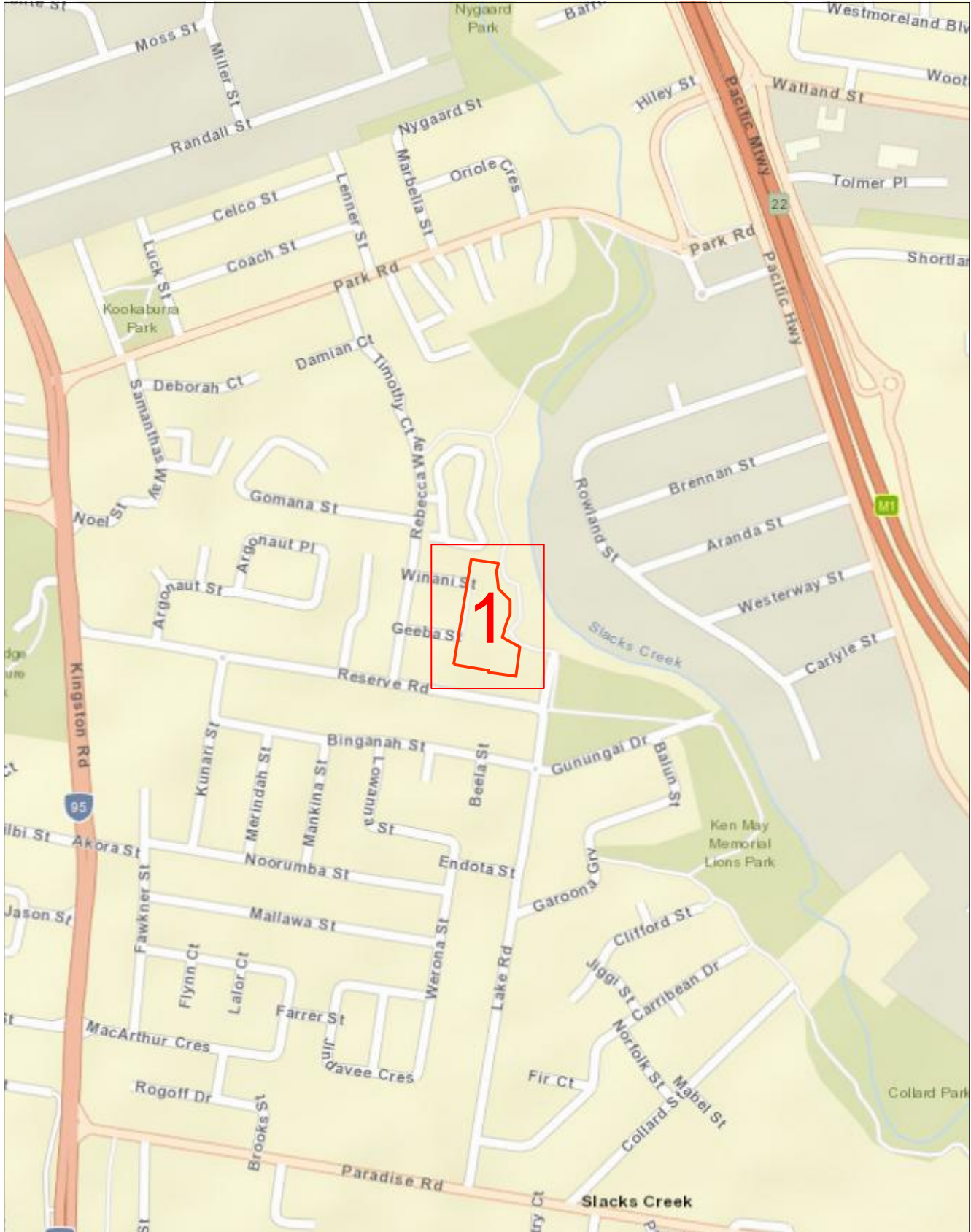
Item	Rate (excl. gst)
Site Watch – Business Hours	\$143.42 per hour
Site Watch – After Hours	\$175.06 per hour
Cancellation Fee	\$286.84
<i>Fee applies where cancelations received after 12pm (midday), 1 business day prior to the booking</i>	

Contact APA – Before You Dig officer for state specific hours of business.

**The specified rates do not apply to Origin Energy LPG assets. All charges and invoicing related to these assets will be administered directly by Origin Energy. For further information contact Origin Energy.*

Site Parkview Gardens Unit 25 10 Geeba St
Address: Slacks Creek
QLD 4127

Sequence 270307282
Number:



Scale 1: 6000

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



Enquiry Area



Map Key Area



Site Parkview Gardens Unit 25 10 Geeba St
Address: Slacks Creek
QLD 4127

Sequence 270307282
Number:



Scale 1: 700

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



Enquiry Area



Map Key Area



Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

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

PIPE LEGEND: SPECIAL DESIGNATION

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

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

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

OBJECT SYMBOLS

Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service ^A	
Gas connected property		CP rectifier terminal		^A A live gas service terminated underground within the property boundary, available for future extension to the gas meter.	

PIPE CODE AND MATERIAL

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

INTERPRETATION EXAMPLE

	High pressure, 40 mm polyethylene in an 80 mm cast iron casing	Pipe diameter in millimetres is shown before pipe code. 40P6 = 40 mm nominal diameter
	Medium pressure, 63 mm steel	

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

Important information

- Refer to requirements relating to construction, excavation and other work activities in the **APA Guidelines for Works Near Existing Gas Assets** document with this BYDA response.
- BYDA enquiries are valid for 30 days. If your works commence after 30 days from the date of this response a new enquiry is required to validate location information.
- **For some BYDA enquiries, you may receive two (2) responses from APA. Please read both responses carefully as they relate to different assets.**
- Gas (inlet) services connecting Gas Assets in the street to the gas meter on the property are not marked on the map. South Australia Only – if a meter box is installed on the property, a sketch of the gas service location may be found inside the gas meter box. APA does not guarantee the accuracy or completeness of these sketches.

Free Gas Pipeline Awareness Training and Information

PROFESSIONALS

APA offers online and in-person toolbox forums to support safe work near underground gas assets. Topics include distribution and transmission pipelines, the permit process, and gas emergencies, with content suited for companies of all sizes. A Continuing Professional Development certificate is available upon completion.

Scan the QR code to register for an online toolbox, or email damageprevention@apa.com.au to request an in-person presentation.

HOMEOWNERS

If you're working near your home's gas pipes stay safe and view APA's video guide '**Working Safely Near Gas Lines: A DIY Homeowner's Guide**' which offers simple tips to avoid damaging gas pipes.

Scan the QR code to view the video, or for more information email damageprevention@apa.com.au



Disclaimer and legal details

- This information is valid for 30 days from the date of this response.
- This information has been generated by an automated system based on the area highlighted in your BYDA request and has not been independently verified.
- Map location information is provided as AS5488-2022 Quality Level D, as such supplied location information is indicative only.
- Whilst APA has taken reasonable steps to ensure that the information supplied is accurate, the information is provided strictly on the condition that no assurance, representation, warranty or guarantee (express or implied) is given by APA in relation to the information (including without limitation quality, accuracy, reliability, completeness, currency, sustainability, or suitability for any particular purpose) except that the information has been disclosed in good faith.
- Any party who undertakes activities in the vicinity of APA operated assets has a legal duty of care that must be observed. This legal obligation requires all parties to adhere to a standard of reasonable care while performing any acts that could foreseeably harm these assets



APA
Australia's energy
infrastructure partner

Job ID 52719762

Energex QLD

Referral
270307283

Member Phone
13 12 53

Responses from this member

Response received Wed 25 Mar 2026 11.47am

File name	Page
Response Body	19
270307283 - Energex Plan.pdf	22
Energex BYDA Terms and Conditions.pdf	29
Working Near Overhead and Underground Electric Lines.pdf	34

Assets and Planned Assets found Before You Dig Australia (BYDA) Request

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

Our search has revealed there is existing and planned Energex Assets within the defined search area.

They are shown on the attached plan.

There is a possibility the planned Assets may have been installed prior to your enquiry.

You: **BYDA Enquiry No:**

Maggie Xia 270307283

Company: **Date of Response:**

Mcgrath Mt Gravatt 25 Mar 2026

Search Location: **Period of Plan Validity:**

Parkview Gardens Unit 25 10 Geeba St 4 Weeks
Slacks Creek,
QLD 4127

External Comments (if any):

WARNING: When working in the vicinity of Energex's Assets You have a legal Duty of Care that must be observed.

It is important that You note:

1. Immediately report life threatening emergencies to Emergency Services on **000** or to ENERGEX on **13 19 62**.
2. Please read and understand all the information and disclaimers provided - including the Terms and Conditions on the attached pages.
3. We have only searched the area which has been nominated in the request. If this nominated area is not what You require, please resubmit another enquiry with BYDA.
4. Plans provided by ENERGEX are only an indication of the presence of underground assets within the nominated area. Locations provided are approximate and the plans are not suitable for scaling purposes, as exact ground cover and alignments cannot be provided. You must confirm the exact location of underground electrical equipment by use of an electronic cable locator followed by careful, non-mechanical excavation (ie, potholing).
5. Plans provided by ENERGEX do not encompass ENERGEX's overhead Assets.
6. ENERGEX, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and details supplied pursuant to the BYDA Request and You agree to indemnify ENERGEX against any claim or demand for any such loss or damage to You, Your servants or Your agents.

7. You are responsible for any damage to Assets caused by works pursuant to or in any way connected with this BYDA Request.
8. In addition to Assets marked on attached plan, there could be underground earth conductors, underground substation earth conductors, Multiple Earthed Network (MEN) conductors, Single Wire Earth Return (SWER) Substation Earth Conductors, Air Break Switch (ABS) Earth Mats or Consumer Mains in the vicinity or private underground cables (inc. consumers' mains that may run from ENERGEX mains onto private property) in the vicinity of the nominated work area(s) that are not marked on the plans.
9. Independent underground cable locators can be found via the [Certified Locator website](#) with LV Cable (up to 1kV), HV Cable (1kV-<33kV) & HV cable (33kV and over) displayed.
10. The ENERGEX Before You Dig Australia (BYDA) information map(s) provide the vicinity of underground cable and will not be adequate for conveyancing purposes. A Request for Search (Property Search) can be arranged through ENERGEX.
11. The attached plans are only valid for a period of four weeks from receipt. If excavation does not commence within four weeks, a new plan must be obtained.
12. The ENERGEX BYDA map (named maps.pdf) may contain shaded area(s), indicating the location of planned work(s). Should You find planned works that You believe may affect Your planned work(s), please contact the ENERGEX BYDA team on the details listed below.
13. ENERGEX may contact You to discuss Your proposed excavation in the vicinity of feeders identified on the attached plan(s).
14. Do not access any Assets, for example conduits, cables, pits or cabinets.
15. Your work will need to comply with:
 - [Working near overhead and underground electric lines - Electrical safety code of practice 2020](#)
 - [Managing Electrical Risk in Workplace Electrical Safety Code of Practice \(2013\)](#)
 - [Excavation Work Code of Practice \(2021\)](#)
16. **NOTE:** Where Your proposed work location contains ENERGEX 33kV or greater Underground cables please access the [Energenx before you dig Website](#) for more information.

General enquiries (7:00am - 5:30pm Mon to Fri) **13 12 53**
Life threatening emergencies only triple zero (000) or **13 19 62**

To re-submit or change the nominated search area please visit BYDA.com.au

E: custserve@energex.com.au

E: byda@energyq.com.au

ABN: 40 078 849 055



Disclaimer: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex 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.

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as [Adobe Acrobat Reader \(for PDF files\)](#)

PelicanCorp

Compiled with TicketAccess by PelicanCorp





BYDA

Sequence: 270307283
Date: 25/03/2026

Scale: 1:1538
Tile No: **OVERVIEW**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan



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



BYDA

Sequence: 270307283
Date: 25/03/2026

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

CAUTION - HIGH VOLTAGE

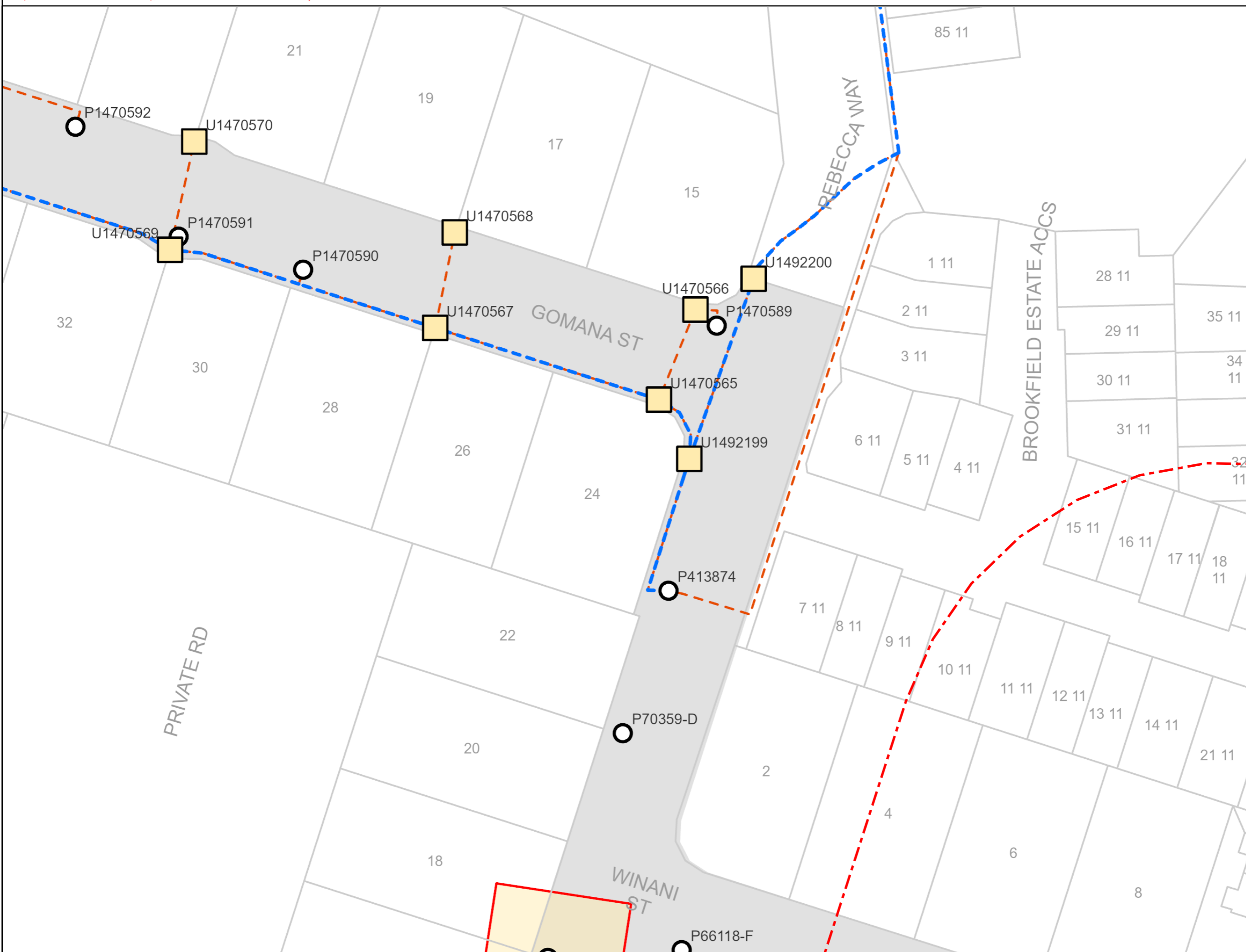
LEGEND

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

AS5488 Category "D" Plan



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BYDA

Sequence: 270307283
Date: 25/03/2026
Scale: 1:500
Tile No: **Tile No: 2**

CAUTION - HIGH VOLTAGE

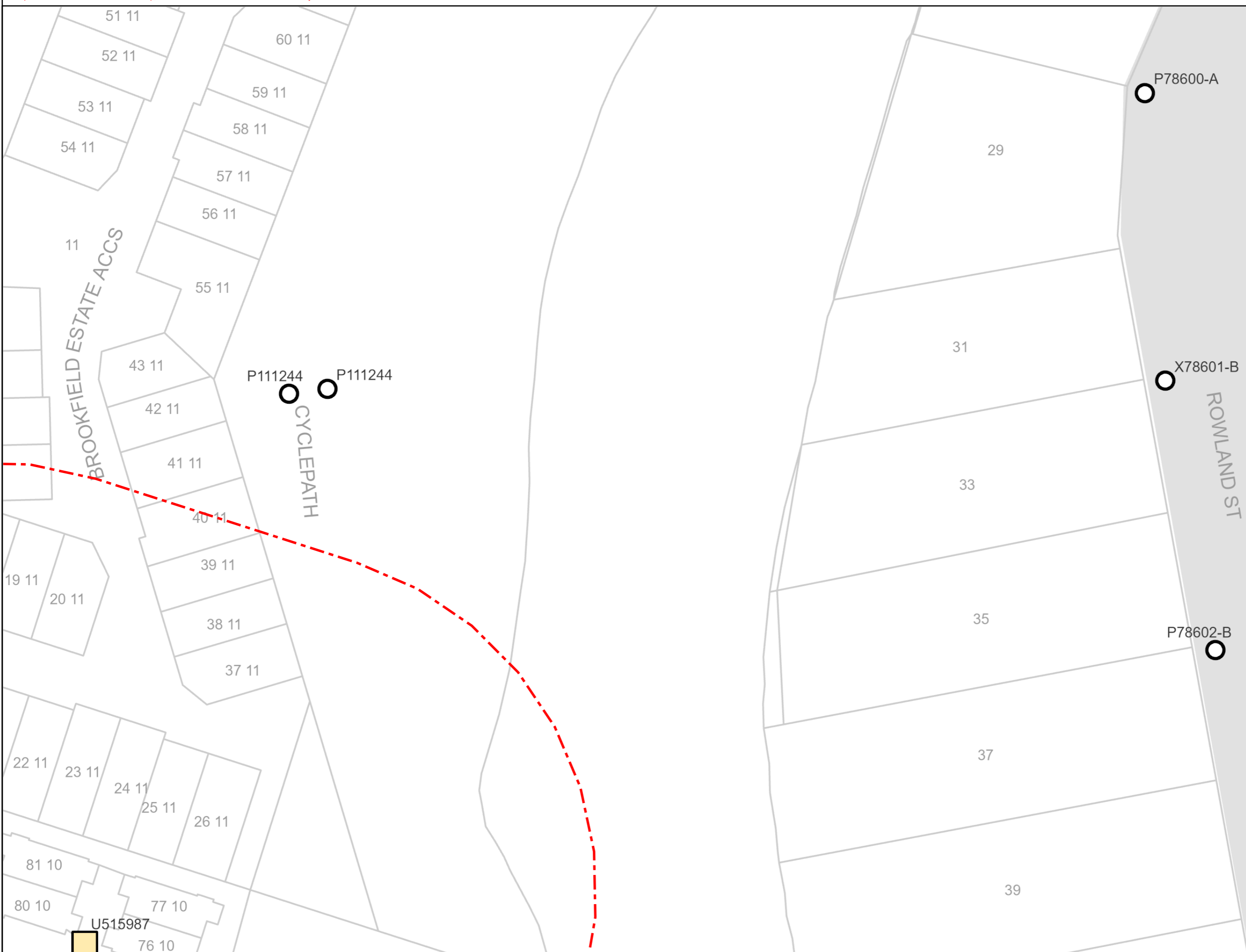
LEGEND

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

AS5488 Category "D" Plan



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BYDA

Sequence: 270307283
Date: 25/03/2026

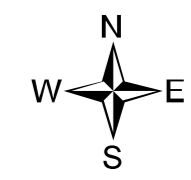
Scale: 1:500
Tile No: **Tile No: 3**

CAUTION - HIGH VOLTAGE

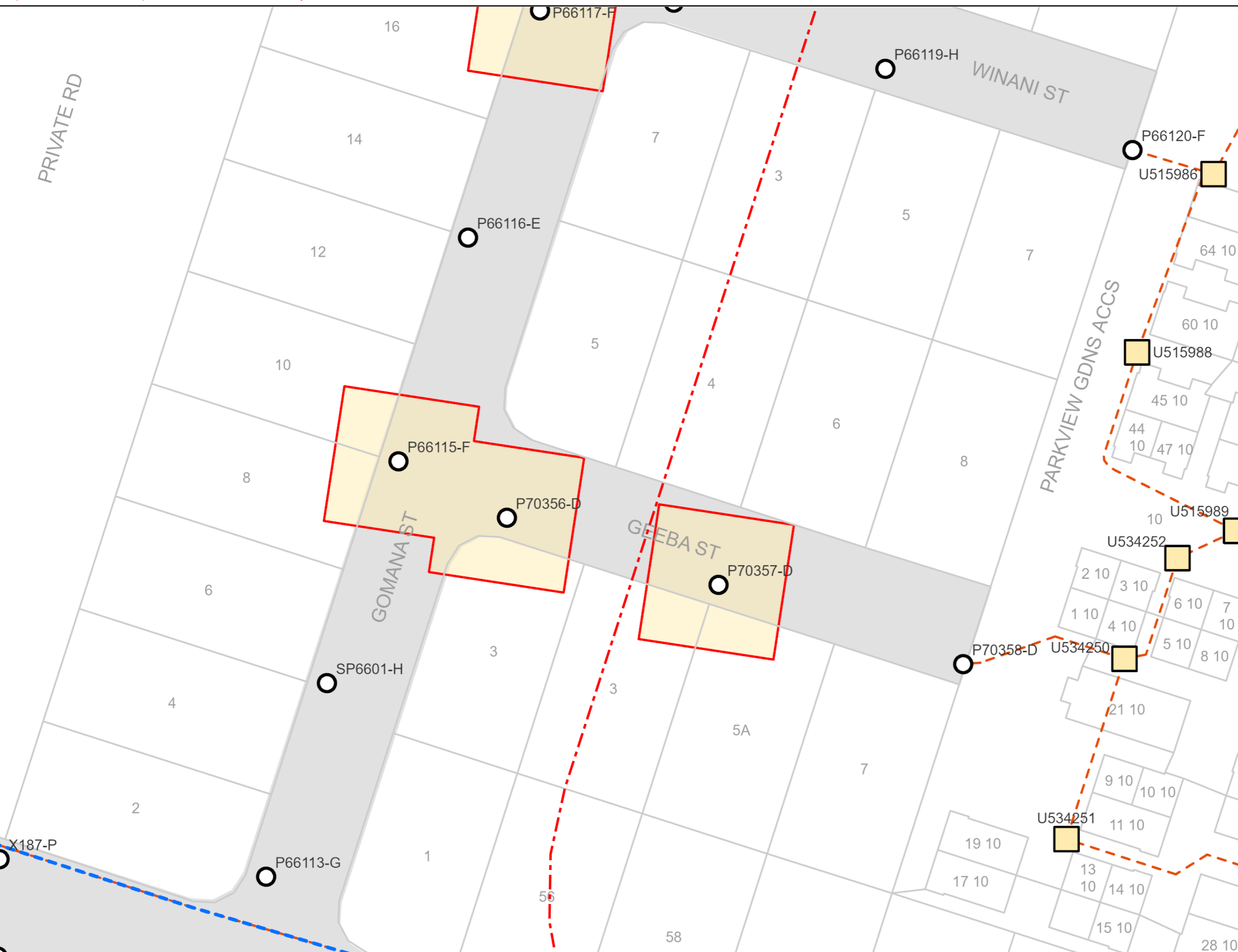
LEGEND

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

AS5488 Category "D" Plan



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BYDA

Sequence: 270307283
Date: 25/03/2026
Scale: 1:500
Tile No: **Tile No: 4**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan



P111242
P111241

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BYDA

Sequence: 270307283
Date: 25/03/2026

Scale: 1:500
Tile No: **Tile No: 5**

CAUTION - HIGH VOLTAGE

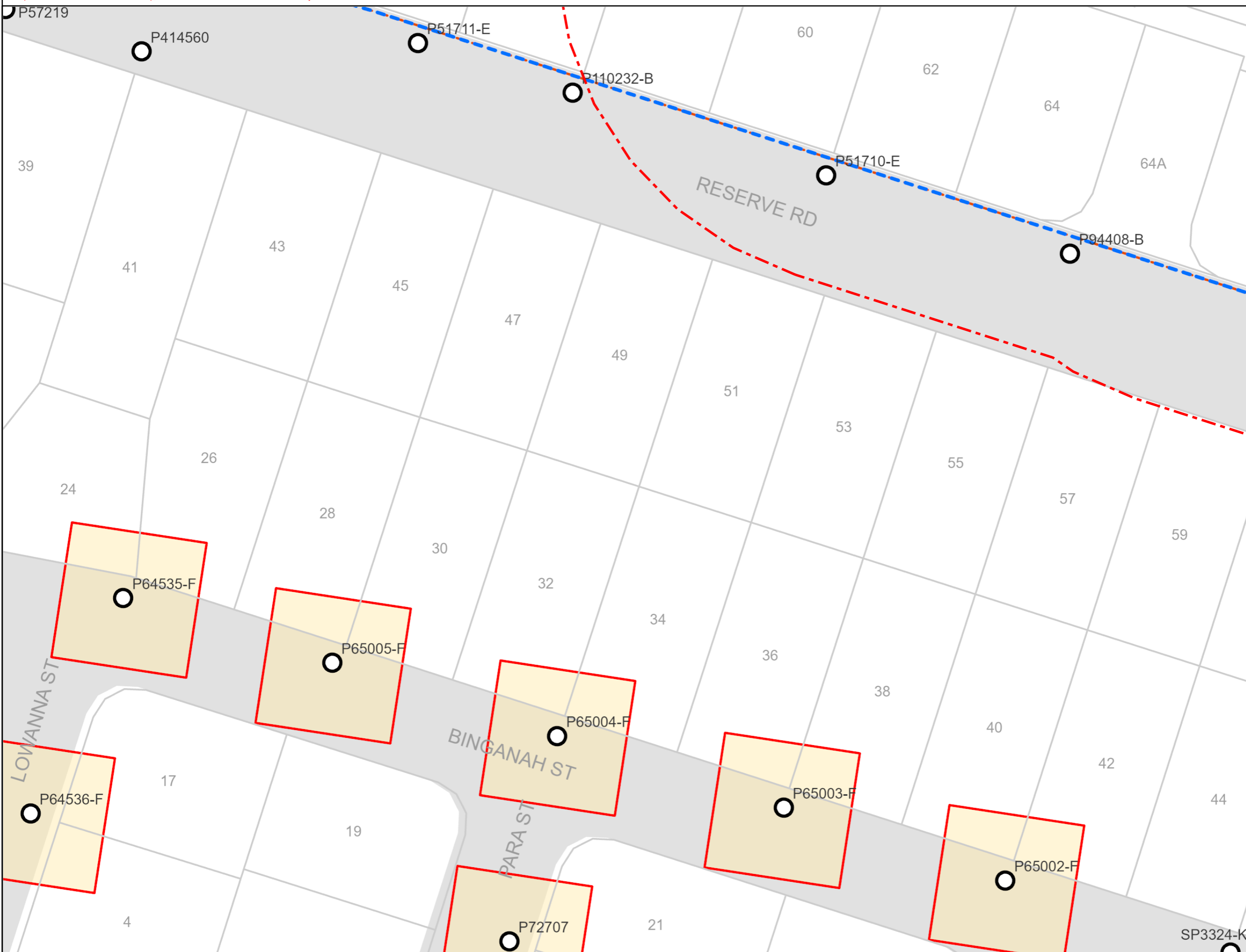
LEGEND

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

AS5488 Category "D" Plan



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BYDA

Sequence: 270307283
Date: 25/03/2026

Scale: 1:500
Tile No: **Tile No: 6**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan



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Responsibilities – (When Working in the Vicinity of Energex Assets)

Extreme care must be taken during non-mechanical or mechanical excavation as damage to Energex Assets can lead to injury or death of workers or members of the public. Assets include underground cables, conduits and other associated underground Asset used for controlling, generating, supplying, transforming or transmitting electricity.

In accordance with the Electrical Safety Act 2002, a Person Conducting a Business or Undertaking (PCBU) must ensure the person's business or undertaking is conducted in a way that is electrically safe. This includes:

- a) ensuring that all Assets used in the conduct of the person's business or undertaking are electrically safe;
- b) if the person's business or undertaking includes the performance of electrical work, ensuring the electrical safety of all persons and property likely to be affected by the electrical work; and
- c) if the person's business or undertaking includes the performance of work, whether or not electrical work, involving contact with, or being near to, exposed parts, ensuring persons performing the work are electrically safe.

In addition, a PCBU at a workplace must ensure, so far as is reasonably practicable, that no person, Asset or thing at the workplace comes within an unsafe distance of an underground electric line.

Workers and other persons must also take reasonable care for their own and other person's electrical safety. This includes complying, so far as is reasonably able, with any reasonable instructions given by Energex to ensure compliance with the [Electrical Safety Act 2002](#)

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)
Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

To re-submit or change the nominated search area please visit BYDA.com.au

E: custserve@energex.com.au

E: byda@energyq.com.au

ABN: 40 078 849 055



The following matters must be considered when working near Energex Assets:

The PCBU must ensure, so far as is reasonably practicable, that no person, Asset or thing at the workplace comes within an unsafe distance of an underground electric line (see section 68 of the [Electrical Safety Regulation 2013](#))

1. It is the responsibility of the architect, consulting engineer, developer and head contractor in the project planning stages to design for minimal impact and protection of Energex Assets.
2. It is the constructor's responsibility to:
 - a) Anticipate and request plans of Energex Assets for a location at a reasonable time before construction begins.
 - b) Visually locate Energex Assets by hand or vacuum excavation where construction activities may damage or interfere with Energex Assets.
 - c) notify Energex if the information provided is found to be not accurate or Assets are found on site that are not recorded on the Energex BYDA plans.
 - d) Read and understand all the information and disclaimers provided.

Note: A constructor may include but not limited to a PCBU, Designer, Project Manager, Installer, Contractor, Electrician, Builder, Engineer or a Civil Contractor

3. Comply with applicable work health and safety and electrical safety codes of practice including but not limited to:
 - a) Working near Assets – [Electrical safety codes of practice 2020](#)
 - b) Managing electrical risk in the workplace – [Managing Electrical Risks in the workplace Code of Practice 2021](#)
 - c) [Excavation work – Code of practice 2021](#)

IMPORTANT NOTES:

- As the alignment and boundaries of roadways with other properties (and roads within roadways) frequently change, the alignments and boundaries contained within Energex plans and maps will frequently differ from present alignments and boundaries "on the ground". Accordingly, in every case where it appears that alignments and boundaries have shifted, or new roadways have been added, the constructor should obtain confirmation of the actual position of Energex cables and pipelines under the roadways. In no case should the constructor rely on statements of third parties in relation to the position of Energex cables and pipelines. It is the applicant's responsibility to accurately locate all services as part of the design and/or prior to excavation.
- Energex does not provide information on private underground installations, including consumers' mains that may run from Energex mains onto private property. Assets located on private property are the responsibility of the owner for identification and location.
- Energex plans are circuit diagrams or pipe indication diagrams only and indicate the presence of Asset in the general vicinity of the geographical area shown. Exact ground cover and alignments cannot be given with any certainty; as such levels can change over time.
- All underground conduits are presumed to contain asbestos. Refer to the:
 - o [Electrical safety codes of practice 2020](#)
 - o [Model Code of Practice: How to manage and control asbestos in the workplace | Safe Work Australia](#)
 - o [How to manage and control asbestos in the workplace code of practice 2021 \(Workplace Health and Safety Queensland \(WHSQ\)\)](#)
 - o [How to safely remove asbestos code of practice 2021 \(WHSQ\)](#)
- Plans provided by Energex are not guaranteed to show the presence of above ground Assets.
- In addition to underground cables marked on attached plan there could be underground substation, underground earth conductors, Multiple Earthed Neutral(MEN) conductors, Single Wire Earth Return(SWER), substation Earth Conductors, ABS Earth Mats or Consumer Mains in the vicinity or private underground cables (inc. consumers' mains that may run from Energex mains onto private property) in the vicinity of the nominated work area(s) that are not marked on the plans.
- Being aware of Your obligations including but not limited to [ss 304, 305] Excavation work— underground essential services information under the [Work Health and Safety Regulation 2011](#) , Chapter 6 Construction work, Part 6.3 Duties of person conducting business or undertaking. This includes but is not limited to taking reasonable steps to obtain the current information & providing this information to persons engaged to carry out the excavation work. For further information please refer to: - <http://www.legislation.qld.gov.au/LEGISLTN/SLS/2011/11SL240.pdf>
- Energex plans are designed to be printed in colour and as an A3 Landscape orientation.

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)
 Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

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ABN: 40 078 849 055



Conditions – (When Working in the Vicinity of Energex Assets)

Records:

The first step before any excavation commences is to obtain records of Energex Assets in the vicinity of the work. For new work, records should be obtained during the planning and design stage. The records provided by Energex must be made available to all construction groups on site. Where Asset information is transferred to plans for the proposed work, care must be exercised to ensure that important detail is not lost in the process.

Plans and or details provided by Energex are current for four weeks from the date of dispatch and should be disposed of by shredding or any other secure disposal method after use. A new BYDA enquiry must be made for proposed works/activities to be undertaken outside of the four-week period.

Energex retains copyright of all plans and details provided in connection with Your request.

Energex plans or other details are provided for the use of the applicant, its servants, or agents, and shall not be used for any unauthorised purpose.

On receipt of BYDA plans and before commencing excavation work or similar activities near Energex's Assets check to see that it relates to the area You have requested and carefully locate this Asset first to avoid damage. If You are unclear about any information contained in the plan, You must contact Energex on the General Enquiries number listed below for further advice.

Energex, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Energex against any claim or demand for any such loss or damage.

The contractor is responsible for all Asset damages when works commence prior to obtaining Energex plans, or failure to follow agreed instructions, or failure to demonstrate all reasonable measures were taken to prevent the damage once plans were received from Energex.

Energex reserves all rights to recover compensation for loss or damage caused by interference or damage, including consequential loss and damages to its Assets, or other property.

NOTE: Where Your proposed work location contains Energex 33kV or greater Underground cables please access the [Energex BYDA website](#) for more information.

Location of Assets:

Examining the records is not sufficient, as reference points may change from the time of installation. Records must also be physically proven when working in close proximity to them. The exact location of Assets likely to be affected shall be confirmed by use of an electronic cable and pipe locator followed by **careful hand or vacuum excavation to the level of cable protection cover strips or conduits**. When conducting locations, please be aware that **no** unauthorised access is permitted to Energex Assets– including Pits, Low Voltage Disconnection Boxes, Low Voltage Pillars or High Voltage Link Boxes.

Hand or vacuum excavation must be used in advance of excavators. In any case, where any doubt exists with respect to interpretation of cable records, You must contact Energex on the General Enquires number listed below for further advice.

If the constructor is unable to locate Energex underground Assets within 5 metres of nominal plan locations, they must contact the Energex General Enquires number listed below for further advice.

If unknown cables or conduits (i.e. not shown on issued BYDA plans) are located during excavation:

1. Call the ELECTRICITY EMERGENCIES number listed below
2. Treat Assets as if alive, post a person to keep all others clear of the excavation until Energex crew attend to make safe.
3. All work in the vicinity of damaged Asset must cease and the area must be vacated until a clearance to continue work has been obtained from an Energex officer.

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)
Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

To re-submit or change the nominated search area please visit BYDA.com.au

E: custserve@energex.com.au

E: byda@energex.com.au ABN: 40 078 849 055



Asset Installation Methods:

Energex Assets are installed with a variety of protection devices including:

1. Clay paving bricks or tiles marked "Electricity" or similar (also unmarked)
2. Concrete or PVC cover slabs
3. PVC, A/C or fibro conduit, fibre reinforced concrete, iron or steel pipe
4. Concrete encased PVC or steel pipe
5. Thin plastic marker tape
6. Large pipes housing multiple ducts
7. Multiple duct systems, including earthenware or concrete 2, 4, and 6-way ducts and shamrocks

Note: Some Assets are known to be buried without covers and may change depth or alignment along the route.

Excavating Near Assets:

For all work within 2.5 m of nominal location, the constructor is required to hand or vacuum excavate (pothole) and expose the Asset, hence proving its exact location before work can commence.

Cable protection cover strips shall not be disturbed. Excavation below these cover strips, or into the surrounding backfill material is not permitted.

Excavating Parallel to Assets:

If construction work is parallel to Energex cables, then hand or vacuum excavation (potholing) at least every 4m is required to establish the location of all cables, hence confirming nominal locations before work can commence. *Generally, there is no restriction to excavations parallel to Energex cables to a depth not exceeding that of the cable. Note: Cable depths & alignment may change suddenly.*

Separation from Assets:

Any service(s) must be located at the minimum separation as per the tables below:

Table 1. Minimum Separation Requirements for Underground Services Running Parallel with Energex Assets

(Minimum Separation required in mm)							
Voltage Level	Gas	Communication or TV	Water		Sanitary drainage		Storm Water
			≤DN 200	>DN200	≤DN 200	>DN 200	
LV	250	100	500	*1000	500	1000	500
HV		300					
*Contact Energex/council to obtain specific separation distances							

Table 2. Minimum Separation Requirements for Underground Services Crossing Energex Assets

(Minimum Separation required in mm)					
Voltage Level	Gas	Communication or TV	Water	Sanitary drainage	Storm Water
LV & HV	100	100	300	300	100

Where the above table does not list a separation requirement for a particular underground service then 300mm shall be used.

Excavating Across Assets:

The standard clearance between services shall be maintained as set down in Table 2 above. If the width or depth of the excavation is such that the Asset will be exposed or unsupported, then Energex shall be contacted to determine whether the Assets should be taken out of service, or whether they need to be protected or supported. In no case shall an Asset cover be removed without approval. An Asset cover may only be removed under the supervision of an Energex authorised representative. Protective cover strips when removed must be replaced under Energex supervision. Under no circumstances shall they be omitted to allow separation between Energex Assets and other services.

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)
 Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

To re-submit or change the nominated search area please visit BYDA.com.au

E: custserve@energex.com.au

E: byda@energex.com.au

ABN: 40 078 849 055



Heavy Machinery Operation Over Assets:

Where heavy "Crawler" or "Vibration" type machinery is operated over the top of Assets, a minimum cover of 450 mm to the cable protective cover mains must be maintained using load bearing protection whilst the machinery is in operation. For sensitive cables (i.e. 33 and 110kV fluid and gas filled cables), there may be additional constraints placed on vibration and settlement by Energex.

Directional Boring Near Assets:

When boring parallel to Assets, it is essential that trial holes are carefully hand or vacuum excavated at regular intervals to prove the actual location of the Asset before using boring machinery. Where it is required to bore across the line of Assets, the actual location of the Asset shall first be proven by hand or vacuum excavation. A trench shall be excavated 1m from the side of the Asset where the auger will approach to ensure a minimum clearance of 500mm above and below all LV, 11kV, 33kV & 110/132kV Asset shall be maintained.

Explosives:

Explosives must not be used within 10 metres of Assets, unless an engineering report is provided indicating that no damage will be sustained. Clearances should be obtained from Energex's Planning Engineer for use of explosives in the vicinity of Energex cables.

Damage Reporting:

All damage to Assets must be reported no matter how insignificant the damage appears to be. Even very minor damage to Asset protective coverings can lead to eventual failure of Assets through corrosion of metal sheaths and moisture ingress.

If any Damaged Asset is found:

1. Call the ELECTRICITY EMERGENCIES number listed below
2. Treat Assets as if alive, post a person to keep all others clear of the excavation until Energex crew attend to make safe.
3. All work in the vicinity of damaged Asset must cease and the area must be vacated until a clearance to continue work has been obtained from an Energex officer.

Solutions and Assistance:

If Asset location plans or visual location of Asset by hand or vacuum excavation reveals that the location of Energex Asset is situated wholly or partly where the developer or constructor plans to work, then Energex shall be contacted to assist with Your development of possible engineering solutions.

If Energex relocation or protection works are part of the agreed solution, then payment to Energex for the cost of this work shall be the responsibility of the, PCBU, principal developer or constructor. Energex will provide an estimated quotation for work on receipt of the PCBU's, developer's or constructor's order number before work proceeds.

It will be necessary for the developer or constructor to provide Energex with a written Safe Work Method Statement for all works in the vicinity of or involving Energex Assets. This Safe Work Method Statement should form part of the tendering documentation and work instruction. Refer Interactive Tool on Safe Work Australia site: [Interactive SWMS guidance tool - Overview \(safeworkaustralia.gov.au\)](https://www.safeworkaustralia.gov.au/interactivetool)

Vacuum Excavations (Hydro Vac)

When operating hydro vac equipment to excavate in vicinity of Assets fitted with:

- Nonconductive (neoprene rubber or equivalent) vacuum (suction) hose
- Oscillating nozzle on pressure wand with water pressure adjusted to not exceeding 2000 Pound force per Square Inch(PSI).

Maintain a minimum distance of 200mm between end of pressure wand and underground electrical Assets. DO NOT insert the pressure wand jet directly into subsoil.

Ensure pressure wand is not directly aimed at underground electrical Assets (cables/conduits).

Safety Notices (Underground Work)

It is recommended that You obtain a written Safety Advice from Energex when working close to Energex Assets. For Safety Advice please contact custserve@energex.com.au

Further information on Working Safely around Energex Assets: [Working near powerlines | Energex](#)

Thank You for Your interest in maintaining a safe and secure Electricity Distribution network. Energex welcomes Your feedback on this document via email to byda@energyq.com.au.

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)
Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

To re-submit or change the nominated search area please visit [BYDA.com.au](https://www.byda.com.au)

E: custserve@energex.com.au

E: byda@energyq.com.au

ABN: 40 078 849 055





Part of Energy Queensland

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

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Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

1. PURPOSE AND SCOPE

The purpose of this document is to set out the Electricity Entity requirements for anyone who may be contemplating working or operating plant near any Ergon Energy or Energex's overhead or underground electric lines.

2. DEFINITIONS, ABBREVIATIONS AND ACRONYMS

Term	Definition
Applicant	A person contacting or submitting an application to the Electricity Entity for Safety Advice.
Authorised Person	For work near an electrical line, means a person who has enough technical knowledge and experience to do work that involves being near to the electrical line; and has been approved by the person in control of the electrical line (Electricity Entity) to do work near to the electrical line.
Authorised Person (Electrical)	An Electrical Mechanic or Electrical Linesperson (holding current Queensland Licence) working on behalf of an electrical contractor, an Electrical Contractor, or a person who holds an electrical mechanic licence and is performing work for the person or a relative of the person at premises owned or occupied by the person or relative, and accredited with the Electricity Entity who is permitted to remove and replace LV service fuse(s) when isolation of customer LV service line is required to eliminate the exclusion zone around the LV service line, or to work on the customer's mains and / or switchboard.
Earthworks	Any digging, penetration or disturbance of ground including but not limited to post hole digging, excavating, trenching, directional boring, bore hole sinking, driving pickets/posts into ground, cut and fill, dam or levee bank construction, blasting.
Electricity Entity	Where Electricity Entity appears throughout this document, it relates to either Energex or Ergon Energy area of responsibility. Refer to respective contact details below. <u>Energex:</u> <ul style="list-style-type: none"> • General Enquiries - ph 13 12 53 • Loss of Supply - ph 13 62 62 • Emergencies - ph 13 19 62 <u>Ergon Energy:</u> <ul style="list-style-type: none"> • General Enquiries - ph 13 74 66 • Loss of Supply - ph 13 22 96 • Emergencies - ph 13 16 70
Exclusion Zone	A safety envelope around an electric line as specified by the Electrical Safety Regulation 2013.
RPA (Drone)	Australia's safety laws for remotely piloted aircraft (RPA) / drones are defined under the Civil Aviation Safety Authority. Under this definition the use of RPA's are not classified as Operating plant (section 5.2) as prescribed in this document.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Term	Definition
Instructed Person	For an electrical line, means a person who is acting under the supervision of an Authorised Person for the electrical line.
Safety Advice	A written notice identifying the known electrical hazards at a specific site and advising the control measures required to be implemented by Responsible Person (person responsible for worksite) to reduce the likelihood of harm to person, plant or vehicle at site.
Safety Observer	<p>A safety observer or “spotter”, for the operation of operating plant, means a person who:</p> <ul style="list-style-type: none"> (a) observes the operating plant; and (b) advises the operator of the operating plant if it is likely that the operating plant will come within an exclusion zone for the operating plant for an overhead electric line. <p>This is a person who has undergone specific training and is competent to perform the role in observing, warning and communicating effectively with the operator of the operating plant.</p>
Untrained Person	For an electrical line, means a person who is not an Authorised Person or an Instructed Person for the electrical line.

3. REFERENCES

- [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:** [Safety Advice Request Form](#)
- Ergon Energy:** [Safety Advice Request Form](#)

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/>.

Disclaimer

This document refers to various standards, guidelines, calculations, legal requirements, technical details and other information and is not an exhaustive list of all safety matters that need to be considered.

Over time, changes in industry standards and legislative requirements, as well as technological advances and other factors relevant to the information contained in this document, may affect the accuracy of the information contained in this document. Whilst care is taken in the preparation of this material, Energex and Ergon Energy do not guarantee the accuracy and completeness of the information. Accordingly, caution should be exercised in relation to the use of the information in this document.

To the extent permitted by law, Energex and Ergon Energy will not be responsible for any loss, damage or costs incurred as a result of any errors, omissions or misrepresentations in relation to the material in this document or for any possible actions ensuing from information contained in the document.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

4. ABOUT THIS GUIDE

This guide to working near the Electricity Entity network is designed to assist any person working, contemplating work or operating plant near any Electricity Entity overhead or underground electric lines to meet their duties under the Work Health and Safety Act 2011, Electrical Safety Act 2002, Electrical Safety Regulation 2013 and relevant Codes of Practice including Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines and help to identify the steps needed to ensure risks are minimised for all who work or are likely to be affected by the work in these situations.

“The Electrical Code of Practice 2020 Working Near Overhead and Under Ground Electric Lines” provides practical advice on ways to manage electrical risk when working near electric lines including the exclusion zones that apply. An electronic copy of this Code of Practice as well as, Electrical Safety Act and Regulation is available at the Queensland Government Electrical Safety Office web site at <https://www.worksafe.qld.gov.au/electricalsafety>. You should obtain a copy and read this material, to enable you to fully understand your obligations, and prospective means of complying with them.

4.1. Who does the Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and Electricity Entity Requirements apply to?

A person, worker or Person Conducting a Business or Undertaking (PCBU) at a workplace is required to comply with the Electricity Entity Requirements and the requirements of Electrical Safety Regulation 2013 Part 5 Overhead and Underground Electric Lines and Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines to ensure that no person, plant or thing comes within an unsafe distance (exclusion zone) of an overhead electric line. Compliance with these regulatory requirements is essential to reduce the risk of electric shock and contact with Electricity Entity electric lines and other assets which can have deadly consequences.

Examples of work activities where risk of person, plant or equipment coming near or into contact with overhead electric lines include but are not limited to:

- Pruning or felling trees or vegetation near overhead electric lines, including the service wire into a building.
- Carrying out building work, scaffolding or demolition adjacent to overhead electric lines.
- Painting fascia, replacing roofing, guttering or external cladding near service line point of entry to a building.
- Operating cranes, tip trucks, cane harvesters, elevated work platforms, fork lifts, grain augers, excavators, irrigators, etc near OH electric lines.
- Erecting or maintaining advertising signs or billboards near overhead electric lines.
- Dam or levee bank construction.

Examples of work activities that could involve risk of damage to underground cables or earthing systems include but are not limited to:

- Digging holes, excavating, sawing, trenching, under boring, sinking bore holes, earthworks or laying cables, pipes, etc or driving implements into the ground (e.g. star pickets, fence posts) near where underground cables or earthing systems may be located.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

4.2. Are you working or planning to work near overhead or underground electric lines?

Electrical Safety Regulation Section 68 requires that before carrying out any work at a workplace where there is a risk of any person, plant or thing encroaching the exclusion zone of overhead electric lines, the person, worker or PCBU is required to ensure that the potential hazards are identified, a risk assessment conducted and the necessary control measures implemented to minimise electrical safety risks to ensure the safety of all workers and other persons at the workplace. The Electrical Safety Regulation 2013 and Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines detail the Exclusion Zones that must be maintained.

4.2.1 Work near overhead electric lines

Where a risk assessment has been conducted and control measures implemented in accordance with requirement of Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and Electricity Entity Requirements (this document) and it has identified that exclusion zones from overhead electric lines cannot be maintained, the person, worker or PCBU is then required to contact Electricity Entity and request written Safety Advice (refer Section 4.3 below).

The person, worker or PCBU shall be required to maintain exclusion zones until such times as the Electricity Entity has provided written Safety Advice.

A person, worker or PCBU would not be required to contact the Electricity Entity and request a written Safety Advice where their risk assessment and implemented control measures ensure that exclusion zones from overhead electric lines will be maintained throughout performance of work to be undertaken at a particular site.

4.2.2 Exclusion Zones

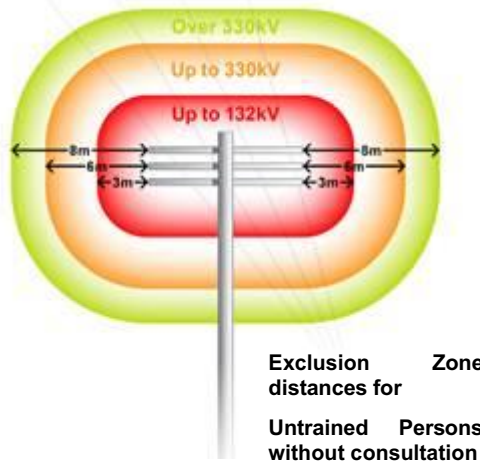
An exclusion zone is a safety envelope around an overhead electric line. No part of a worker, operating plant or vehicle should enter an exclusion zone while the overhead electric line is energised (live).

Exclusion zones keep people, operating plant and vehicles a safe distance from energised overhead lines.

You must keep yourself and anything associated with the work activity out of the exclusion zone (e.g. a safe distance) unless it is not reasonably practicable to do so; and the person conducting a business or undertaking complies with the requirements of Section 68(2) of the Electrical Safety Regulation in relation to:

- conducting a risk assessment.
- implementing control measures
- adhering to any requirements of an Electricity Entity responsible for the line

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



Exclusion Zone - Untrained Person (distances in mm)

Nominal phase to phase voltage of electric line	Untrained Person		
	Person	Operating Plant	Operating Vehicles
Insulated LV: Consultation with and verified by the Entity	No exclusion zone prescribed	1000	300
LV with NO consultation with Electricity Entity	3000	3000	600
LV With consultation with Electricity Entity	1000		
>LV up to 33 kV with NO consultation with Electricity Entity	3000		900
LV up to 33 kV with consultation with Electricity Entity	2000		
>33 kV up to 132 kV	3000	6000	2100
>132 kV up to 220 kV	4500		2900
>220 kV up to 275 kV	5000		
>275 kV up to 330 kV	6000		3400

(information extracted from Electrical Safety Regulation 2013 Schedule 2)

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Exclusion Zone - Instructed Person and Authorised Person (distances in mm)

Nominal phase to phase Voltage of electric line	Instructed Person (IP) & Authorised Person (AP)		
	AP and IP	Operating Plant with Safety Observer or another Safe System of work	Operating of Vehicles
Insulated LV: Consultation with and verified by the Entity	No exclusion zone prescribed	No exclusion zone prescribed	No exclusion zone prescribed
LV	No exclusion zone prescribed	1000	600
>LV up to 33 kV	700	1200	700
>33 kV up to 50 kV	750	1300	750
>50 kV up to 66 kV	1000	1400	1000
>66 kV up to 110 kV		1800	
>110 up to 132	1200		1200
>132 kV up to 220 kV	1800	2400	1800
>220 kV up to 275 kV	2300	3000	2300
>275kV up to 330kV	3000	3700	3000

(information extracted from Electrical Safety Regulation 2013 Schedule 2)

4.2.3 Work near underground electrical lines (underground electrical assets)

Before carrying out any earthworks at a location, the person, worker or PCBU is required to ensure that the potential hazards are identified, a risk assessment conducted, and the necessary control measures implemented to minimise the risk of damaging identified or unidentified underground electrical assets and to ensure the safety of all workers and other persons at the workplace. The Electrical Safety Regulation 2013 and Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and Electricity Entity Requirements detail the requirement for work near underground electric lines.

4.3. Obtaining Safety Advice

To obtain written Safety Advice where identified as being required in Section 4.2.1 above, complete the Safety Advice Request Form which is accessible via the Electricity Entity website:

Energex: [Safety Advice Request Form](#)

Ergon Energy: [Safety Advice Request Form](#)

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

On receipt, the Electricity Entity will contact the Applicant to advise date and time to meet at site to provide written Safety Advice. It is advisable to bring to the meeting your copy of the Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines (and Before You Dig Australia Plan for location of underground assets where required), as reference to this will be necessary during the meeting. Control measures provided by the Electricity Entity may incur a fee.

Failure to adhere to the Electrical Safety Regulation Section 68 requirements and mandatory control measures as documented on written Safety Advice as issued will result in written non-compliance advice being sent to the Electrical Safety Office.

Where this work is required to occur on a regular basis at a workplace, the PCBU may consider arranging to have one or more employees trained and subsequently accredited with the Electricity Entity as Authorised Persons.

4.4. Authorised Person and how to become one?

Under the Electrical Safety Regulation 2013, the exclusion zones for working near or operating plant or vehicles near exposed, low voltage or high voltage electric lines vary depending on whether a person is classed as an "Untrained Person", "Authorised Person" or "Instructed Person". An Authorised Person is permitted to carry out work closer to the electric lines than an Untrained Person (refer Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines Appendix B Exclusion Zones for Overhead Electric Lines).

To become an Authorised Person, the employer / self-employed person must first satisfy the "person in control" of the electric line, in this case the Electricity Entity, that their Applicants possess the required competencies. They must then apply in writing to Electricity Entity for approval.

Removal or replacement of LV service fuse to permit work on consumers' mains, installation switchboard, consumer's terminals or eliminate an exclusion that would exist requires the Electrical Mechanic to hold a current Queensland Electrical Mechanic Licence and perform the work in accordance with their documented safe system of work.

An 'Authorised Person' Electrical **must not**:

- a. confirm the insulation properties of Ergon Energy Network or Energex electric lines;
- b. work on or have direct contact with the works of an electricity entity (the works of Ergon Energy Network or Energex) including the entities' electrical lines, electrical installations, electrical equipment or other entity infrastructure unless specifically approved;
- c. replace a blown low voltage (**LV**) fuse after loss of supply to a customer's connection;
- d. reinstate an LV service fuse that has been removed by Ergon Energy Network or Energex;
- e. alter, remove or relocate an Ergon Energy Network or Energex overhead LV service line or LV pillar connection;
- f. perform LV isolation within locked Ergon Energy Network or Energex assets;
- g. perform unauthorised work within locked Ergon Energy Network or Energex assets; or
- h. climb Ergon Energy Network or Energex electricity poles or other infrastructure.

An Authorised Person' Electrical **is approved** to undertake the following activities:

- i. work on or near the point of attachment of Ergon Energy's or Energex's termination;
- j. remove and replace LV service fuses when required to isolate a service line to eliminate the exclusion zone around the LV service line, or to work on the Customer's consumer mains or switchboard;
- k. isolate a Customer's LV service line at an underground pillar or service pole by removing a fuse wedge(s) from a service line, in accordance with electricity industry practices; or



Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

- I. Safety Observing under schedule 2 of the *Electrical Safety Regulation 2013 (Qld)* for the operation of operating plant, after receiving appropriate training to perform the role.

An 'Authorised Person' Non-Electrical **must not**:

- a. confirm the insulation properties of Ergon Energy Network or Energex electric lines;
- b. work on or have direct contact with the works of an electricity entity (the works of Ergon Energy Network or Energex) including the entities' electrical lines, electrical installations, electrical equipment or other entity infrastructure unless specifically approved; or
- c. climb Ergon Energy Network or Energex electricity poles or other infrastructure.

An 'Authorised Person Non-Electrical' **is approved** to undertake the following activities:

- d. Safety Observing under schedule 2 of the *Electrical Safety Regulation 2013 (Qld)* for the operation of operating plant, after receiving appropriate training to perform the role.

Websites

Energex: [Authorised person | Energex](#)

Ergon Energy: [Authorised person | Ergon Energy](#)

4.5. Contacting Electricity Entity for Safety Advice or Authorised Person Enquiries

By phone: Call Electricity Entity on General Enquiries phone number:

Energex:

- General Enquiries - ph 13 12 53

Ergon Energy:

- General Enquiries - ph 13 74 66

By email

Authorised Persons: AuthorisedPerson@energyq.com.au

Safety Advice: SafetyAdvice@energyq.com.au

Websites

Energex: [Safety advice | Energex](#)

Ergon Energy: [Safety advice | Ergon Energy](#)

5. OVERHEAD ELECTRIC LINES

The following table sets out preparatory work options that may be required to be performed by the Electricity Entity (or electrical contractor where identified as being permitted who is an Authorised Person - Electrical) to assist a person, worker or PCBU in minimising the electrical safety risks of, encroaching within the exclusion zone or, contact with electric lines.

Category of work		Description	Costing arrangement
Safety Advice	Base information	Provide Safety Advice (Can only be performed by the Entity)	Nil cost to customer.



Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Category of work	Description	Costing arrangement	
LV Service isolation	1. Isolation carried out by customer's electrical contractor	No involvement by the Electricity Entity. May be a cost charged by the customer's electrical contractor.	
	2. Isolation carried out by Electricity Entity	Customer requested isolation of overhead or underground service by removal of the service fuse(s) or Customer requested physical disconnection and reconnection of overhead or underground service.	Cost to customer.
Insulation integrity verification	3. Verification of insulation integrity to reduce exclusion zone to no exclusion zone prescribed e.g. no contact permitted	Verification of insulation integrity to classify as insulated service - Insulation integrity can only be verified at the time of inspection - visual inspection is required before confirmation in all cases. When service insulation integrity verified - no exclusion zone prescribed e.g. no contact permitted. (Can only be performed by the Entity)	Cost to customer.
Service replacement	4. Open wire service, service fuse(s) at house/building	Replacement of service with new XLPE service cable and service fuse(s) installed at origin (pole end) of service to allow isolation of service. Insulation integrity can be verified for new XLPE services at the time of installation - visual inspection is required before confirmation.	Nil cost to customer for service replacement. Customer responsible for necessary installation, Mains Connection Box and service support bracket upgrade and associated costs if required.



Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Category of work		Description	Costing arrangement
		<p>Service installations where:</p> <ul style="list-style-type: none"> a. the consumer's mains cannot be insulated and an exclusion zone must be maintained, and b. the service cannot be isolated at the service fuse. <p>Service to be isolated by breaking the service cable connection to the LV mains at the pole. Service fuse(s) to be installed at origin (pole end) of service prior to reconnection.</p>	<p>Nil cost to customer for first disconnection and reconnection.</p> <p>Cost to customer for subsequent requests.</p>
	5. All other service replacements	Customer requested replacement of existing service with new XLPE service cable to classify as insulated service, in lieu of isolation, to allow work close (no exclusion zone prescribed e.g. no contact permitted). Service fuse(s) to be installed at origin (pole end) of service.	<p>Cost to customer for service replacement.</p> <p>Customer responsible for necessary installation, Mains Connection Box and service support bracket upgrade and associated costs if required.</p>
Tiger Tails	Installation of Tiger Tails (for visual indication only - not for providing electrical insulation of LV mains)	<p>Customer requested coverage of LV mains for visual indication only (not permitted on HV mains).</p> <p>The Entity may also fit tiger tails to LV service line for visual indication only.</p>	Cost to customer.
Aerial Markers	Installation of aerial marker flags or rota markers (for visual indication only)	Customer requested temporary or permanent installation of appropriate aerial marker devices on LV or HV mains.	Cost to customer.
Switching	Customer requested switching	Customer requested switching to allow customer/contractor to work close (no exclusion zone prescribed e.g. no contact permitted).	Cost to customer.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

5.1. Isolation of supply to customer installation to eliminate exclusion zone around LV service line

An Electrical Mechanic (holding current Queensland Licence) working on behalf of an electrical contractor and accredited with the Electricity Entity as an Authorised Person (Electrical) is permitted to remove and replace LV service fuse(s) when isolation of customer LV service line is required to eliminate the exclusion zone around the LV service line, or to work on the customer's mains and/or switchboard. Isolation of the customer's LV service line by an Authorised Person (Electrical) is only permitted at an underground service pillar or service pole by removing a fuse wedge(s) from a service line, in accordance with Electricity Industry practices e.g. from ground level using appropriate insulated tools, PPE and insulating mats. In those situations where the service fuse/circuit breaker is not located at supply end of the LV service, contact the Electricity Entity to arrange for Safety Advice where elimination of exclusion zone around LV service line is required.

Any controls used by the Authorised Person (Electrical) to identify and confirm isolation and ensure supply to the customer's installation is not inadvertently re-energised shall comply with Electrical Safety Regulation 2013 Section 14 and 15 requirements.

NOTE: The Authorised Person (Electrical) will not be permitted to replace a blown LV service fuse(s) after loss of supply to a customer's installation or to alter the Electricity Entity overhead LV services. The low voltage pole top service fuse shall only be removed by use of an approved, in test, insulated telescopic pole device while standing at ground level and wearing class 00 insulating gloves. At no time is it permissible for an Authorised Person (Electrical) to climb or work aloft on the Electricity Entity's poles or assets unless approved by the Electricity Entity.

5.2. Operating Plant

It can be extremely difficult for operating plant operators to see overhead lines and to judge distances from them. Contact with overhead lines can pose a risk of grounding live conductors and electrocution.

In many cases the likelihood of damage or injury can be reduced by setting up and operating the machinery well clear of overhead electric lines.

In situations where operating plant is operated by an Authorised Person or Instructed Person without a Safety Observer or another safe system, the exclusion zone requirements (refer Section 1) for an Untrained Person applies (refer Electrical Safety Regulation 2013 Schedule 2 or Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines).

For an Authorised or Instructed Person and their Operating Plant to approach overhead electric lines closer than the exclusion zone distances for an Untrained Person, a Safety Observer or another safe system shall be used. Refer to the Electrical Safety Regulation 2013 and the Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines for exclusion zone distances for Authorised and Instructed Persons operating plant with a Safety Observer or another safe system.



Where a Safety Observer is used, the Safety Observer shall:

- Be trained to perform the role.
- Not be required to carry out any other duties at the time, and
- Not be required to observe more than one item of plant operating at a time, and
- Attend all times when the item of plant is operating.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Other control measures for operating plant may include, but are not restricted to:

- Constructing physical barriers or height warning indicators either side of the overhead electric line that are lower than the maximum travel height permissible without encroaching within the exclusion zone of the overhead electric line.
- Applying appropriate signage at least 8 to 10 m either side of overhead electric lines.
- Arrange for visual indicators such as Rota Markers, Tiger Tails or aerial markers to fitted to the overhead electric lines - only erected by the Electricity Entity (tiger tails are only permitted on LV mains).
- Ground barriers, where appropriate.
- Informing workers of required work practices.
- Ensuring operators are aware of the height and reach of their machinery in both stowed and working positions.
- Lowering all machinery to the transport position when relocating.
- Providing workers with maps or diagrams showing the location of underground and overhead electric lines, and
- Where possible, directing work away from overhead electric lines not towards them.

5.3. Scaffolding Requirements

The following information provided is for guidance only and shall be read in conjunction with the Electrical Safety Regulation 2013, Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and AS/NZS 4576:1995: Guidelines for Scaffolding.

Requirements shall be complied with where scaffolding is required to be erected within 4 m of nearby overhead electric lines:

- The scaffolding shall not be erected before contacting and obtaining Safety Advice from the Electricity Entity.
- Erection of scaffolding to comply with requirements of AS/NZS 4576:1995: Guidelines for Scaffolding.

The scaffolding can be either:

- nonconductive material scaffolding; or
- metallic scaffolding with solid nonconductive barriers (with no gaps, holes or cuts) securely fixed to the outside and/or top of the scaffolding to prevent encroachment within exclusion zones or contact with the energised mains.

Where scaffolding is erected within 3 m of nearby overhead electric lines:

- It shall be fitted with fully enclosed non-conductive solid barriers to prevent encroachment within exclusion zones or contact with the energised mains fully enclosed.
- The person required to erect and/or disassemble scaffolding as well as the required solid barrier affixed to the scaffolding should be an Authorised Person (approved in writing by the Electricity Entity - refer requirements of Section 1.4 of this Reference).
- A Safety Observer shall be used during performance of this work where there is a risk of encroachment within 3 m of nearby energised overhead electric lines for voltages up to 33 kV. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

- Alternatively, consideration should be given to the de-energisation of the nearby electric lines where possible for the duration of this work. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.
- Comply with the horizontal and vertical statutory clearances from overhead electric lines as set out in Electrical Safety Regulation 2013 Schedule 4.
- Persons are not permitted to go outside of or climb on top of the solid barrier fixed on the outside and/or top of the scaffolding.

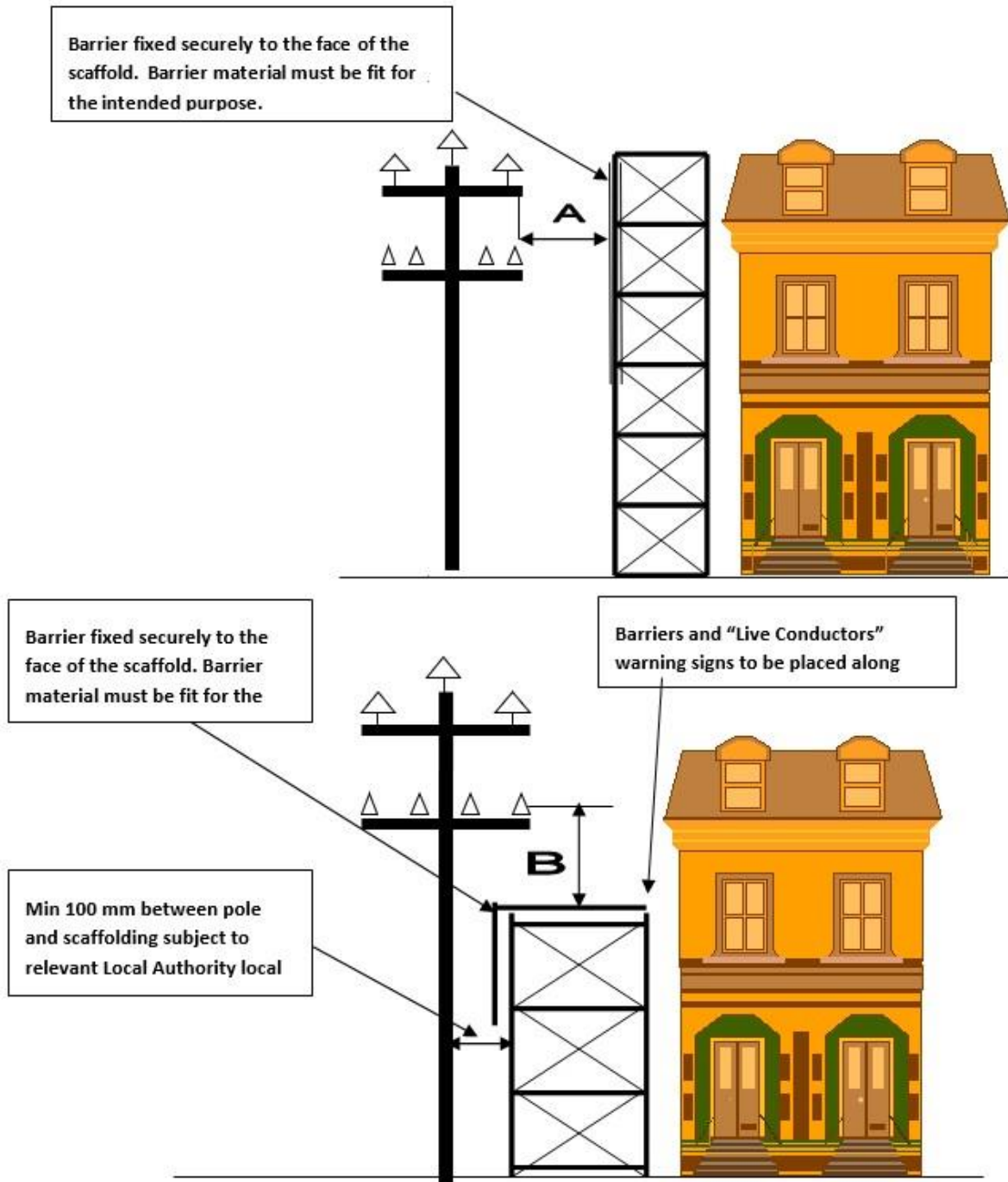
Where an insulated low voltage service line passes through the scaffolding, it should either be de-energised for duration of work or be fully enclosed by non-conductive material (e.g. form ply).

Minimum statutory clearances from nearby overhead electric lines for scaffolding erected with barriers affixed.

Voltage Level	Horizontal Distance "A" (in metres)	Vertical Distance "B" (in metres)
Low voltage conductors (uninsulated)	1.5m	2.7m
Low voltage conductors (insulated) - these distances can only be applied after the integrity of the insulation has been verified by the Electricity Entity	0.3m	0.6m
Above LV and up to 33 kV (uninsulated)	1.5m	3.0m
Above LV and up to 33 kV (insulated)	Contact Electricity Entity for consultation.	
Above 33 kV (uninsulated)	Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.	

NOTE: Dimensions "A" and "B" is between the scaffolding and the closest conductor of the overhead electric line. Dimension B is also taken from the lowest part of the mid span sag adjacent to the scaffolding.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



5.4. High Load transport under Overhead Electric Lines

Any person or company transporting a High Load (load in excess of 4.6 m high) under overhead electric lines must comply with Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and is required to submit a Notification to Transport High Load form to the relevant Electricity Entity of the intended route and details of the high load involved. Before any person or company can transport a high load (load in excess of 4.6 m high), authorisation to travel must be received in writing from the Electricity Entity. Refer details below to contact the Electricity Entity for high load enquiries or to submit Notification to Transport High Load form:

Email: highloads@energyq.com.au

Phone: (07) 4932 7566 (7:30am to 3:00pm, Monday to Friday)

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Energex: [Vehicles with high loads | Energex](#)

Ergon Energy: [Vehicles with high loads | Ergon Energy](#)

The Road Transport Operator has the overarching responsibility of transporting the load and is required to comply with the directions of the police, pilot, High Load Escort, and Energex / Ergon Energy Network.

When arranging the transporting of the high load, the Road Transport Operator shall determine the lowest practicable height that the load can be reduced to.

The Road Transport Operator is to have a Safe System of Work in place that supports the safe transportation of the High Load so as not to breach any exclusion zone to Entity powerlines or assets along the travel route.

5.5. Additional Details and Fact Sheets on Electricity Entity Requirements

Additional details and Fact Sheets on Electricity Entity requirements for working near overhead electric lines are located on the following internet sites

Energex: [Working near powerlines | Energex](#)

Ergon Energy: [Working near powerlines | Ergon Energy](#)

6. UNDERGROUND ELECTRICAL ASSETS

6.1. Responsibilities When Working in the Vicinity of Electricity Entity Underground Electrical Assets

Everyone has a legal “Duty of Care” that must be observed when working in the vicinity of underground electrical assets which includes underground cables, conduits and other associated underground equipment. When discharging this “Duty of Care” in relation to Electricity Entity underground electrical assets, the following points must be considered:

1. It is the responsibility of the architect, consulting Engineer, developer, and principal contractor in the project planning stages to design for minimal impact and protection of Electricity Entity underground electrical assets. The Electricity Entity will provide plans on request via BYDA showing the presence of the underground electrical assets to assist at this design stage.
2. It is the constructor’s responsibility to:
 - a. Anticipate and request BYDA plans of Electricity Entity underground electrical assets for a particular location at a reasonable time before earthworks begins.
 - b. Visually locate Electricity Entity underground electrical assets by use of an electronic cable locator followed by careful non-mechanical excavation (potholing using hydrovac or hand tools) when earthworks activities may damage or interfere with Electricity Entity plant.
 - c. After completion of steps (a) and (b) above, if there is a risk of the Electricity Entity underground electrical assets being damaged or its structural integrity compromised by your planned earthworks activities, contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

A constructor may include but not limited to designer, project manager, installer, contractor, civil contractor.

3. The alignments and boundaries contained within BYDA plans and maps will sometimes differ from present alignments and boundaries “on the ground”. Accordingly, in every case, the constructor should obtain confirmation of the actual position of Electricity Entity cables and pipelines under the roadways by non-mechanical excavation (potholing using hydrovac or

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

hand tools) when earthworks activities may damage or interfere with Electricity Entity underground electrical assets. In no case should the constructor rely on statements of third parties in relation to the position of Electricity Entity underground electrical assets.

6.2. Conditions of Supply of Information

- Plans and details of Electricity Entity underground electrical assets provided by BYDA are only current for 4 weeks from the date of dispatch and should not be referred to after this period, if you go past this time, please re-apply to BYDA as underground services may have been updated.



- The Electricity Entity agrees to provide plans if an Electricity Entity underground electrical assets location request is made to Before You Dig Australia (BYDA), online at <https://www.byda.com.au> or the free iPhone Application, only on the basis that at least 2 business day notice is given and the BYDA applicant agrees to the terms of this agreement.

Note that the Electricity Entity only provides information on underground electrical assets it owns. Contact the owner of any privately owned underground electrical assets for details of their assets located at site.

- The Electricity Entity retains copyright of all plans and details provided in connection to your request.
- BYDA plans or other details are provided for the use of the BYDA applicant, its servants, or agents, for the sole purpose of the applicant's responsibilities in relation to the Electricity Entity underground electrical assets and shall not be used for any other purpose.
- BYDA plans are diagrams only and indicate the presence of Electricity Entity underground electrical assets in the general vicinity of the geographical area shown. Exact ground cover and alignments cannot be given with any certainty as such levels can change over time.
- On receipt of BYDA plans and before commencing excavation work or similar activities near Electricity Entity's underground electrical assets, carefully locate this plant first to avoid damage.
- The Electricity Entity, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and of details so supplied to the BYDA applicant, its servants or agents, and the BYDA applicant agrees to indemnify the Electricity Entity against any claim or demand for any such loss or damage to the BYDA applicant, its servants, or agents or to any third party.
- The constructor is responsible for all damages to the Electricity Entity underground electrical assets when work commences prior to obtaining BYDA plans, or at any time after that for failure to follow agreed instructions contained in this document or any other advice provided by the Electricity Entity.
- By undertaking any work, you acknowledge that the Electricity Entity reserves all rights to recover compensation for loss or damage to the Electricity Entity caused by interference or damage, including consequential loss and damage to its cable network, or other property.
- Be aware that some underground conduits may contain asbestos. Refer to "Code of Practice for the Management and Control of Asbestos in Workplace [NOHSC: 2018 (2005)]" for guidance.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

6.3. When Working in the Vicinity of Electricity Entity Underground Electrical Assets, You Must Observe the Following Conditions

6.3.1 Records

The first step before any excavation commences is to obtain BYDA plans of Electricity Entity underground electrical assets in the vicinity of the work. For new work, records should be obtained during the planning and design stage. The records provided by BYDA must be made available to all relevant work groups on site. Where underground electrical asset information is transferred to plans for the proposed work, care must be exercised that important detail is not lost in the process.

6.3.2 Location of underground electrical assets

Examining the records is not sufficient, as reference points may change from the time of installation. Records must also be physically proven when working in close proximity to underground electrical assets. The exact location of underground electrical assets likely to be affected shall be confirmed by use of an electronic cable locator followed by careful non mechanical excavation to the level of concrete slabs or conduits. Non mechanical excavation (potholing using hydrovac or hand tools) must be used in advance of excavators. In any case, where doubt exists with respect to interpretation of cable records, contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

If during excavation, cables or conduits are damaged:

- call Electricity Entity (Emergencies phone number - refer page 3) to report damaged cables or conduits.
- treat cables as if alive, post a person to keep all others clear of the excavation until the Electricity Entity crew attend to make safe.

If **unknown** cables or conduits (e.g. not shown on issued BYDA plans) are located during excavation:

- call Electricity Entity (Emergencies phone number - refer page 3) to report.
- treat cables as if alive, post a person to keep all others clear of the excavation until the Electricity Entity crew attend to make safe.

If the constructor is unable to locate Electricity Entity underground electrical assets within 2.5 m of nominal plan locations, they should contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

6.3.3 Remote or On-Site Cable Location conducted by Electricity Entity

This service shall only be provided at Electricity Entity's discretion:

- The Electricity Entity may provide this site visit only when underground cables (33 kV or above) are present.
- Due to remote locations where external cable locator or hydro vac service providers are not readily available, Electricity Entity may attend site and assist with cable location (fees may apply for this service).
- The Electricity Entity may provide either remote over the phone or on-site cable location advice to assist in the location of Electricity Entity underground electrical assets, including how to visually locate and protect the plant when excavating.
- Where the Electricity Entity provides on-site cable location advice, any markings provided for the purpose of identifying cable location are for general guidance only, and the constructor

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

is still responsible for non-mechanical excavation (potholing using hydrovac or hand tools) to visually locate Electricity Entity underground electrical assets.

- If the constructor is unable to locate Electricity Entity underground electrical assets within 2.5 m of nominal plan locations, they should contact Electricity Entity (General Enquiries phone number - refer page 3) to request further advice.

6.3.4 Electrical Cables

Electricity Entity cables may have warning covers e.g.:

- Clay paving bricks or tiles marked "Electricity" or similar (also unmarked)
- Concrete or PVC cover slabs
- PVC, asbestos or fibro conduit, fibre reinforced concrete, iron or steel pipe
- Concrete encased PVC or steel pipe
- Thin plastic marker tape
- Large pipes housing multiple ducts
- Multiple duct systems, including earthenware or concrete

NOTE: Some cables are known to be buried without covers.

6.3.5 Separation from Electricity Entity underground electrical assets

If location plans or visual location of Electricity Entity underground electrical assets by non-mechanical excavation (potholing using hydrovac or hand tools) reveals that the location of Electricity Entity underground electrical assets is situated where the developer or constructor plans to work, then contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

The developer or constructor shall ensure that minimum separation distance from Electricity Entity underground electrical assets (refer Minimum Separation Requirements tables below) is complied with when installing, altering or repairing other underground services located in the vicinity.

If the Electricity Entity relocation or protection works are part of the agreed solution, then payment to the Electricity Entity for the cost of this work shall be the responsibility of the principal developer or constructor. The Electricity Entity will provide an estimate for work on receipt of the developer's or constructor's order number before work proceeds.

It will be necessary for the developer or constructor to provide the Electricity Entity with a written Work Method Statement for all works in the vicinity of, or involving Electricity Entity underground electrical assets. This Work Method Statement should form part of the tendering documentation and work instruction. All Work Method Statements shall be submitted to the Electricity Entity prior to the commencement of site earthworks.



Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Minimum Separation Requirements

Underground Services Running Parallel with Electricity Entity Electrical Assets (Minimum Separation required in mm)							
Voltage Level	Gas	Communication or TV	Water		Sanitary drainage		Storm Water
			≤DN 200	>DN200	≤DN 200	>DN 200	
LV	300 (Ergon)	100					
HV	250 (Energex)	300	500	*1000	500	1000	500

*Contact your local utility/council to obtain specific separation distances

Underground Services Crossing Electricity Entity Electrical Assets (Minimum Separation required in mm)					
Voltage Level	Gas	Communication or TV	Water	Sanitary drainage	Storm Water
LV	100	100	300	300	100
HV					

Notes:

- These clearances are each Electricity Entity’s minimum requirements, additional separation may be required by the Service Owner. The greater of the separation requirements shall apply.
- Where the above tables do not list a separation requirement for a particular underground service type, the following minimum separation from electricity entity electrical assets shall apply:
 - LV = 100 mm
 - HV = 300 mm
- Compliance with these minimum separation requirements does not guarantee that issues such as Earth Potential Rise (EPR) and Low Frequency Induction (LFI) are managed, where these issues need to be managed, advice will need to be sought from an RPEQ Engineer
- All separation distances are measured from the exterior surface of the conduit / cable not centrelines or inner wall surfaces.

6.4. Additional Details and Fact Sheets on Electricity Entity Requirements

Additional details and Fact Sheets on Electricity Entity requirements for working near underground electrical assets are located on the following internet sites.

Energex: [Working near powerlines | Energex](#)

Ergon Energy: [Working near powerlines | Ergon Energy](#)

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

7. EXCAVATION

7.1. Excavating near Poles and Stay Wires

The following requirements are to be compiled with to minimise the risk of compromising the structural integrity of the Electricity Entity poles and stay foundations when excavation or trenching work is performed nearby that could result in the failure of one or more poles and grounding of supported electric lines.

- Excavation and trenching work undertaken by a person, worker or PCBU in the vicinity of poles and stay foundations shall:
 - only be commenced after requirements of Section 3 have been complied with for any underground electrical assets located within the work site.
 - upon completion of excavation and site earthworks do not restrict the Electricity Entity vehicle access to pole site for purpose of carrying out maintenance activities.
 - comply with exclusion zones as detailed in the Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines.
 - not be attempted:
 - within 5 m (horizontal distance) of **pole stays** where the excavation depth is greater than 250 mm before contacting the Electricity Entity to determine requirements.
 - within 5 m (horizontal distance) of Electricity Entity poles with earth leads or cables running down into the ground before contacting the Electricity Entity to determine requirements.
 - within “Do Not Disturb” zone of pole prior to a certified engineering assessment having been completed by a Registered Professional Engineer Queensland, and then reviewed and approved by the Electricity Entity before proceeding with work. Approval by the Electricity Entity shall not relieve the PCBU of its duties to perform the work in a safe and proper manner and in accordance with all applicable legislation.
 - if the soil is exceedingly wet (saturated) or there is more than minimal wind loading unless additional pole support is provided in accordance with certified engineering assessment and approved by Electricity Entity.
 - when a severe weather event is occurring or expected (e.g. severe weather warning has been issued by Bureau of Meteorology).
- be backfilled as soon as possible (within same day where pole is required to be supported) soil mechanically compacted in layers of 150 mm and all rock and vegetable material excluded from the backfill.
- be backfilled and pole stabilised before removal of additional support required by a certified engineering assessment are permitted to be removed.

The PCBU shall be responsible for arrangement and costs of required certified engineering assessments, approvals by other regulatory bodies (eg councils, Main Roads, pipeline owners, telecommunication owners) and placement and removal of associated pole supporting equipment.

Electricity Entity poles must not be fitted with non-approved pole holding devices.

Only approved mechanical holding devices (e.g. Proline, Borer Lifter, etc) used in accordance with a certified engineering assessment are permitted and shall be:

- only attached and removed by the Electricity Entity or persons approved by the Electricity Entity.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

- used to restrain both the pole head and foot to maintain pole stability during nearby excavation work.
- set up and positioned to maximise support effectiveness and minimise impact on traffic, pedestrian, excavation and machinery at site; and maintain exclusion zone from overhead lines. If insufficient clearance exists to maintain exclusion zones to pole supporting equipment, arrangements may be required for de-energising the electric line.

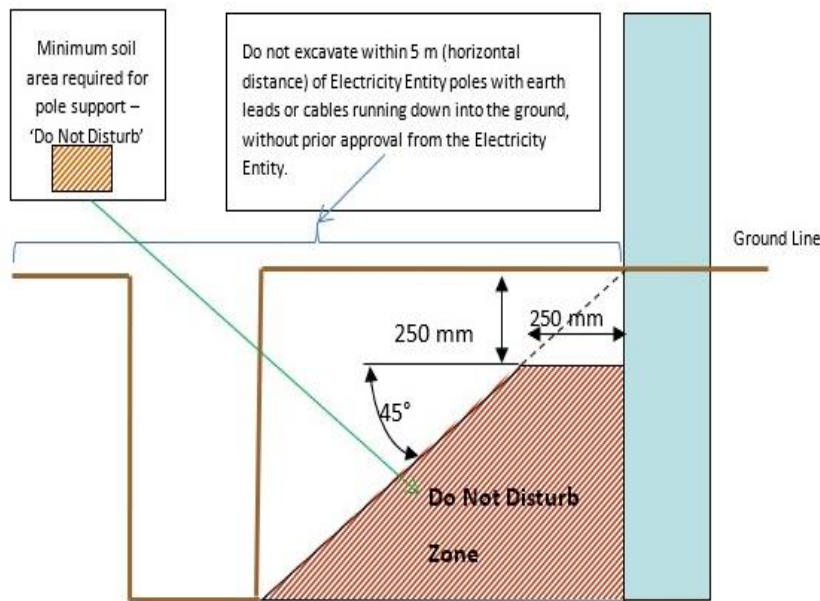


Figure 1 - Do Not Disturb Zone requirements when excavating near poles

Maximum Trench Depth	Minimum Distance from pole without pole support
Not more than 0.25 m (250 mm)	Can trench or hand dig (where cables and leads exist) right up to pole
1.0 m	1.0 m
1.5 m	1.5 m
2.0 m	2.0 m
2.5 m	2.5 m
3.0 m	3.0 m

7.1.1 Certified Engineering Assessment

Where required to be provided by the PCBU, a Certified Engineering Assessment shall:

- Ensure the stability of the Electricity Entity poles and foundations is maintained during and as a result of excavation work completed within the 'Do Not Disturb' zone.
- Include detailed design drawing of pole support method.
- Be completed and certified by a Registered Professional Engineer Queensland.
- Consider and address the following key points as a minimum:
 - Pole loading (vertical and lateral) including line deviation angles, direction of lean (towards or away from resultant loading)

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

- Direction of pole lean.
- Pole inspection (conducted to meet the Electricity Entity's requirements at customer cost)
- Pole foundation depth
- Proximity of excavation in relation to pole
- Soil condition
- Proposed shoring methods as well as installation and removal process
- Duration and staging of work
- Requirement to independently support pole during work
- Proximity of existing adjacent underground services and excavations
- Proposed backfilling and reinstatement method
- Monitoring and engineering/ geotechnical supervision during excavation work progress
- Other equipment attached to pole (e.g. underground cables, transformer, ACR, ABS.) must be taken into consideration and in some circumstances will prevent the pole being supported.

7.2. Excavating Near Underground Electrical Assets

For all work within 2.5 m of nominal location, the constructor is required to use non-mechanical excavation (potholing using hydrovac or hand tools) and expose the underground electrical assets, hence proving its exact location before earthworks can commence.

7.2.1 Excavating Parallel to Underground Electrical Assets

If excavation work is parallel to the Electricity Entity underground electrical cables, then non mechanical excavation (potholing using hydrovac or hand tools) at least every 4 m is required to establish the location of all cables, hence confirming nominal locations before work can commence. If an excavation exceeds the depth of the cables and it is likely that that the covers or bedding material around the cables/pipes will move causing Electricity Entity cables or conduits to be unsupported, contact Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

NOTE: Be aware that cable depths and directions may change suddenly along the route.

7.2.2 Excavating Across Underground Electrical Assets

Refer Minimum Separation Requirements table in Section 6.3.5 of this document for distances that shall be maintained to prevent inadvertent contact with or damage to underground electrical assets. If the width or depth of excavation is such that the Electricity Entity cables will be unsupported, contact Electricity Entity (General Enquiries phone number - refer page 3) for further advice. In no case shall a cable cover be removed without approval. A cable cover may only be replaced under the supervision of an Electricity Entity officer. Protective cover strips when removed must be replaced under Electricity Entity supervision. Under no circumstances shall protective cover strips be omitted to achieve the minimum separation distance required between Electricity Entity cables and other underground services.

7.2.3 Heavy Machinery Operation Over Underground Electrical Assets

Where heavy "crawler" or "vibration" type machinery is operated over the top of cables, a minimum cover of 450 mm to the cable protective cover must be maintained. Alternatively, subject to a Certified Engineering Assessment, use load bearing protection whilst the machinery is in operation.

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7.2.4 Directional Boring Near Underground Electrical Assets

When boring parallel to cables, it is essential that trial holes are carefully dug using non mechanical excavation (pot holing using hydrovac or hand tools) at regular intervals to prove the actual location of the conduits/cables before using boring machinery. Where it is required to bore across the line of cables/conduits, the actual location of the cables/conduits shall be proven by non-mechanical excavation (pot holing using hydrovac or hand tools). A trench shall be excavated 1 m from the side of the cables where the auger will approach to ensure a minimum clearance of 500 mm from cables/conduits can be maintained.

7.2.5 Hydro Vac Operation

When operating hydro vac equipment to excavate in vicinity of underground electrical assets (cables/conduits):

- Fitted with:
 - nonconductive (neoprene rubber or equivalent) vacuum (suction) hose.
 - oscillating nozzle on pressure wand with water pressure adjusted to not exceeding 2000 psi.
- Maintain a minimum distance of 200 mm between end of pressure wand and underground electrical assets. DO NOT insert the pressure wand jet directly into subsoil.
- Ensure pressure wand is not directly aimed at underground electrical assets (cables / conduits).

7.3. Blasting

Explosives must not be used within 5 m of cables/conduits, unless an engineering report is provided indicating that no damage will be sustained. Clearances shall be obtained from the Electricity Entity for use of explosives in the vicinity of cables/conduits. Contact Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

The Electricity Entity will accept the level of 25 mm / sec as a peak component particle velocity upper limit as defined in AS 2187.2 Appendix J for blasting operations in the vicinity of these power lines.

Electric line insulators and conductors are particularly susceptible to damage from fly rock and adequate control measure including the use of blast mats shall be used to manage this. Contact Electricity Entity for consultation and application.

8. REPORTING DAMAGE CAUSED TO OVERHEAD OR UNDERGROUND ELECTRIC LINES

Any damage caused to the Electricity Entity overhead electric lines, poles, stays, underground cables, conduits and pipes must be reported no matter how insignificant the damage appears to be. Even very minor damage to cable protective coverings can lead to eventual failure of cables through corrosion of metal sheaths and moisture ingress.

All work in the vicinity of damaged overhead or underground electric lines shall cease and the area be made safe and vacated until clearance to continue earthworks has been obtained from the Electricity Entity. Call Electricity Entity (Emergencies phone number - refer page 3).

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

9. INFRASTRUCTURE NEAR ELECTRIC LINES

9.1. Easements and Wayleaves

This information, whilst not a legal document, has been developed to assist the community in answering some commonly asked questions about our easements and wayleaves, and briefly outlines what you can do where land is affected by an easement or where consent to installing electrical infrastructure has been given.

9.1.1 What is an Electricity Easement?

An electricity easement is the authority held by the Electricity Entity to use your land near overhead and underground electric lines and substations (electrical assets). Electricity Entity holds this authority for your own safety and to allow employees access to electrical assets at all times. Whilst it will depend on the terms of the particular grant of easement, electrical easements generally give the Electricity Entity the right to access, maintain, repair, rebuild and to restrict development within a defined area.

The easement, which is registered on the property's title, contains a plan showing the dimensions of the easement and its location on the property together with the rights and restrictions over the easement area. The Department of Natural Resources and Mines <https://www.resources.qld.gov.au/> or your solicitor will be able to provide this information. Easements may also exist for telephone lines, water and sewage mains and natural gas supply lines.

9.1.2 Why are easements necessary?

Easements are also created to allow the Electricity Entity clear, 24 hour access to the electric lines. It is important to keep the easement clear at all times so regular maintenance, line upgrades, damage or technical faults can be attended to immediately to provide a safe and reliable supply of electricity. Interference with Electricity Entity's rights and electrical equipment may compromise safety of the public and the occupiers of the property. Therefore, it is essential that Electricity Entity's rights are understood and observed.

9.1.3 How do I know if there are easements on my property?

Contact your solicitor or The Department of Natural Resources and Mines to obtain a Title Search that shows all registered easements on the property.

9.1.4 Who owns the land the easement is on?

The ownership of that land encumbered with the easement remains with the property owner.

9.1.5 How does an easement affect what I can do with my property?

An easement controls what you can build, what size trees you can plant and what outdoor activities you can carry out in the easement area.

An easement affects the use of the property by limiting the development that can be undertaken within the easement area. The exact rights granted to an Electricity Entity under an electricity easement will depend on the wording used in the grant of easement. Property owners and occupiers should also be aware that an Electricity Entity has the right of access to land to undertake certain works (including reading meters and disconnecting supply). These rights of access are granted by Queensland legislation not the easement and so may not be registered on the property's title and therefore may not be revealed in a Title Search.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

9.1.6 Who is responsible for maintenance of easement area?

You must provide a continuous, unobstructed area along the full length of the easement to allow an Electricity Entity access to electric lines, transformers, underground cables and other equipment at all times. A width of 4.5 m is typically required for the safe passage of vehicles and heavy plant.

You must NOT place obstructions in the easement within 5 m of any electric lines, transformer, power pole, equipment or supporting wire.

Maintenance of the easement area is generally the responsibility of the property owner and/or occupier, however, complying with regulatory and safety requirements associated with Electricity Entity's electrical assets within the easement area is the responsibility of the Electricity Entity.

9.1.7 What type of maintenance work does Electricity Entity undertake on easements?

To enable Electricity Entity to construct, maintain, repair and rebuild electric lines on some properties, access roads and tracks are required on or adjacent to the easement area. As required, Electricity Entity is able to construct access tracks, retain the right of use of these tracks and maintain them to a suitable level to permit access for its vehicles. Where gates are installed within the easement area, an Electricity Entity lock may be required to enable continual access along the easement corridor.

In addition, periodic vegetation management works are also undertaken by Electricity Entity to ensure that a specified minimum clearance between vegetation and the electric lines is maintained.

Where possible, property owners will be contacted prior to easement maintenance and vegetation works commencing.

9.1.8 Where consent (Wayleave) to installing Electricity Entity infrastructure has been given

Much of Electricity Entity's above ground electricity network is constructed without easements. Instead, the consent of the owner of the affected land is obtained and the electrical infrastructure is installed. Historically this consent has been in the form of a document known as a Wayleave.

This consent (or Wayleave) is a document evidencing the agreement from a particular owner, but it is not registered on the title of the land like an easement.

Once consent is obtained from an owner, Queensland legislation (the Electricity Act 1994) says that the consent of all future owners to the electrical infrastructure is not required.

Queensland legislation grants Electricity Entity rights to access, maintain, repair and replace electrical assets installed with consent.

9.2. Contact Electricity Entity when planning construction work near electric lines

When planning and before commencement (regardless of whether or not local council approval is required), it is essential to confirm that the proposed construction work (e.g. building, structure, sign, crane, scaffold) does not breach the minimum statutory clearance distances that must be maintained from nearby Electricity Entity overhead or underground electric lines. Refer Electrical Safety Regulation 2013, Schedule 4 and 5 for information on statutory clearance distances that must be complied with.

It is extremely dangerous and potentially life threatening to allow anything to come in close proximity to the conductors of an electric line.

We advise not to build **under** or **near** powerlines or add to a structure under or near powerlines. This can cause exclusion zones to be encroached, which may endanger others now and in the future. Please note obligations under section 30 of the Electrical Safety Act 2002 and sections 68 of the Electrical Safety Regulation 2013.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

There is an obligation to notify the Electricity Entity, before any work starts, where work is likely to involve a building or other structure coming within clearance requirements for an overhead or underground electric line.

Where it is necessary for an Electricity Entity to relocate electric lines due to statutory clearance breach caused by work performed nearby, the Electricity Entity may be entitled to recover costs from the PCBU, property owner or occupier who caused the breach. Refer Electrical Safety Regulation 2013, Section 209 Building or adding to structure near electric lines.

Although it is preferred that the area around Electricity Entity electrical assets (including within an Easement area) is free of development, the following examples provide property owners and occupiers with an indication of what type of development is acceptable and what is not.

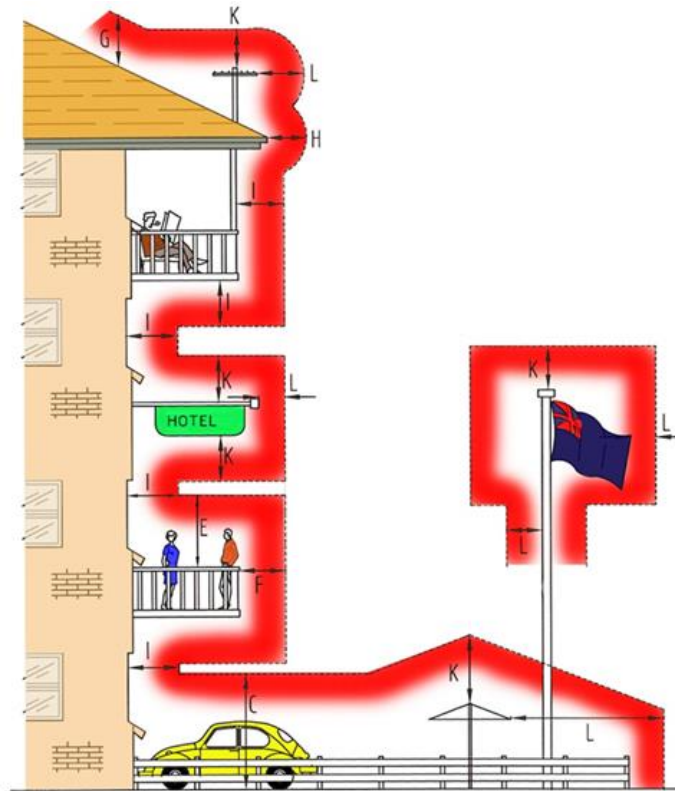
NOTE: Do not assume that your local council approval is sufficient approval for you to proceed with your work. The local council may not check whether or not your proposed construction work will comply with the Electricity Entity's statutory clearance requirements.

9.3. What clearances must be maintained once construction work is completed?

Electrical Safety Regulation 2013, Schedule 4 - Clearance of overhead electric lines and Schedule 5 - Clearance of low voltage overhead service lines detail the statutory clearances that must be maintained from overhead electric lines for completed buildings and structures. These statutory clearances will need to be taken into consideration during the planning phase of determining the location for a building or structure. The table below sets out the minimum statutory clearances required for voltage levels up to 33 kV. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.

Where the Electricity Entity has identified a breach of statutory clearance resulting from erection of a building or structure, the statutory breach will be reportable to the Electrical Safety Office as a Dangerous Electrical Event and any costs incurred in subsequent remedial work to achieve required statutory clearances may be recovered from the person or company who caused the breach of statutory clearance.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



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

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

The following list of examples is not exhaustive, and it may be necessary to contact the Electricity Entity if doubt exists as to what is permitted around electricity assets.

What is <i>PERMITTED</i> around Electricity Entity overhead or underground electric lines	What is <i>NOT PERMITTED</i> around Electricity Entity overhead or underground electric lines
<ul style="list-style-type: none"> ✓ Erection of fences to a maximum height of 2.4 m is generally acceptable, provided they do not affect access to, and work on, the poles, electric lines and/or cables. Trees, shrubs and plants should be located clear of vehicle access. Note: Maximum Growth Height of 3 m. ✓ Clothes hoists and barbecues should be located clear of the vehicle access way. Note: Maximum Height 2.5 m. ✓ Installation of underground utility services, such as low voltage electricity, gas, telephone and water, is generally acceptable, subject to clearances from Electricity Entity poles and supporting structures, and underground electric mains. ✓ Excavating, filling and altering of nearby land may be acceptable but full details need to be provided to the Electricity Entity for assessment. ✓ Vehicles, mobile plant and equipment within the easement area need to maintain the minimum statutory clearances distances from overhead electric lines. Normal farming, grazing and other agricultural activities can be carried out. Take care when ploughing or operating mobile machinery or irrigation equipment near Electricity Entity's equipment. ✓ Parking of vehicles, trucks, trailers, etc. is normally allowed. Note: Maximum Load and Aerial Height of 4 m. Barriers of an approved design (e.g. bollards) may be required to protect poles from vehicle contact damage. Heavy vehicle or operating plant crossings may need a protective concrete cover to ensure underground cables are not damaged. 	<ul style="list-style-type: none"> ✗ Build houses, sheds, garages or other large structures. Building of roofed/unroofed verandas, swimming pools and pergolas are generally not acceptable. ✗ Flying kites or model aircraft within the easement. ✗ Driving fence posts or stakes into ground within easements where there is underground cabling. ✗ Storing liquids such as petrol, diesel fuel, or any flammable or combustible material that will burn. ✗ Installing lighting poles. ✗ Stockpiling soil or garbage within the easement. ✗ Planting trees in large quantities that could create a fire hazard or that grow in excess of the approved maximum height of 3 m. ✗ Storing or using explosives. ✗ Residing in or occupying any caravan or mobile home within an easement. ✗ Placing obstructions within the vicinity of any Electricity Entity assets (e.g. power pole, overhead electric line, equipment or pole stay) that impede access to or work on these assets.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

9.4. What about Electric and Magnetic Fields?

The Electricity Entity operates its electric lines within the current guidelines set by the National Health and Medical Research Council for exposure to 50/60 hertz electric and magnetic fields (EMF) and is mindful of some community concern about such fields and health. Contact the Electricity Entity (General Enquiries phone number - refer page 3). Alternatively, further information can be sourced from:

Energy Networks Association (ENA) brochure - "Electric and Magnetic Fields - What We Know", January 2014

http://www.ena.asn.au/sites/default/files/emf-what-we-know-jan-2014-final_1_1.pdf

Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) brochure - "Electricity and Health", May 2011

http://www.arpansa.gov.au/RadiationProtection/Factsheets/is_electricity.cfm

Job ID 52719762

Logan City Council

Referral
270307281

Member Phone
(07) 3412 3412

Responses from this member

Response received Wed 25 Mar 2026 11.44am

File name	Page
Response Body	66
270307281.pdf	67

Request: 270307281 Enquirer: Mcgrath Mt Gravatt - 3751217 Contact: Maggie Xia Email:
maggiexia@mcgrath.com.au Phone: +61433243763 Address: 1925 Logan Road Upper Mount Gravatt QLD
4122 Site Address: Parkview Gardens Unit 25 10 Geeba St Slacks Creek QLD 4127 Activity:
Conveyancing, Planning and Design, Subdivision, Tendering Job Number: 52719762

Before You Dig Australia (BYDA)

Asset Location Response



PO Box 3226 Logan City DC QLD 4114 • 150 Wembley Road, Logan Central
 p (07) 3412 3412 • e council@logan.qld.gov.au • www.logan.qld.gov.au • ABN 21-627-796 435



Mcgrath Mt Gravatt - Maggie Xia
 1925 Logan Road
 Upper Mount Gravatt QLD 4122
 maggiexia@mcgrath.com.au

Logan City Council has been advised that you have placed an enquiry through the Before You Dig Australia service. Our records indicate the enquiry with the following details are affecting Logan City Council asset(s).

Enquiry Details	
Sequence Number	270307281
Enquiry Date	25/03/2026 11:44
Response	AFFECTED
Address	Parkview Gardens Unit 25 10 Geeba St Slacks Creek
Location in Road	Road,Nature Strip,Footpath
Activity	Conveyancing,Planning and Design,Subdivision,Tendering

Please review plans attached and contact Logan City Council prior to commencing works:

Logan City Council now provides a limited amount of As-Constructed and Drainage Plans on-line, click on the [Logan City As-Constructed Plans](#) link and type in the property address you are seeking.

Unfortunately, not all properties will have plan records accessible on-line. The following options are available to customers should a record not be available:

- For **As Constructed Private Sewer/Roofwater (Inside Properties)**
 Contact *Development Assessment, Building & Plumbing*
 p: (07) 3412 5269
 Alternatively visit our Website *Link to the relevant PS1 or PS2 forms:*
[Logan City As-Constructed Plans](#)
- For **As Constructed Private Sewer/Water/Stormwater (Outside Properties)**
 Contact *Road Infrastructure Planning*
 p: (07) 3412 5282
 Alternatively visit our Website *Link for PS3 forms:*
[Logan City As-Constructed Plans](#)

If you need more assistance please call us on 07 3412 3412 or email us at council@logan.qld.gov.au.

Disclaimer: This document is confidential to the addressee and may also be privileged, and neither confidentiality nor privilege is waived, lost or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from Council's records is believed to be accurate, but no responsibility is assumed for any error or omission. Council will only accept responsibility for information contained under official letterhead and duly signed by, or on behalf of, Chief Executive Officer.

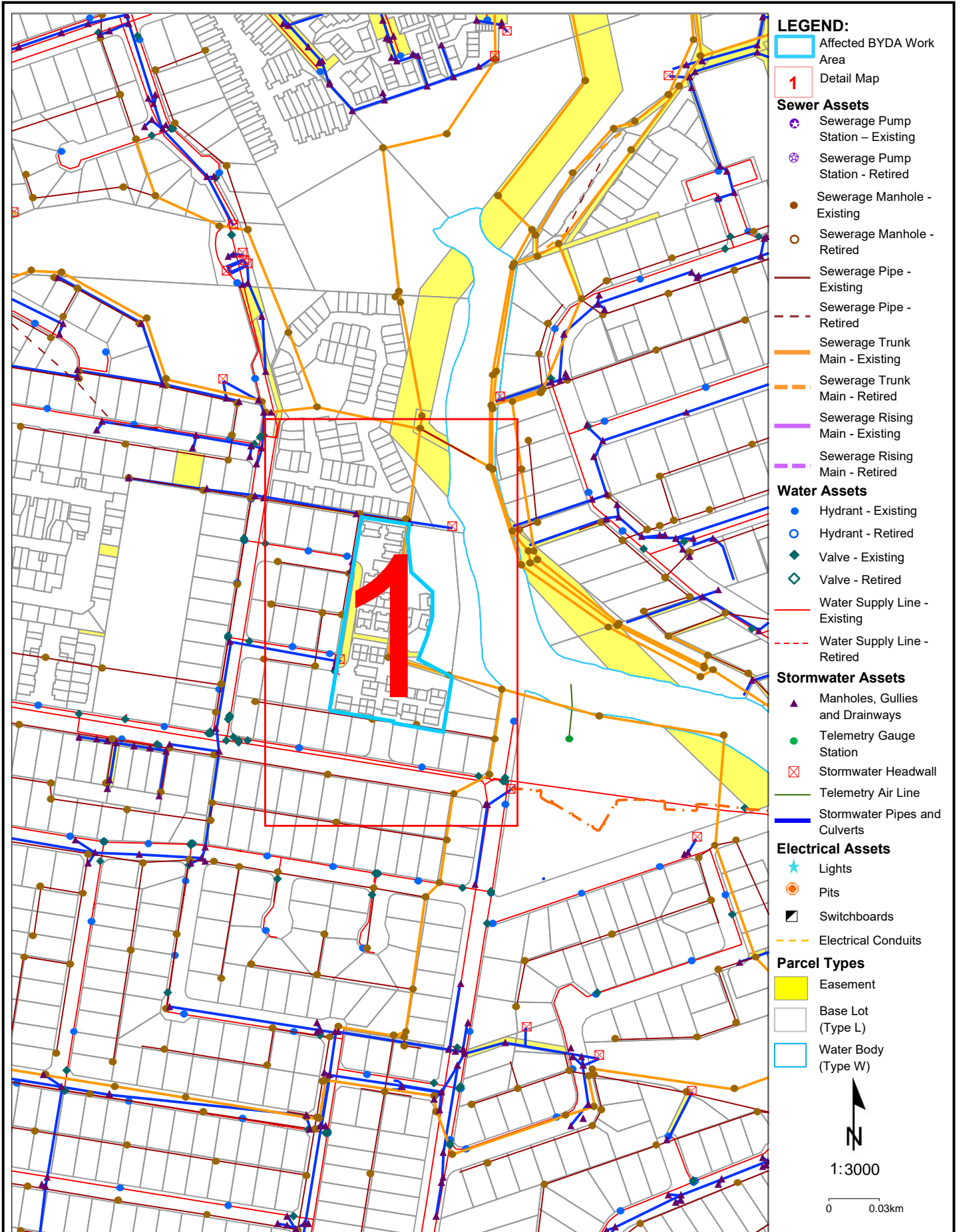
Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".



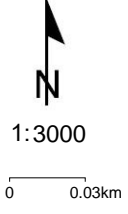
Overview Map

Sequence No: 270307281

Parkview Gardens Unit 25 10 Geeba St Slacks C

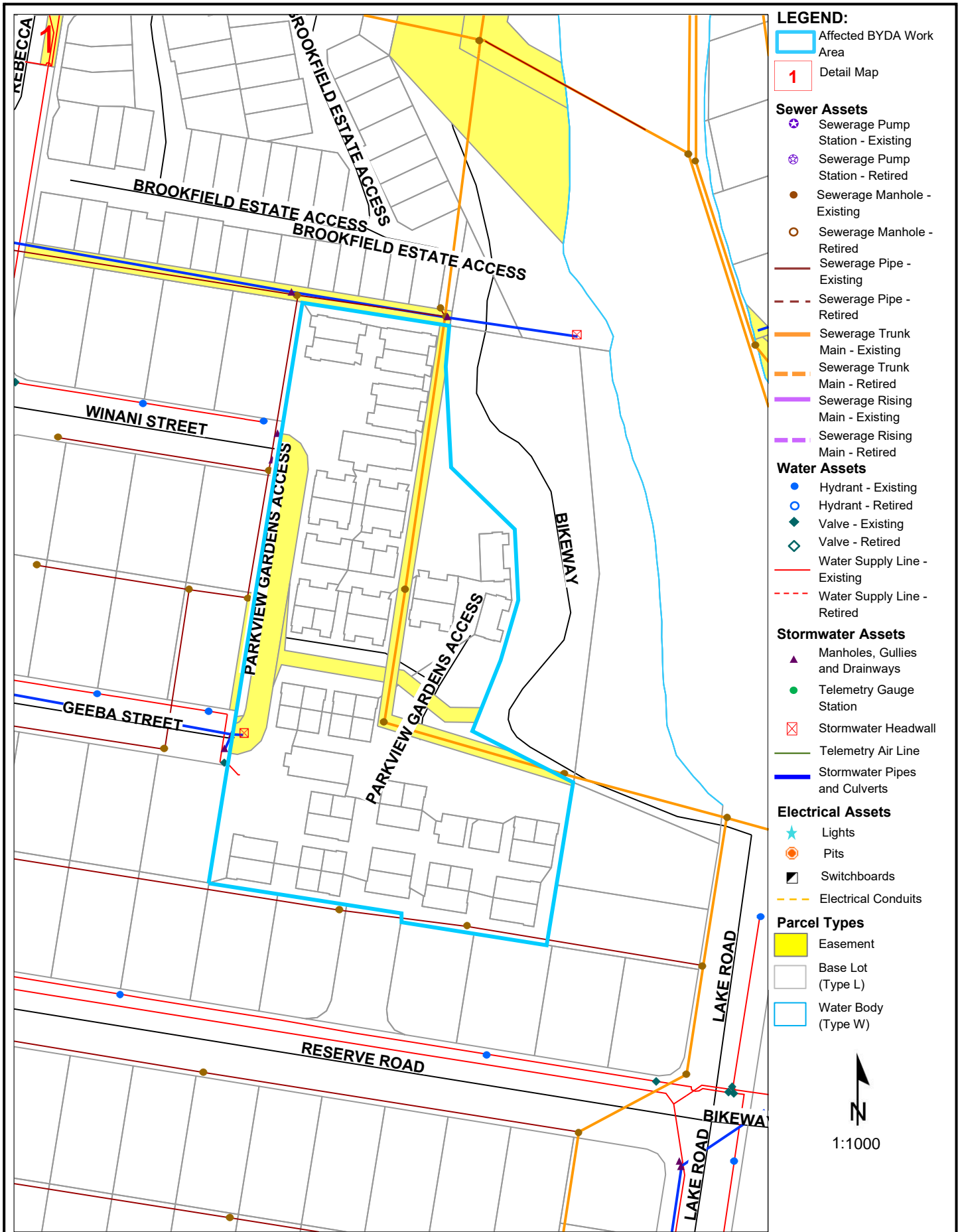


- LEGEND:**
- Affected BYDA Work Area
 - 1 Detail Map
 - Sewer Assets**
 - ✱ Sewerage Pump Station – Existing
 - ✱ Sewerage Pump Station - Retired
 - Sewerage Manhole - Existing
 - Sewerage Manhole - Retired
 - Sewerage Pipe - Existing
 - - - Sewerage Pipe - Retired
 - Sewerage Trunk Main - Existing
 - - - Sewerage Trunk Main - Retired
 - Sewerage Rising Main - Existing
 - - - Sewerage Rising Main - Retired
 - Water Assets**
 - Hydrant - Existing
 - Hydrant - Retired
 - ◆ Valve - Existing
 - ◇ Valve - Retired
 - Water Supply Line - Existing
 - - - Water Supply Line - Retired
 - Stormwater Assets**
 - ▲ Manholes, Gullies and Drainways
 - Telemetry Gauge Station
 - ⊠ Stormwater Headwall
 - Telemetry Air Line
 - Stormwater Pipes and Culverts
 - Electrical Assets**
 - ★ Lights
 - ⊙ Pits
 - ▣ Switchboards
 - - - Electrical Conduits
 - Parcel Types**
 - Easement
 - Base Lot (Type L)
 - Water Body (Type W)



Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".



1:1000

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Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".

Job ID 52719762

NBN Co Qld

Referral
270307280

Member Phone
1800 687 626

Responses from this member

Response received Wed 25 Mar 2026 12.09pm

File name	Page
Response Body	71
270307280_20260325_020858135142_1.pdf	72
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	76
Disclaimer_270307280_20260325_020858135142.pdf	78

Hi Maggie Xia,

Please find attached the response to your DBYD referral for the address mentioned in the subject line. The location shown in our DBYD response is assumed based off the information you have provided. If the location shown is different to the location of the excavation then this response will consequently be rendered invalid.

Take the time to read the response carefully and note that this information is only valid for 28 days after the date of issue.

If you have any further enquiries, please do not hesitate to contact us.


Regards,
Network Services and Operations
NBN Co Limited
P: 1800626329
E: dbyd@nbnco.com.au
www.nbnco.com.au

Confidentiality and Privilege Notice

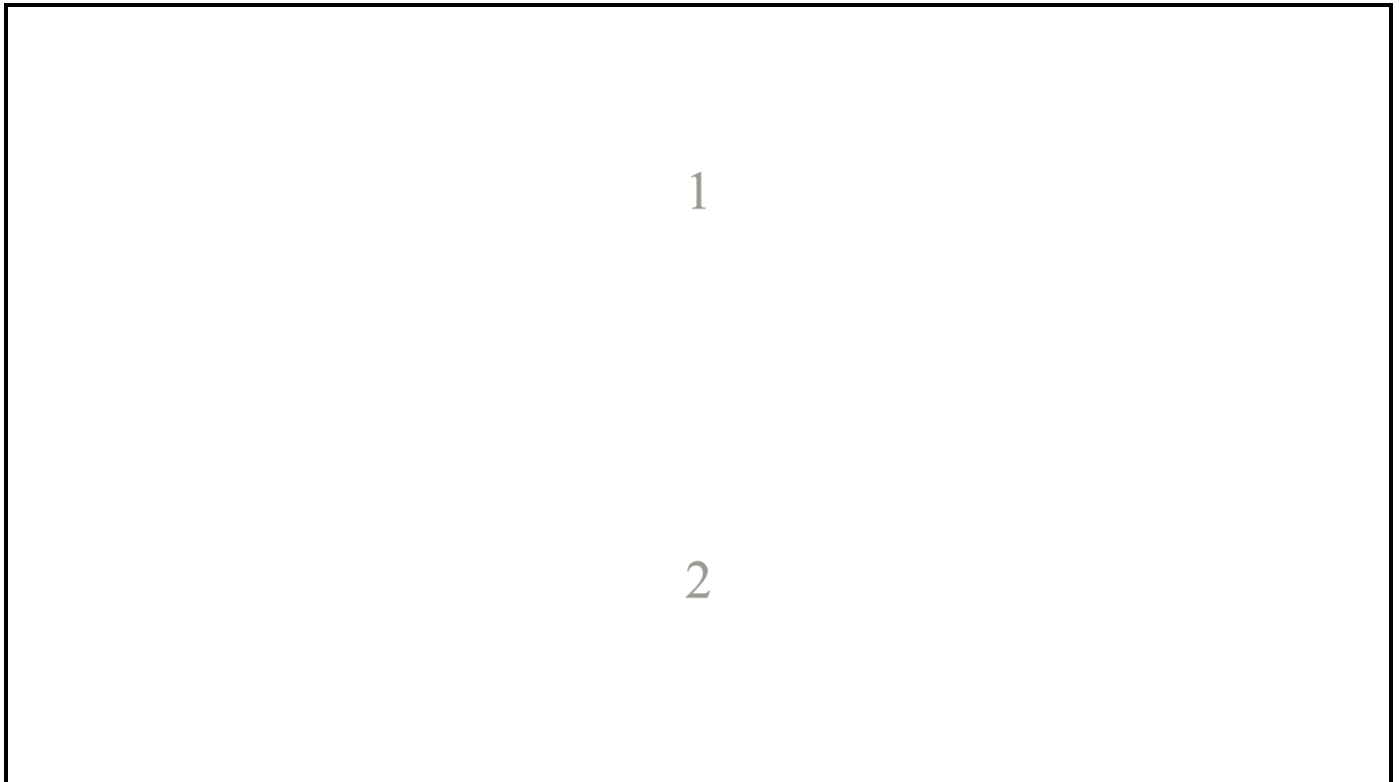
This e-mail is intended only to be read or used by the addressee. It is confidential and may contain legally privileged information. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone, and you should destroy this message and kindly notify the sender by reply e-mail. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of NBN Co Limited

Please Do Not Reply To This Mail

To: Maggie Xia
Phone: Not Supplied
Fax: Not Supplied
Email: maggiexia@mcgrath.com.au

Dial before you dig Job #:	52719762	
Sequence #	270307280	
Issue Date:	25/03/2026	
Location:	Parkview Gardens Unit 25 10 Geeba St , Slacks Creek , QLD , 4127	

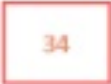











Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

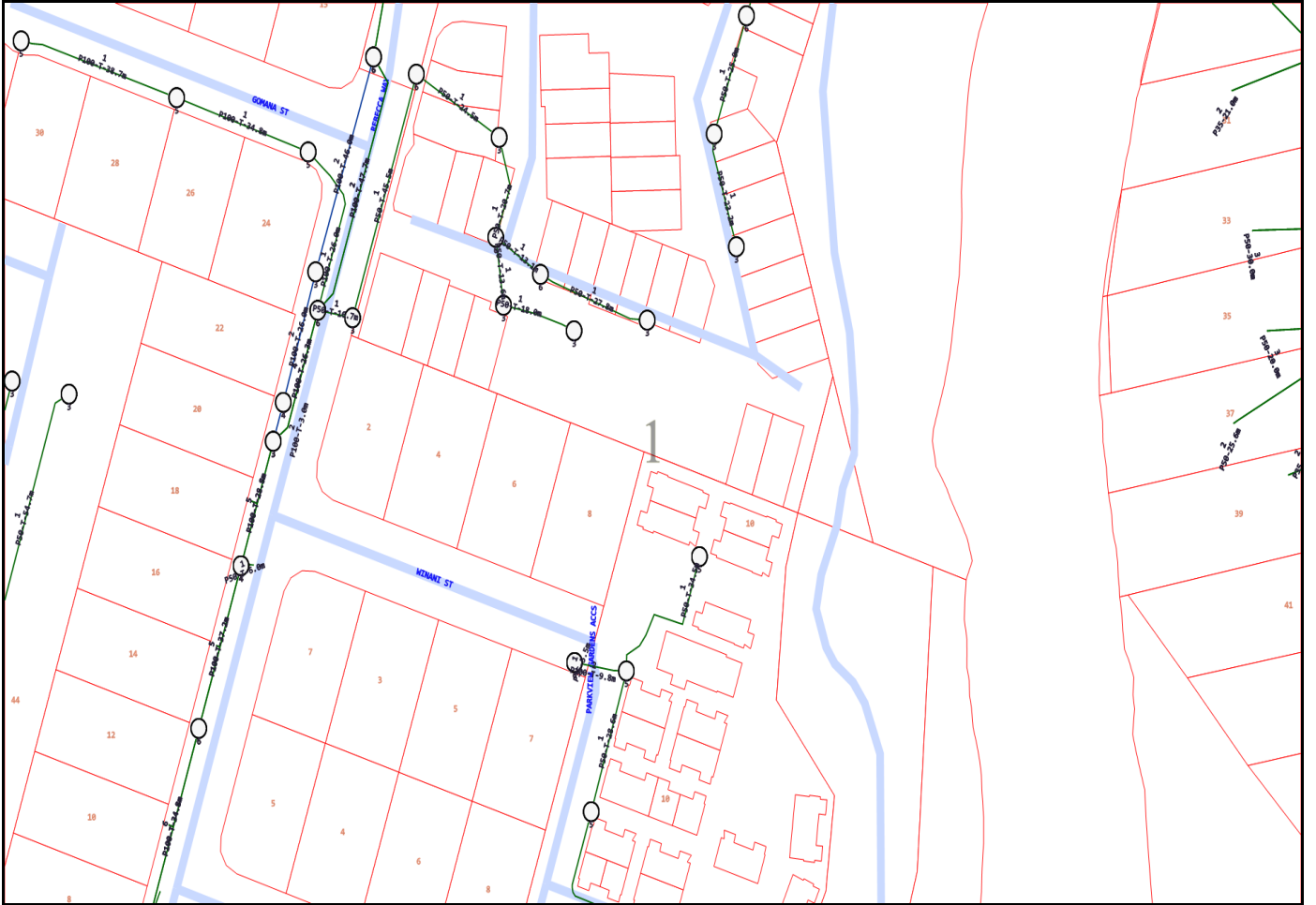


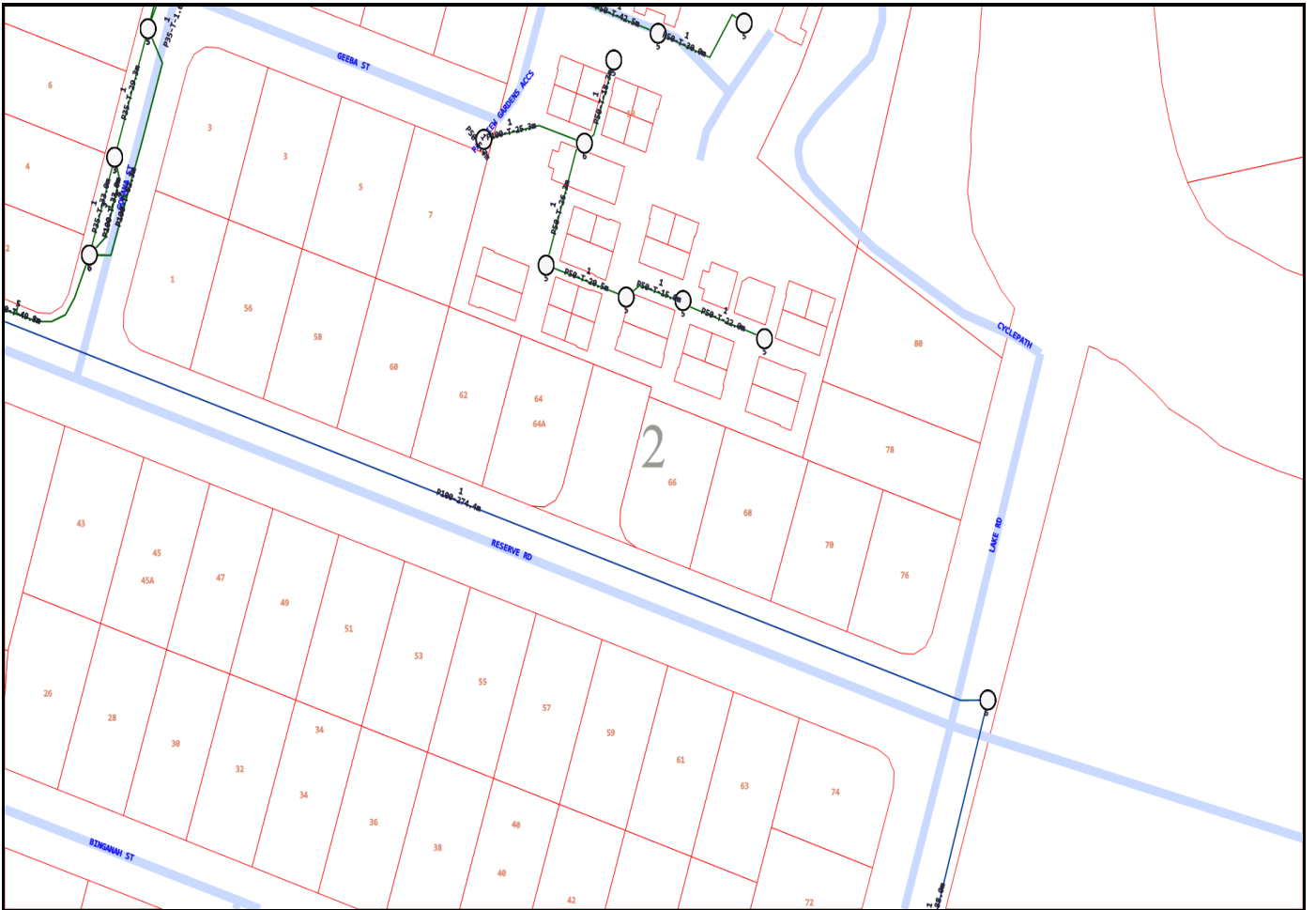


LEGEND



	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
<p style="text-align: center;">2 PO – T- 25.0m P40 – 20.0m</p> 	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.
<p style="text-align: center;">2 10.0m</p> 	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.
<p style="text-align: center;">BROADWAY ST</p> 	Road and the street name "Broadway ST"
<p style="text-align: center;">Scale</p>	<p style="text-align: center;">0 20 40 60 Meters</p>  <p style="text-align: center;">1:2000 1 cm equals 20 m</p>





Emergency Contacts

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



Working near nbn™ cables

nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

Practice safe work habits

Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.



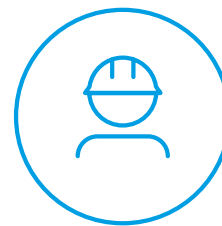
Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



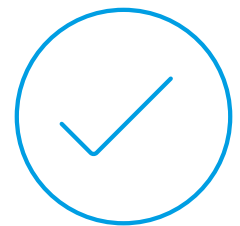
Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.

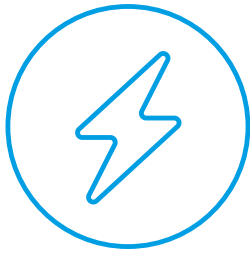


Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.

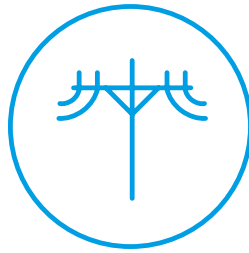


Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

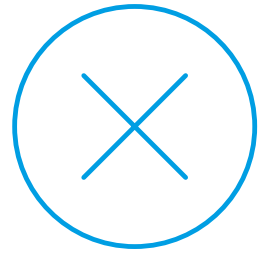
Working near **nbn**[™] cables



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**[™] 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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To: Maggie Xia
Phone: Not Supplied
Fax: Not Supplied
Email: maggiexia@mcgrath.com.au

Before You Dig Australia Job #:	52719762	
Sequence #	270307280	
Issue Date:	25/03/2026	
Location:	Parkview Gardens Unit 25 10 Geeba St , Slacks Creek , QLD , 4127	

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

Location of nbn™ Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Before You Dig Australia Service. For any enquiries related to moving assets or Planning and Design activities, please visit the [nbn Commercial Works](#) website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

Notes:

1. You are now aware that there are **nbn™** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.

3. You should not assume that **nbn**™ Facilities follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
4. In carrying out any works in the vicinity of **nbn** Facilities, you must maintain the following minimum clearances:
 - 300mm when laying assets inline, horizontally or vertically.
 - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
 - 1000mm when operating mechanical excavators.
 - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn**™ fibre optic, copper and coaxial cables, and power cable feed to **nbn**™ assets). Damage to underground electric cables may result in:
 - Injury from electric shock or severe burns, with the possibility of death.
 - Interruption of the electricity supply to wide areas of the city.
 - Damage to your excavating plant.
 - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn**™ Facilities. These precautions may include but not limited to the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, notify **nbn** immediately.
 - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
 - The safety of the public and other workers must be ensured.
 - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn**™ Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
8. You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.
9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans (including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans (including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)

	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,

nbn BYDA

Date: 25/03/2026

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Job ID 52719762

Telstra QLD FA

Referral
270307284

Member Phone
1800 653 935

Responses from this member

Response received Wed 25 Mar 2026 11.51am

File name	Page
Response Body	83
270307284.pdf	85
AccreditedPlantLocators 2025-01-08a.pdf	87
Telstra Duty of Care v32.0c.pdf	88
Telstra Map Legend 4.0b.pdf	90

Attention: Maggie Xia

Site Location: Parkview Gardens Unit 25 10 Geeba St, Slacks Creek, QLD 4127

Your Job Reference: Parkview Gardens Unit 25 10 Geeba St

Please do not reply to this email, this is an automated message -



Important - this site is within or in the vicinity of a **RED IMPORTED FIRE ANT RESTRICTED AREA**. Movement controls apply. Penalties of up to \$220,000 for individuals and \$1.1 million for corporations may apply. Call **13 25 23** or visit www.daff.qld.gov.au/fireants for further information.

Thank you for requesting Telstra information via Before You Dig Australia (BYDA).

This response contains Telstra information relating to your recent BYDA request.

Please refer to all enclosed attachments for more information.

Information for opening Telstra Asset Plans as well as some other useful contact information is noted in the attached documents.

Report Damage to Telstra Equipment: [Report damages to Telstra equipment - Telstra](#)

Please note:

When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed.

Ensure you read all documents (attached) - they contain important information.

Please also refer to the **Before you Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation**

<https://www.byda.com.au/before-you-dig/best-practice-guides/>, The essential steps that must be undertaken prior to commencing construction activities

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 them. 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 assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works.

See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation**

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

Please note that:

- it is a criminal offence under the *Criminal Code Act* 1995 (Cth) to tamper or interfere with telecommunications infrastructure.
- Telstra will take action to recover compensation for damage caused to property and assets, and for interference with the operation of Telstra's networks and customers' services.

Telstra's plans contain Telstra's confidential information and are provided on the basis that they are used solely for identifying the location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause Telstra loss or damage and you must comply with any other terms of access to the data that have been provided to you by Telstra (including Conditions of Use or Access).

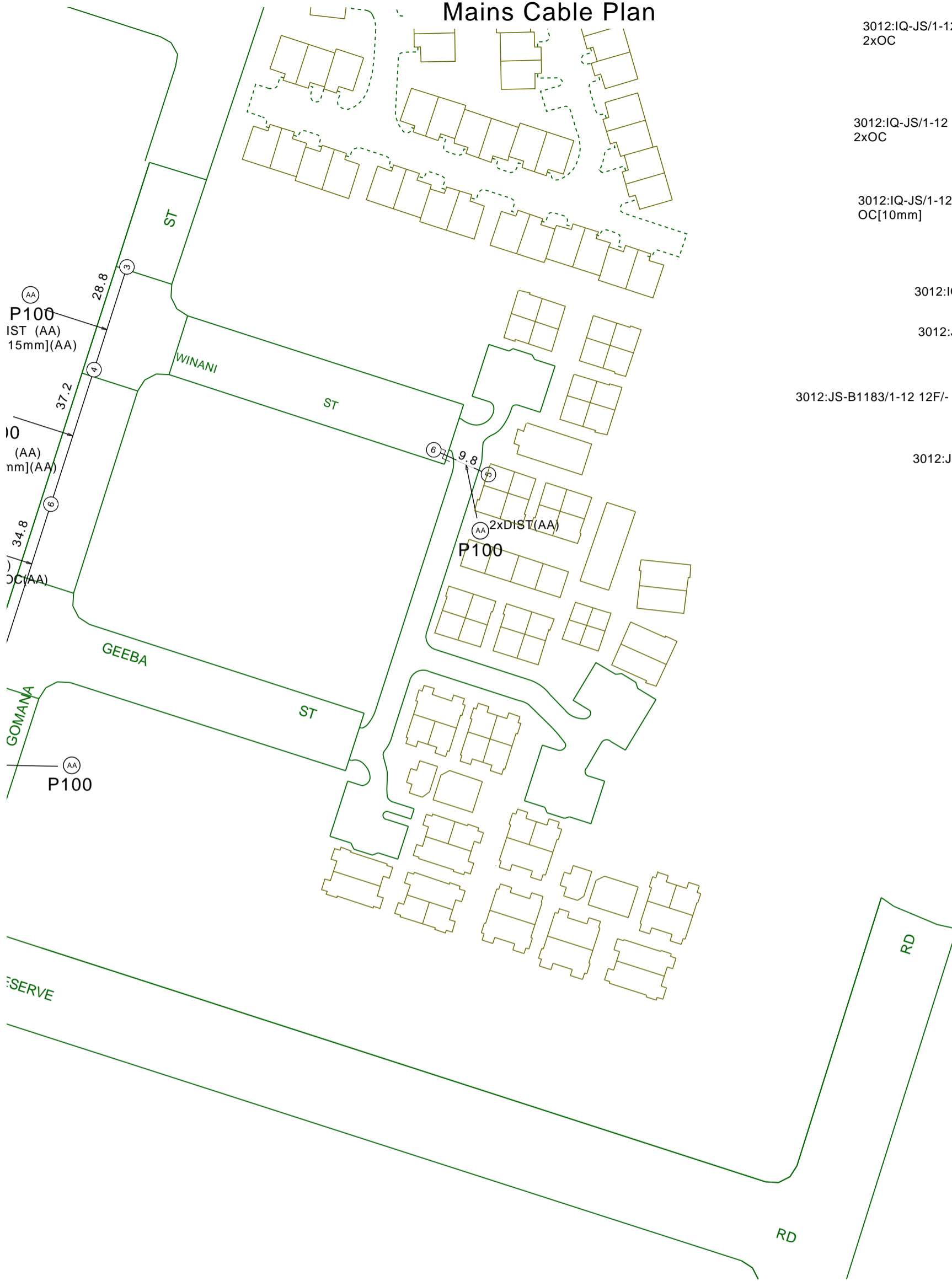
(See attached file: *Telstra Duty of Care v32.0c.pdf*)

(See attached file: *Telstra Map Legend 4.0b.pdf*)

(See attached file: AccreditedPlantLocators 2025-01-08a.pdf)

(See attached file: 270307284.pdf)

Mains Cable Plan



3012:IQ-JS/1-12 12F/- SMOF SM@RTC
2xOC



3012:IQ-JS/1-12 12F/- SMOF SM@RTCC
2xOC (AA)

3012:IQ-JS/1-12 12F/- SMOF SM@RTCC
OC[10mm] (AA)

3012:IQ-JS/1-12 12F/- SMOF S

3012:JS-B1183/1-12 12F/- SM

3012:JS-B1183/1-12 12F/- SMOF SM@RTCC
3.0

3012:JS-B1183/1-12 12F/- SM



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 270307284

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 25/03/2026 12:49:28

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

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



General Information

Before you Dig Australia – BEST PRACTISE GUIDES

The five Ps of safe excavation

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

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.



DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for
DWF files. (Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



Telstra BYDA map related enquiries email Telstra.Plans@team.telstra.com
1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

If you receive a message asking for a phone or account number say:
“I don’t have one” then say “Report Damage” then press 1 to speak to an operator.



Telstra New Connections / Disconnections
13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).

NetworkIntegrity@team.telstra.com

<https://www.telstra.com.au/consumer-advice/digging-construction>



Telstra Aerial Assets Group (overhead network)
1800 047 909



CERTLOC Certified Locating Organisation (CLO)

certloc.com.au/locators/

Only Telstra authorised personnel and CERTLOC Locators can access Telstra’s Pit and Pipe Network.



Before You Dig Australia

Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the **BYDA's Best Practices and 5 Ps of Safe Excavation** <https://www.byda.com.au/before-you-dig/best-practice-guides/>

can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.



Disclaimer and legal details

*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of **Telstra's** networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near **Telstra's** network and the importance of taking all the necessary steps to confirm the presence, alignments and various depths of **Telstra's** network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities undertaking the works to protect **Telstra's** network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Location Intelligence Team.

Telstra does not accept any liability or responsibility for the performance of or advice given by a CERTLOC Certified Locating Organisation (CLO). Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra.

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.

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

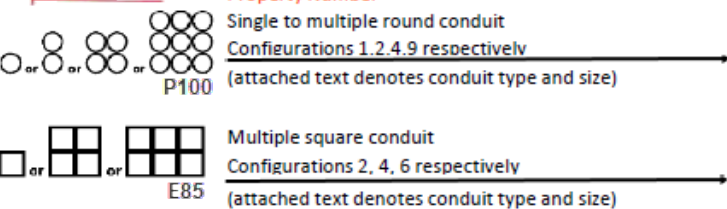
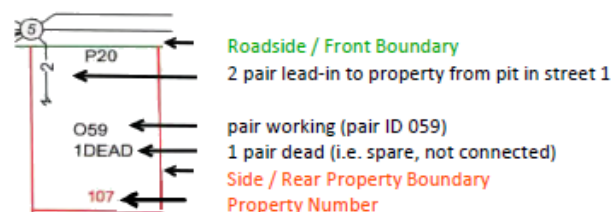
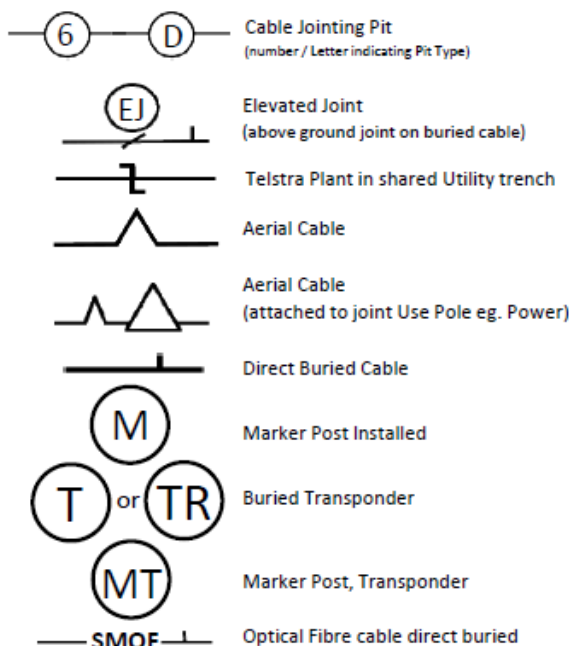
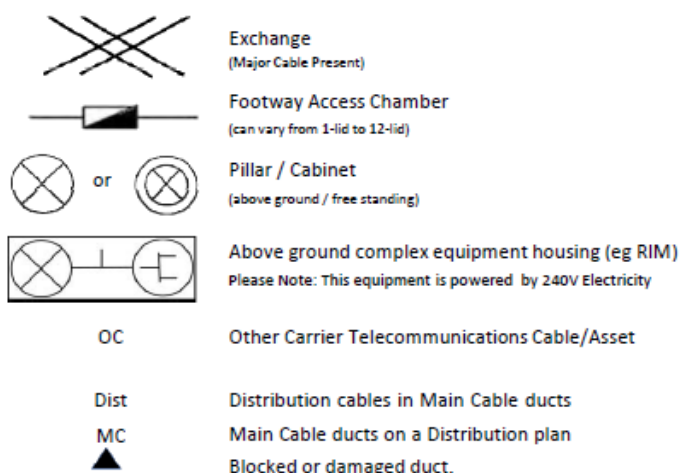
WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. **FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK.** A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).



LEGEND



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galanised iron, E - Earthenware

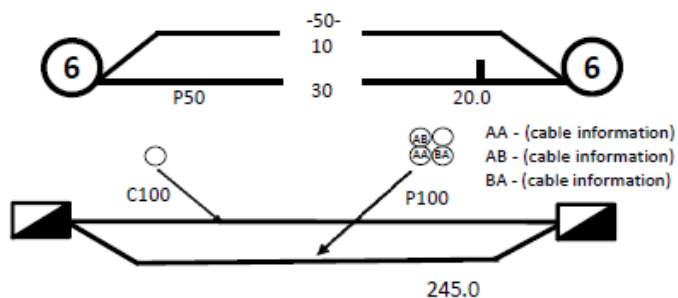
Conduit sizes *nominally* range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 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](#)



End of document

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Witness Events

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Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

02-Apr-2026 | 10:31

Certified Delivered

Security Checked

02-Apr-2026 | 10:58

Signing Complete

Security Checked

02-Apr-2026 | 12:09

Completed

Security Checked

02-Apr-2026 | 12:09

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact McGrath Mt Gravatt:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: mtgravatt@mcgrath.com.au

To advise McGrath Mt Gravatt of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at mtgravatt@mcgrath.com.au and in the body of such request you must state: your

previous email address, your new email address. We do not require any other information from you to change your email address

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To request paper copies from McGrath Mt Gravatt

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to mtgravatt@mcgrath.com.au and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

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- ii. send us an email to mtgravatt@mcgrath.com.au and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process.

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- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify McGrath Mt Gravatt as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by McGrath Mt Gravatt during the course of your relationship with McGrath Mt Gravatt.