



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 **Joseph Arokiam Adrian Moraes**

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

79/170 CENTRAL STREET, LABRADOR QLD 4215

Lot on plan description

79/GTP3091

Community titles scheme
or BUGTA scheme:

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

Yes

No

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

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

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

Title details

The seller gives or has given the buyer the following—

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

Yes

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

Yes

Registered encumbrances	<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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</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 style="width: 100%;" type="text"/> » the amount of rent and bond payable: <input style="width: 100%;" type="text"/> » whether the lease has an option to renew: <input style="width: 100%;" type="text"/> <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>Rights and interests reserved to the Crown by Deed of Grant No. 10356087 (POR 63)</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 type="checkbox"/> Yes <input checked="" 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 style="width: 100%;" type="text"/></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	<p>The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;">Medium density residential</div>		
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.</p> <p style="text-align: right;"><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.</p> <p style="text-align: right;"><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>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> 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>.</p> <p style="text-align: right;"><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).</p> <p style="text-align: right;"><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).</p> <p style="text-align: right;"><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).</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Trees	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.</p> <p style="text-align: right;"><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>		
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).</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Flooding	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.</p>		
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>		

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input checked="" 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount:

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.

<p>Body Corporate and Community Management Act 1997</p>	<p>The property is included in a community titles scheme. (If Yes, complete the information below)</p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>Community Management Statement</p>	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.</p> <p>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.</p>	<input checked="" type="checkbox"/> Yes	
<p>Body Corporate Certificate</p>	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer.</p> <p>If No— An explanatory statement is given to the buyer that states:</p> <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
<p>Statutory Warranties</p>	<p>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.</p>		
<p>Building Units and Group Titles Act 1980</p>	<p>The property is included in a BUGTA scheme (If Yes, complete the information below)</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>Body Corporate Certificate</p>	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer.</p> <p>If No— An explanatory statement is given to the buyer that states:</p> <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. <p>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.</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Signatures – SELLER

Signed by:

Joseph Arokiam Adrian Moraes

Signature of seller

Signature of seller

Joseph Arokiam Adrian Moraes

Name of Seller

Name of Seller

8/4/2026

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: 18349056	Search Date: 01/04/2026 10:49
Date Title Created: 24/07/1992	Request No: 55629688
Previous Title: 18302065	

ESTATE AND LAND

Estate in Fee Simple

LOT 79 GROUP TITLES PLAN OF RESUBDIVISION 3091
Local Government: GOLD COAST
COMMUNITY MANAGEMENT STATEMENT 20078

REGISTERED OWNER

Dealing No: 724409708 13/10/2025
JOSEPH AROKIAM ADRIAN MORAES

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10356087 (POR 63)
2. MORTGAGE No 724409709 13/10/2025 at 14:16
PERPETUAL CORPORATE TRUST LIMITED A.C.N. 000 341 533

ADMINISTRATIVE ADVICES

NIL

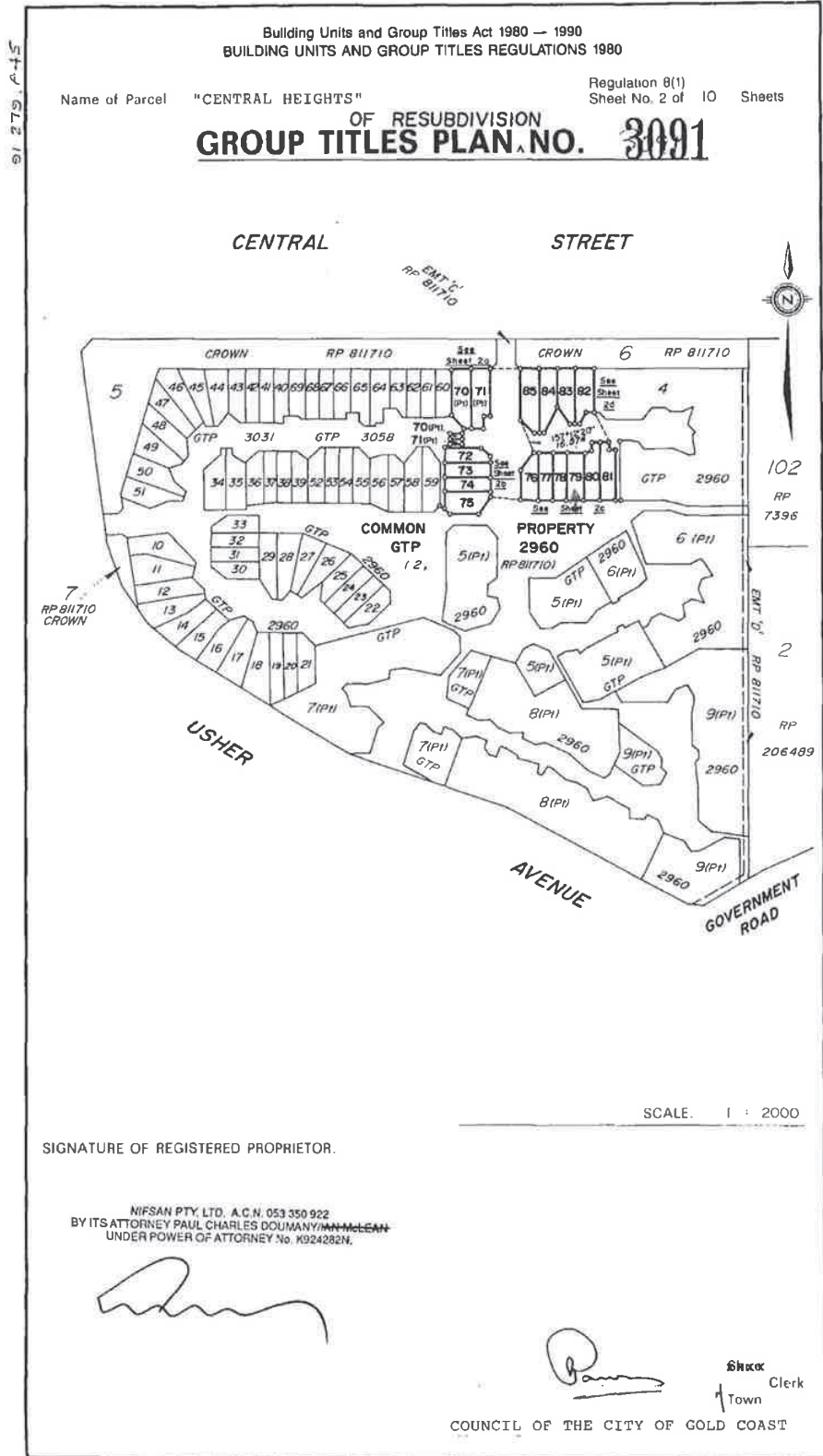
UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Docusign Envelope ID: DCC3805B-898A-4C43-93FB-60F5E22B7730

GTP3091 V1 Page 1 of 11 Not To Scale

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91 279 A45

Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 10 Sheets

ANNEXURE (TO SHEET 1)
MADE 21 JUL 1992 *Henderson*

NAME OF PARCEL: "CENTRAL HEIGHTS"

OF RESUBDIVISION
GROUP TITLES PLAN NO. 3091
RESUBDIVIDING LOT 3 ON GROUP TITLES PLAN NO 2960

SIGNATURE OF REGISTERED PROPRIETOR:

NIFSAN PTY. LTD. A.C.N. 053 350 922
BY ITS ATTORNEY PAUL CHARLES DOUMANY/M/M/LENN
UNDER POWER OF ATTORNEY No. K924282N. *OK*

NAME OF REGISTERED PROPRIETOR: NIFSAN PTY LTD ACN NO 053 350 922

ADDRESS: 74 RIVERVIEW ROAD
NERANG QLD 4211



CMS20078

GTP3091

REFERENCE TO TITLE VOLUME 8302 FOLIO 65

DESCRIPTION OF PARCEL: LOT 3 ON GROUP TITLES PLAN NO 2960

COUNTY: WARD

PARISH: BARROW

QIXX

NAME OF BODY CORPORATE: The Proprietors
"Central Heights" Group Titles Plan No 2960

ADDRESS at which documents
may be served:

C/- STRATA TITLE MANAGEMENT & REALTY
(TWEED HEADS) PTY LIMITED
CNR BAY & ENID STREETS, 83 WHARF STRAIT
TWEED HEADS NSW 2485

OF RESUBDIVISION
GROUP TITLES PLAN No:

3091

REGISTERED

21 JUL 1992 *Henderson*

REGISTRAR OF TITLES

Shirex Clerk
Town

Surveyor's Reference: 91.279.A45

Local Authority Reference: 5384

COUNCIL OF THE CITY OF GOLD COAST

CISP



21 JUL 1962
REGISTRAR OF TITLES

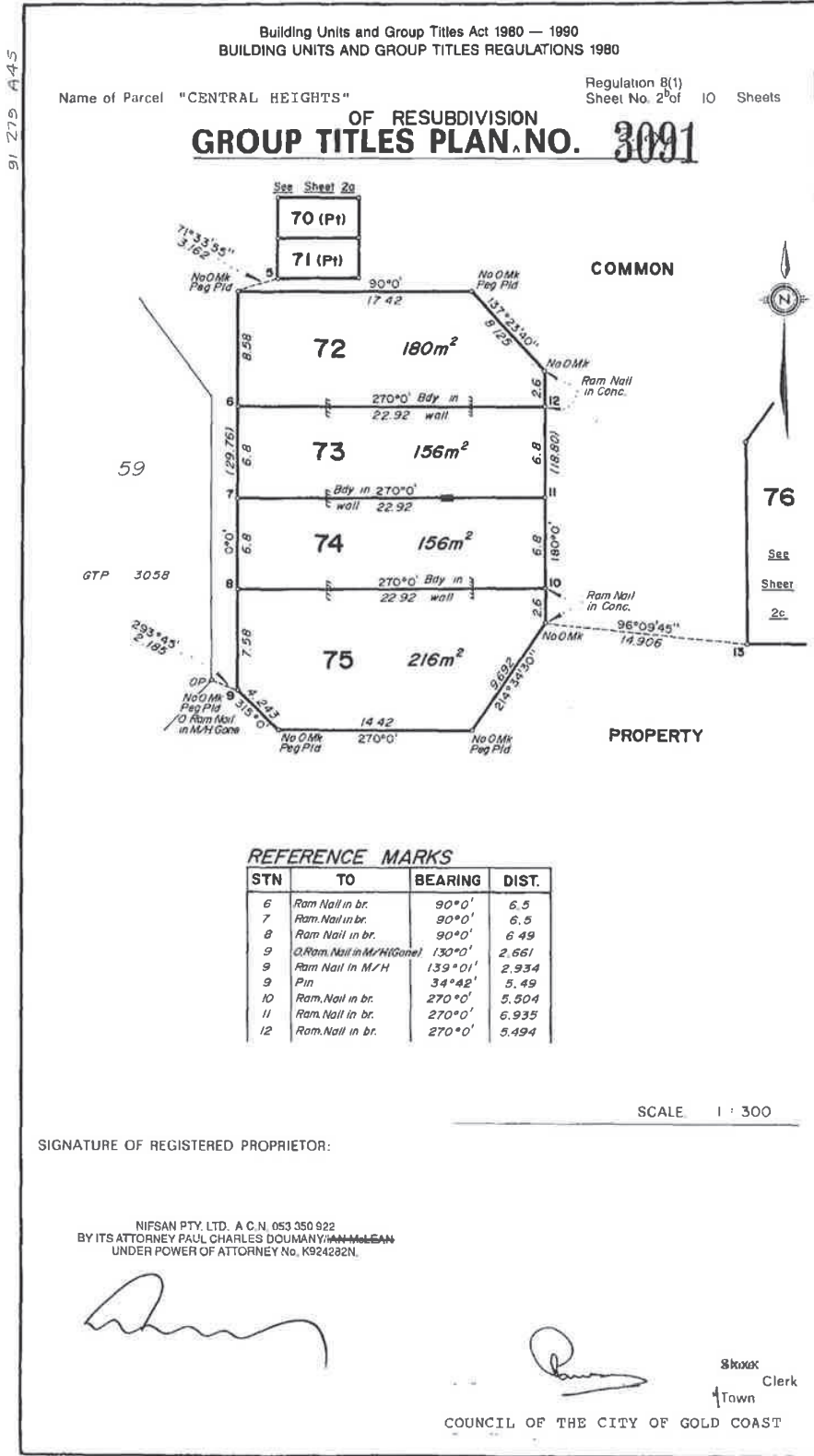
OF REVISION
OF GROUP TITLES PLAN NO.

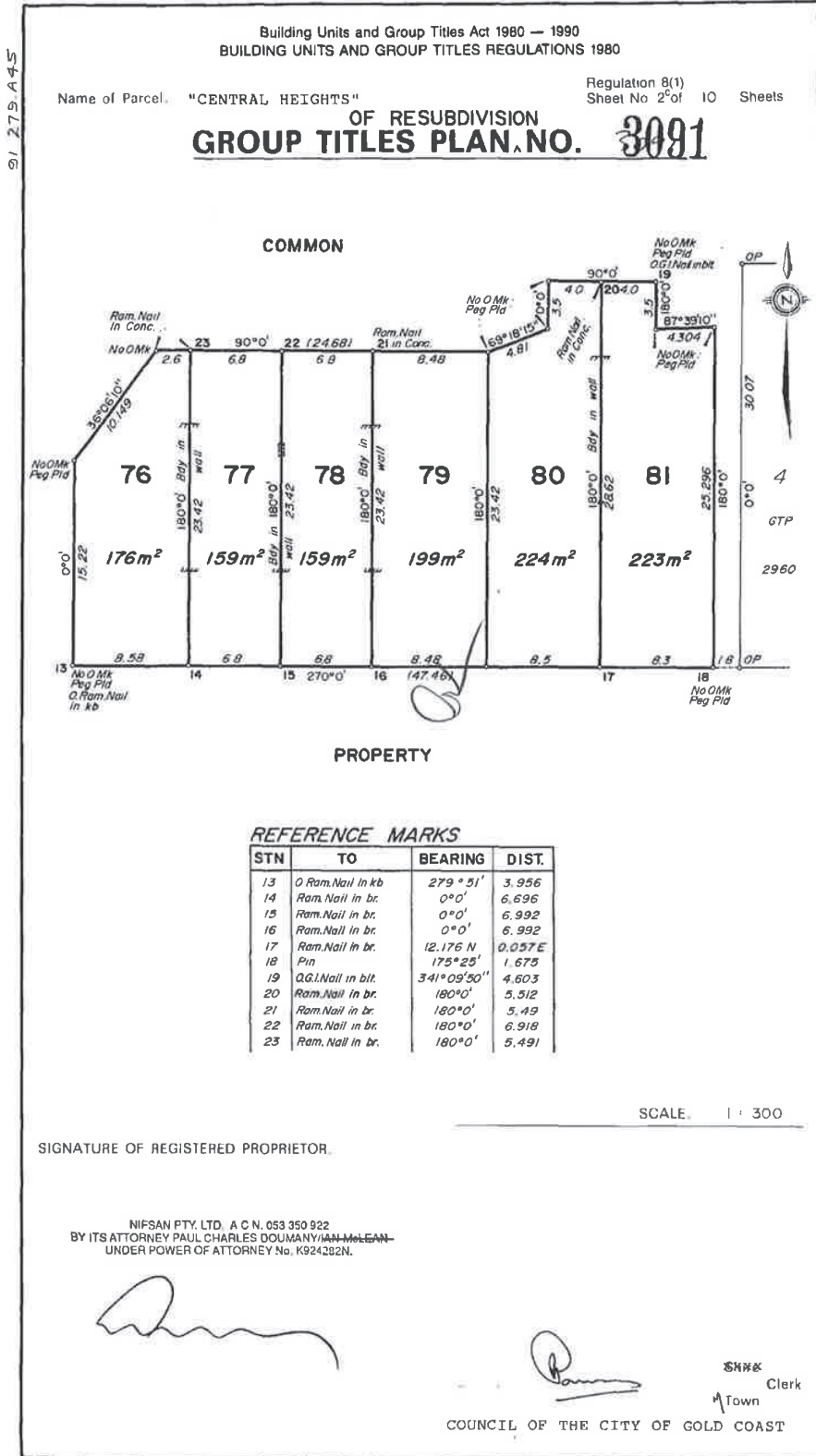
3091 ON

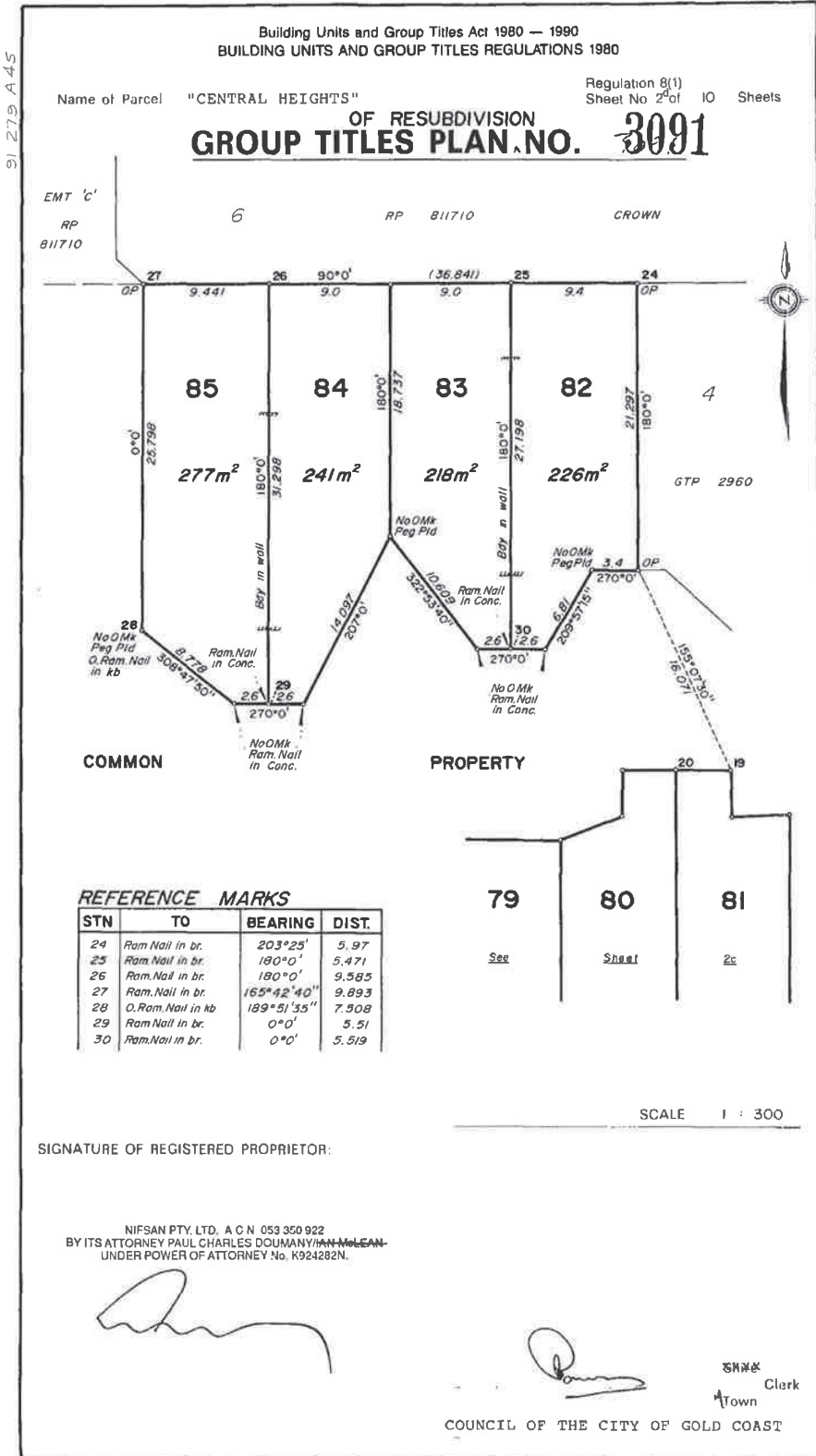
ANNEXURE 1 TO SHEET No. 1

all dealings with common property are recorded in Group Title Plan No. 3091

Lined area for recording details, currently blank.







S384

SI.279 A45

Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: "CENTRAL HEIGHTS"

Sheet No 3 of 10 Sheets

OF RESUBDIVISION
GROUP TITLES PLAN NO. 3091

I, WILLIAM LINLEY BENNETT

hereby certify that ~~I/the Company~~ have surveyed the land comprised in this plan
(~~either personally or~~ by HENRY SONNENBERG, SURVEYING
TECHNICIAN

for whose work ~~I/the Company~~ accept responsibility), that the plan is accurate, that
the said survey was performed in accordance with the Surveyors Act and the
Surveyors Regulations and that the said survey was completed on 25th MAY 1992



Licensed Surveyor/
Director

Director

Date 27 MAY 1992

* Delete whichever is inapplicable.



Shire Clerk
Town

COUNCIL OF THE CITY OF GOLD COAST

S384

91.279.145

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

Name of Parcel: "CENTRAL HEIGHTS"


Regulation 8(1)
Sheet No. 4 of 10 Sheets

OF RESUBDIVISION
GROUP TITLES PLAN NO. 3091

CERTIFICATE OF LOCAL AUTHORITY

*Council OF THE CITY OF GOLD COAST hereby certifies that the proposed
resubdivision of the ~~part~~ ^{lot} as illustrated in the abovementioned plan, has been approved by the
*Council OF THE CITY OF GOLD COAST and that all requirements of
the Local Government Acts 1936 — ~~1981~~ as modified by the Building Units and Group Titles
Act 1980 ^{As Amended} have been complied with in regard to the ^{resubdivision} subdivision.

DATED this 24TH day of JUNE, 19 92

Ad Bell
MAYOR
[Signature]
TOWN CLERK


Council OF THE CITY OF GOLD COAST

*Insert name of local authority

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SI 279 A45

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 7)

Name of Parcel: "CENTRAL HEIGHTS"

Regulation 8(1)
Sheet No. 5 of 10 Sheets

OF RESUBDIVISION
GROUP TITLES PLAN NO. 3091

I, JOHN ROBERT MEYERS, of SURFERS PARADISE
a valuer registered under the provisions of the Valuers Registration Act 1965 — 1985 do hereby certify
that set forth in the following schedule is my opinion as to the unimproved value, and the lot
entitlement, of each lot contained in the group titles plan to which this certificate is annexed.

SCHEDULE

LOT	UNIMPROVED VALUE	LOT ENTITLEMENT
70	\$17,500	1
71	\$17,500	1
72	\$17,500	1
73	\$17,500	1
74	\$17,500	1
75	\$17,500	1
76	\$17,500	1
77	\$17,500	1
78	\$17,500	1
79	\$17,500	1
80	\$17,500	1
81	\$17,500	1
82	\$17,500	1
83	\$17,500	1
84	\$17,500	1
85	\$17,500	1
AGGREGATE	\$2,957,500	169

DATED this 25th day of November, 19 91.


REGISTERED VALUER.


Shire Clerk
COUNCIL OF THE CITY OF GOLD COAST

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Building Units and Group Titles Act 1980 — 1984
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)

Name of Parcel: "CENTRAL HEIGHTS" Regulation 8(1)
 Sheet No. 6 of 10 Sheets

OF RESUBDIVISION
GROUP TITLES PLAN NO. 3091

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Entitlement	Current C's T.		Lot No.	Entitlement	Current C's T.	
		Vol.	Fol.			Vol.	Fol.
70	1	8349	47				
71	1		48				
72	1		49				
73	1		50				
74	1		51				
75	1		52				
76	1		53				
77	1		54				
78	1		55				
79	1		56				
80	1		57				
81	1		58				
82	1		59				
83	1		60				
84	1		61				
85	1		62				
AGGREGATE	169			AGGREGATE			

SIGNATURE OF REGISTERED PROPRIETOR

NIFSAN PTY LTD A C N 053 350 922
 BY ITS ATTORNEY PAUL CHARLES DOUMANY/MH MALEAN
 UNDER POWER OF ATTORNEY No. K924282N.

Shirex Clerk
 Town

COUNCIL OF THE CITY OF GOLD COAST

6/11

Date: 08-Apr-2026
 Contact: Searches unit
 Location: Bundall
 Telephone: 1300 366 659
 Your Reference: 260267:37924

Settlement Figures Report

Property located at: UNIT 79, 170 Central Street, LABRADOR QLD 4215

Property Owner: Joseph Arokiam Adrian Moraes

Rate Account Information	
Rate Account Number	21162299 8
Gross Rates for Current Period	\$1,178.44
Discount Applied	-\$64.90
Nett Rates for Current Period	\$1,113.54
Pension Subsidy Amount Applied	\$0.00
Active Direct Debit on Rate Account	No
Payments for Current Period	-\$1,113.54
Balance as of Settlement Date*	\$0.00
* If paid upon Settlement date of 10 April 2026	
Current Rating Period: 1 January 2026 – 30 June 2026	

Water Account Information	
Water Account Number	811622990
Balance as of Settlement Date*	\$0.00
* If paid upon Settlement date of 10 April 2026 this amount includes charges incurred to Latest Billable Meter Read date	

Please note, meter reads have not been included as no search has been submitted for this property.

Important Information:

- This information is correct at the time of issue. Changes to this account may occur at any time after the date of this report that may result in an adjustment to the stated financial position. Written notice of which will only be given to the then owner.

- Interest at 12.12% p.a. compounded daily to be calculated to the date of receipt of payment on all overdue levies.
- If a remittance by cheque or direct debit has been receipted to this account, acceptance of any payment is conditional upon it being honoured. Please note that Council will seek payment of outstanding amounts from the action to safeguard the interest of yourself/your client.
- Pensioner rebates will only be allowed on a pro-rata basis to the date of sale. Settlement should be calculated on this basis as the purchaser will receive supplementary advice requesting the payment of the adjusted rebates.
- In the event no land valuation has yet been determined from the Department of Natural Resources, Mines and Energy (DNRME) it is suggested that funds are set aside for when a valuation has been completed.
- To make a payment to this Water Account, please use the BPay biller code 868745 and the payment reference is the 9 digit Water Account number.
- To make a payment to this Rate Account, please use the BPay biller code 575217 and the payment reference is the 9 digit Rate Account number.

Backspace

OF
OLD COAST Water and Sewerage Rate Notice

Gold Coast City Council AEN 84 858 543 450 Page 1

Cityofgoldcoast.com.au/water
(07) 5667 5995 or 1300 366 659

Notice Number **8 1162299 0** Date of issue **16 February 2026**

Current Billing Period:
1 November 2025 to 4 February 2026
Amount due:

\$502.91
(see back for payment options)
Due date for payment:
(interest penalty applies after due date)
19 March 2026


168441/A12/003039 D-041
J A A MORAES
6 ELLEN GRANT DR
WILLOW VALE QLD 4209

To make payment
Cityofgoldcoast.com.au/rates

UNIT 79, 170 CENTRAL STREET, LABRADOR
L 79 GTP3091
(Payments received after 8 February 2026 may not be included in this notice)

Opening balance	\$0.58
Accrued interest calculated until 19 March 2026	\$0.02
Water and sewerage charges (Includes State Bulk Water Price)	\$502.31
<i>(see account page for details)</i>	
Amount payable if paid by: 19 March 2026	\$502.91

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit Cityofgoldcoast.com.au/myaccount

CITY OF
OLD COAST

In Person / Mail Payment Advice
Name: J A A MORAES
Ref: 8 1162299 0

•419 811622990

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billers Code: 868745
Ref: 8 1162299 0



Date
/ /

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

1. Pool safety certificate number

 Identification number:
2. Location of the swimming pool

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

Street address:

Postcode

Lot and plan details:

Local government area:

3. Exemptions or alternative solutions for the swimming pool (if applicable)

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

4. Pool properties

Shared pool

Non-shared pool

Number of pools

5. Pool safety certificate validity

Effective date:

 / /

Expiry date:

 / /
6. Certification

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

Name:

 Pool safety inspector
licence number:

Signature:

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

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

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

Privacy statement

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

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

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



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **1004826**

Date: 01/04/2026

Search Request reference: **190592157**

Applicant details

Applicant: Nielan Lesko

conveyancing@jeffhorsey.com.au

Buyer: Sellers Disclosure

Search response:

Your request for a property search on Lot 79 on Plan GTP3091 at 79/170 CENTRAL STREET, LABRADOR QLD 4215 has been processed.

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

Note:

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

Disclaimer:

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

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

Privacy Statement:

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



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

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

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

Transaction ID: 51136113 EMR Site Id: 01 April 2026
Cheque Number:
Client Reference:

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

Lot: 79 Plan: GTP3091
79/170 CENTRAL ST
LABRADOR

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority



ACTIVE BODY CORPORATE
MANAGERS & CONSULTANTS

Suite 3, 146 Bundall Rd
Bundall QLD 4217
P (07) 5574 0444
E reception@activebodycorporate.com.au

02 April 2026

CENTRAL HEIGHTS CTS 20078
Registered for GST

ABN 56 811 638 091

Tax Invoice

Mr J A A Moraes

Ref

Re Lot 79 CENTRAL HEIGHTS CTS 20078

Fee 84.10 Paid

Above Fee includes GST

This certificate contains the following information:

Name of the Scheme / Community Title Number / Lot Information / Financial Information pertaining to Lot.

IMPORTANT: This document has been provided in good faith and with all information provided to this office. We accept no liability for any claim due to information not provided to this office either by a previous owner or manager of the body corporate records.

Section 205(5) of the Act provides that the person obtaining this certificate may rely on it against the body corporate as conclusive evidence of the matters stated, except for errors reasonably apparent. The Body Corporate and Community Management Regulation provides that a new owner becomes jointly and severally liable for any contribution, instalment, penalty or other amount payable to the body corporate that is due but unpaid when they become the new owner.

Before settlement, please go to www.stratamax.com.au/cert and enter your Access ID provided to obtain any updates on the figures contained in the attached certificate.

Your access ID: 20078ACTIVE 60408265.

A fee of \$44.00 applies for this service which is payable online. The above Access ID will expire one month from the date of this letter. If you wish to obtain an update directly from us, a fee will apply.

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 02/04/2026

Becoming an owner

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

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

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

How to get more information

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

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

Contacting the body corporate

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

Name and number of the community titles scheme

CENTRAL HEIGHTS

CTS No. **20078**

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: **Alex Downham**

Company: **Active Body Corporate Management Pty Ltd**

Phone: **0755740444**

Email: **reception@activebodycorporate.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **79**

Plan type and number: **3259**

Plan of subdivision: **GROUP TITLES 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:

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:

Date of Resolution	Lot Description	Conditions
--------------------	-----------------	------------

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: **1**

Total contribution schedule lot entitlements for all lots: **169**

Interest schedule

Interest schedule lot entitlement for the lot: **1**

Total interest schedule lot entitlements for all lots: **169**

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 **79** for the current financial year: \$ **3,538.47**

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

Discount for on-time payments (if applicable): **15** %

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/05/25 to 31/07/25	01/05/25	805.48	684.66	30/04/25
01/08/25 to 31/10/25	01/08/25	805.48	684.66	31/07/25
01/11/25 to 31/01/26	01/11/25	963.75	819.19	24/10/25
01/02/26 to 30/04/26	01/02/26	963.76	819.20	20/02/26
01/05/26****31/07/26	01/05/26	884.62	751.93	
01/08/26****31/10/26	01/08/26	884.62	751.93	
			Amount overdue	Nil
		Amount Unpaid including amounts billed not yet due		Nil

Sinking fund contributions

Total amount of contributions (before any discount) for lot **79** for the current financial year: \$ **1,079.01**

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

Discount for on-time payments (if applicable): **15** %

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/05/25 to 31/07/25	01/05/25	160.28	136.24	30/04/25
01/08/25 to 31/10/25	01/08/25	160.28	136.24	31/07/25
01/11/25 to 31/01/26	01/11/25	379.23	322.35	24/10/25
01/02/26 to 30/04/26	01/02/26	379.22	322.34	20/02/26
01/05/26****31/07/26	01/05/26	269.75	229.29	
01/08/26****31/10/26	01/08/26	269.75	229.29	
			Amount overdue	Nil
		Amount Unpaid including amounts billed not yet due		Nil

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
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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
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Amount overdue **Nil**

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

Other amounts payable by the lot owner

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

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

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

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 30/07/24

Current sinking fund balance (as at date of certificate): \$ 337,348.73

Improvements to common property the lot owner is responsible for

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

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

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

Body corporate assets

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

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

Description	Type	Acquisition Supplier	Original Cost	Cost To Date	Market Value
Pool Cleaner	Plant and Machinery	01/01/22	\$0.00	\$0.00	\$1,800.00
2 x Sun Lounger Day Beds	Plant and Machinery	01/01/23	\$0.00	\$0.00	\$276.95
1xSH 56 C-E Z	Plant and Machinery	01/01/23	\$0.00	\$0.00	\$468.00
Shredder/Vacuum					
1 x 63.M Hayauchi Pole Saw	Plant and Machinery	01/01/23	\$0.00	\$0.00	\$545.00
Backpack sprayer	Plant and Machinery	01/01/24	\$0.00	\$0.00	\$826.00
Battery & Charger					

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 SUM INSURED Strata Community Insurance	POL11055917	54,795,500.00	101,452.00	14/04/26	\$5,000 Insured Property (including Earthquake) \$15,000 See Policy
CATASTROPHE Strata Community Insurance	POL11055917	16,438,650.00		14/04/26	\$5,000 Insured Property (including Earthquake)
COMMON AREA CONTENTS Strata Community Insurance	POL11055917	547,955.00		14/04/26	\$5,000 Insured Property (including Earthquake)
FIDELITY GUARANTEE Strata Community Insurance	POL11055917	100,000.00		14/04/26	\$5,000 Insured Property (including Earthquake)
LOSS OF RENT Strata Community Insurance	POL11055917	8,219,325.00		14/04/26	\$5,000 Insured Property (including Earthquake)
OFFICE BEARERS LIAB. Strata Community Insurance	POL11055917	5,000,000.00		14/04/26	\$5,000 Insured Property (including Earthquake)
PUBLIC LIABILITY Strata Community Insurance	POL11055917	20,000,000.00		14/04/26	\$5,000 Insured Property (including Earthquake)
VOLUNTARY WORKERS Strata Community Insurance	POL11055917	Insured		14/04/26	\$5,000 Insured Property (including Earthquake)
GOVERNMENT AUDIT Strata Community Insurance	POL11055917	25,000.00		14/04/26	\$5,000 Insured Property (including Earthquake)
LEGAL DEFENCE Strata Community Insurance	POL11055917	50,000.00		14/04/26	\$5,000 Insured Property (including Earthquake)
LOT OWNER FIXTURES Strata Community Insurance	POL11055917	300,000.00		14/04/26	\$5,000 Insured Property (including Earthquake)
FLOATING FLOORS Strata Community Insurance	POL11055917	Insured		14/04/26	\$5,000 Insured Property (including Earthquake)

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
TERRORISM Strata Community Insurance	POL11055917	Insured		14/04/26	\$5,000 Insured Property (including Earthquake)
VEHICLE CGU Insurance	24C2797674	35,000,000.00	273.00	07/08/26	See Policy

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: Diamond Bridge Real Estate

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

Yes - Name of authorised letting agent: Diamond Bridge Real Estate

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 Active Body Corporate Management Pty Ltd

Positions/s held Body Corporate Manager

Date 02/04/2026

Signature/s Active Body Corporate Managers & Consultants

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



ACTIVE BODY CORPORATE
MANAGERS & CONSULTANTS

Suite 3, 146 Bundall Rd
Bundall QLD 4217
P (07) 5574 0444
E reception@activebodycorporate.com.au

CENTRAL HEIGHTS G.T.P. 3259

170 Central Street Labrador Qld 4215

BALANCE SHEET

AS AT 02 APRIL 2026

	ACTUAL 02/04/2026	ACTUAL 30/04/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	35,674.76	18,718.44
Sinking Fund	337,348.73	250,347.78
<u>TOTAL</u>	<u>\$ 373,023.49</u>	<u>\$ 269,066.22</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash On Hand	200.00	200.00
Bank Balance Admin Fund	61,467.61	6,677.95
Bank Balance Sinking Fund	343,610.25	282,421.98
Levies In Arrears	7,904.92	4,371.50
Other Arrears	2,077.24	1,966.68
Interest On Overdue Levies	412.38	189.16
Deposits	40.00	40.00
Prepaid Expenses	67.07	0.00
Payg Instalments	138.00	138.00
<u>TOTAL ASSETS</u>	415,917.47	296,005.27
<u>LIABILITIES</u>		
Gst Clearing Account	4,789.12	5,013.12
Payg Clearing Account	138.00	138.00
Gst Conversion Account	0.00	5,355.78
Creditors	13,620.50	10,016.52
Next Year Discounts	0.00	(16,780.34)
Levies In Advance	24,346.36	124,647.97
Insurance Payments In Advance	0.00	(101,452.00)
<u>TOTAL LIABILITIES</u>	42,893.98	26,939.05
<u>NET ASSETS</u>	<u>\$ 373,023.49</u>	<u>\$ 269,066.22</u>



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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2025 TO 02 APRIL 2026

	ACTUAL	BUDGET	ACTUAL
	01/05/25-02/04/26	01/05/25-30/04/26	01/05/24-30/04/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies Due - Admin	598,001.43	598,000.00	544,499.41
Discount - Admin	(78,358.25)	(89,700.00)	(68,733.49)
Interest On Overdue Levies	1,896.65	0.00	2,291.77
Gst On Income	(47,241.45)	(46,209.09)	(44,477.11)
<u>TOTAL ADMIN. FUND INCOME</u>	474,298.38	462,090.91	433,580.58
<u>EXPENDITURE - ADMIN. FUND</u>			
Strata Pay Trans / Svce	77.55	30.00	29.05
Bas Returns	1,136.70	1,320.00	1,210.00
Bbq Gas	0.00	150.00	133.00
Building Maintenance	1,046.95	2,000.00	2,770.50
Caretaking Fee	291,819.99	319,396.00	310,094.08
Cleaning Materials	359.04	50.00	40.17
Debt Recovery Fees	2,854.50	0.00	88.00
Electrical	5,493.05	2,500.00	5,044.67
Electricity	17,909.37	17,000.00	15,858.38
Fire Compliance	837.08	1,000.00	870.66
Gardens & Grounds	3,729.15	7,000.00	6,694.11
Gates Maintenance	1,594.88	1,500.00	1,280.89
Gutter Cleaning	0.00	1,000.00	970.75
Income Tax Return Fee	550.00	0.00	858.00
Income Tax Returns	(537.15)	858.00	523.75
Insurance - Excess	5,000.00	5,000.00	0.00
Insurance - Premium	93,351.62	93,145.69	82,596.78
Insurance - Stamp Duty	8,306.31	8,306.31	7,353.02
Insurance - Valuation	0.00	0.00	1,400.00
Insurance/Registration-Trailer	0.00	150.00	337.45
Ins Reg Trailer Stamp Dty	117.05	0.00	17.67
Legal Expenses	4,137.04	5,000.00	0.00
Management Fees	28,107.50	28,231.20	27,306.60
Management Fees - Admin/Other	4,756.70	5,307.50	3,327.86
Management Fees - Disbursement	12,955.51	11,154.00	11,876.91
Management Fees - Extra Serv	6,543.40	4,000.00	6,864.54
Pest/Vermin Control	810.00	0.00	0.00
Plumbing	6,281.00	3,000.00	4,309.80



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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2025 TO 02 APRIL 2026

	ACTUAL	BUDGET	ACTUAL
	01/05/25-02/04/26	01/05/25-30/04/26	01/05/24-30/04/25
Pool	3,893.10	3,500.00	4,027.36
Returning Officer Fee	453.60	0.00	0.00
Rum - Pps, Phone & Travel	581.66	500.00	357.00
Tennis Court	1,699.50	1,000.00	1,045.00
Welcome Kits	495.00	0.00	0.00
Debt Collection	(2,750.00)	0.00	0.00
Gst On Expenses	(44,268.04)	(46,175.88)	(44,447.21)
<u>TOTAL ADMIN. EXPENDITURE</u>	457,342.06	475,922.82	452,838.79
<u>SURPLUS / DEFICIT</u>	<u>\$ 16,956.32</u>	<u>\$ (13,831.91)</u>	<u>\$ (19,258.21)</u>
Opening Admin. Balance	18,718.44	18,718.44	37,976.65
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 35,674.76</u>	<u>\$ 4,886.53</u>	<u>\$ 18,718.44</u>



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170 Central Street Labrador Qld 4215

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2025 TO 02 APRIL 2026

	ACTUAL	BUDGET	ACTUAL
	01/05/25-02/04/26	01/05/25-30/04/26	01/05/24-30/04/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies Due - Sinking	182,352.69	182,352.93	108,350.97
Discount - Sinking	(23,278.59)	(27,352.94)	(13,175.77)
Interest On Overdue Levies	824.14	0.00	675.83
Insurance Claims	4,140.00	0.00	0.00
Gst On Income	(14,837.12)	(14,090.91)	(8,823.69)
<u>TOTAL SINKING FUND INCOME</u>	149,201.12	140,909.08	87,027.34
<u>EXPENDITURE - SINKING FUND</u>			
Building Maintenance	13,809.99	0.00	0.00
Consultants	6,995.00	5,000.00	1,045.00
Allowance For Driveway	0.00	80,000.00	0.00
Electrical / Lighting	0.00	0.00	4,263.71
Engineers Report	0.00	5,000.00	0.00
Fencing	7,661.78	20,000.00	24,245.00
Fire Equipment	0.00	0.00	8,576.26
Gardening/Trees/Landscaping	20,836.00	0.00	0.00
Gutter Clean	4,807.00	0.00	0.00
Intercom	1,467.90	0.00	2,875.00
Plumbing & Drainage	5,801.53	30,000.00	14,742.10
Pool Equipment	2,590.00	0.00	1,115.50
Roofing & Guttering	2,753.50	0.00	0.00
Sinking Fund Forecast	0.00	0.00	2,200.00
Tree Removal	1,100.00	15,000.00	700.00
Gst On Expenses	(5,622.53)	(14,090.92)	(3,785.68)
<u>TOTAL SINK. FUND EXPENDITURE</u>	62,200.17	140,909.08	55,976.89
<u>SURPLUS / DEFICIT</u>	\$ 87,000.95	\$ 0.00	\$ 31,050.45
Opening Sinking Fund Balance	250,347.78	250,347.78	219,297.33
<u>SINKING FUND BALANCE</u>	\$ 337,348.73	\$ 250,347.78	\$ 250,347.78



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CENTRAL HEIGHTS G.T.P. 3259

ABN 56 811 638 091

STATEMENT

Mr J A A Moraes
6 Ellen Grant Drive
WILLOW VALE QLD 4209

Statement Period			
01 May 24 to 02 Apr 26			
A/c No	70	Lot No	79
Page Number	1	Unit No	79

Transfer Date: 13/10/25

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
01/05/24	Admin Fund	01/05/24 to 31/07/24	I0000070	817.87		817.87
01/05/24	Sinking Fund	01/05/24 to 31/07/24	I0000239	115.50		933.37
01/05/24	Receipt	Admin Fund	R0000192		695.19	238.18
01/05/24	Receipt	Sinking Fund	RA000192		98.17	140.01
01/05/24	Discount	Admin Discount	RB000192		122.68	17.33
01/05/24	Discount	Sink Discount	RC000192		17.33	0.00
02/07/24	Admin Fund	01/08/24 to 31/10/24	I0000408	801.34		801.34
02/07/24	Sinking Fund	01/08/24 to 31/10/24	I0000577	175.21		976.55
01/08/24	Receipt	Admin Fund	R0000470		681.14	295.41
01/08/24	Receipt	Sinking Fund	RA000470		148.93	146.48
01/08/24	Discount	Admin Discount	RB000470		120.20	26.28
01/08/24	Discount	Sink Discount	RC000470		26.28	0.00
16/09/24	Admin Fund	01/11/24 to 31/01/25	I0000746	801.34		801.34
16/09/24	Sinking Fund	01/11/24 to 31/01/25	I0000915	175.21		976.55
31/10/24	Receipt	Admin Fund	R0000780		681.14	295.41
31/10/24	Receipt	Sinking Fund	RA000780		148.93	146.48
31/10/24	Discount	Admin Discount	RB000780		120.20	26.28
More details on next page...				\$2,886.47	\$2,860.19	\$26.28

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: Nil	
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid



ACTIVE BODY CORPORATE MGT P/L



DEFT Reference Number:
299513630 1000 0000 701



Billers Code: 96503
Ref: 299513630 1000 0000 701

Lot 79/ Unit 79
Central Heights

Visit www.deft.com.au to pay by direct debit.

Internet & Telephone Banking - BPAY

Make this payment from your preferred bank account

BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518



Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
The Owners CENTRAL HEIGHTS



*496 299513630 10000000701

TOTAL AMOUNT DUE
DUE DATE

\$0.00



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ABN 56 811 638 091

STATEMENT

Mr J A A Moraes
6 Ellen Grant Drive
WILLOW VALE QLD 4209

Statement Period			
01 May 24 to 02 Apr 26			
A/c No	70	Lot No	79
Page Number	2	Unit No	79

Transfer Date: 13/10/25

Date	Type	Details	Reference	Debit	Credit	Balance
31/10/24	Discount	Sink Discount	RC000780		26.28	0.00
16/12/24	Admin Fund	01/02/25 to 30/04/25	I0001084	801.34		801.34
16/12/24	Sinking Fund	01/02/25 to 30/04/25	I0001253	175.21		976.55
31/01/25	Receipt	Admin Fund	R0001096		681.14	295.41
31/01/25	Receipt	Sinking Fund	RA001096		148.93	146.48
31/01/25	Discount	Admin Discount	RB001096		120.20	26.28
31/01/25	Discount	Sink Discount	RC001096		26.28	0.00
17/03/25	Admin Fund	01/05/25 to 31/07/25	I0001422	805.48		805.48
17/03/25	Sinking Fund	01/05/25 to 31/07/25	I0001591	160.28		965.76
30/04/25	Receipt	Admin Fund	R0001388		684.66	281.10
30/04/25	Receipt	Sinking Fund	RA001388		136.24	144.86
30/04/25	Discount	Admin Discount	RB001388		120.82	24.04
30/04/25	Discount	Sink Discount	RC001388		24.04	0.00
16/06/25	Admin Fund	01/08/25 to 31/10/25	I0001760	805.48		805.48
16/06/25	Sinking Fund	01/08/25 to 31/10/25	I0001929	160.28		965.76
31/07/25	Receipt	Admin Fund	R0001736		684.66	281.10
31/07/25	Receipt	Sinking Fund	RA001736		136.24	144.86
31/07/25	Discount	Admin Discount	RB001736		120.82	24.04
31/07/25	Discount	Sink Discount	RC001736		24.04	0.00
15/09/25	Admin Fund	01/11/25 to 31/01/26	I0002098	963.75		963.75
15/09/25	Sinking Fund	01/11/25 to 31/01/26	I0002267	379.23		1,342.98
24/10/25	Receipt	Admin Fund	R0002008		819.19	523.79
24/10/25	Receipt	Sinking Fund	RA002008		322.35	201.44
24/10/25	Discount	Admin Discount	RB002008		144.56	56.88
24/10/25	Discount	Sink Discount	RC002008		56.88	0.00
15/12/25	Admin Fund	01/02/26 to 30/04/26	I0002436	963.76		963.76
15/12/25	Sinking Fund	01/02/26 to 30/04/26	I0002605	379.22		1,342.98
19/02/26	Other	Arrears Notice Fee	M0000206	38.50		1,381.48
20/02/26	Receipt	Admin Fund	R0002438		963.76	417.72
20/02/26	Receipt	Sinking Fund	RA002438		379.22	38.50
20/02/26	Receipt	Other	RB002438		38.50	0.00
More details on next page...				\$8,519.00	\$8,519.00	\$0.00



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CENTRAL HEIGHTS G.T.P. 3259

INSURANCE DETAILS

02 April 2026

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
BUILDING SUM INSURED	Strata Community Insurance	POL11055917	\$54,795,500	14/04/26
CATASTROPHE	Strata Community Insurance	POL11055917	\$16,438,650	14/04/26
COMMON AREA CONTENT	Strata Community Insurance	POL11055917	\$547,955	14/04/26
FIDELITY GUARANTEE	Strata Community Insurance	POL11055917	\$100,000	14/04/26
LOSS OF RENT	Strata Community Insurance	POL11055917	\$8,219,325	14/04/26
OFFICE BEARERS LIAB.	Strata Community Insurance	POL11055917	\$5,000,000	14/04/26
PUBLIC LIABILITY	Strata Community Insurance	POL11055917	\$20,000,000	14/04/26
VOLUNTARY WORKERS	Strata Community Insurance	POL11055917	Insured	14/04/26
GOVERNMENT AUDIT	Strata Community Insurance	POL11055917	\$25,000	14/04/26
LEGAL DEFENCE	Strata Community Insurance	POL11055917	\$50,000	14/04/26
LOT OWNER FIXTURES	Strata Community Insurance	POL11055917	\$300,000	14/04/26
FLOATING FLOORS	Strata Community Insurance	POL11055917	Insured	14/04/26
TERRORISM	Strata Community Insurance	POL11055917	Insured	14/04/26
VEHICLE	Cgu Insurance	24C2797674	\$35,000,000	07/08/26

QUEENSLAND LAND REGISTRY **NEW COMMUNITY MANAGEMENT STATEMENT**
Body Corporate and Community Management Act 1997

THIS STATEMENT MUST BE LODGED TOGETHER WITH A FORM 14 GENERAL REQUEST AND IN THE CASE OF A NEW STATEMENT MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only

CMS LABEL NUMBER

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 Central Heights Community Titles Scheme 20078	2. Regulation module Accommodation Module
--	---

3. Name of body corporate
Body Corporate for Central Heights Community Titles Scheme 20078

4. Scheme land

Description of Lot	County	Parish	Title Reference
SEE ENLARGED PANEL			

5. Name and address of original owner # Not applicable	6. Reference to plan lodged with this statement Not applicable
--	--

first community management statement only

7. Local Government community management statement notation
Not applicable pursuant to Section 60(6) of the Body Corporate and Community Management Act 1997

.....signed

.....name and designation

.....name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date

22/09/05

J. Fremantle
.....
Chairperson

J. Thomas
.....
Secretary

***Execution**



Privacy Statement

The information from this form is collected under the authority of the Body Corporate and Community Management Act 1997 and is used for the purpose of maintaining the publicly searchable registers in the land registry.

QUEENSLAND LAND REGISTRY

Land Title Act 1994, Land Act 1994
and Water Act 2000

ENLARGED PANEL

Page 2 of 12
FORM 20 Version 2

Title Reference 19302960

4. Scheme land

Description of Lot	County	Parish	Title Reference
Common Property of Central Heights CTS 20078	Ward	Barrow	19302960
Lots 10 – 29 (inclusive) in GTP 2960	Ward	Barrow	18302072 – 18302091 (inclusive)
Lots 30 – 51 (inclusive) in GRP 3031	Ward	Barrow	18318166 – 18318187 (inclusive)
Lots 52 – 69 (inclusive) in GRP 3058	Ward	Barrow	18330015 – 18330032 (inclusive)
Lots 70 – 85 (inclusive) in GRP 3091	Ward	Barrow	18349047 – 18349062 (inclusive)
Lots 86 – 100 (inclusive) in GRP 3127	Ward	Barrow	18362222 – 18362236 (inclusive)
Lots 101 – 106 (inclusive) in GRP 3155	Ward	Barrow	18369245 – 18369250 (inclusive)
Lots 107 – 116 (inclusive) in GRP 3155	Ward	Barrow	18370001 – 18370010 (inclusive)
Lots 117 – 130 (inclusive) in GRP 3169	Ward	Barrow	18374109 – 18374122 (inclusive)
Lots 131 – 144 (inclusive) in GRP 3213	Ward	Barrow	18401006 – 18401019 (inclusive)
Lots 145 – 162 (inclusive) in GRP 3233	Ward	Barrow	18418207 – 18418224 (inclusive)
Lots 163 – 169 (inclusive) in GRP 3259	Ward	Barrow	18418244 – 18418250 (inclusive)
Lots 170 – 178 (inclusive) in GRP 3259	Ward	Barrow	18419001 – 18419009 (inclusive)

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 10 in GTP 2960	1	1
Lot 11 in GTP 2960	1	1
Lot 12 in GTP 2960	1	1
Lot 13 in GTP 2960	1	1
Lot 14 in GTP 2960	1	1
Lot 15 in GTP 2960	1	1
Lot 16 in GTP 2960	1	1
Lot 17 in GTP 2960	1	1
Lot 18 in GTP 2960	1	1
Lot 19 in GTP 2960	1	1
Lot 20 in GTP 2960	1	1
Lot 21 in GTP 2960	1	1
Lot 22 in GTP 2960	1	1
Lot 23 in GTP 2960	1	1
Lot 24 in GTP 2960	1	1
Lot 25 in GTP 2960	1	1
Lot 26 in GTP 2960	1	1
Lot 27 in GTP 2960	1	1
Lot 28 in GTP 2960	1	1
Lot 29 in GTP 2960	1	1
Lot 30 in GRP 3031	1	1
Lot 31 in GRP 3031	1	1
Lot 32 in GRP 3031	1	1
Lot 33 in GRP 3031	1	1
Lot 34 in GRP 3031	1	1
Lot 35 in GRP 3031	1	1
Lot 36 in GRP 3031	1	1
Lot 37 in GRP 3031	1	1
Lot 38 in GRP 3031	1	1
Lot 39 in GRP 3031	1	1
Lot 40 in GRP 3031	1	1
Lot 41 in GRP 3031	1	1
Lot 42 in GRP 3031	1	1
Lot 43 in GRP 3031	1	1
Lot 44 in GRP 3031	1	1
Lot 45 in GRP 3031	1	1
Lot 46 in GRP 3031	1	1
Lot 47 in GRP 3031	1	1
Lot 48 in GRP 3031	1	1
Lot 49 in GRP 3031	1	1
Lot 50 in GRP 3031	1	1
Lot 51 in GRP 3031	1	1

Title Reference 19302960

Lot 52 in GRP 3058	1	1
Lot 53 in GRP 3058	1	1
Lot 54 in GRP 3058	1	1
Lot 55 in GRP 3058	1	1
Lot 56 in GRP 3058	1	1
Lot 57 in GRP 3058	1	1
Lot 58 in GRP 3058	1	1
Lot 59 in GRP 3058	1	1
Lot 60 in GRP 3058	1	1
Lot 61 in GRP 3058	1	1
Lot 62 in GRP 3058	1	1
Lot 63 in GRP 3058	1	1
Lot 64 in GRP 3058	1	1
Lot 65 in GRP 3058	1	1
Lot 66 in GRP 3058	1	1
Lot 67 in GRP 3058	1	1
Lot 68 in GRP 3058	1	1
Lot 69 in GRP 3058	1	1
Lot 70 in GRP 3091	1	1
Lot 71 in GRP 3091	1	1
Lot 72 in GRP 3091	1	1
Lot 73 in GRP 3091	1	1
Lot 74 in GRP 3091	1	1
Lot 75 in GRP 3091	1	1
Lot 76 in GRP 3091	1	1
Lot 77 in GRP 3091	1	1
Lot 78 in GRP 3091	1	1
Lot 79 in GRP 3091	1	1
Lot 80 in GRP 3091	1	1
Lot 81 in GRP 3091	1	1
Lot 82 in GRP 3091	1	1
Lot 83 in GRP 3091	1	1
Lot 84 in GRP 3091	1	1
Lot 85 in GRP 3091	1	1
Lot 86 in GRP 3127	1	1
Lot 87 in GRP 3127	1	1
Lot 88 in GRP 3127	1	1
Lot 89 in GRP 3127	1	1
Lot 90 in GRP 3127	1	1
Lot 91 in GRP 3127	1	1
Lot 92 in GRP 3127	1	1
Lot 93 in GRP 3127	1	1
Lot 94 in GRP 3127	1	1
Lot 95 in GRP 3127	1	1

Title Reference 19302960

Lot 96 in GRP 3127	1	1
Lot 97 in GRP 3127	1	1
Lot 98 in GRP 3127	1	1
Lot 99 in GRP 3127	1	1
Lot 100 in GRP 3127	1	1
Lot 101 in GRP 3127	1	1
Lot 102 in GRP 3127	1	1
Lot 103 in GRP 3127	1	1
Lot 104 in GRP 3127	1	1
Lot 105 in GRP 3127	1	1
Lot 106 in GRP 3127	1	1
Lot 107 in GRP 3127	1	1
Lot 108 in GRP 3127	1	1
Lot 109 in GRP 3127	1	1
Lot 110 in GRP 3127	1	1
Lot 111 in GRP 3127	1	1
Lot 112 in GRP 3127	1	1
Lot 113 in GRP 3127	1	1
Lot 114 in GRP 3127	1	1
Lot 115 in GRP 3127	1	1
Lot 116 in GRP 3127	1	1
Lot 117 in GRP 3169	1	1
Lot 118 in GRP 3169	1	1
Lot 119 in GRP 3169	1	1
Lot 120 in GRP 3169	1	1
Lot 121 in GRP 3169	1	1
Lot 122 in GRP 3169	1	1
Lot 123 in GRP 3169	1	1
Lot 124 in GRP 3169	1	1
Lot 125 in GRP 3169	1	1
Lot 126 in GRP 3169	1	1
Lot 127 in GRP 3169	1	1
Lot 128 in GRP 3169	1	1
Lot 129 in GRP 3169	1	1
Lot 130 in GRP 3169	1	1
Lot 131 in GRP 3213	1	1
Lot 132 in GRP 3213	1	1
Lot 133 in GRP 3213	1	1
Lot 134 in GRP 3213	1	1
Lot 135 in GRP 3213	1	1
Lot 136 in GRP 3213	1	1
Lot 137 in GRP 3213	1	1
Lot 138 in GRP 3213	1	1
Lot 139 in GRP 3213	1	1

Lot 140 in GRP 3213	1	1
Lot 141 in GRP 3213	1	1
Lot 142 in GRP 3213	1	1
Lot 143 in GRP 3213	1	1
Lot 144 in GRP 3213	1	1
Lot 145 in GRP 3233	1	1
Lot 146 in GRP 3233	1	1
Lot 147 in GRP 3233	1	1
Lot 148 in GRP 3233	1	1
Lot 149 in GRP 3233	1	1
Lot 150 in GRP 3233	1	1
Lot 151 in GRP 3233	1	1
Lot 152 in GRP 3233	1	1
Lot 153 in GRP 3233	1	1
Lot 154 in GRP 3233	1	1
Lot 155 in GRP 3233	1	1
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Lot 158 in GRP 3233	1	1
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Lot 162 in GRP 3233	1	1
Lot 163 in GRP 3259	1	1
Lot 164 in GRP 3259	1	1
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Lot 166 in GRP 3259	1	1
Lot 167 in GRP 3259	1	1
Lot 168 in GRP 3259	1	1
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Lot 170 in GRP 3259	1	1
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Lot 172 in GRP 3259	1	1
Lot 173 in GRP 3259	1	1
Lot 174 in GRP 3259	1	1
Lot 175 in GRP 3259	1	1
Lot 176 in GRP 3259	1	1
Lot 177 in GRP 3259	1	1
Lot 178 in GRP 3259	1	1
TOTALS	169	169

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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Sections 66(1)(f) and (g) of the Body Corporate and Community Management Act 1997 are not applicable.

SCHEDULE C	BY-LAWS	<i>CENTRAL HEIGHTS</i>
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1. DEFINITIONS**1.1 Dictionary**

Act	means the Body Corporate and Community Management Act 1997.
Body Corporate	has the same meaning as in the Act.
Body Corporate Committee	has the same meaning as in the Act.
Commissioner	has the same meaning as in the Act.
Common Property	has the same meaning as in the Act.
Invitee	any person on the Scheme Land with the permission of an Occupier.
Lot	has the same meaning as in the Act.
Occupier	an Owner of a Lot, a tenant of a Lot, a licensee of a Lot, or any person resident in a Lot.
Owner	has the same meaning as in the Act.
Scheme Land	has the same meaning as in the Act.
Window Coverings	internal curtain, blind, venetian or roller shade.

1.2 Rules for interpretation

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

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

2. NOISE

- (a) An Occupier must not create any noise likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.
- (b) Occupiers leaving or returning to Lots late at night or early in the morning must do so with minimum noise.
- (c) The Occupier must request Invitees leaving after 11pm to leave quietly.
- (d) An Occupier must comply with the Noise Abatement Act 1979.

3. VEHICLES

- (a) An Occupier must not park any vehicle upon Common Property (including the roadways) except -
 - (i) with the consent in writing of the Body Corporate Committee, or
 - (ii) where authorised by an exclusive use by-law.
- (b) An Occupier must ensure that his Invitees park in the designated visitor car parking bays.
- (c) An Occupier, and to the greatest practical extent, an Occupier must ensure his Invitees do not exceed the speed limit of 5 kph on the Common Property roadways.

8. UTILITY INFRASTRUCTURE

- (a) An Occupier must use the utility infrastructure for the purpose for which it was designed and not for any other purpose.
- (b) If an Occupier becomes aware of any defect or damage to the utility infrastructure, the Occupier must promptly give notice to the Body Corporate Committee of the defect or damage.
- (c) An Occupier shall ensure all water taps in a Lot are promptly turned off after use.

9. DAMAGE TO COMMON PROPERTY

- (a) An Occupier must not -
 - (i) damage any Common Property lawn, garden, tree, shrub, plant or flower, or
 - (ii) use as a garden any portion of the Common Property, except with the consent in writing of the Body Corporate Committee.
- (b) An Occupier must not mark, paint, or drive nails or screws or the like into, or otherwise damage or deface a structure that forms part of the Common Property, except with the consent in writing of the Body Corporate Committee.
- (c) An Occupier must not erect any structure on the Common Property for his own benefit, unless consent has been obtained in accordance with the Act.

10. ALTERATIONS TO LOTS

- (a) The Body Corporate wishes to retain conformity as to style and colour of buildings on both the Common Property and Lots and to maintain a high standard in relation to the external appearance of those buildings.
- (b) An Occupier must not, except with the consent in writing of the Body Corporate Committee -
 - (i) alter the external appearance of a building on any Lot, or
 - (ii) paint the external surfaces of a building on any Lot.
- (c) To ensure compliance with by-laws 10(a) and (b), the Body Corporate may supply, or engage another person to supply, painting services for the benefit of Owners.
- (d) Where the Body Corporate supplies to an Owner painting services in accordance with by-law 10(c), the Owner must reimburse the Body Corporate for the cost of the service provided by the Body Corporate. The amount owing by the Owner to the Body Corporate is recoverable by the Body Corporate in the same way as it is entitled to recover contributions levied on Owners.
- (e) An Occupier must not erect any fence on a Lot or on the boundary of a Lot and the Common Property, except with the consent in writing of the Body Corporate Committee.
- (f) An Occupier must not make any structural alterations, renovations or additions to the external part of any building on a Lot or on the land within a lot (including, but not limited to the erection of an aerial, satellite dish, pergola, screen, awning, rainwater tank, shed or other outbuilding, the installation of an air conditioning unit, alterations to utility infrastructure, enclosing a balcony or erecting a fence), except with the consent in writing of the Body Corporate Committee.
- (g) The consent of the Body Corporate Committee will not be given for a fence in front of the front building alignment on any Lot.

11. WINDOW COVERINGS

An Owner must ensure that Window Coverings are of colours sympathetic to the overall appearance of the Scheme Land and that when viewed from outside the Lot present an aesthetic appearance.

4. PRIVATE ROADS AND OTHER COMMON PROPERTY

The Common Property roadways and pathways and any easement giving access to the Scheme Land shall not be obstructed by any Occupier or their Invitees for any purpose other than the reasonable ingress and egress to and from their respective Lots or the parking areas provided. An Occupier of a lot shall not:

- (a) Drive or permit to be driven any motor vehicle in excess of two (2) tonnes weight onto or over the Common Property other than such vehicles entitled by any statute and/or local government ordinances.
- (b) Permit any Invitee's vehicle to be parked on the roadway forming part of the Common Property at any time. Any Invitees shall park their vehicles in the visitors' parking bays on the Common Property and shall use such area only for its intended purpose of casual parking.
- (c) Permit any caravan, campervan, watercraft or mobile home onto, over or through the Common Property or on the Scheme Land (except for the purpose of ingress and egress) unless the same is housed in a garage and is not visible from any part of the Common Property.
- (d) Permit any occupation of a caravan, campervan, watercraft or mobile home on a Lot.
- (e) Permit major mechanical work of any nature to be carried out on any vehicle in the driveway of a Lot or on the Common Property.
- (f) Permit the riding of skateboards, roller blades, skates, carts, scooters or any other similar equipment on the Common Property, including the roadways. This by-law allows the riding of bicycles on the Common Property roadways, provided helmets are worn, caution is exercised and no person causes a nuisance to any other person lawfully using the Common Property.
- (g) Permit ball games to be played on the Common Property, including the roadways.

5. OBSTRUCTION/NUISANCE

- (a) An Occupier must not obstruct lawful use of Common Property by any other person.
- (b) An Occupier must not cause a nuisance or act in such a way as to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.
- (c) An Occupier must not conduct a garage sale or an auction on a Lot or the Common Property, except with the consent in writing of the Body Corporate Committee.

6. DEPOSITING RUBBISH ETC. ON COMMON PROPERTY

An Occupier must not deposit or throw upon the Common Property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or using the Common Property.

7. GARBAGE DISPOSAL

- (a) An Occupier must keep a receptacle for garbage in a clean and dry condition and adequately covered on the Lot, or on a part of the Common Property designated by the Body Corporate for that purpose. Where practicable the receptacle for garbage is to be kept in a lot at the back of the building and within a fenced area. No receptacle for garbage is to be kept in front of the front building alignment.
- (b) An Occupier must -
 - (i) comply with all local government local laws about disposal of garbage, and
 - (ii) ensure that in disposing garbage, the hygiene health and comfort of other Occupiers is not adversely affected.
- (c) An occupier must ensure that his receptacle for garbage is removed from the roadway within 48 hours of collection.

12. APPEARANCE OF LOTS

- (a) An Occupier must not display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his Lot or the Common Property, except with the consent in writing of the Body Corporate Committee.
- (b) An Occupier must not hang any washing, towel, bedding, clothing or other article (except on clothes lines provided for the purpose of hanging laundry) on any part of his Lot in such a way as to be visible from another Lot, the Common Property or outside the Scheme Land, except with the consent in writing of the Body Corporate Committee.
- (c) An Occupier must ensure that all empty bottles, boxes, used containers and similar items are stored tidily and, so far as possible, out of sight.

13. MAINTENANCE OF LOTS

- (a) Each Owner must ensure his Lot is kept and maintained so as not to allow infestation by vermin or insects or be offensive in appearance to other Occupiers.
- (b) Each Owner must ensure that the lawns and gardens within their Lots are properly maintained and ensure that there is no excessive growth of vegetation or spread of weeds to other Lots or the Common Property.
- (c) An Owner must ensure all glass doors and windows are kept clean and promptly replaced with glass of the same kind and weight, if cracked or broken.

14. STORAGE OF FLAMMABLE LIQUIDS ETC.

- (a) An Occupier must not use or store upon his Lot or the Common Property any flammable chemical, liquid or gas or other flammable material, other than those used or intended to be used for domestic purposes or for use in a fuel tank of a motor vehicle or internal combustion engine.
- (b) An Occupier must not bring to, do or keep on a Lot anything which increases the rate of fire insurance on the Scheme Land, or which may conflict with any insurance policy upon the Scheme Land.

15. KEEPING ANIMALS

- (a) Subject to Section 181 of the Act, an Occupier must not, except with the consent in writing of the Body Corporate Committee:
 - (i) bring or keep an animal or bird on the Lot or the Common Property, or
 - (ii) permit an Invitee to bring or keep an animal or bird on the Lot or the Common Property.
- (b) Any consent of the Body Corporate Committee may be:
 - (i) given on conditions, and
 - (ii) withdrawn at any time, if the conditions are not met.
- (c) It will always be a condition of consent of the Body Corporate Committee that –
 - (i) any animal or bird is not more than 8kg, when fully grown
 - (ii) any animal or bird is kept within a Lot
 - (iii) any animal or bird crossing the Common Property is properly restrained; and
 - (iv) the Occupier cleans the Common Property where it has been soiled by the animal or bird.
- (d) This by-law does not apply to any animal or bird, which has been notified to the Body Corporate Committee as having been kept on a Lot as at 1 August 2004.
- (e) Where by-law 15(d) applies, then the ratification of the Body Corporate Committee to it being kept on a Lot

immediately ceases on the death of that animal or bird.

16. BEHAVIOUR OF OCCUPIERS AND INVITEES

- (a) Occupiers must comply with all signage containing rules and regulations in or about the Common Property.
- (b) Occupiers must take all reasonable steps to ensure that their Invitees abide by the by-laws and do not behave in a manner likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.
- (c) Owners will be liable to compensate the Body Corporate for all damage to the Common Property caused by their Occupiers and Invitees.

17. USE OF RECREATIONAL FACILITIES

(a) Hours of Use

An Occupier must not use the recreational facilities on the Common Property between 9pm and 6am, except with the consent in writing of the Body Corporate Committee. The Body Corporate Committee may make rules concerning the reservation and use of the recreational facilities. The recreational facilities include, but are not limited to the swimming pool, tennis court and barbeque facilities.

(b) Use of Swimming Pool

In relation to the swimming pool area, an Occupier must ensure that –

- (i) children under 12 years are not allowed in or around the area, unless accompanied by an adult Occupier
- (ii) Invitees are not allowed in or around the area, unless accompanied by the Occupier
- (iii) alcoholic beverages and glass ware are not taken in or around the area
- (iv) food and drink are not consumed in the pool
- (v) caution is exercised around the area at all times, and
- (vi) no person causes a nuisance to any other person lawfully on the Common Property.

(c) Maintenance of Swimming Pool

An Occupier must not, without proper authority, operate adjust or interfere with the operation of any equipment associated with the swimming pool or add any chemical or other substance to the swimming pool.

(d) Use of Tennis Court

In relation to the tennis court, an Occupier must ensure that –

- (i) children under 12 years are not allowed to use the tennis court, unless accompanied by an adult Occupier
- (ii) Invitees are not allowed to use the tennis court, unless accompanied by the Occupier
- (iii) food and alcoholic beverages are not taken into the tennis court area
- (iv) caution is exercised around the area at all times
- (v) no person causes a nuisance to any other person lawfully on the Common Property, and
- (vi) the provisions of any registered easement concerning the right to use the tennis court are complied with.

(e) Use of Barbeque

In relation to the barbeque, an Occupier must ensure that -

- (i) children under 14 years are not allowed to operate the barbeque equipment
- (ii) Invitees are not allowed to use the barbeque, unless accompanied by the Occupier
- (iii) caution is exercised at all times when using the barbeque
- (iv) the barbeque and surrounding area is left in a clean and tidy condition after use, and
- (v) no person causes a nuisance to any other person lawfully on the Common Property.

(f) **House Rules**

The Body Corporate Committee may make rules relating to the use of the recreational facilities, provided they are not inconsistent with this by-law 17.

18. USE OF LOTS

- (a) Each Lot must be used for residential purposes only and not for any illegal, unlawful or immoral purpose, including the carrying on of any business or commercial activity.
- (b) Despite by-law 18(a), lot 75 on GRP 3091 may be used for both residential purposes and for the purpose of providing a caretaking service to the body corporate and a letting service to Owners from the Scheme Land. No other Lot in the Scheme Land may be used for caretaking or the provisions of a letting service.
- (c) Despite any other by-law to the contrary, the owner or occupier of Lot 75 on GRP 3091 may displays signs or notices on his Lot or the Common Property for the purpose of offering for lease, letting or sale any Lot in the Scheme Land.

19. RECOVERY BY BODY CORPORATE

Where the Body Corporate spends money to repair damage caused by a breach of the Act or of these by-laws by any Occupier or Invitee then the Body Corporate is entitled to recover the amount spent as a debt in any court action from the Owner of the Lot from which that Occupier or Invitee came.

20. RECOVERY OF COSTS

An Owner must pay on demand the whole of the Body Corporate's costs and expenses (including solicitor and own client costs), such amount to be deemed a liquidated debt, incurred in:

- (a) recovering levies or any other money that the Body Corporate is entitled to receive from the Owner; and
- (b) all proceedings, including legal proceedings, taken against the Owner concluded in favour of the Body Corporate including, but not limited to, applications for an order by the Commissioner.

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

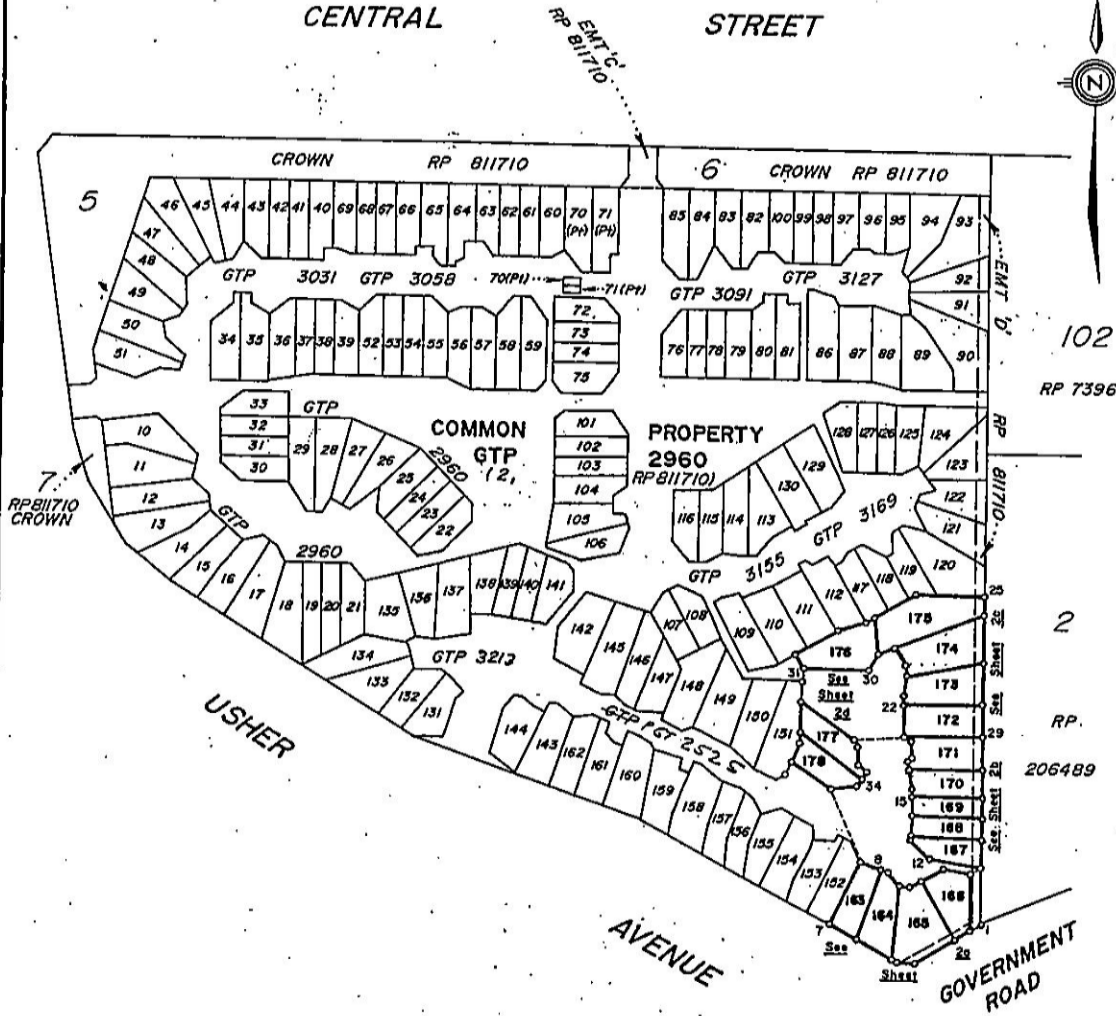
Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: "CENTRAL HEIGHTS"

Regulation 8(1)
Sheet No. 2 of 10 Sheets

OF RESUBDIVISION
GROUP TITLES PLAN NO. 3259

91 279 A45



SCALE: 1 : 2000

SIGNATURE OF REGISTERED PROPRIETOR:

NIFSAN PTY. LTD. A.C.N. 053 350 922
BY ITS ATTORNEY PAUL CHARLES DOUMANY/IAN McLEAN
UNDER POWER OF ATTORNEY No. K924282N.

SHIXE Clerk

COUNCIL OF THE CITY OF GOLD COAST

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

1. Pool safety certificate number

Identification number:

2. Location of the swimming pool

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

Street address:

Postcode

Lot and plan details:

Local government area:

3. Exemptions or alternative solutions for the swimming pool (if applicable)

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

4. Pool properties

Shared pool

Non-shared pool

Number of pools

5. Pool safety certificate validity

Effective date: / /


Expiry date: / /

6. Certification

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

Name:

Pool safety inspector licence number:

Signature: 

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

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit <https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

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

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

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

IMPORTANT INFORMATION FOR BUYERS

You are strongly advised to read all the information provided to you by the seller and obtain independent professional legal advice before signing a contract.

The property to which this certificate relates, is part of a Community Titles Scheme regulated under the *Body Corporate and Community Management Act 1997*. Owning a lot (for example, a unit, apartment or townhouse) in a Community Titles Scheme comes with different rights and obligations to those associated with owning a property that is not part of a Community Titles Scheme. This statement contains important information about owning a lot in a Community Titles Scheme, as well as information specific to the lot you are considering buying.

You may rely on this certificate in a claim against the body corporate as conclusive evidence of matters stated in the certificate (other than to the extent to which the certificate contains an error that is reasonably apparent).

MEMBERSHIP OF BODY CORPORATE

Upon becoming the owner of a lot in a Community Titles Scheme, you will:

- Automatically become a member of the body corporate for the scheme and can take part in the management of the scheme;
- Have to pay contributions towards the body corporates expenses in managing the scheme;
- Have to comply with the body corporate by-laws.
- You must notify the body corporate via a Form 8 that you have become the owner of a lot in the scheme within 1 month.

WARNINGS

- This statement does not include information about –
 - Flooding history
 - Structural soundness of the building or pest infestation
 - Current or historical use of the property
 - Current or historical use of the property
 - Current or past building 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
- You are encouraged to make your own enquiries about these matters prior to signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.
- No warranty is given that the use of the land is legal. Further information about land use, transport, sewerage and drainage infrastructure, vegetation and flooding may be available from local government.
- If the property is part of a Community Title Scheme, it may be subject to had have the benefit of statutory easements under the *Land Titles Act 1994*, which are not required to be disclosed.

SELLER STATEMENTS

Under the Body Corporate and Community Management Act 1997, certain warranties about some aspects of the Community Titles Scheme are implied in a contract for the sale of a lot. If you discover a breach of a warranty before settlement, you may have a right to terminate the contract. The warranties are:

- At the date of the contract there are no latent or patent defects in the common property or the body corporate assets (other than defects arising through fair wear and tear or disclosed in the contract) known to the seller or disclosed in the body corporate records;
- At the date of the contract, there are no actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses (other than disclosure in the contract) known to the seller or disclosed in the body corporate records;

- At completion of the contract, there are no circumstances known to the seller in relation to the affairs of the body corporate likely to materially prejudice the buyer;
- To the seller's knowledge, there are no other unregistered or statutory easements, covenants or encumbrances affecting the property that will not be released at settlement other than those disclosed with this statement;
- The seller states that written notice is not required under the *Environmental Protection Act 1994*, section 347, 362 or 408, unless notice is given with this statement;
- The seller states that there are no tree orders or applications under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property unless notice is given with this statement;
- The seller states that no building work has been carried out by an unlicensed person in the last six years unless a notice under the *Queensland Building and Construction Commission Act 1991*, section 47 is given with this statement;
- No warranties are given about the structural soundness of the building/s or improvements on the property. It is recommended that a buyer engage a licensed building inspector to inspect the building and provide a report;
- If the property is a commercial office building of more than 1000m² a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register;
- To the seller's knowledge, there are no current orders, notices or transport infrastructure proposals affecting the land issued by a State or local government or other relevant authority that may affect the title to or use of the land after settlement, except as disclosed in this statement.

SHORT TERM LETTING IN COMMUNITY TITLES SCHEMES

The lawful use of a lot, including whether a lot can be used for short-term letting, is determined by the relevant local government under the applicable planning laws, instruments and documents. You may wish to seek advice from the relevant local government authority or your solicitor about the permitted lawful use of the lot, including whether the permitted lawful use may subsequently change.

It is possible that lots in the Community Titles Scheme are currently being used (or will in future be used) lawfully or unlawfully for short-term or transient accommodation (for example, by being advertised on AirBNB).

Relevant planning and development documents can be obtained from the relevant local government. 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.

OBTAINING FURTHER INFORMATION

You are strongly advised to conduct a search of the body corporate records for the Community Titles Scheme which the property you are buying is part of. A search of the body corporate records, including financial records and statements; minutes of body corporate general meetings and committee meetings; and correspondence sent and received by the body corporate, can provide important information about the scheme that is not included in this certificate, such as:

- Disputes relating to the Community Titles Scheme;
- The need for major body corporate expenditure in the future;
- Any legal action the body corporate may be involved in;
- Orders made against the body corporate, or in relation to the scheme, by a judicial or administrative authority.

To search the body corporate records, contact the person responsible for keeping the body corporate records.

UTILITY PLANS

01-04-2026

Enquiry Date: 01-04-2026

Address (Lot/Plan):

79/170 CENTRAL STREET, LABRADOR, QLD-
4215, AUS

These plans expire 30 days from supply

In response to your request for Utility Plans, please find the following information:

- Responses from the affected utilities/asset owners.

The following utilities/asset owners have assets on or near your searched property:

Sequence Number	Authority Name	Contact Number
270670153	Energex QLD	+61131253
270670151	City of Gold Coast	+611300465326
270670152	APA Group Gas Networks (90073)	+611800085628
270670150	NBN Co Qld	+611800687626
270670154	Telstra QLD South East	+611800653935



General Information

Care will be needed to be undertaken if you/your client carry out any excavation works inside or outside the property boundary.

Utility Plans, provides a 'collated pack' of information, including plans/maps, detailing the location of utilities on or near to your property. This can include electricity, gas, water, sewerage, drainage, telecommunications and local government assets, depending upon what utilities are in the vicinity.

Any plans supplied are intended to assist you or your client in the prevention of damage to an underground asset. The plans do not have a guaranteed accuracy since they are supplied by each utility in question. If you or your client perform excavations, any such works are at your/your client's own risk. Prior to any such earth works being conducted on or in the vicinity of the property we recommend that you/your client contact a locator to accurately find and locate each utility to avoid any damage. In the event that a pipe/cable damage does occur from earthworks, you/your client will be responsible for any cost of repair.

Due to the age of some pipes and cables, it is impossible for all plans to have the precise location of all underground utilities. The accuracy and/or completeness of the information supplied cannot be guaranteed as property boundaries, depths and other features may change over time. Therefore, plans are indicative only. Each utility does not warrant that the plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. It is your responsibility to locate underground utilities carefully via potholing prior to any excavation process, and to exercise due care during that excavation.

This report is based on information supplied by each utility – which is current at the time of request. Also please note that plans are supplied with a validity period of 30 days from date of supply.

This content was uploaded by APA Group Gas Networks (90073) in response to your Before You Dig enquiry.

Uploaded

01 Apr 2026 11:39:23am

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	270670152
Enquirer Id	3576757
Activity	Conveyancing
Job Number	52780118
User Reference	ITJOB 190592156
Message	438757 260267 [Contact:]

Site Details:

Address	79/170 CENTRAL STREET LABRADOR QLD 4215
---------	---

Enquirer's Details:

Contact	Soft Reg
Company	
Email	Soft.Reg.3576757@mail.au.pac.pcges.com.au
Phone	+61384135200
Address	610 Victoria Street Richmond VIC 3121

APA Group

APA

Australia's energy
infrastructure partner



Before You Dig Australia

Classification: Networks

Enquiry date	01/04/2026
Sequence number	270670152
Work site address	79/170 CENTRAL STREET LABRADOR QLD 4215



Enquiry Date: 01/04/2026
Enquirer: Soft Reg
Sequence Number: 270670152
Work Site Address: 79/170 CENTRAL STREET
LABRADOR
QLD 4215

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):

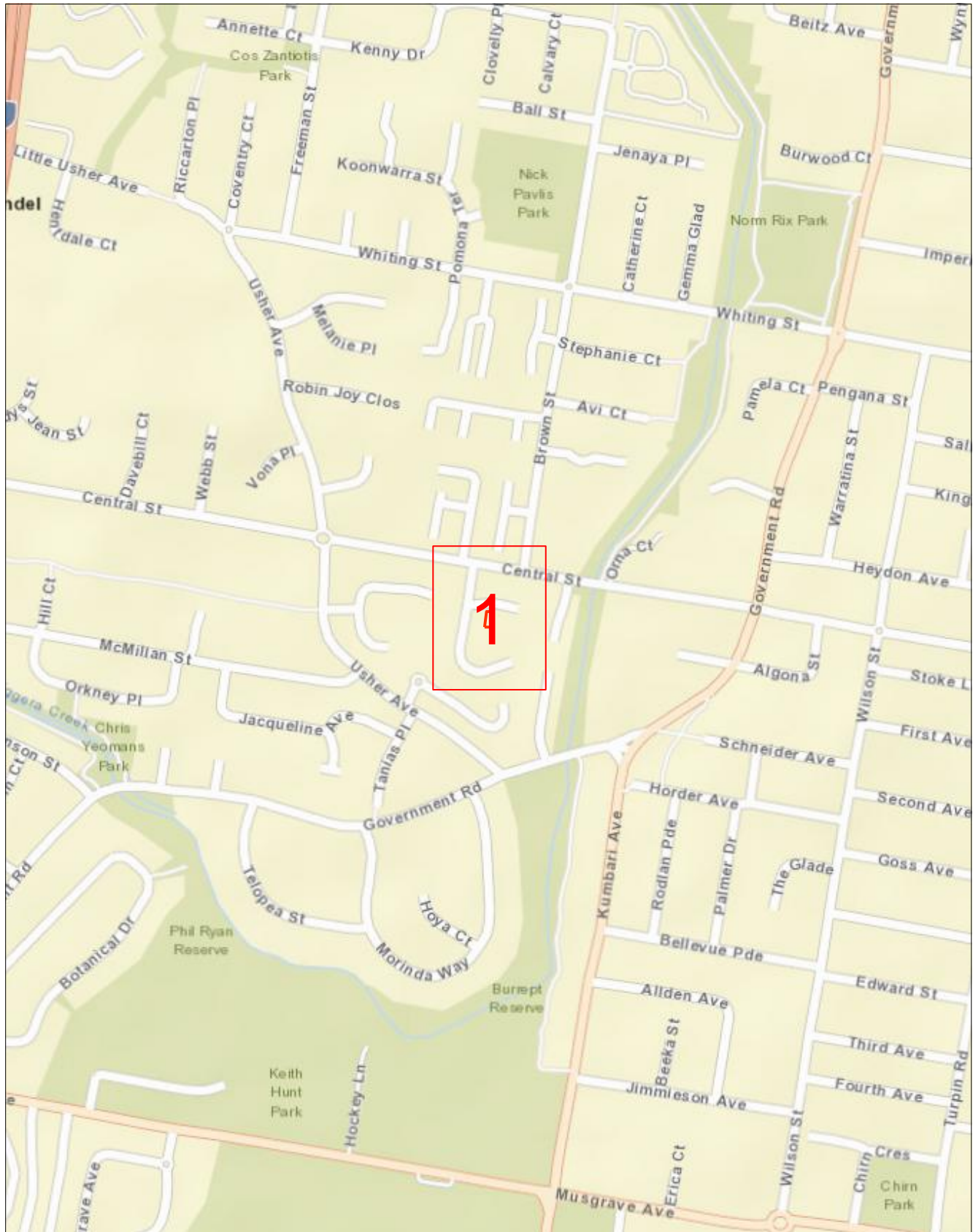
Item	Rate (excl. gst)
Site Watch – Business Hours	\$143.42 per hour
Site Watch – After Hours	\$175.06 per hour
Cancellation Fee	\$286.84
<i>Fee applies where cancelations received after 12pm (midday), 1 business day prior to the booking</i>	

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 79/170 CENTRAL STREET
Address: LABRADOR
QLD 4215

Sequence 270670152
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 79/170 CENTRAL STREET
Address: LABRADOR
QLD 4215

Sequence 270670152
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
	Medium pressure, 63 mm steel

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

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

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



This content was uploaded by City of Gold Coast in response to your Before You Dig enquiry.

Uploaded

01 Apr 2026 11:39:49am

Attention: **Soft Reg**

Thank you for your Before You Dig (BYDA) enquiry.

Job Number: **52780118**

Sequence Number: **270670151**

Dig Site Location: **79/170 CENTRAL STREET LABRADOR QLD 4215**

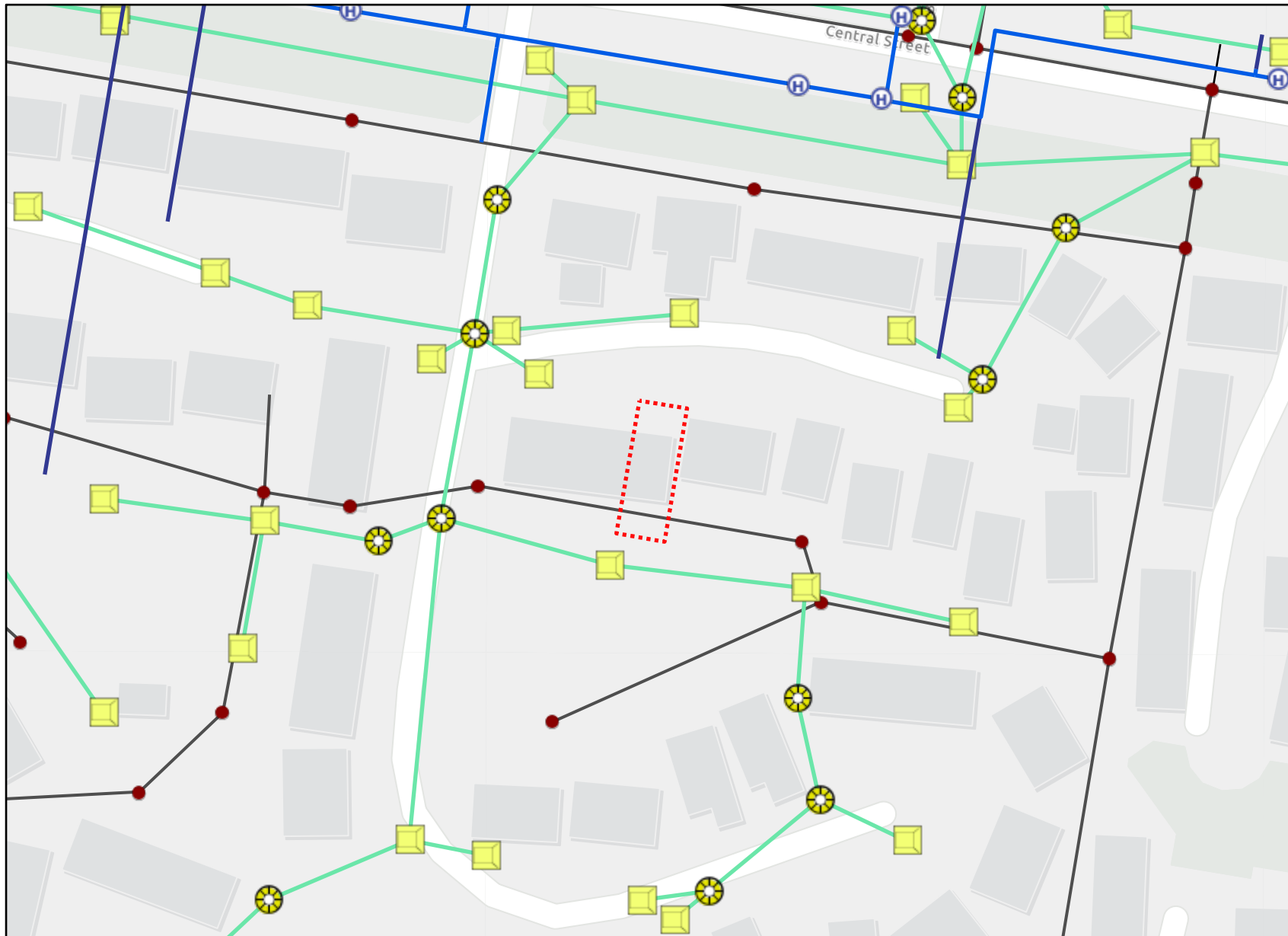
According to our records, your enquiry with the following details **impacts our infrastructure**. Please ensure that you read the attached documents, it contains important information including essential steps that must be undertaken prior to commencing construction activities.

This enquiry is valid for **30 days** from the enquiry date.

If you require further information or assistance with interpretation of plans, please contact **City of Gold Coast** on **1300 465 326**.

This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.

For more detailed information visit the [City of Gold Coast External Data Portal](#).



Legend

- BYDA Enquiry
- Water Hydrant
- Water Pipe
- Potable Water Connection
- Stormwater Drainage Pipe
- Stormwater Inlet Gully
- Stormwater Manhole
- Sewer Connection
- Sewer Pipe Non Pressure
- Sewer Manhole
- Fibre Optic Pit
- Fibre Optic Cable
- GCCC Boundary

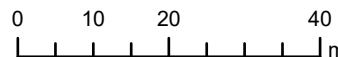
Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Gold Coast City Council infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

In an emergency contact City of Gold Coast on 1300 465 326

01/04/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate



Scale 1:1,000

This content was sent by email from Energex QLD in response to your Before You Dig enquiry.

Original subject Energex - BYDA Sequence No: 270670153 Job No: 52780118 - 79/170 CENTRAL STREET, LABRADOR
Original sender EnergyQLD@ticketaccess.pcgcs.com.au
Received 01 Apr 2026 11:41:05am AEDT

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.

The attached Plan details ENERGEX's Assets in relation to Your nominated search area.

Ensure You read and understand the important notes outlined below.

You:	BYDA Enquiry No:
Soft Reg	270670153
Company:	Date of Response:
Not Supplied	01 Apr 2026
Search Location:	Period of Plan Validity:
79/170 CENTRAL STREET LABRADOR, QLD 4215	4 Weeks
External Comments (if any):	
438757 260267 [Contact:]	

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 Assets by use of an electronic cable locator followed by careful, non-mechanical excavation (i.e. 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 underground Assets caused by works pursuant to or in any way connected with this BYDA Request.
8. In addition to underground cables marked on attached plan, there could be underground earth conductors, underground substation earth conductors, Multiple Earthed Networks (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 by using the "Find a locator" option available within the BYDA enquiry response 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 should 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 \(2021\)](#)

NOTE: Where Your proposed work location contains ENERGEX 33kV or greater Underground cables please access the [Energex before you dig Website](#) for more information.

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



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 \(for PDF files\)](#)



BYDA

Sequence: 270670153
Date: 01/04/2026
Scale: 1:500
Tile No: 1

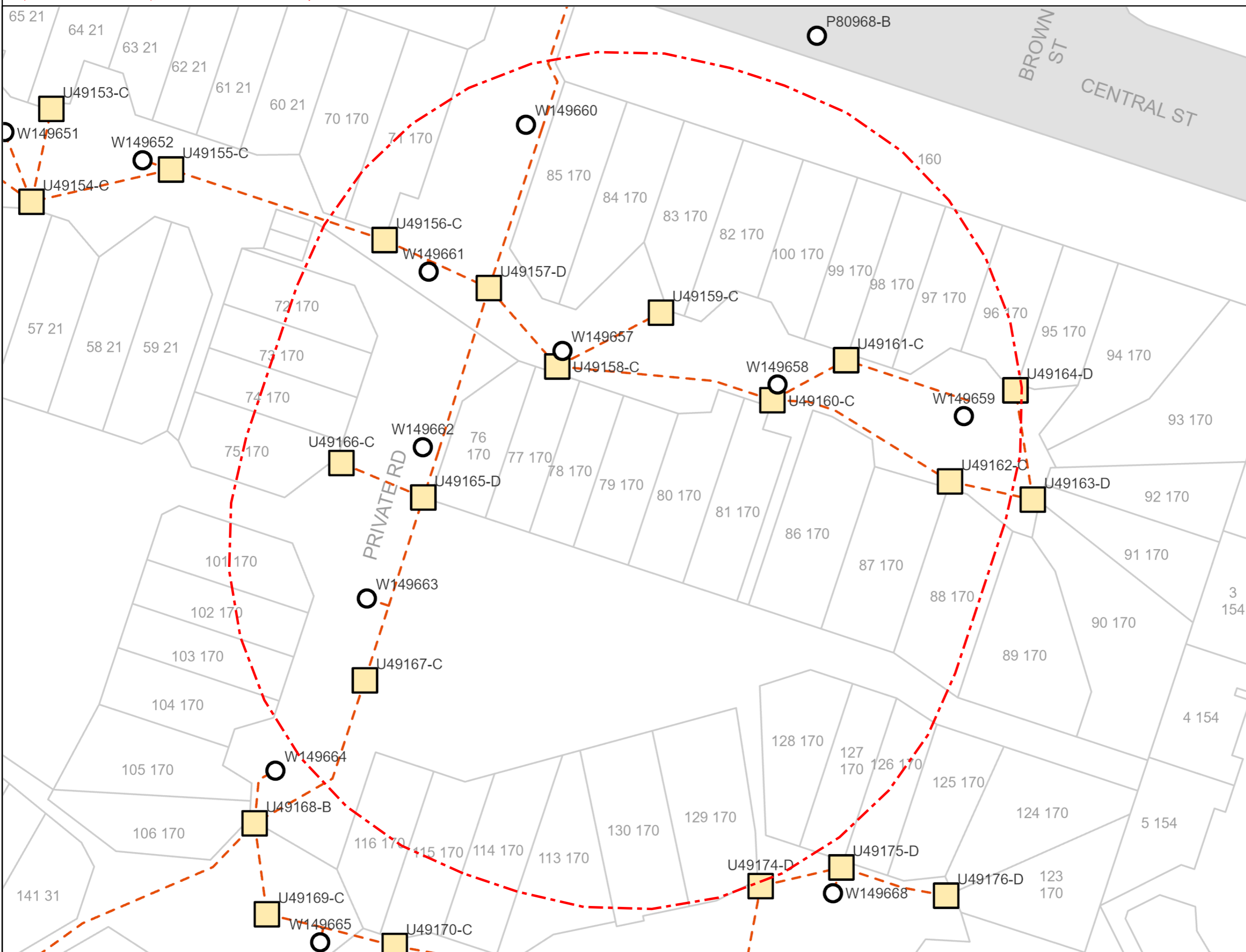
LEGEND

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

AS5488 Category "D" Plan



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



This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.



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:
 - [Electrical safety codes of practice 2020](#)
 - [Model Code of Practice: How to manage and control asbestos in the workplace | Safe Work Australia](#)
 - [How to manage and control asbestos in the workplace code of practice 2021 \(Workplace Health and Safety Queensland \(WHSQ\)\)](#)
 - [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)

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



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/interactive-swms-guidance-tool-overview)

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

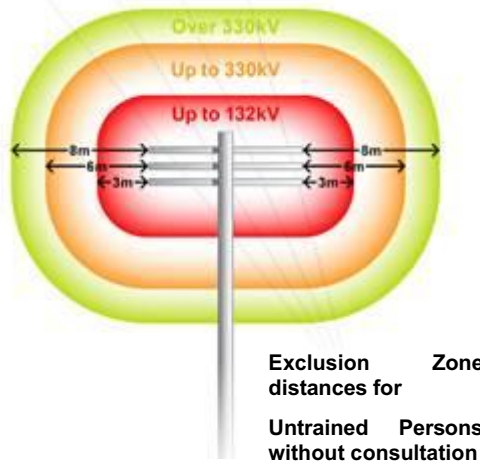
An exclusion zone is a safety envelope around an overhead electric line. No part of a worker, operating plant or vehicle should enter an exclusion zone while the overhead electric line is energised (live).

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	Isolation of overhead or underground service by removal of the service fuse(s). (Preferred option to isolate supply and eliminate the exclusion zone).	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.

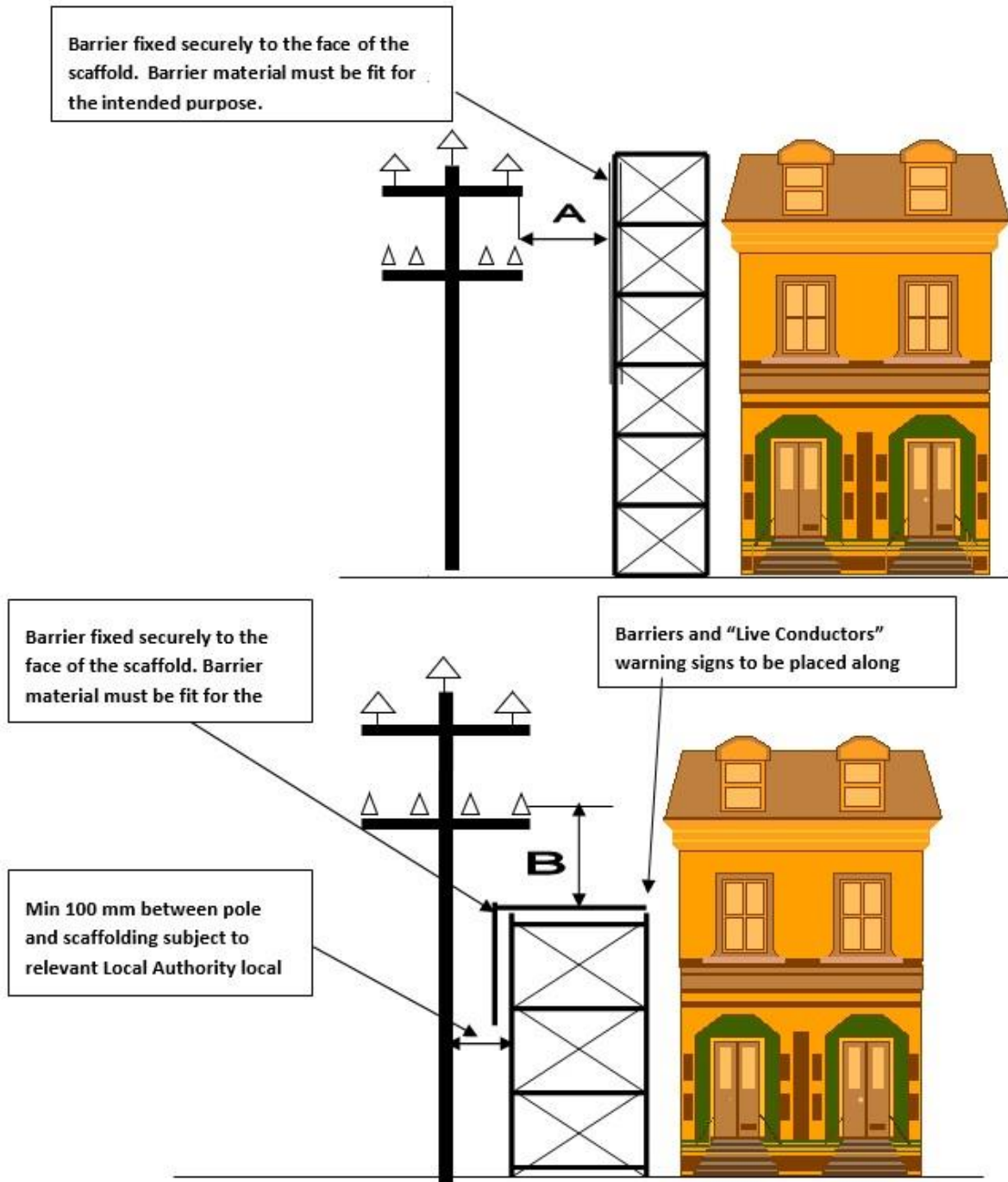
Where an insulated low voltage service line passes through the scaffolding, it should either be de-energised for duration of work or be fully enclosed by non-conductive material (e.g. form ply).

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.

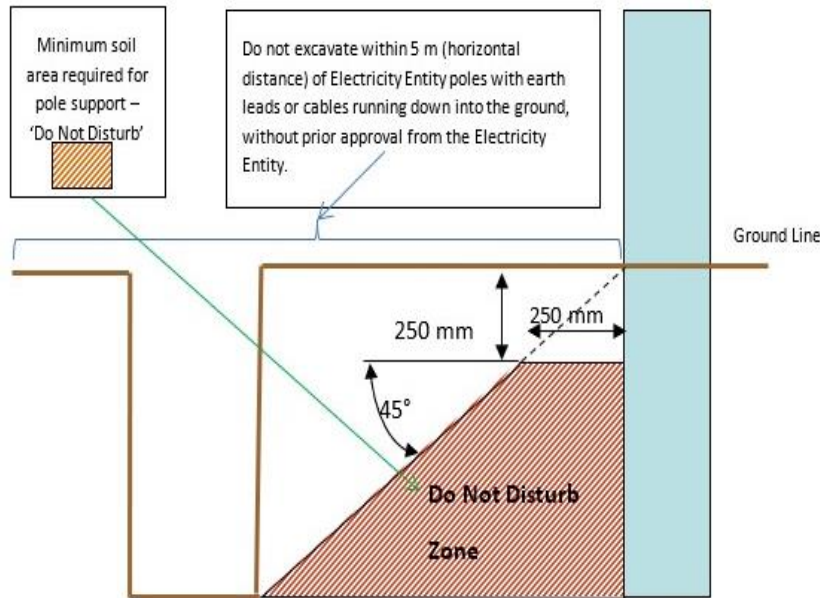


Figure 1 - Do Not Disturb Zone requirements when excavating near poles

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.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

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.

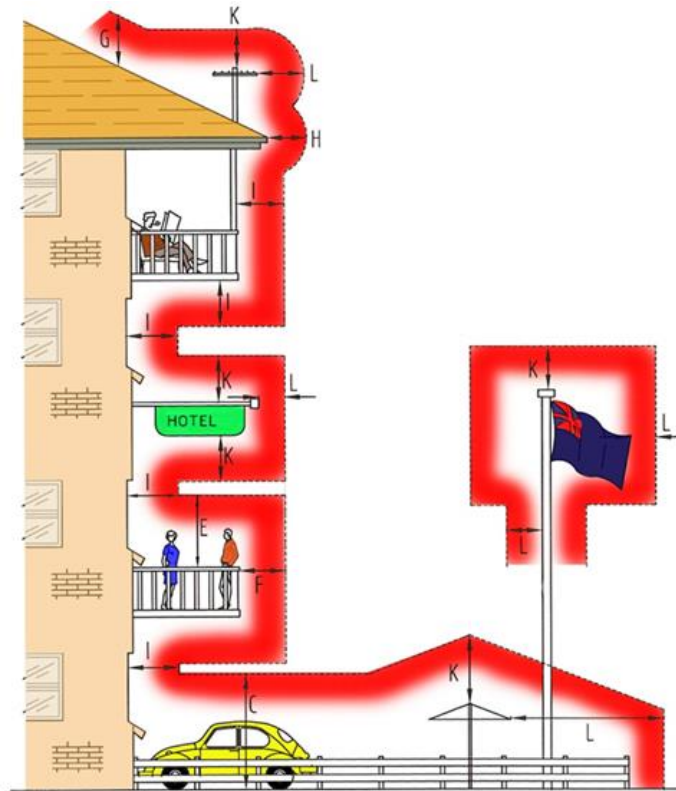
NOTE: Do not assume that your local council approval is sufficient approval for you to proceed with your work. The local council may not check whether or not your proposed construction work will comply with the Electricity Entity's statutory clearance requirements.

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

This content was sent by email from Telstra QLD South East in response to your Before You Dig enquiry.

Original subject DBYD JOB: 52780118 SEQ: 270670154 - 79/170 CENTRAL STREET, LABRADOR QLD 4215
Original sender TAMS@dominoapp.in.telstra.com.au
Received 01 Apr 2026 11:47:15am AEDT

Attention: Soft Reg

Site Location: 79/170 CENTRAL STREET, LABRADOR, QLD 4215

Your Job Reference: ITJOB|190592156

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

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 - MAJOR CABLES and/or OPTIC FIBRE IN THE AREA.

Phone 1800 653 935 for further assistance.

Note: In some areas Telstra fibre routes may be marked as "Amcom", as Telstra has purchased much of this infrastructure. If in doubt, please contact Telstra Plan services on the number above. Telstra plans and information are only valid for 60 days from the date of issue.

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: 270670154.pdf)



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

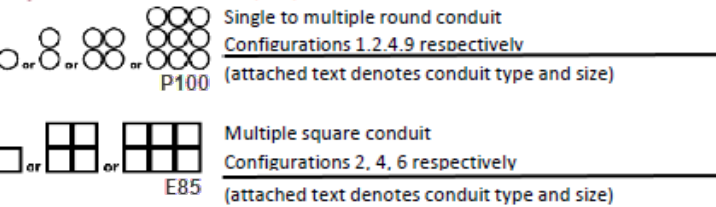
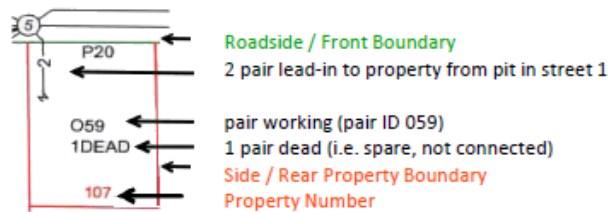
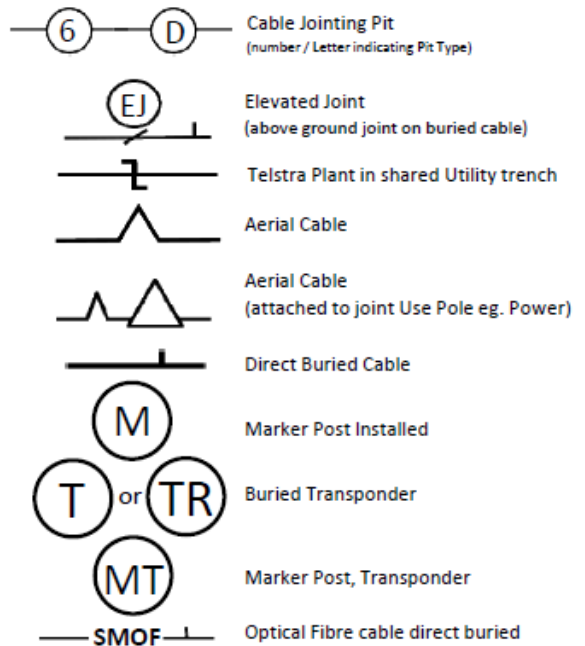
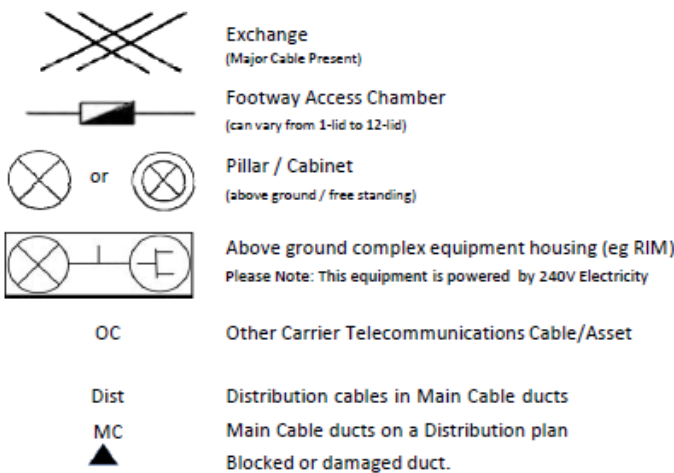
WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488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

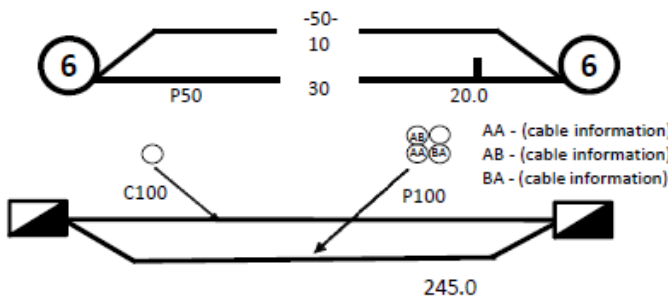
Conduit sizes *nominally* range from 20mm to 100mm

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



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

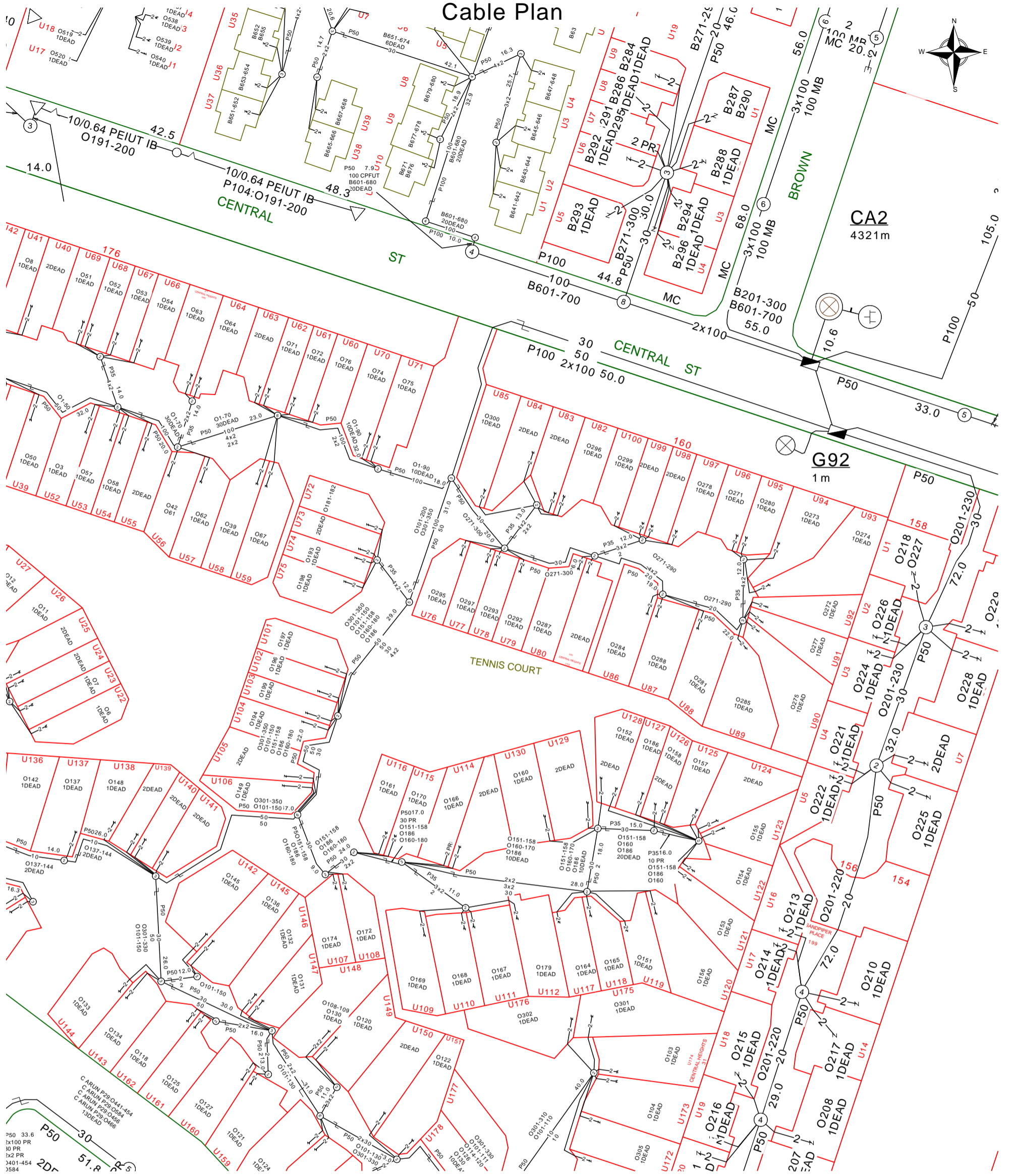


CERTLOC Certified Locating Organisation (CLO)

certloc.com.au/locators/

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

Cable Plan



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 01/04/2026 11:44:47

Sequence Number: 270670154

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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.

This content was uploaded by APA Group Gas Networks (90073) in response to your Before You Dig enquiry.

Uploaded

01 Apr 2026 11:39:23am

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	270670152
Enquirer Id	3576757
Activity	Conveyancing
Job Number	52780118
User Reference	ITJOB 190592156
Message	438757 260267 [Contact:]

Site Details:

Address	79/170 CENTRAL STREET LABRADOR QLD 4215
---------	---

Enquirer's Details:

Contact	Soft Reg
Company	
Email	Soft.Reg.3576757@mail.au.pac.pcges.com.au
Phone	+61384135200
Address	610 Victoria Street Richmond VIC 3121

APA Group

APA

Australia's energy
infrastructure partner



Before You Dig Australia

Classification: Networks

Enquiry date	01/04/2026
Sequence number	270670152
Work site address	79/170 CENTRAL STREET LABRADOR QLD 4215



Enquiry Date: 01/04/2026
Enquirer: Soft Reg
Sequence Number: 270670152
Work Site Address: 79/170 CENTRAL STREET
LABRADOR
QLD 4215

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):

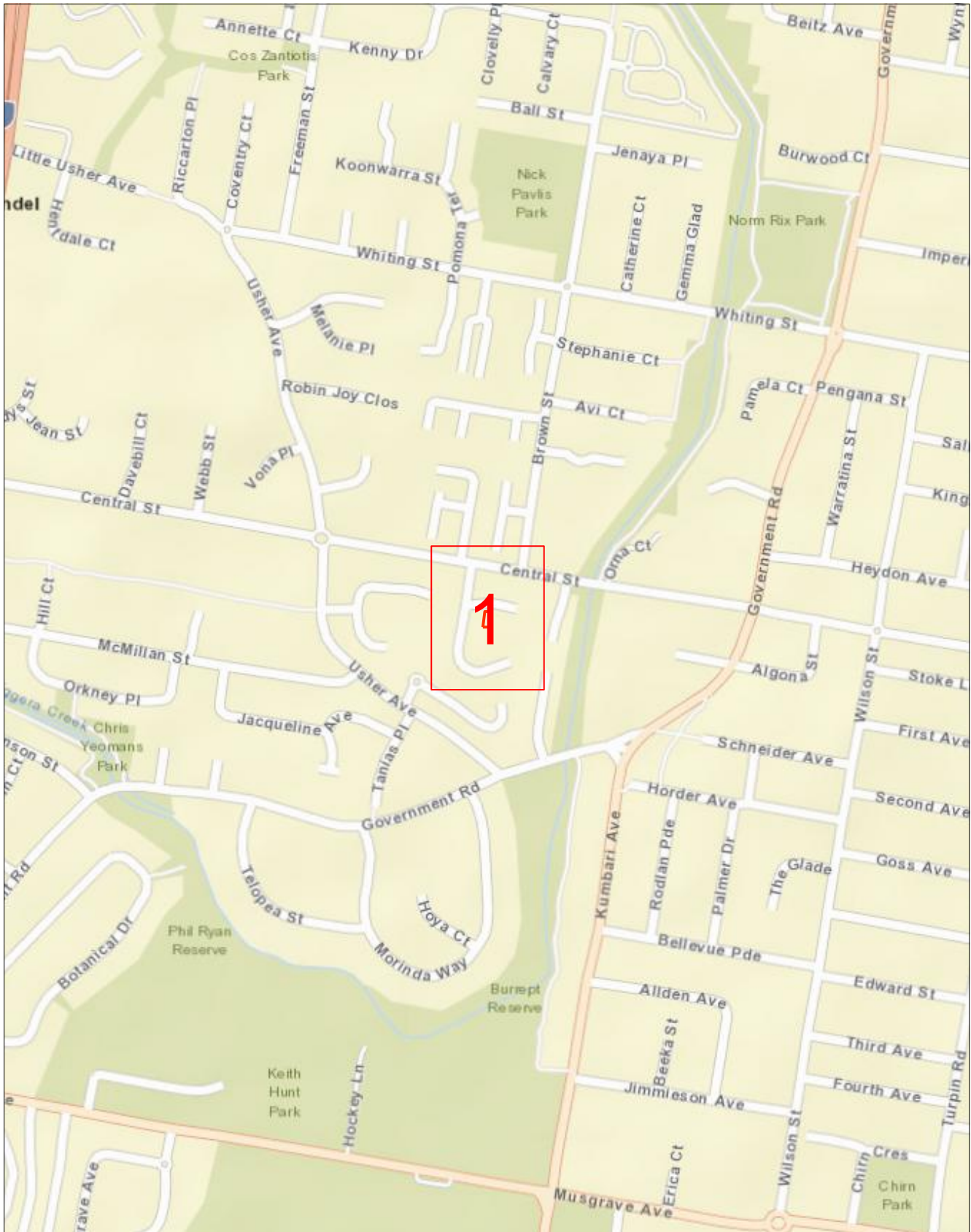
Item	Rate (excl. gst)
Site Watch – Business Hours	\$143.42 per hour
Site Watch – After Hours	\$175.06 per hour
Cancellation Fee	\$286.84
<i>Fee applies where cancelations received after 12pm (midday), 1 business day prior to the booking</i>	

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 79/170 CENTRAL STREET
Address: LABRADOR
QLD 4215

Sequence 270670152
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 79/170 CENTRAL STREET
Address: LABRADOR
QLD 4215

Sequence 270670152
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
	Medium pressure, 63 mm steel

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

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

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



This content was sent by email from NBN Co Qld in response to your Before You Dig enquiry.

Original subject	DBYD JOB:52780118 SEQ:270670150 - 79/170 CENTRAL STREET , LABRADOR , QLD , 4215 email(1/1)
Original sender	DONOTREPLY@nbnco.com.au
Received	01 Apr 2026 12:14:54pm AEDT

Hi Soft Reg,

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



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.



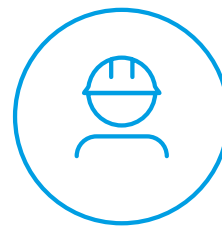
Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



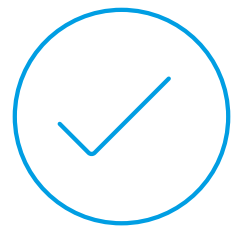
Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



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.

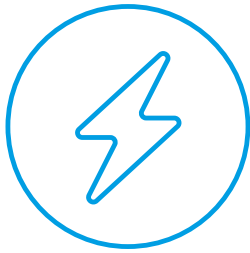


Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with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

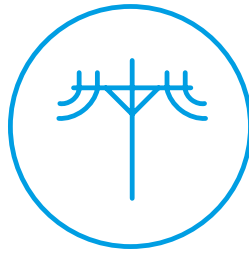


Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

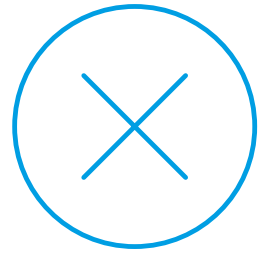
Working near **nbn**[™] cables



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.

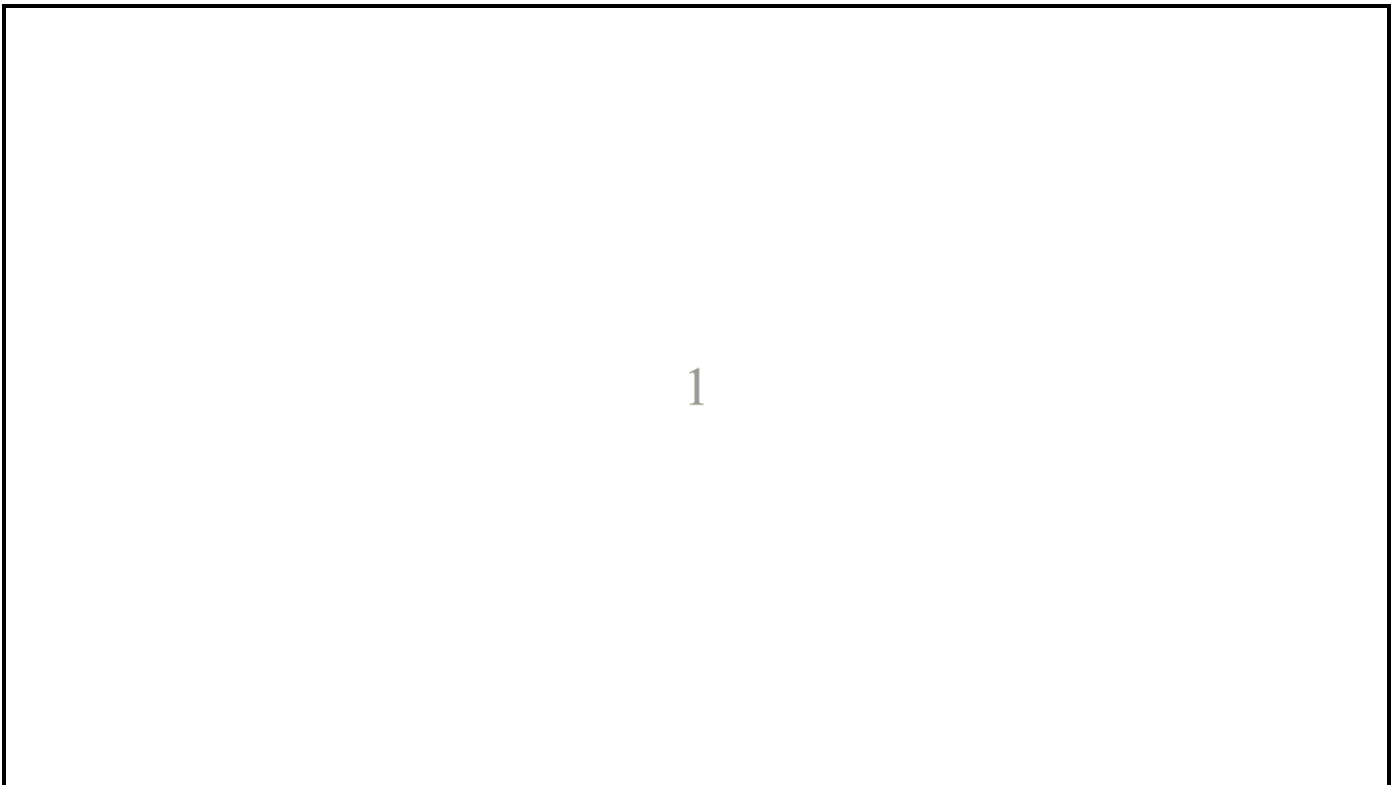
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To: Soft Reg
Phone: Not Supplied
Fax: Not Supplied
Email: Soft.Reg.3576757@mail.au.pac.pcgcs.com.au

Dial before you dig Job #:	52780118	
Sequence #	270670150	
Issue Date:	01/04/2026	
Location:	79/170 CENTRAL STREET , LABRADOR , QLD , 4215	

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

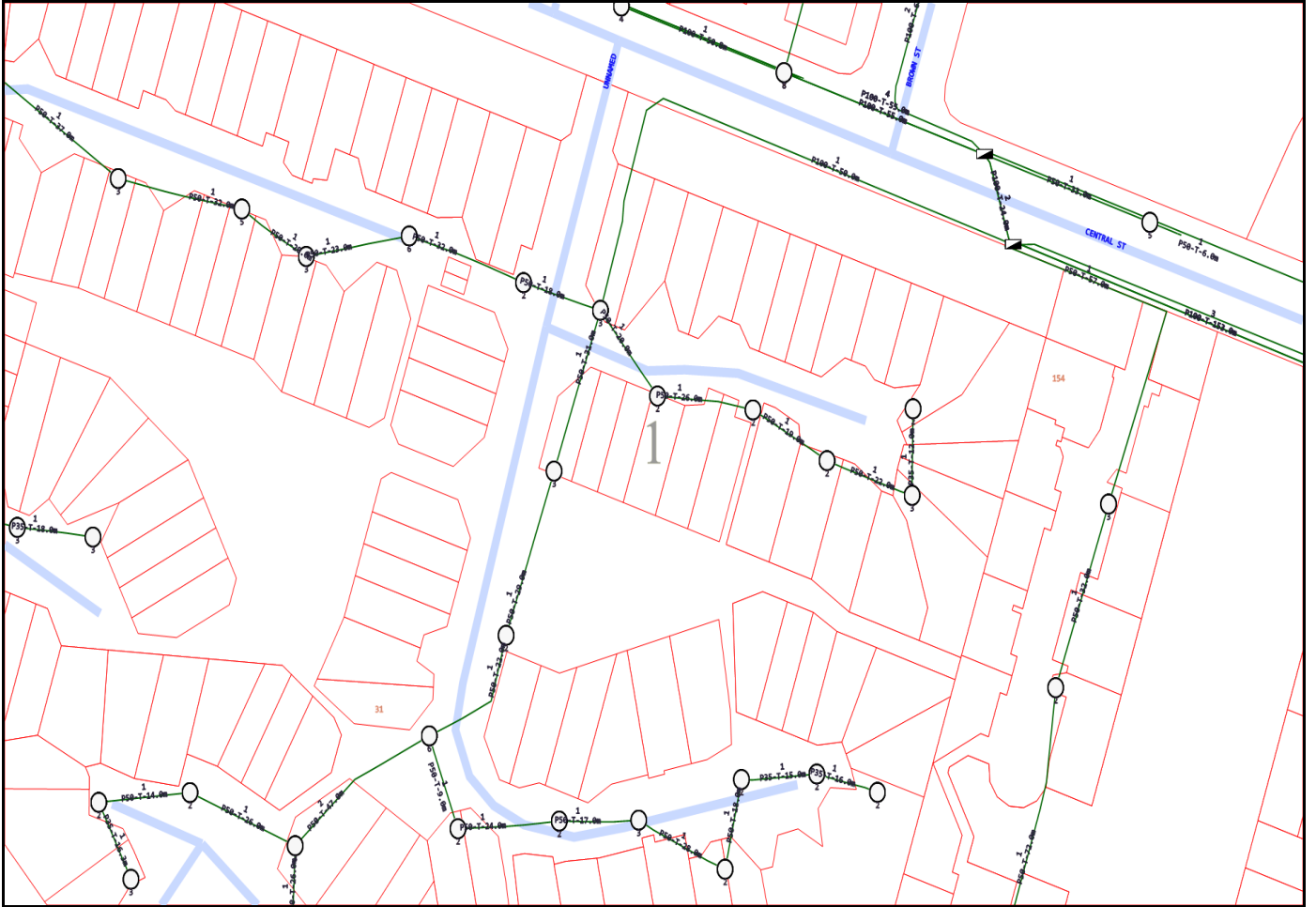




LEGEND




	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.

To: Soft Reg
Phone: Not Supplied
Fax: Not Supplied
Email: Soft.Reg.3576757@mail.au.pac.pcges.com.au

Before You Dig Australia Job #:	52780118	
Sequence #	270670150	
Issue Date:	01/04/2026	
Location:	79/170 CENTRAL STREET , LABRADOR , QLD , 4215	

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: 01/04/2026

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City Plan property report

Planning, Regulation and Service Gold Coast
Planning Enquiries Centre
City Development Branch
 PO Box 5042 GOLD COAST MC QLD 9729
P: (07) 5582 8708
E: mail@goldcoast.qld.gov.au
W: cityofgoldcoast.com.au

Property Details	
Property address	170 Central Street, LABRADOR, 4215
Lot and Plan	83GTP3091
Area	218 m ²
City Plan content	
Zone map	

<p>Residential zones category</p> <ul style="list-style-type: none"> Low density residential Low density residential, Large lot precinct Low density residential, Calypso Bay precinct Medium density residential Medium density residential, Calypso Bay precinct High density residential <p>Centres zones category</p> <ul style="list-style-type: none"> Centre Neighbourhood centre Neighbourhood centre, West Burleigh historic township precinct 	<p>Recreation zones category</p> <ul style="list-style-type: none"> Sport and recreation Sport and recreation, Bond University precinct Sport and recreation, Bundall equestrian area precinct Open space <p>Tourism zones category</p> <ul style="list-style-type: none"> Major tourism Major tourism, Island resorts precinct Major tourism, Sea World precinct Major tourism, The Spit northern tourism precinct Major tourism, The Spit eastern tourism precinct Major tourism, The Spit southern tourism precinct Major tourism, Wildlife park precinct 	<p>Environment zones category</p> <ul style="list-style-type: none"> Conservation <p>Industry zones category</p> <ul style="list-style-type: none"> Low impact industry Low impact industry, Future low impact industry precinct Medium impact industry Medium impact industry, Future medium impact industry precinct High impact industry High impact industry, Future high impact industry precinct Waterfront and marine industry Waterfront and marine industry, The Spit marine industry precinct 	<p>Other zones category</p> <ul style="list-style-type: none"> Community facilities Emerging community Emerging community, Upper Coomera precinct Extractive industry Extractive industry, Extractive industry indicative buffer Innovation Innovation, Bond University precinct Innovation, Gold Coast cultural precinct Innovation, Gold Coast screen industry precinct Limited development (constrained land) Mixed use Mixed use, Bermuda Point precinct Mixed use, Fringe business precinct 	<ul style="list-style-type: none"> Rural Rural, Rural landscape and environment precinct Rural residential Rural residential, Rural residential landscape and environment precinct Special purpose Special purpose, Special development areas precinct Township Township, Commercial precinct Township, Large lot precinct Unzoned 	<ul style="list-style-type: none"> Property boundaries Selected property
---	--	---	---	--	--

Applicable mapping content		Related City Plan content	
Division			
Division 7 (view divisional contact details)			
Zones			
Medium density residential zone		Medium density residential zone code Tables of assessment: <ul style="list-style-type: none"> • Material change of use • Reconfiguring a lot • Building work • Operational work 	
Overlay maps			
Acid sulfate soils: <ul style="list-style-type: none"> • Land at or below 5m AHD 		Acid sulfate soils overlay code Tables of assessment: <ul style="list-style-type: none"> • Acid sulfate soils overlay 	
Acid sulfate soils: <ul style="list-style-type: none"> • Land at or below 20m AHD 		Acid sulfate soils overlay code Tables of assessment: <ul style="list-style-type: none"> • Acid sulfate soils overlay 	
Airport environs - Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces: <ul style="list-style-type: none"> • PANS-OPS contour 		Airport environs overlay code Tables of assessment: <ul style="list-style-type: none"> • Airport environs overlay 	
Building height			
Dwelling house <ul style="list-style-type: none"> • Dwelling house overlay area 		Tables of assessment: <ul style="list-style-type: none"> • Dwelling house overlay 	
Residential density			
LGIP			
Local Government Infrastructure Plan: <ul style="list-style-type: none"> • Priority infrastructure area 		Local Government Infrastructure Plan	
Local Government Infrastructure Plan: <ul style="list-style-type: none"> • LGIP projection areas 		Local Government Infrastructure Plan	
Date created	1 Apr 2026	Version	V13 - Current

DATE OF ISSUE: 1 APRIL 2026

NOTICE OF COVER

QUEENSLAND HOME WARRANTY SCHEME (QHWS)

**Your QHWS Cover Details**

COVER COMMENCEMENT DATE:		29 October 2025
POLICY NUMBER:		015123806
SITE DETAILS:	Address:	79 170 CENTRAL ST LABRADOR QLD 4215
	Real Property Description:	Lot 79 On GTP 3091
THE CONTRACTOR:	Name:	J MOR PROPERTY SERVICES PTY LTD
	Address:	9 Ellen Grant Dr Willow Vale QLD 4209
	Licence Number:	15344723
	Licence Class:	Builder - Low Rise
THE INSURED RESIDENTIAL CONSTRUCTION WORK:	Type of Work:	Reno/Alter/Add/Repair/Extension
	Description of Work:	Bathroom
	Number of Units:	1
	Insurable Value:	\$70,000.00
	Premium Paid:	\$685.75
OPTIONAL ADDITIONAL COVER:		No

ASSESSMENT OF DEVELOPMENT APPLICATIONS:

This Notice of Cover is issued in respect of **residential construction work** as described in the *Queensland Building and Construction Commission Act 1991* (QBCC Act) and confirms for the assessment manager or compliance assessor that the appropriate insurance premium has been paid as required by section 68E of the QBCC Act. These particulars are current at the date of issue but may change subsequent to that date.

GENERAL INFORMATION

Terms of Cover

The QHWS provides cover for building work that is **residential construction work** as defined in the QBCC Act. Cover typically comes into force when a contract for residential construction work is entered into. The cover is subject to the limitations and exclusions expressed in the QBCC Act, Part 5 and *the Queensland Building and Construction Commission Regulation 2018*, Part 6 and Schedule 6 Terms of Cover.

Not all building work is covered. Where a contractor pays a premium for building work that the QHWS does not cover, the QBCC must be notified in order to cancel the policy and refund the premium.

Period of Cover

Strict time limits apply for making a claim:

Non-completion:

- If work has not started, the contract must end within 2 years of the date the contract was entered into.
- If the work has started, the contract must end within 2 years of the date the work starts.
- You must lodge your claim within 3 months after the date the contract ends.

Non-structural defects:

- Covered for defects that become evident within 6 months from when the work is substantially completed.
- You must lodge a claim within 7 months from when the work is substantially completed.

Structural defects:

- Covered for 6 years and 6 months from when cover commences.
- You must lodge the claim within 3 months of noticing the defect.

See the Product Disclosure for a summary of applicable cover and more information about what you need to do to make a claim. This summary should be read in conjunction with the full Terms of Cover.

EXCLUSIONS AND LIMITATIONS

The following exclusions and limitations apply:

- Duplex – if the duplex is not completed by the contractor, any claim for completion, including defects in the incomplete work, is limited to \$200,000.
- Three or more living units – a person who enters 1 or more contracts to build 3 or more living units at the same time is not entitled to assistance. Subsequent purchasers of a unit are entitled to assistance.
- Construction Management or Cost-Plus contracts – where these types of contracts have been used there is no entitlement to make a claim to complete incomplete works. There is cover for defects.
- Work on or for a duplex or multiple dwelling (including high-rises) more than 3 storeys (not including a carpark level) is not covered. This includes work on a single residential unit in a multiple dwelling more than 3 storeys.

This list is not exhaustive and additional exclusions and limitations apply as per the Terms of Cover.

OTHER IMPORTANT INFORMATION

Ensure you obtain and keep the following documents in case you need to make a claim at any time within the period of cover:

- A complete copy of the contract, signed by all parties
- All contract variations, in writing and signed by all parties to the contract
- A copy of the building specification and approved building plans
- Receipts or other evidence of all payments made to the builder.



Certificate of Installation

Existing Structure(s) AS 3660.2

79/170 Central Street Labrador 4215 Queensland Australia

Existing Structure Certificate of Installation - Termite Management (AS 3660.2- 2017)

24 Mar 2026

Existing Structures

This Certificate references Australian Standard AS 3660.2 certifying that a subterranean termite management system has been installed in accordance with that Standard. The Certificate is issued subject to the Terms, Conditions and details included

Client & Property Details

Client Name	The Home Owner-Unit79 -
Client Email	Adrian_moraes@hotmail.com
Property Address of System Installation	79/170 Central Street Labrador 4215 Queensland Australia
Date the Termite Management System installation was completed:	24 Mar 2026
The Termite management system installed is	A single system (not integrated)

Termite Management Systems Details

Termite Management System Type	Chemically Treated Soil Termite Management System
--------------------------------	---

Chemical System Details

Name of the Chemical Product Used	Fipforce HP
Service Life (as on manufacturers product label)	Up to 5 Years
Specific locations of the chemical application	Full External Perimeter
Number of lineal metres treated	35
Total Volume of Chemical Used	350

Photos of the System Installation







Image of the Manufacturer's Product Label



The manufacturer's specification for the scope and frequency for ongoing inspections for termite activity is:

Every 12 months an inspection according to AS 3660 should be conducted.

Limitations to the system installation

1. pieworks
2. Air conditioning system

Photos of Limitations to the system installation



Date this system installation was completed 24 Mar 2026

Is the installed system integrated into a concrete slab? No

Is the system installed in a suspended floor area? No

Product Details

Products Used

Product - Active Constituent - Rate	Quantity Used	Batch / ID Number
Fipforce HP	2.1L	

Durable Notice

A Durable Notice attests that a termite management system has been installed so that future building owners or occupiers have a record of the work undertaken and relevant dates of installation.

A durable notice regarding this system(s) has been fixed to: The meter box

Photo's of the Durable Notice:



Relevant Documents

Certification

We confirm that this document certifies that the installation of the Termite Management System/s as described in this document have been carried out in accordance with Australian Standard AS 3660.2

Installation Company	Ori Pest Control
Company Phone	0478930158
Company Email	admin@oripestcontrol.com.au
Name(s) of the system installer	Ori Pest Control and Termite Inspection
Name of person responsible for the installation:	Omi Han
Authorised Signature:	
Date of issue:	24 Mar 2026

Terms & Conditions Of Certificate

Purpose Of Termite Management Systems

The purpose of termite management systems is to deter unobservable termite entry. It is expected that the risk of future undetected termite activity leading to incidents of significant structural damage to the Property will be significantly reduced with a correctly installed termite management system.

Different termite management systems are appropriate for different environments and forms of construction. More than one type of system may be incorporated as required.

Limitations

This Certificate has been prepared for the use of the named Client only.

Neither the Installer nor the Installation company, are liable for any reliance placed on this Certificate by any third party other than the disclosed Building Owner that instructed the Client.

This Certificate is in relation to the installation of a termite management system. The Certificate is not a Building Report, Termite Inspection Report or Termite Management Plan.

This Certificate is in no way a warranty of any kind as to the absence of termites, termite activity or damage. Please be clear that a termite management system is not a guarantee nor is it implied in any way that it will definitely prevent termite attack. The design, materials and situation of the property may prevent complete protection from termite attack.

Unless specifically mentioned, this Certificate does not cover sheet material or concrete slab management systems. Where either of these are used as part of the termite management system, it is the responsibility of the Client to ensure compliance with standards.

The Client is responsible for the integrity of the termite management system ensuring the system is not bridged during the ongoing construction, plumbing and landscaping processes.

Exclusions

This Certificate is in relation solely to the installation of a termite management system.

The Certificate specifically excludes the inspection for, and treatment of, termite activity. The Certificate also expressly excludes the rectification or repair of any termite damage from past, current or future termite activity.

Definitions

AEPMA - AEPMA is the Australian Environmental Pest Managers Association and is the national peak body for professional pest managers in Australia. This Plan and terminology therein have been developed using content and guidance from the AEPMA Code of Practice.

Bridging - Bridging occurs when termites gain access to a building by overcoming a termite management system or inspection zone.

Breaching - Breaching occurs when treated zones are disturbed or broken allowing free passage for termite entry.

Builders & Building Contractors - People or entities that are contracted to build, or oversee and take responsibility for, the construction of buildings.

Building Owners & Managers - People or entities that either own the property or have primary responsibility on behalf of the owners for the property.

Cellulose - A structural organic compound on which termites feed, normally found in plant-based products in the form of timber, paper and cardboard.

Client(s) - A client is a person for whom or an entity for which, the termite management services are undertaken. Clients may either own the property or manage them on behalf of owners.

Concealed Access - The situation where termites gain access to a building without such access being easily seen.

Conducive Conditions - Specific environmental conditions known to be favoured and attractive to termites and encouraging of their foraging behaviour

Inspection Report - Means the Inspection Report prepared and referenced in the section "Inspection Report"

Inspection Agreement - Means the Agreement in relation to the Inspection Report

Inspection Zone - A band of normally no less than 25 mm and typically 75 mm high or wide that is constructed or applied around a building perimeter or subfloor member over which termites overcome in order to reach susceptible materials.

Installer - The person or persons undertaking the installation.

Installation - The process of laying out, fitting, checking and if required, testing the termite management systems.

Limitations - The successful implementation of termite management systems can be affected, compromised or destroyed by events or actions before, during or after their installation.

Pest Manager - A person licenced to undertake pest management services under relevant legislation and qualified to undertake relevant termite treatments

Pesticide - Chemical or biological substance used directly or indirectly for controlling, preventing, destroying, repelling or inhibiting pests.

Product Label - Product specific document attached to relevant product containers defining how a product should be safely handled and used.

Property - Means the buildings and structures at the address noted in the section "Property Address"

Subterranean Termites - Termites which normally attack structures from the ground. Termites of the economically important wood-feeding species in Australian including Mastotermitidae, Rhinotermitidae and Termitidae

Termite Damage - Degradation of materials that can be associated directly to termite attack.

Termite Management System - A system of treatment that prevents, deters, monitors or detects, controls and/or eliminates termites gaining entry into a building.

Termites - Insects that live in colonies and primarily feed on cellulose. For the purpose of this Plan, termite refers specifically to subterranean termites.

Termiticide - A pesticide or pesticide-treated article, element or substance used in termite management systems to control and destroy termites.

Timber Pest - Economically significant termites, borers, decay-causing fungi and some airborne pollutants which can attack and degrade seasoned timber.

Timber Pest Inspector - An appropriately qualified person who undertakes specialist timber pest inspections.

Cultural Management

There are many factors that can potentially limit the ability of the termite management system to achieve the desired results and ideal outcome.

As with all termite management systems, no system is failsafe. The systems can never be guaranteed to prevent concealed termite access to buildings and structures. The following provides some examples of areas the Building Owner can have an impact on reducing the likelihood of termite attack.

Constructions issues and faults

The actual construction of the building, particularly around the subfloor and slab construction can impact the limitations of treatment effectiveness. Processes are related to different options including suspended floors, slab-on-ground, monolithic and infill slabs. Each construction type has the potential to limit the effectiveness of the management system.

Site conditions, especially the soil condition

The quality and type of soil can have a major impact on successful system outcomes. Some soils are unsuitable for effective soil termiticide treatment in which case certain soil areas may need replacing with more suitable materials. Heavy clay, for example, makes it very difficult for certain chemicals to evenly distribute throughout the treatment zone. Other potential soil issues include very sandy soils, and areas with layers of granite, blue metal or rock

Landscaping restrictions

Gardens and pool sheds, gardens against buildings, concrete paths adjoining buildings, retaining walls, fences and all other related landscaping items can create a breach of the protective termite treated zones.

Limitations on access to inspect, treat and monitor areas of the property

If the property includes areas with no or restricted or access, inspecting, treating and monitoring of that area will naturally cause limitations to the effectiveness of the management system.

Restrictive vegetation close to buildings

Protective zones can be breached by raised garden beds, retaining walls, large trees that touch buildings and even shrubs against or around buildings. **Inadequate ventilation of the buildings sub-floor areas and inadequate drainage.**

Availability of food, moisture and warmth is an attraction for termites, so adequately separating the components is an effective strategy against termite activity. Effective ventilation and drainage are therefore very important to be maintained.

Disturbance or interference of installed termite management systems

The treated zones can be deliberately or inadvertently interfered with and broken which can allow concealed entry for termites. Examples include cabling being installed underground, plumbing, drainage and interference by spreading tree roots.

Client failure to follow recommendations for ongoing maintenance and inspection.

It is essential that owners follow all written and verbal recommendations. Failure to act on these recommendations may limit the systems ability to achieve successful treatment outcomes.

The following actions of the Building Owner can be instrumental in reducing the suitability of the environment to subterranean termites.



GARCON

ELECTRICAL GROUP

Garcon Electrical Group Pty Ltd.

ABN: 76 643 064 340 **QLD Licence:** 87147 **ADDRESS:** 6 Worley Drive, Gilston, QLD, 4211 **CONTACT:** 0481 288 962 **EMAIL:** info@garconelectrical.com.au

gg

CERTIFICATE OF:

(Please mark relevant check-box)

TESTING AND COMPLIANCE (**Electrical installations**)

Issued in accordance with s227 of the Electrical Safety Regulation 2013

TESTING AND SAFETY (**Electrical equipment**)

Issued in accordance with s26 of the Electrical Safety Regulation 2013

* Work performed for:

* Name MR ADRIAN MORAES
Title Given name/s Surname

* Address UNIT 79/170 CENTRAL STREET
Street
LABRADOR 4215
Suburb/town Postcode

* Electrical installation / equipment tested (please include site address for electrical installation work if different from above):

INSTALLATION OF 240V INTER CONNECTED BATTERY BACK UP SMOKE ALARMS TO MEET CURRENT CODE

ALL WORKS IN ACCORDANCE WITH AS3000 WIRING REGS AND ALL OTHER RELEVANT STANDARDS

* Date of test 24 / 02 / 2026 * Electrical contractor licence number 87147

Name on contractor licence GARCON ELECTRICAL GROUP PTY LTD

Electrical contractor phone number 0481 288 962

For **electrical installations**, this certifies that the electrical installation, to the extent it is affected by the electrical work, has been tested to ensure that it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying under the Electrical Safety Regulation 2013 to the electrical installation.

For **electrical equipment**, this certifies that the electrical equipment, to the extent it is affected by the electrical work, is electrically safe.

Name GARY CONLIN
Person who performed, or person who is responsible for, the electrical work

Signature G.CONLIN Date 24 / 02 / 2026

*** Indicates a mandatory field**

V4.12-2013



Form 43 Aspect certificate (QBCC licensee)

This form is to be used for the purposes of sections 68, 69 and 70(1)(a) of the Building Regulation 2021, to state the aspect work for a single detached class 1a building and class 10 building and structure is compliant with the building development approval. Additional explanatory information is included in the Appendix at the end of the form.

<p>1. Indicate scope of the aspect/s</p>	<p>Scope of the aspect work</p> <p>Scope of the work covered by the licence class under the Queensland Building and Construction Commission Regulation 2018 for the aspect being certified, e.g. scope of work for a waterproofing licence is 'installing waterproofing materials or systems for preventing moisture penetration'. An aspect being certified may include 'wet area sealing to showers'.</p> <p>INSTALLATION OF THE WATERPROOFING TO THE BATHROOM, ENSUITE AND TOILET</p>	
<p>2. Property description</p> <p>The description must identify all land the subject of the application.</p> <p>The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.</p> <p>If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address (include number, street, suburb/locality and postcode)</p> <p>35 GUMVIEW CR</p> <hr/> <p>FLAGSTONE State <input type="text" value="QLD"/> Postcode 4280</p> <p>Lot and plan details (attach list if necessary)</p> <hr/> <p>Local government area the land is situated in</p> <hr/>	
<p>3. Building/structure description</p>	<p>Building/structure description</p> <div style="border: 1px solid black; height: 150px;"></div>	<p>Class of building/structure</p> <div style="border: 1px solid black; height: 150px;"></div>

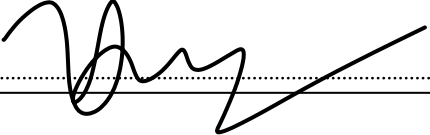
<p>4. Description of aspect/s certified</p> <p>Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.</p>	
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<p>5. Basis of certification</p> <p>Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice, and other publications were relied upon by the QBCC licensee.</p>	
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<p>6. Reference documentation</p> <p>Clearly identify any relevant documentation, e.g. numbered structural engineering plans.</p>	
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<p>7. Building certifier reference number and building development approval number</p>	<p>Building certifier reference number</p> <p>.....</p>	<p>Development approval number</p> <p>.....</p>
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<p>8. QBCC licensee details</p> <p>The QBCC licensee must, when the person carries out the aspect work, hold a license of an appropriate class under the Queensland Building and Construction Commission Regulation 2018 (QBCC Regulation) for the aspect work (or who may, under the QBCC Regulation, give a QBCC licensee certificate for aspect work).</p>	<p>Name <i>(in full)</i> HUY QUOC NGUYEN </p> <p>Company name <i>(if applicable)</i> EUREKA CONSTRUCTION PTY LTD </p> <p>Business phone number Contact person </p> <p>Email address eurekaconstructionptyltd@gmail.com </p> <p>Postal address 61 POPLAR ST </p> <p>INALA State <input type="checkbox"/> QLD <input type="checkbox"/> Postcode 4077 </p> <p>Licence class WALL AND FLOOR TILING </p> <p>Licence number 15443633 </p> <p>Date approval to inspect received from building certifier </p>
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9. Signature of QBCC licensee	Signature 	Date 17/04/2025
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LOCAL GOVERNMENT USE ONLY

Date received		Reference number/s	
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Appendix – explanatory information

IMPORTANT NOTE: a Queensland Building and Construction Commission (QBCC) licensee who knowingly or reasonably suspects the information they are giving to the building certifier is false or misleading, including the information contained in this certificate, commits an offence and is liable to a maximum penalty of 100 penalty units.

Who can complete this certificate? (section 68 and 69 of the Building Regulation 2021 (BR2021))

A person who holds an appropriate class of licence issued under the Queensland Building and Construction Commission Regulation 2018 (QBCC Regulation) can give a QBCC licensee certificate for an aspect of work provided they:

- have **carried out** the aspect work (i.e. occupational licensee), or
- can under the QBCC Regulation give a QBCC licensee certificate for the aspect work (i.e. contractor licensee).

When is a Form 43 used? (sections 68 and 70 of the BR 2021)

A QBCC licensee completes this form, if they have carried out the aspect work (or authorised under the QBCC Regulation) that is subject to a building development approval for a single detached class 1a building or a class 10 building or structure. The QBCC licensee must complete the form informing the building certifier how the aspect work complies with the building development approval.

The QBCC licensee for the aspect of work may give this completed form to the building certifier or competent person (inspections).

Competent person (section 10 of the *Building Act 1975* and Part 6 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give inspection help or design-specification help. The building certifier is required to keep detailed records about what was considered when appointing the competent person.

A competent person cannot give inspection help to a building certifier until they have been appointed by the building certifier. For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

Inspection help (section 34 of the BR 2021)

A building certifier must be satisfied that an individual is competent to give the type of inspection help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

For further information about conducting inspections for class 2 to 9 buildings, refer to the **Guideline for inspection of class 2 to 9 buildings**.

For further information about conducting inspections for detached class 1a and 10 buildings or structures, refer to the **Guideline for inspections of class 1 and 10 buildings and structures**.

It is good practice for the building certifier or competent person accepting and relying on this form to check that the QBCC licensee giving the form holds the appropriate (and valid) licence class for the aspect work, and the information is correct.

Other relevant aspect/inspection certificates (forms) required under the BR 2021

Form 12 – Aspect Inspection Certificate (Appointed Competent Person) – for aspects of a stage or other aspect work for all classes of buildings and structures the building certifier may accept and rely on a Form 12 given to them by the appointed competent person stating the aspect work is compliant with the building development approval.

Form 30 – QBCC licensee aspect certificate for accepted development (self-assessable) – section 70 allows the QBCC licensee to give a Form 30 to the builder for the building work or the owner of the building, stating the subject aspect work complies with the relevant provisions, standards and codes.

Form 16 – Inspection certificate is accepted and relied on by the building certifier that a stage of work complies with the building development approval.

Visit the [Business Queensland website](#) for all published building forms.

PRIVACY NOTICE

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



NW4530422

Form 4 - Notifiable work

Section 83, Plumbing and Drainage Act 2018

RESPONSIBLE PERSON

JAMES ALAN BASSETT

OCCUPATIONAL LICENCE NUMBER/S

PD22772

ADDRESS

79/GTP/3091
U 79 170 CENTRAL ST LABRADOR QLD 4215
GOLD COAST CITY

DATE WORK COMPLETED

14 Dec 2025

DATE SUBMITTED

14 Dec 2025

CATEGORIES OF WORK

1. Work necessary for extending, altering, replacing or removing supply pipes, other than supply pipes for a fire service, if the work is for an existing building; an extension to an existing class 1 building; or a structure for an existing class 1 building.
3. Work necessary for extending, altering, replacing or removing sanitary plumbing, if the work is for an existing building.
4. Work necessary for extending, altering, replacing or removing sanitary drainage, other than a combined sanitary drain, if the work is for an existing class 1 or 10 building or structure; an extension to an existing class 1 building; or a structure for an existing class 1 building.

By submitting this form, I declare the information to be true and correct and the work described complies with the *Plumbing and Drainage Act 2018* and the *Plumbing and Drainage Regulation 2019*. I acknowledge that it must be submitted within 10 business days after notifiable work is finished.

LICENSED PERSON/S WHO DID THE WORK

JAMES ALAN BASSETT

OCCUPATIONAL LICENCE NUMBER/S

PD22772

Explanatory statement**Made under section 83 of the Plumbing and Drainage Act 2018**

This notice has been given to the QBCC Commissioner. Your local government may contact you to arrange to inspect the work. You may inspect the notice in person at any QBCC Service Centre, or you can inspect the notice by submitting a request:

- By telephone on 139 333
- By email to notifiablework@qbcc.qld.gov.au
- By post to GPO Box 5099 Brisbane QLD 4001

PRIVACY NOTICE: The QBCC is collecting information on this form as required under the *Plumbing and Drainage Act 2018* and subordinate legislation. Some of this information will be included in the licensee register. You may receive information from us for educational purposes in accordance with the QBCC Act. Please refer to the Privacy Policy on our website for full use and disclosure details. All information held by the QBCC may be subject to application for access under the *Right to Information Act 2009* (RTI Act).

RIGHT TO INFORMATION: The information collected on this form will be retained as required by the Public Records Act 2002 established by the Right to Information Act 2009. If you have any further questions regarding your privacy, please contact Queensland Building and Construction Commission on 139 333.




Form 43 Aspect certificate (QBCC licensee)

This form is to be used for the purposes of sections 68, 69 and 70(1)(a) of the Building Regulation 2021, to state the aspect work for a single detached class 1a building and class 10 building and structure is compliant with the building development approval.

Additional explanatory information is included in the Appendix at the end of the form.

<p>1. Indicate scope of the aspect/sk</p>	<p>Scope of the aspect work</p> <p>Scope of the work covered by the licence class under the Queensland Building and Construction Commission Regulation 2018 for the aspect being certified, e.g. scope of work for a waterproofing licence is 'installing waterproofing materials or systems for preventing moisture penetration'. An aspect being certified may include 'wet area sealing to showers'.</p> <p>Installation of the chemical barrier to the ground floor new bathroom (garage area)</p>				
<p>2. Property description</p> <p>The description must identify all land the subject of the application.</p> <p>The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.</p> <p>If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address <i>(include number, street, suburb/locality and postcode)</i></p> <p>Unit 79/ 170 Central Street, Labrador</p> <p style="text-align: right;">State Queensland Postcode 4215</p> <p>Lot and plan details <i>(attach list if necessary)</i></p> <p>Local government area the land is situated in</p> <p>Gold Coast</p>				
<p>3. Building/structure description</p>	<table border="0" style="width: 100%;"> <tr> <td style="width: 70%;">Building/structure description</td> <td style="width: 30%;">Class of building/structure</td> </tr> <tr> <td>Dwelling</td> <td>1A</td> </tr> </table>	Building/structure description	Class of building/structure	Dwelling	1A
Building/structure description	Class of building/structure				
Dwelling	1A				
<p>4. Description of component/s certified</p> <p>Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.</p>	<p>Service penetration of this bathroom Pipework were treated with Termidor HE total 45.5 Liters, to make it a compliant complete termite management system to resist attack from termites in accordance with AS3660.1</p>				
<p>5. Basis of certification</p> <p>Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice, and other publications were relied upon by the QBCC licensee.</p>	<p>As per AS3660.1-2014 and AS. 3660.2.2017</p>				
<p>6. Reference documentation</p> <p>Clearly identify any relevant documentation, e.g. numbered structural engineering plans.</p>	<p>As3660.2 2017 AS3660.1 2014</p> <p>Termite management certificate</p>				

7. Building certifier reference number and building development approval number	Building certifier reference number	Development approval number
<p>8. QBCC licensee details</p> <p>The QBCC licensee must, when the person carries out the aspect work, hold a license of an appropriate class under the Queensland Building and Construction Commission Regulation 2018 (QBCC Regulation) for the aspect work (or who may, under the QBCC Regulation, give a QBCC licensee certificate for aspect work).</p>	Name <i>(in full)</i> Ori Pest Control and Termite Inspection	Contact person LISU HAN
	Company name <i>if applicable</i> Ori Pest Control	Mobile number 0478930158
	Business phone number	
	Email address admin@oripestcontrol.com.au	
	Postal address 20 Sunnyview Street, Beenleigh, Queensland, 4207	
	State QLD	Postcode 4207
	Licence class Trade Contractor Licence	
	Licence number 15386765	
	Date approval to inspect received from building certifier	
9. Signature of QBCC licensee	Signature	Date
		10th Nov, 2025

LOCAL GOVERNMENT USE ONLY

Date received		Reference number/s	
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Appendix - explanatory information

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Competent person (section 10 of the *Building Act 1975* and Part 6 of the BR 2021)

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ACTIVE BODY CORPORATE
MANAGERS & CONSULTANTS

18 November 2025

Mr J Moraes
79/170 Central Street
LABRADOR QLD 4215
Email: adrian_moraes@hotmail.com

Dear Mr Moraes,

**RE: APPLICATION FOR BATHROOM IN GARAGE / FENCE / PATIO – LOT 79 / UNIT 79
CENTRAL HEIGHTS CTS 20078**

We are the administrators of Central Heights CTS 20078 and write to you under instruction of the committee. At the recent committee meeting of the body corporate your application for bathroom in garage, fence and patio installation was approved by the committee, subject to the following conditions:

Bathroom in Garage

- 1. The improvement does not detract from the appearance of any lot included in, or common property for the scheme;*
- 2. The use and enjoyment of the improvement is not likely to promote a breach of the owner's duties as an occupier;*
- 3. Approval (if required) must be obtained from any local Council, prior to commencement of the work and a copy of this approval provided to the Body Corporate;*
- 4. The work must be completed by a suitably qualified and licensed contractor that holds the appropriate insurance to cover the owner and the Body Corporate;*
- 5. Construction must comply with the existing By-Laws and not interfere with adjoining neighbours;*
- 6. The Lot Owner must co-ordinate the dates of commencement and finalisation of the works with either the Building Manager or Committee prior to commencement of the works;*
- 7. The Lot Owner of contractor must provide prior notice to the Building Manager of all movements of materials through the common area and noise from the works and to ensure that these occur at a time to minimise any interference or annoyance to adjoining neighbours;*
- 8. During completion of the works, no materials or storage of other items associated with the improvement are to be placed or remain on common property without the prior written approval of the Body Corporate;*
- 9. Any damage to common property caused by the improvement is to be repaired within 7 days at the Lot Owner's cost;*
- 10. All costs associated with the works and future maintenance of the improvement are the responsibility of the Owner of the lot.*

Boundary Fencing

- 1. The new fencing is in keeping with the existing fencing in material and heights.*
- 2. All adjoining owners have approved the new fencing in writing.*

Patio

- 1. The new patio is in keeping with the old patio in height and site coverage.*
- 2. The improvement does not detract from the appearance of any lot included in, or common property for the scheme;*

 (07) 5574 0444
 reception@activebodycorporate.com.au
Suite 3/146 Bundall Road, Bundall QLD 4127

Active Body Corporate Management ABN: 32 674 485 397
Strata Investment Group ABN: 67 162 726 258



3. *The use and enjoyment of the improvement is not likely to promote a breach of the owner's duties as an occupier;*
4. *Approval (if required) must be obtained from any local Council, prior to commencement of the work and a copy of this approval provided to the Body Corporate;*
5. *The work must be completed by a suitably qualified and licensed contractor that holds the appropriate insurance to cover the owner and the Body Corporate;*
6. *Construction must comply with the existing By-Laws and not interfere with adjoining neighbours;*
7. *The Lot Owner must co-ordinate the dates of commencement and finalisation of the works with either the Building Manager or Committee prior to commencement of the works;*
8. *The Lot Owner of contractor must provide prior notice to the Building Manager of all movements of materials through the common area and noise from the works and to ensure that these occur at a time to minimise any interference or annoyance to adjoining neighbours;*
9. *During completion of the works, no materials or storage of other items associated with the improvement are to be placed or remain on common property without the prior written approval of the Body Corporate;*
10. *Any damage to common property caused by the improvement is to be repaired within 7 days at the Lot Owner's cost;*
11. *All costs associated with the works and future maintenance of the improvement are the responsibility of the Owner of the lot.*

Kind Regards

Holly Johnston

Strata Assistant

For and on behalf of the Body Corporate for Central Heights CTS 20078