

Seller Disclosure Report

Vendor/s

GURJEET KAUR, PARVINDER SINGH

Property Address

UNIT 12 136-138 BUCHAN ST, BUNGALOW QLD 4870

Prepared On

Monday, February 16, 2026

In This Report

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Disclosure Statement

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller GURJEET KAUR, PARVINDER SINGH

Property address UNIT 12 136-138 BUCHAN ST, BUNGALOW QLD 4870

(referred to as the
“property” in this
statement)

Lot on plan description Lot 12 on SP204144

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: NA » the amount of rent and bond payable: NA » whether the lease has an option to renew: NA <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> <p>NA</p>
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> <p>Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.</p>
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 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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):</p> <p>Medium Density Residential - Commercial zone</p>		
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>The lot is affected by a notice of intention to resume the property or any part of the property.</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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>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>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>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>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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><i>If Yes, a copy of the order or application must be given by the seller.</i></p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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>		

* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

Signatures – SELLER

Signed by:
Gurjeet kaur Gurjeet kaur
CFE2DFC23D7FA64C

Signed by:
Parvinder Singh
E7A837901F879CFE

Signature of seller

Signature of seller

Gurjeet kaur Gurjeet kaur

Parvinder Singh

Name of seller

Name of seller

16/02/2026 01:42 pm

16/02/2026 10:29 am

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

Searches

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 55050402
Search Date: 13/02/2026 12:27

Title Reference: 50667119
Date Created: 05/06/2007

Previous Title: 20386066
20803018
50484952
50484953

REGISTERED OWNER

Dealing No: 723736040 10/12/2024

GURJEET KAUR
PARVINDER SINGH JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 12 SURVEY PLAN 204144
Local Government: CAIRNS
COMMUNITY MANAGEMENT STATEMENT 36956

EASEMENTS, ENCUMBRANCES AND INTERESTS

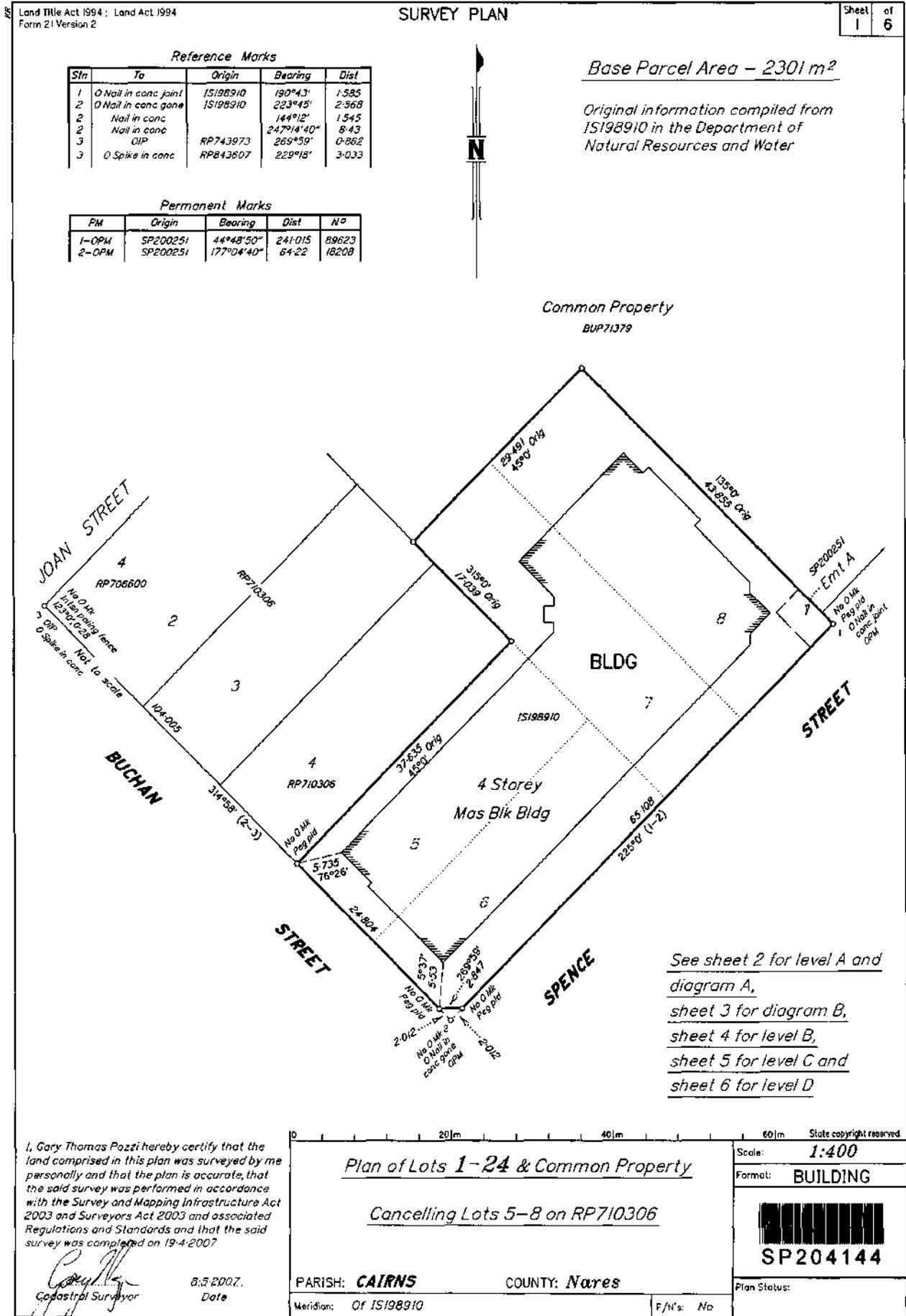
1. Rights and interests reserved to the Crown by
Deed of Grant No. 20083052 (ALLOT 3 SUBN SEC 89)
2. MORTGAGE No 723736041 10/12/2024 at 13:04
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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



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

710634095

\$1813.00
30/05/2007 15:36

CS 400 NT

Registered

5. Lodged by # 825
T W HOADEN (INVESTMENTS) PTY LTD
PO Box 5952 CAIRNS Q 4870
Ph: 40351755 Fax: 40356478
Email: jenne@theadley.com.au

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

1. Certificate of Registered Owners or Lessees.

1/We Hedley Developments Pty Ltd ACN 011 002 485

(Names in full)

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

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees



6. Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
20386066	8	RP710306	1-6, 9-12, 17-20 and Common Property	-	-
20803018	7	RP710306	1-6, 9-13, 17-21 and Common Property	-	-
50484952	5	RP710306	4-8, 12-16, 20-24 and Common Property	-	-
50484953	6	RP710306	4-8, 12-16, 20-24 and Common Property	-	-

Mortgage Allocations

Mortgage	Lots fully encumbered	Lots partially encumbered
709103315	5-8, 14-16 & 22-24	4, 5, 12, 20 & 21
709434919	1-3, 7, 9-11 & 17-19	4-6, 12, 13, 20 & 21

Easement Allocations

Easement	Lots to be burdened
710553534	Common Property

* Rule out whichever is inapplicable

2. Local Government Approval.

* CAIRNS CITY COUNCIL

hereby approves this plan in accordance with the :

% INTEGRATED PLANNING ACT 1997

Development Approval Date 21.10.2005

Allot 3 of Subn Sec 89 1-24 and Common Property

Orig	Lots

7. Portion Allocation :

8. Map Reference :
B064-23433

9. Locality :
Bungalow

10. Local Government :
Cairns City Council

11. Passed & Endorsed :

By: G.T Pozzi
Date: 30th May 2007
Signed: [Signature]
Designation: Cadastral Surveyor

12. Building Format Plans only.

I certify that:
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining lots and road
Cadastral Surveyor/Director * Date 30/5/2007
* Identity words not required

13. Lodgement Fees :

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

14. Insert Plan Number **SP204144**

3. Plans with Community Management Statement :

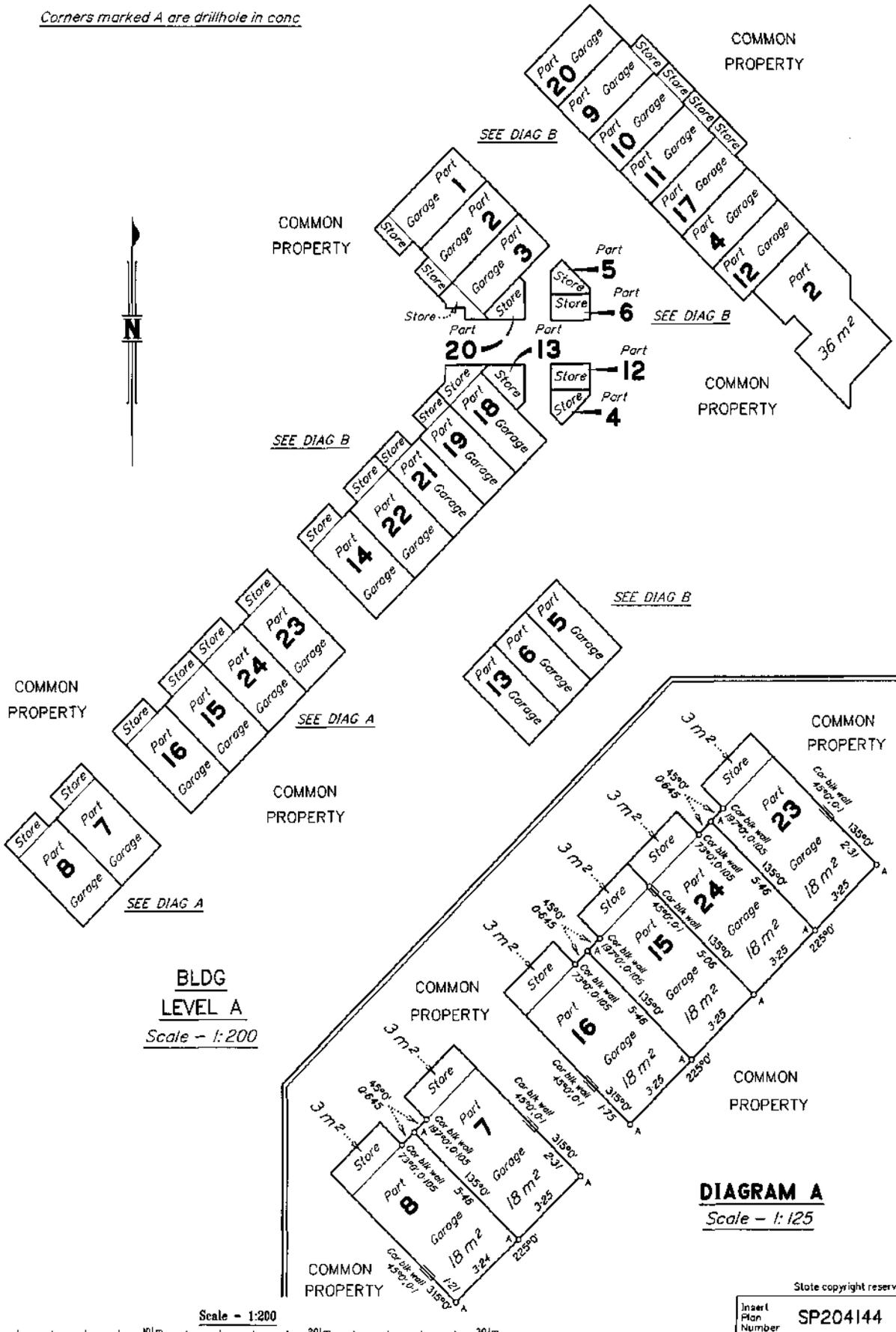
CMS Number : 36956
Name : Glendon on Spence

4. References :

Dept File :
Local Govt : 8/17/293
Surveyor : 07/062

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

Corners marked A are drillhole in conc



**BLDG
LEVEL A**
Scale - 1:200

DIAGRAM A
Scale - 1:125

State copyright reserved.

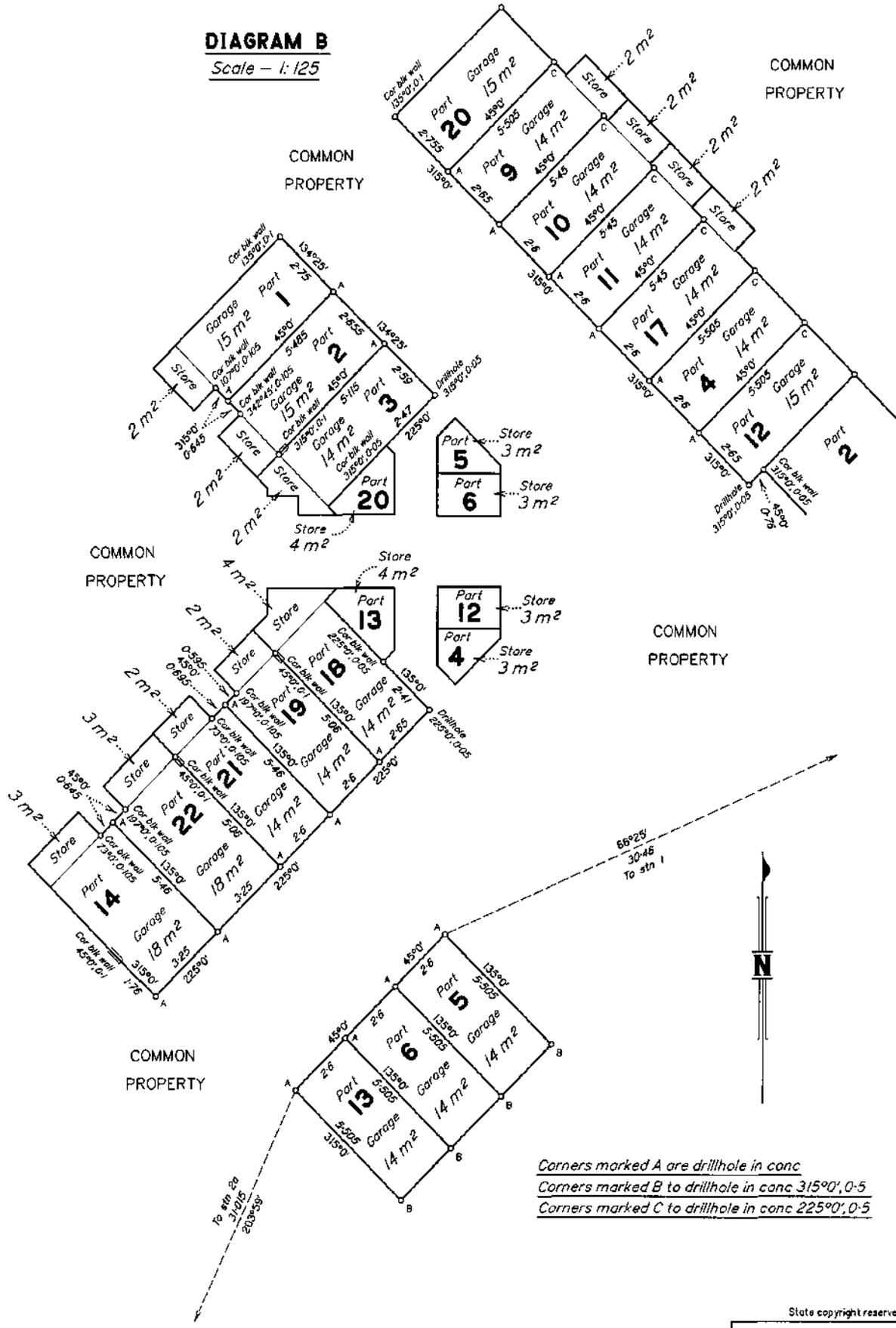
Insert
Plan
Number
SP204144

Scale - 1:200

0 10m 20m 30m

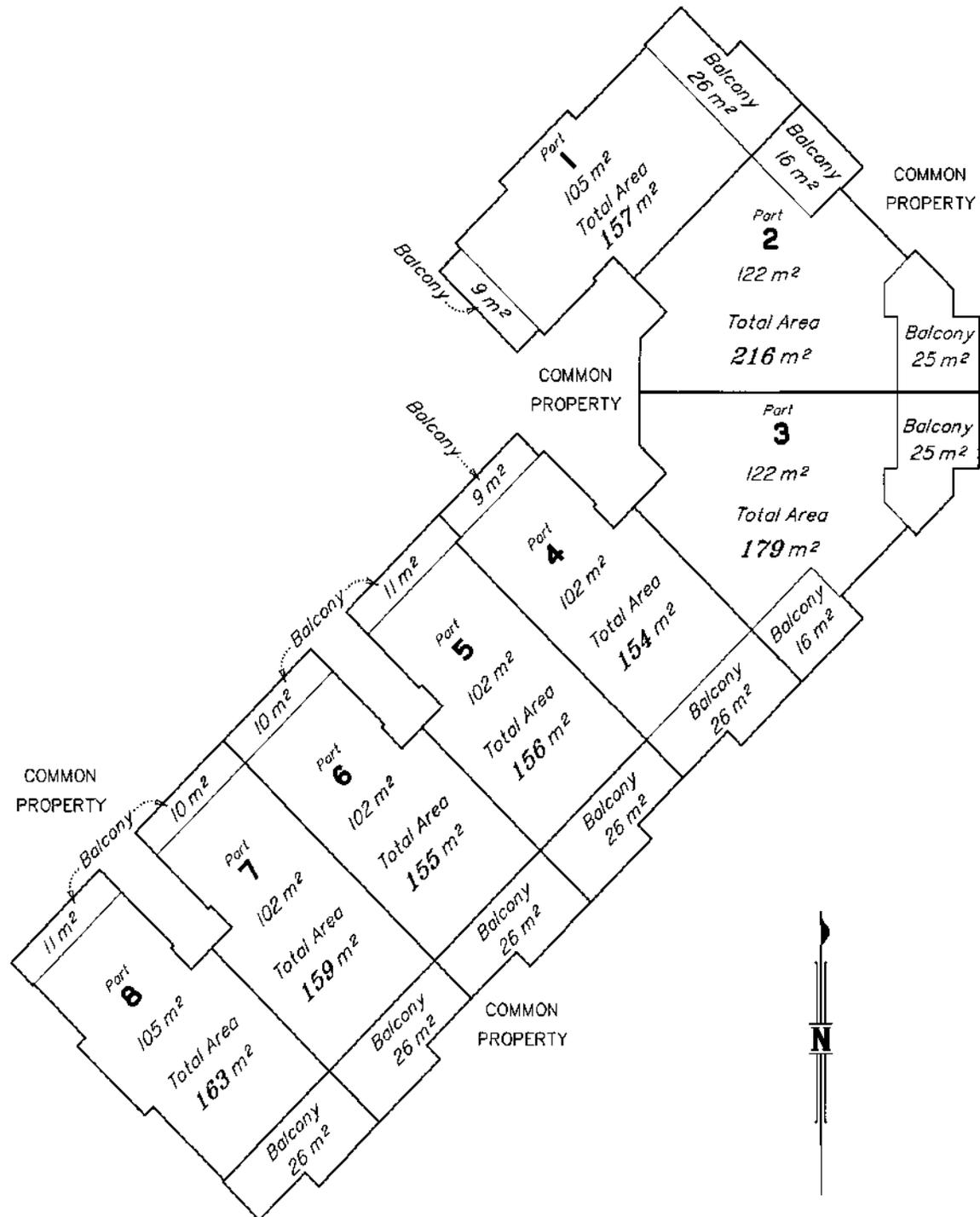
DIAGRAM B

Scale - 1:125



State copyright reserved.

Insert Plan Number **SP204144**



BLDG
LEVEL B
Scale - 1:200

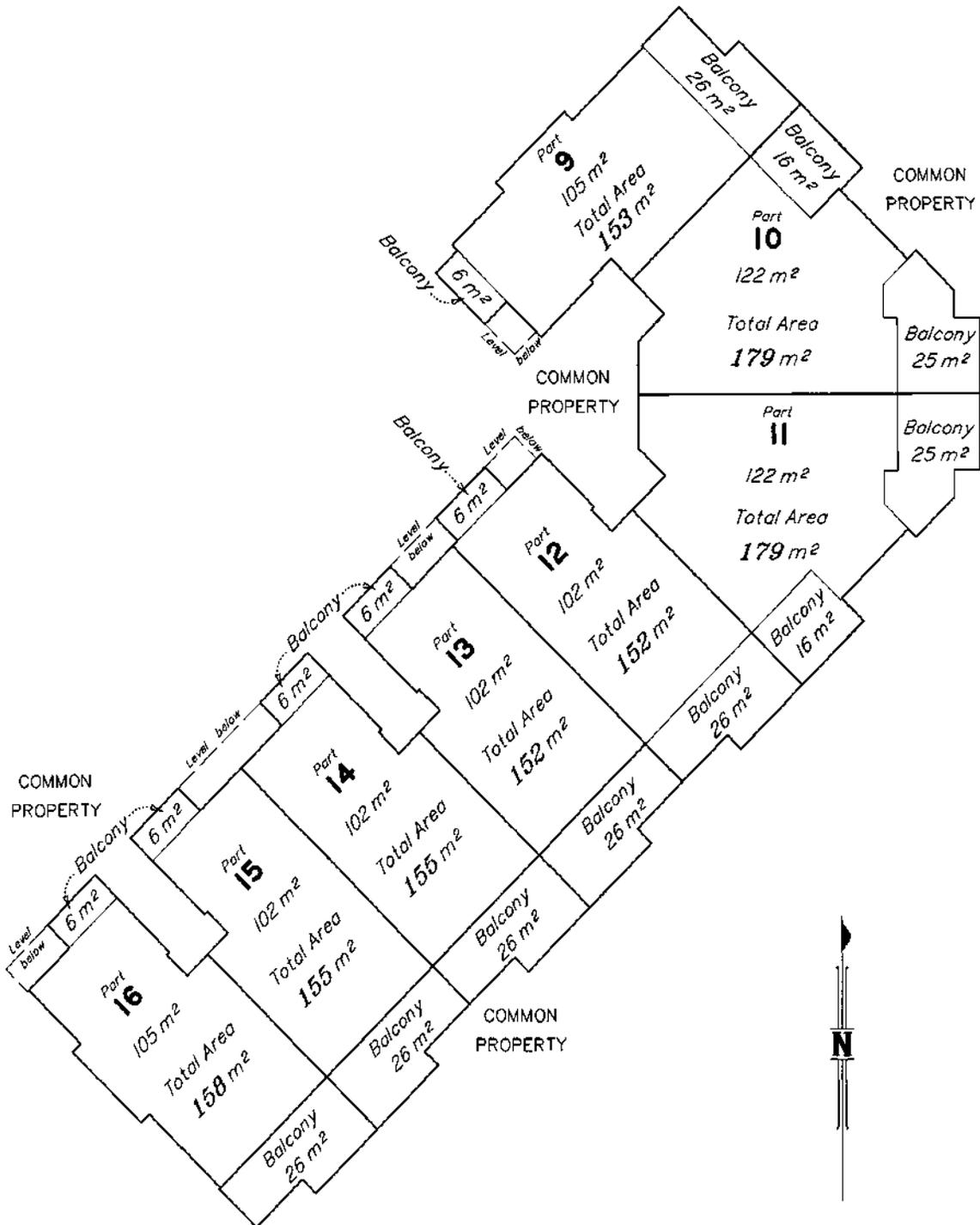


Scale - 1:200



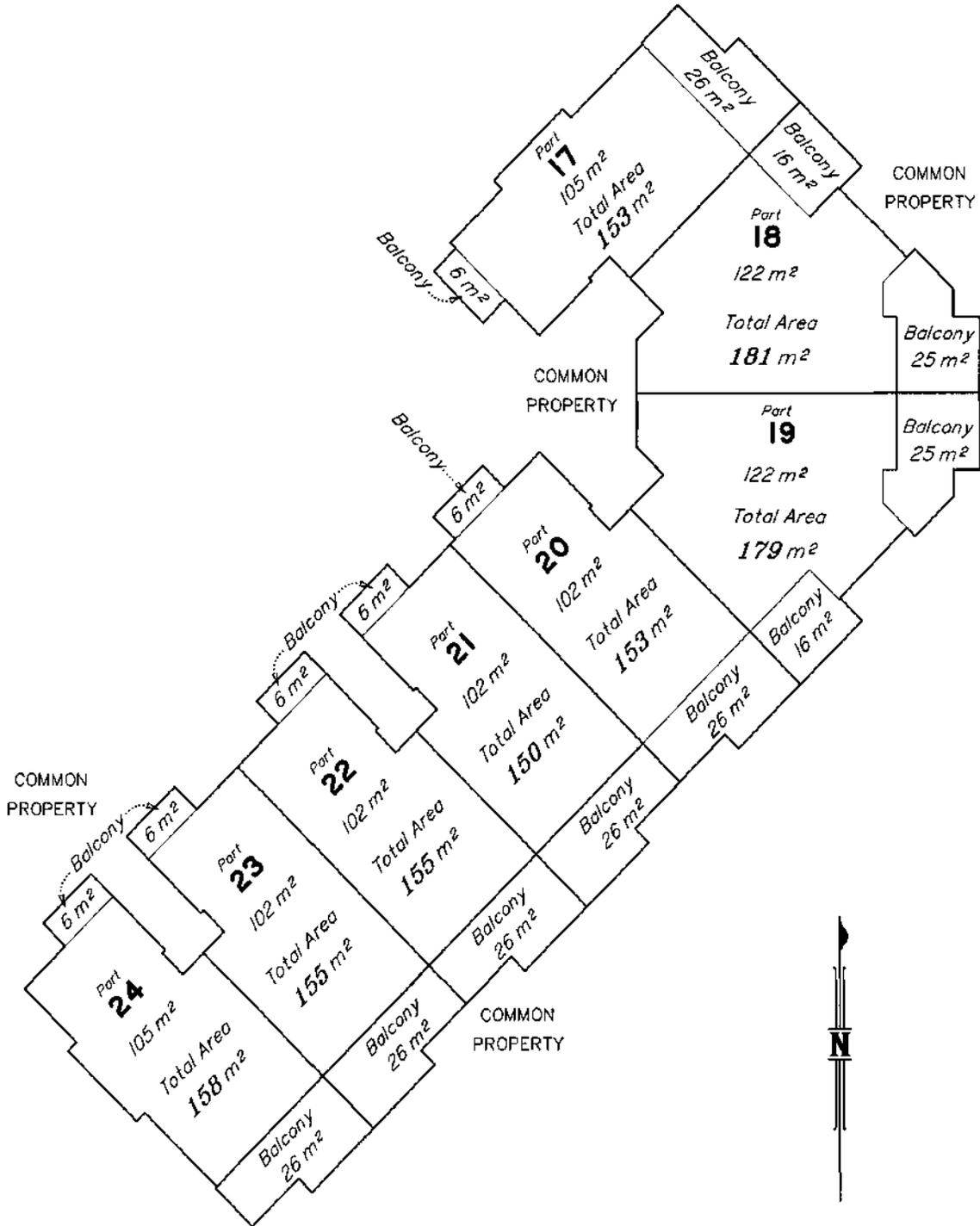
State copyright reserved.

Insert Plan Number **SP204144**



BLDG
LEVEL C
Scale - 1:200





BLDG
LEVEL D
Scale - 1:200



Scale - 1:200



State copyright reserved.

Insert Plan Number SP204144

Property Fact Pack



u12/136 Buchan Street
Bungalow QLD 4870

YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

At a glance

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



Easements



CONSIDERATIONS
IDENTIFIED



Flood Risk



CONSIDERATIONS
IDENTIFIED



Character



NO
CONSIDERATIONS
IDENTIFIED



Vegetation



NO
CONSIDERATIONS
IDENTIFIED



Bushfire Risk



NO
CONSIDERATIONS
IDENTIFIED



Noise



NO
CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

13th of February, 2026

ADDRESS

u12/136 BUCHAN STREET

LOT PLAN

12/SP204144

COUNCIL

Cairns

ZONING

- Medium Density Residential - Commercial

UTILITIES

- Power
- Sewer
- Stormwater
- Water

SCHOOL CATCHMENTS

- Parramatta SS
- Trinity Bay SHS

CLOSEST CITY

Cairns - 1km

Zoning

What zone is my property?



Sources: Cairns Regional Council

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Low Impact Industry
- Medium Density Residential - Commercial
- Medium Impact Industry
- Mixed Use - Commercial
- Mixed Use - Trades & Services
- Special Purpose

Easements

What access rights exist over the property?



Sources: Qldspatial

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Easements

Flood Risk

Is the property in a potential flood area?



Sources: Cairns Regional Council

THINGS TO KNOW

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

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

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

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

PROPERTY DUE DILIGENCE REPORT | u12/136 BUCHAN STREET

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

Questions to ask

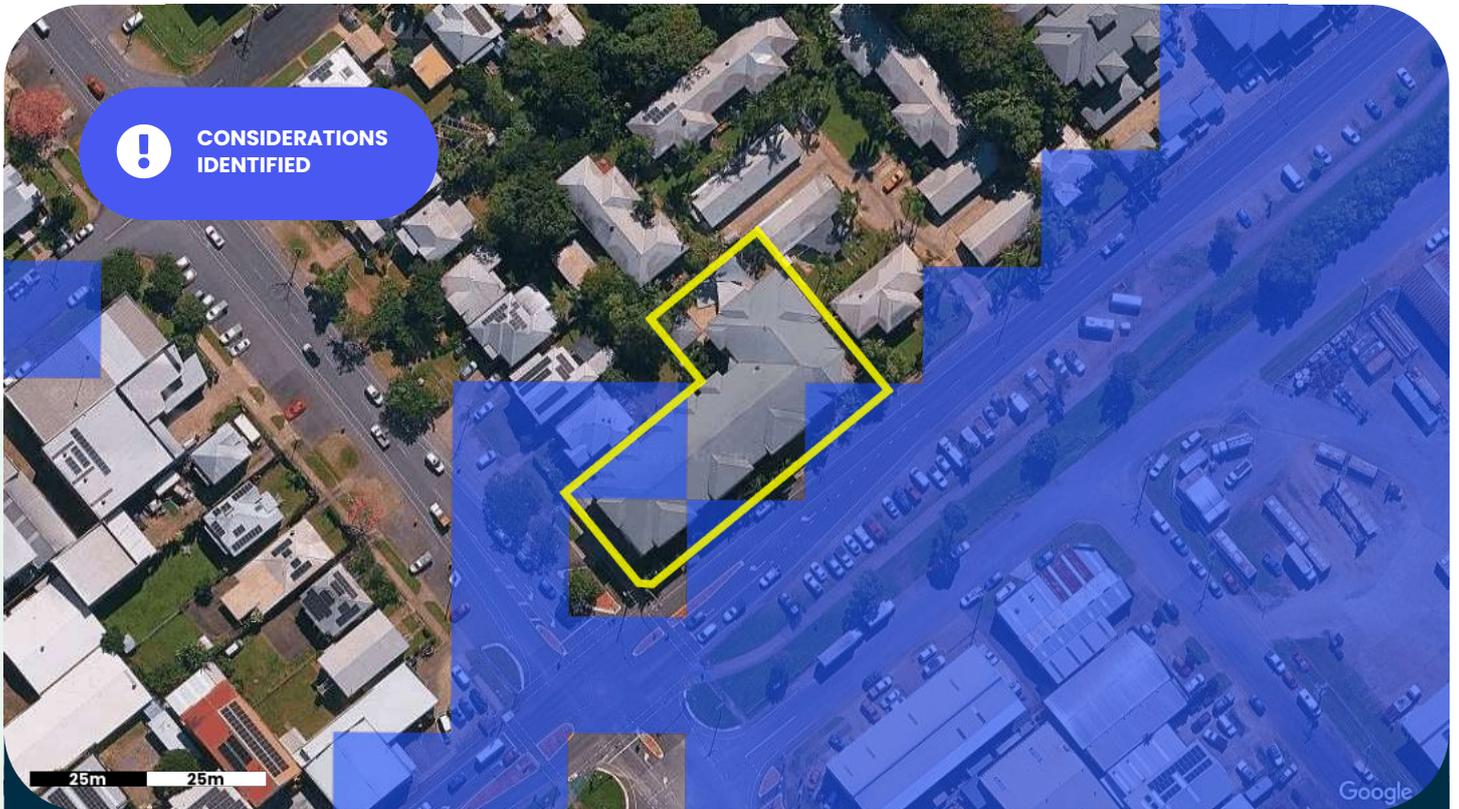
- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

LEGEND

-  Selected Property
-  Flood Inundation Trigger Area

Coastal Flood Risk

Are there any coastal impacts that impact my property?



Sources: Cairns Regional Council

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

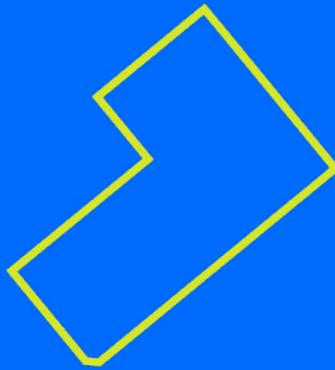
-  Selected Property
-  Storm Tide Inundation Area

Flood Planning Risk

What planning overlays impact development of this property?



CONSIDERATIONS IDENTIFIED



25m 25m

Sources: Cairns Regional Council

THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Precinct 3 - Sub-Precinct Zone 2 - Cbd & Environs

State Flood Planning

What State overlays impact development of this property?



Sources: Queensland Department Of Environment And Science, Department Of Resources

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- ▨ Flood Assessment Area - State Gov
- Low Possibility
- Moderate To Low Possibility
- State Coastal - High Storm Tide Inundation Area
- State Coastal - Moderate Storm Tide Inundation Area

Character

Is the property in a character or heritage area?



THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Property Est. Fall: ~0m
- Property High: ~3m
- Property Low: ~3m



Noise

Is the property in a potential noise area?



THINGS TO KNOW

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

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

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

Questions to ask

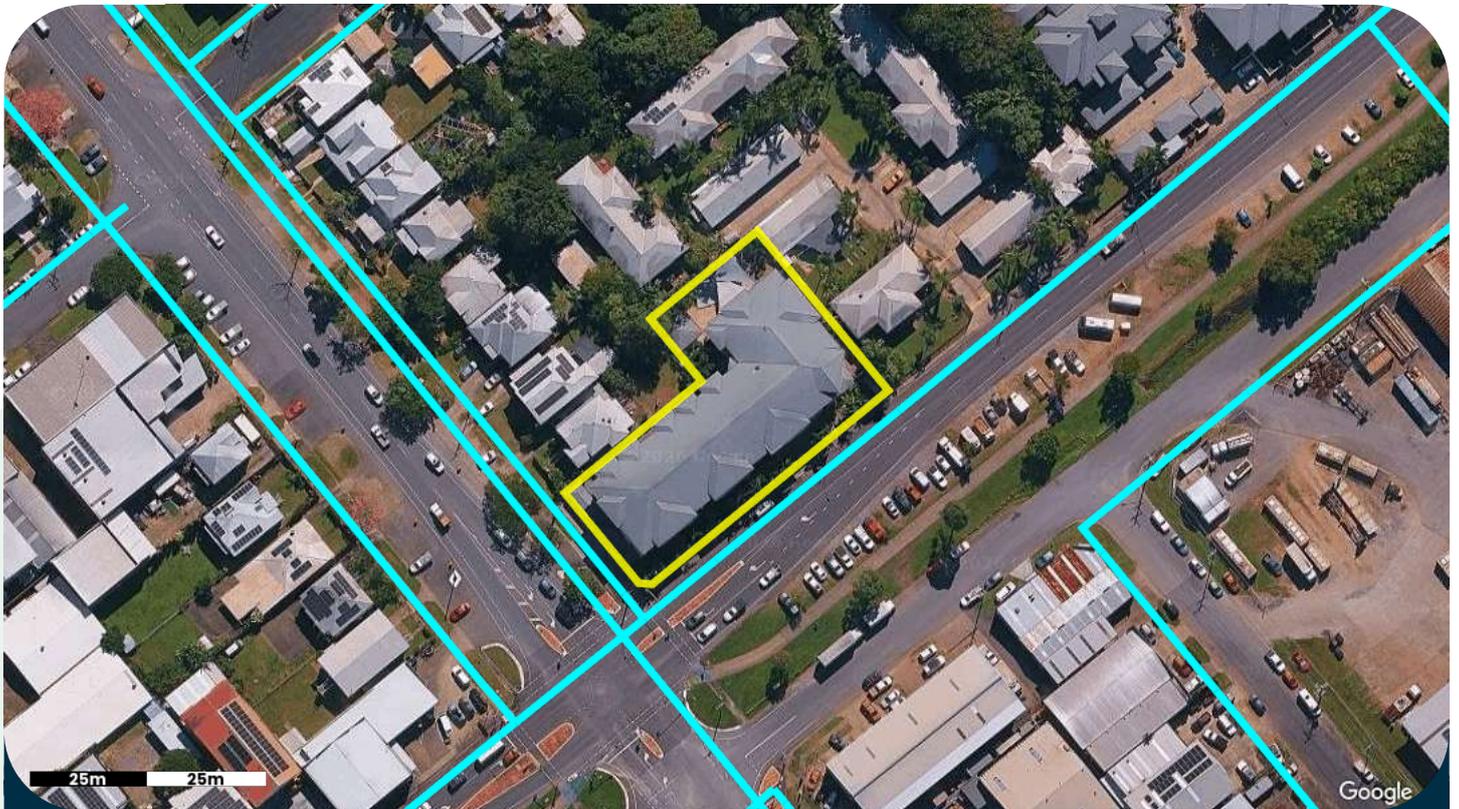
- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

LEGEND

 Selected Property

Water

Are there any water pipes nearby?



Sources: Cairns Regional Council

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Cairns Regional Council

THINGS TO KNOW

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

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

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

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

Questions to ask

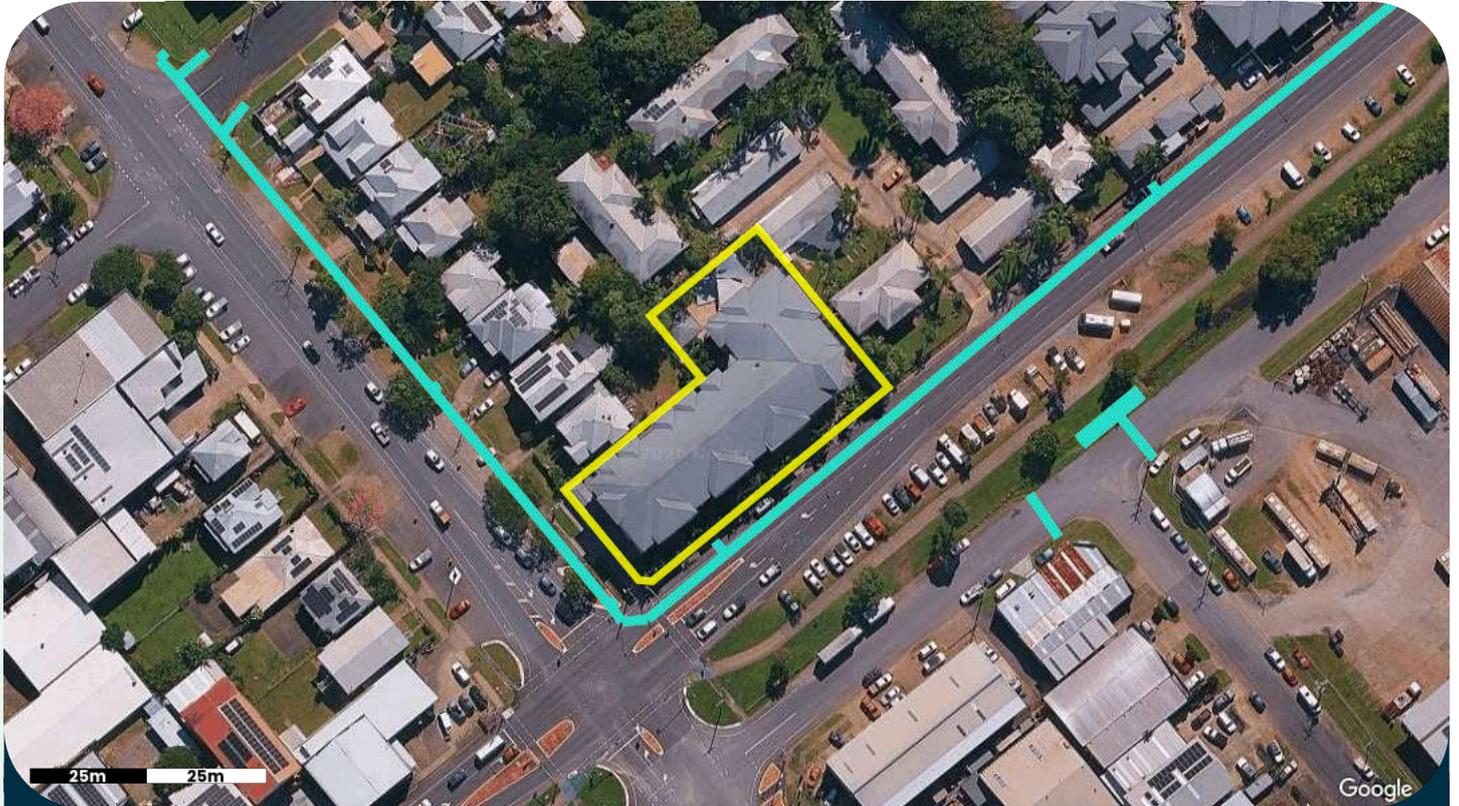
- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

LEGEND

-  Selected Property
-  Pipes
-  Sewer Maintenance Structure

Stormwater

Are there stormwater pipes on or near the property?



Sources: Cairns Regional Council

THINGS TO KNOW

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

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

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

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

Questions to ask

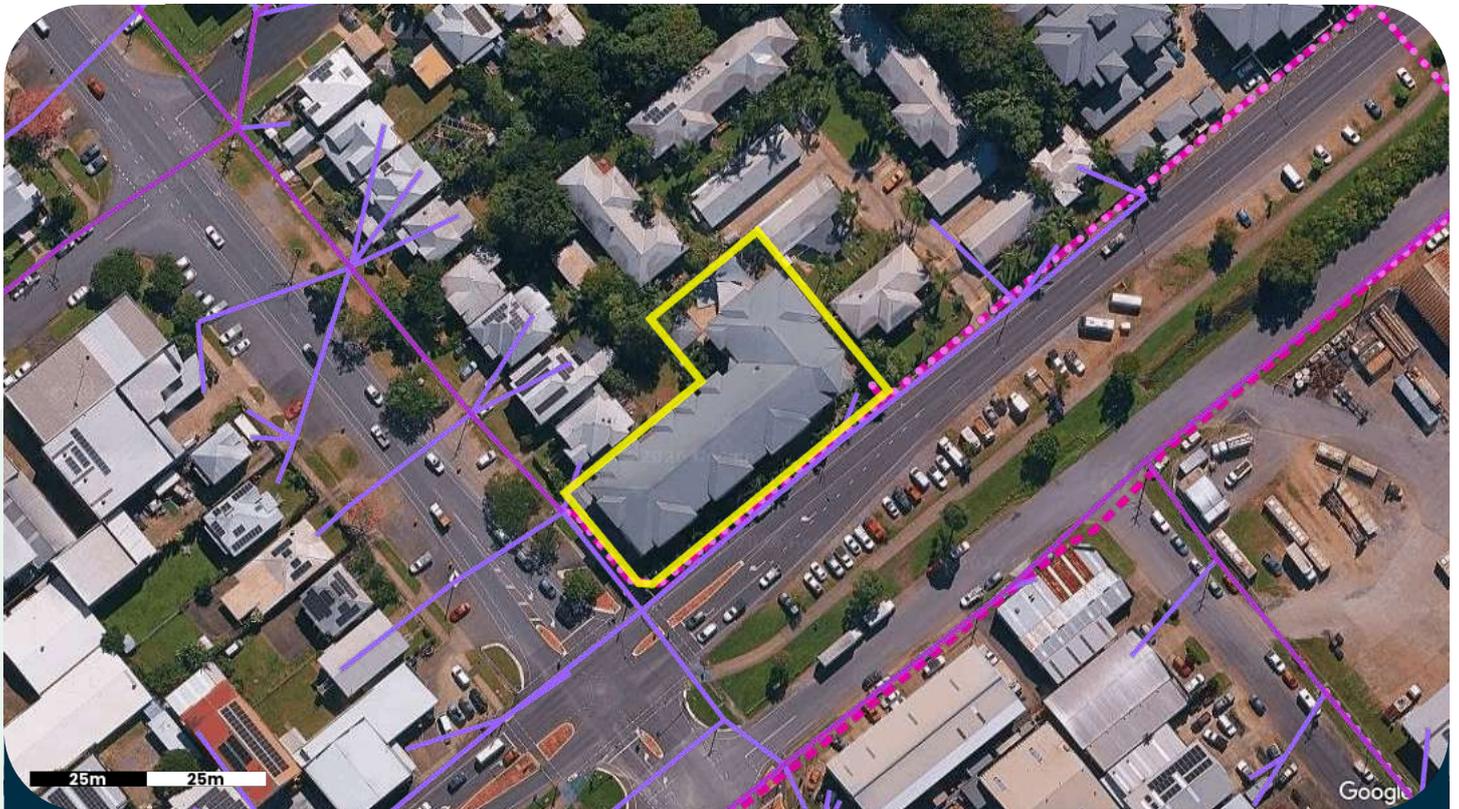
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

LEGEND

-  Selected Property
-  Stormwater Pipe Or Culvert

Power

Are there any power lines on or near the property?



Sources: Ergon

THINGS TO KNOW

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

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

Questions to ask

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

LEGEND

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

Boundary

View your property boundaries



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

Area: ~2,302m², Perimeter: ~220m

LEGEND

 Selected Property

DISCLAIMER

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

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

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

WHO ELSE COULD USE THIS REPORT

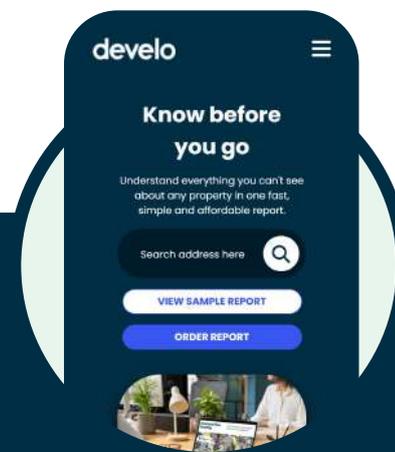
- ✓ Your mortgage broker and bank
- ✓ Your building and pest inspector
- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

YOUR DIGITAL COPY



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

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

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

Transaction ID: 51116867 EMR Site Id: 13 February 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 12 Plan: SP204144
12/136 BUCHAN ST
BUNGALOW

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

168216/A/850677
G Kaur & P Singh
Unit 12
136-138 Buchan Street
BUNGALOW QLD 4870

Your Rates Account is Due 4 March 2026

Total Amount Due

NO PAYMENT DUE

Summary of Rates and Charges

For period 01/01/2026 to 30/06/2026

Property Location: 12/136-138 Buchan Street BUNGALOW QLD 4870

Property Description: LOT 12 TYP SP PLN 204144

Improvements: Fhold-Unit
2301.0000SQUARE METRES

Land Use Code

0800

Your New Payment System

Payble allows you to pay rates and water with greater ease - providing flexible payment options, helpful reminders & support for all major bank accounts, credit and debit cards.



Scan the QR code to get started or visit:
pay.cairns.qld.gov.au



General Residential K	34,198.00	\$	560.60
Water Access Charge/s-Residential	1.00	\$	213.75
Sewerage Charge/s-Residential	1.00	\$	495.80
Cleansing Charge/s	1.00	\$	237.50
State Emergency Management Levy 2 A	1.00	\$	125.80

SEE OVER THE PAGE FOR INFORMATION ON THE STATE WASTE LEVY

Balance Brought Forward	\$	Cr -1,640.82
Total new transactions	\$	1,633.45
Total Account Balance	\$	Cr -7.37

Pay In Person At Any Post Office



Billor Code: 0212
Assessment No: 797373

Pay in-store at Australia Post, online at auspost.com.au/postbillpay or by phone 13 18 16



*212 797373

See over the page for more payment options



Scan to Pay

Pay in full or choose smaller instalments that suit your budget



New

- Helpful reminders
- Card or bank payments
- See your balance



VISA

AMEX



Scan or visit pay.cairns.qld.gov.au

Powered By  Payble

Rates Payment Slip

NAME

G Kaur & P Singh

PROPERTY

12/136-138 Buchan Street BUNGALOW QLD 4870

Assessment No.

797373

Due Date

04/03/2026

Total Amount Due

NO PAYMENT DUE

State Waste Levy

Council has received an annual payment of \$844,418 from the State Government to mitigate any direct impacts of the State Waste Levy on households.

The direct costs imposed by the State Waste Levy on Council are unknown. Council will use the annual payment received to mitigate any direct impacts of the State Waste Levy on households in accordance with the Waste Reduction and Recycling Act 2011, and will take any steps available to further mitigate costs to the greatest extent possible. Any net costs incurred by the imposed State Waste Levy after the annual payment and other mitigation strategies are applied are intended to be recovered by a separate charge in future years. For information please refer to the Council's Revenue Statement.

Information for Customers

1. Please Note

In accordance with the *Local Government Act 2009* and Council's adopted budget resolutions, all rates and charges are payable by close of business on the due date.

2. Interest

Compound interest at the rate determined by Council is accrued on all rates and charges which remain unpaid after the due date. Please note interest still applies if a payment arrangement or direct debit is in place.

3. Experiencing Financial Difficulties

If you are experiencing financial difficulties or hardship and cannot pay this account by the due date please email revenue@cairns.qld.gov.au and officers will work with you to arrange a suitable payment plan to avoid recovery action and associated costs.

4. Electronic Notices

Receive your rates and water notice by:

* Email - Go to www.cairns.qld.gov.au/paperless

* BPAY View - Register through your online banking facility

5. Change of Postal Address

If the postal address shown overleaf is incorrect please contact Customer Service or visit Council's website www.cairns.qld.gov.au/change-address

6. Refunds

Refunds can only be facilitated where the account is in credit or the monies were not intended for payment to Council e.g. incorrect biller code. To request a refund go to www.cairns.qld.gov.au/refund

7. Privacy Statement

Your personal information has been collected for the purpose of ensuring Council has your correct contact information. Your information will be disclosed to authorised Council officers for business purposes only. Your information will also be disclosed to Department of Natural Resources and Mines and Australian Electoral Office for business purposes only.

More Payment Options



Payments at Council Offices

Spence Street Administration Centre (Council Chambers), 119-145 Spence Street, Cairns
Open hours: 8:30am to 4:30pm Monday to Friday.
Closed on public holidays.

Accepts all Council payments.
EFTPOS (no cash withdrawals), credit card, cash (not accepted at libraries) & cheque payments (post dated cheques will not be accepted).



Payment by Phone

Credit Card Payment by Using BPOINT
Callers **within Australia** dial **1300 276 468**
Biller Code: 49346
Assessment No: 797373



Payment by Bpay

Biller Code: 49346
Ref: 797373

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.

Pay Online

Simply scan the QR code to pay in full or choose from flexible weekly, fortnightly and monthly instalments.



You can also pay online at pay.cairns.qld.gov.au

New

- Helpful reminders
- Card or bank payments
- See your balance



VISA

AMEX



Powered By Payble



Payment By Mail

Tear off this payment slip and mail with a cheque or money order made payable to:
Cairns Regional Council
PO Box 359, CAIRNS QLD 4870.
Cheque : Post dated cheques

Account Enquiries

E: rates@cairns.qld.gov.au
P: 1300 69 22 47

For more information, visit www.cairns.qld.gov.au

Switch to paperless notices



Sign up to receive your rates and water notices by email
Assessment: 797373

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: PSC0267791

2. Location of the swimming pool

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

Street address:

136 BUCHAN ST

BUNGALOW QLD

Postcode

4

8

7

0

Lot and plan details:

9999/SP/204144

Local government area:

CAIRNS REGIONAL

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.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Pool properties

Shared pool

Non-shared pool

Number of pools

1

5. Pool safety certificate validity

Effective date:

1 9 / 0 9 / 2 0 2 5

Expiry date:

1 9 / 0 9 / 2 0 2 6

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:

LEIGH NELSON

Pool safety inspector
licence number:

PS100929

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

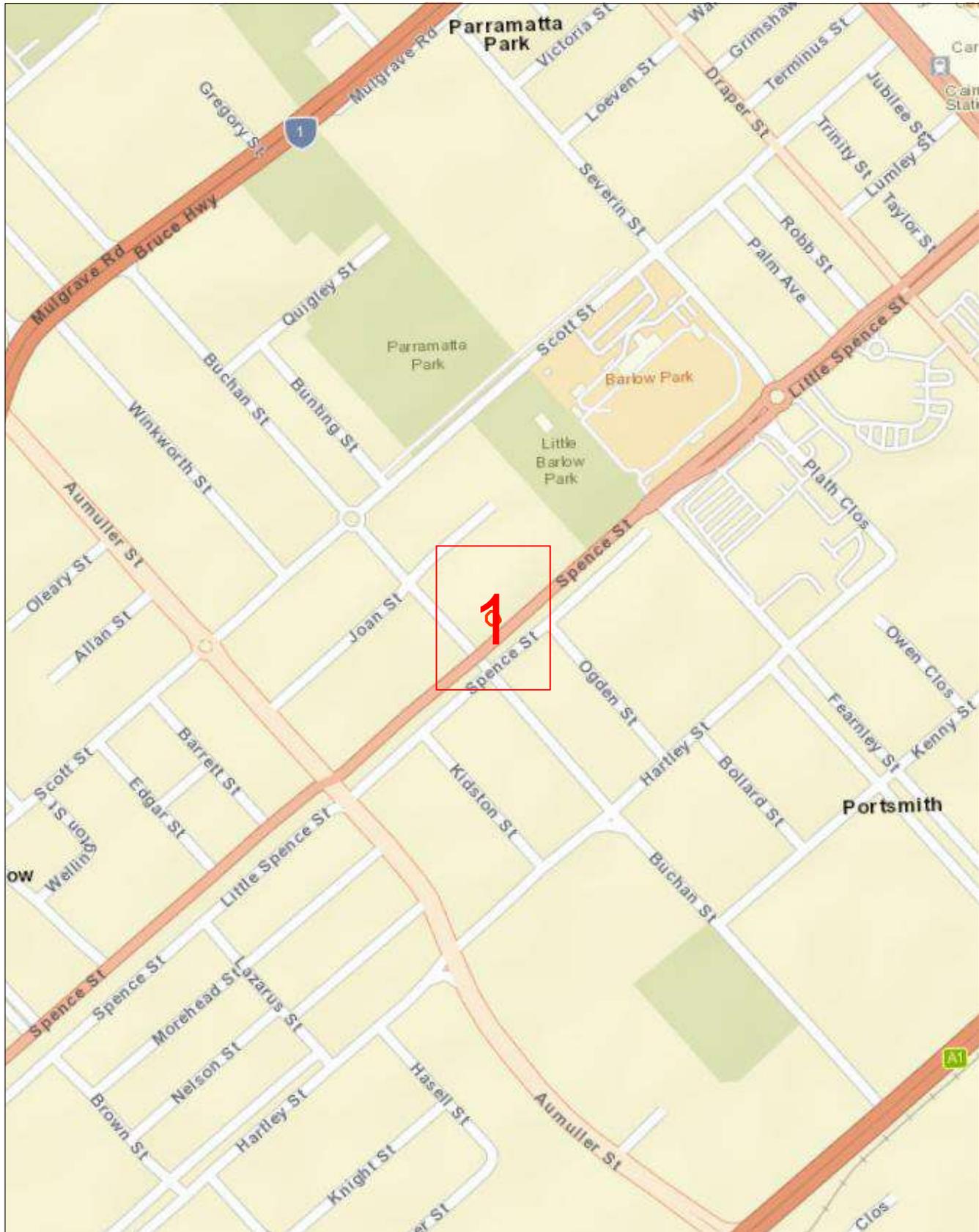
The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information 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.

Site Address: Unit 12 136-138 Buchan Street
Bungalow
QLD 4870

Sequence Number: 268219925



Scale 1: 6000

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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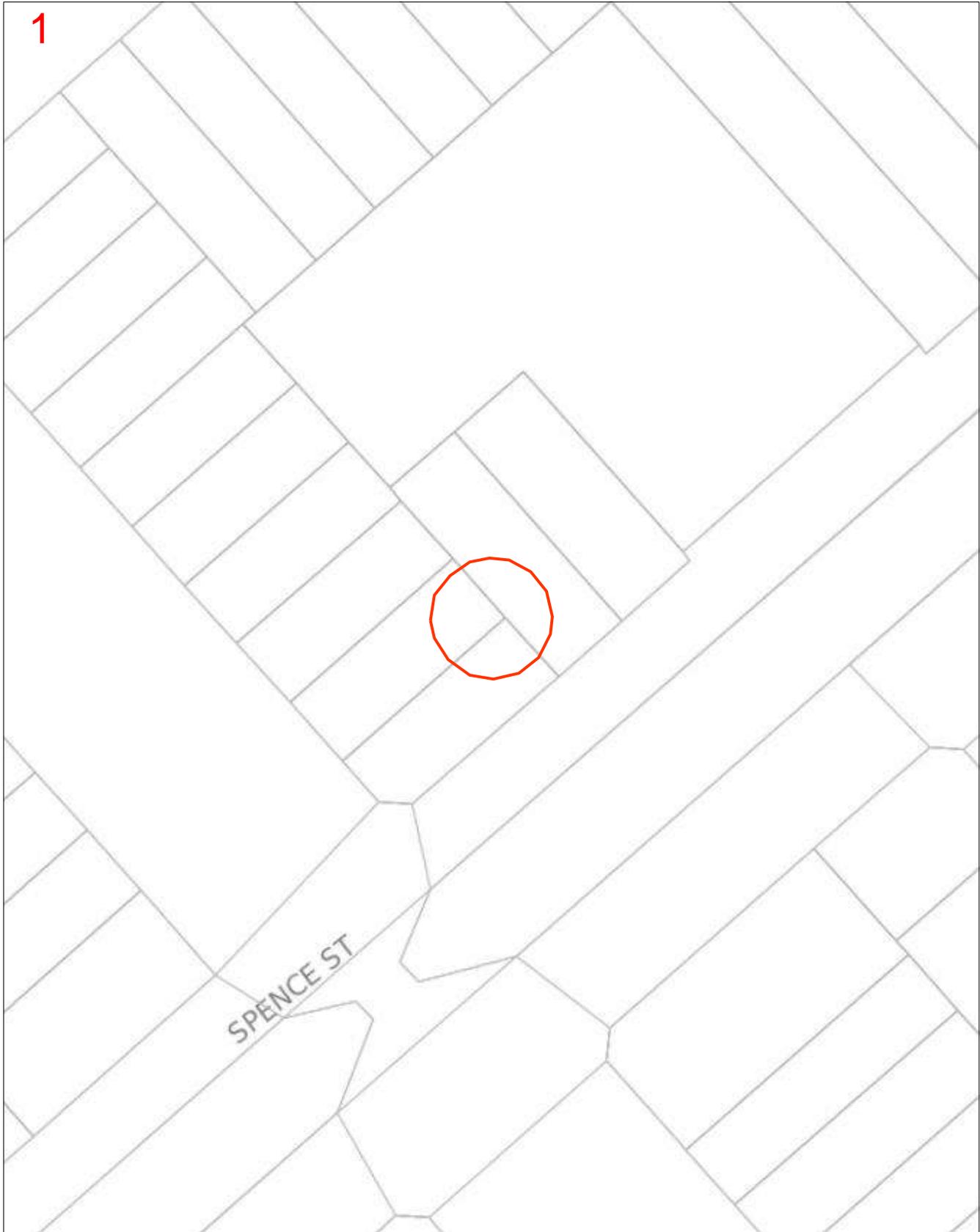


Enquiry Area



Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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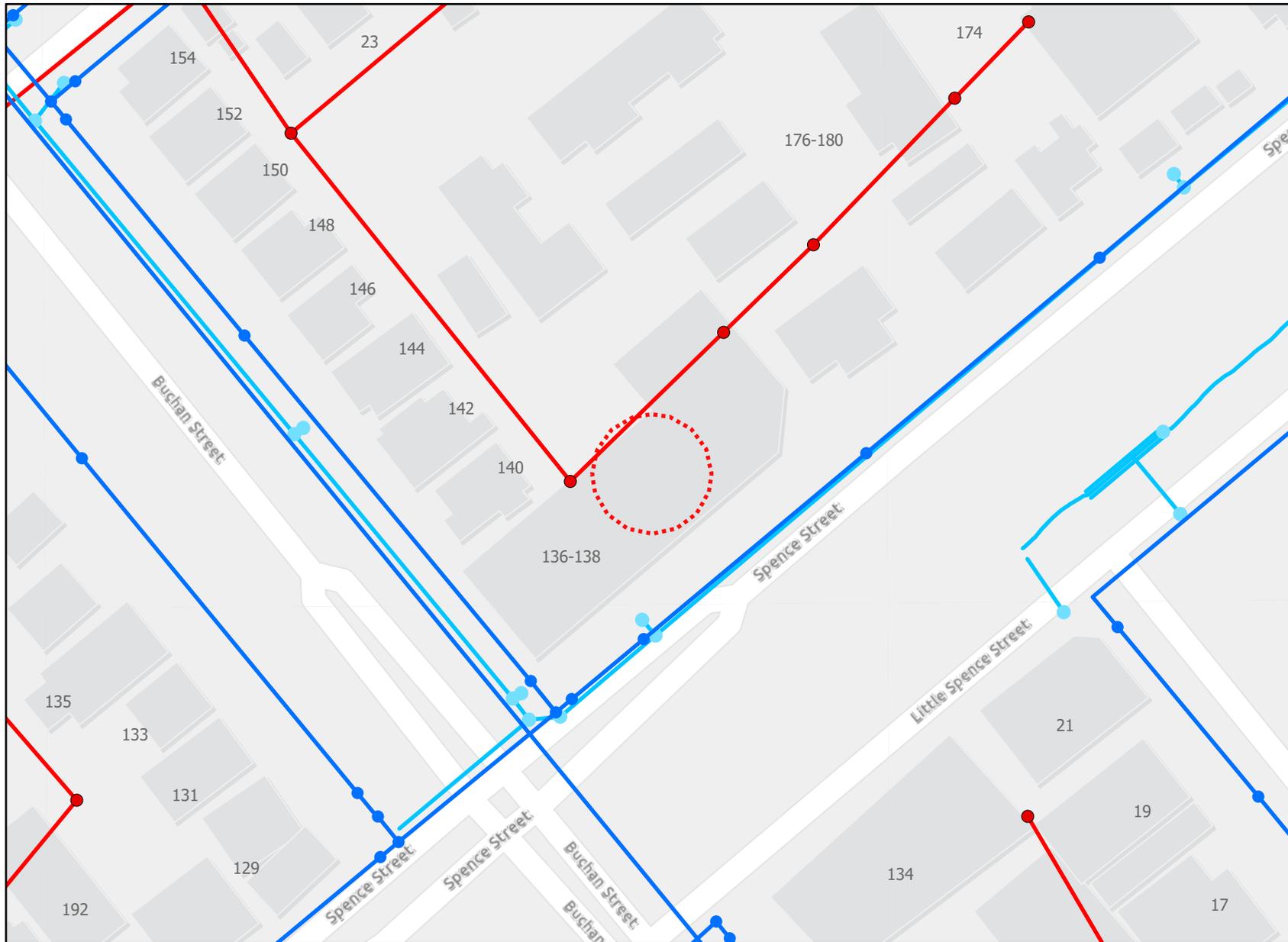


Enquiry Area



Map Key Area





Legend

-  BYDA Enquiry
- Water**
 -  Water Nodes
 -  Water Pipes
- Drainage**
 -  Drainage Nodes
 -  Drainage Lines
- Sewer**
 -  Sewer Node
 -  Sewer Gravity Pipe

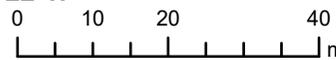
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Disclaimer: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, Cairns Regional Council shall not have any liability whatsoever in relation to any loss, damage, cost or expense arising 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.

In an emergency contact Cairns Regional Council on 1300 69 22 47

13/02/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate



Scale 1:1,000



BYDA

Sequence: 268219926
Date: 13/02/2026

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

CAUTION - HIGH VOLTAGE

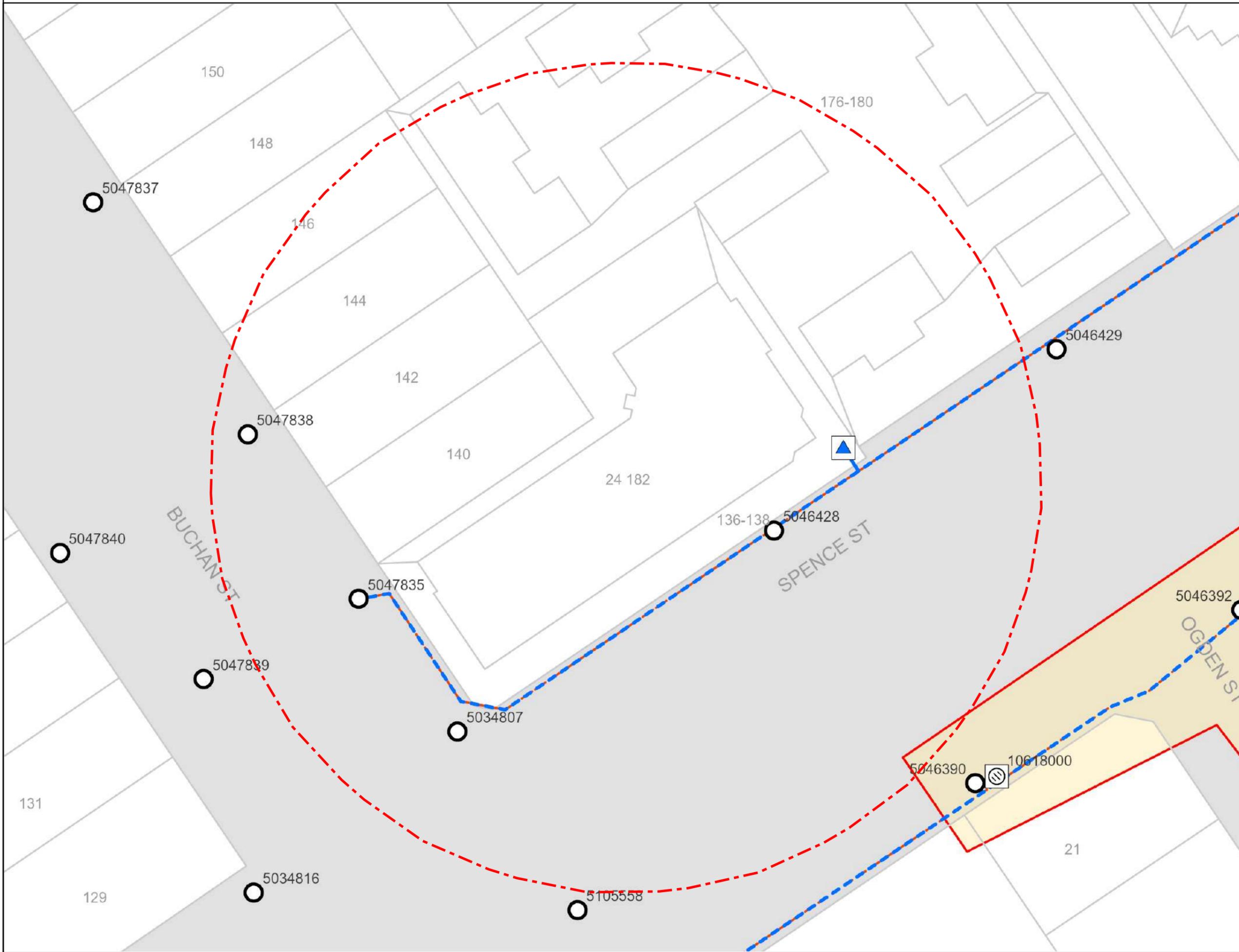
LEGEND

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

AS5488 Category "D" Plan



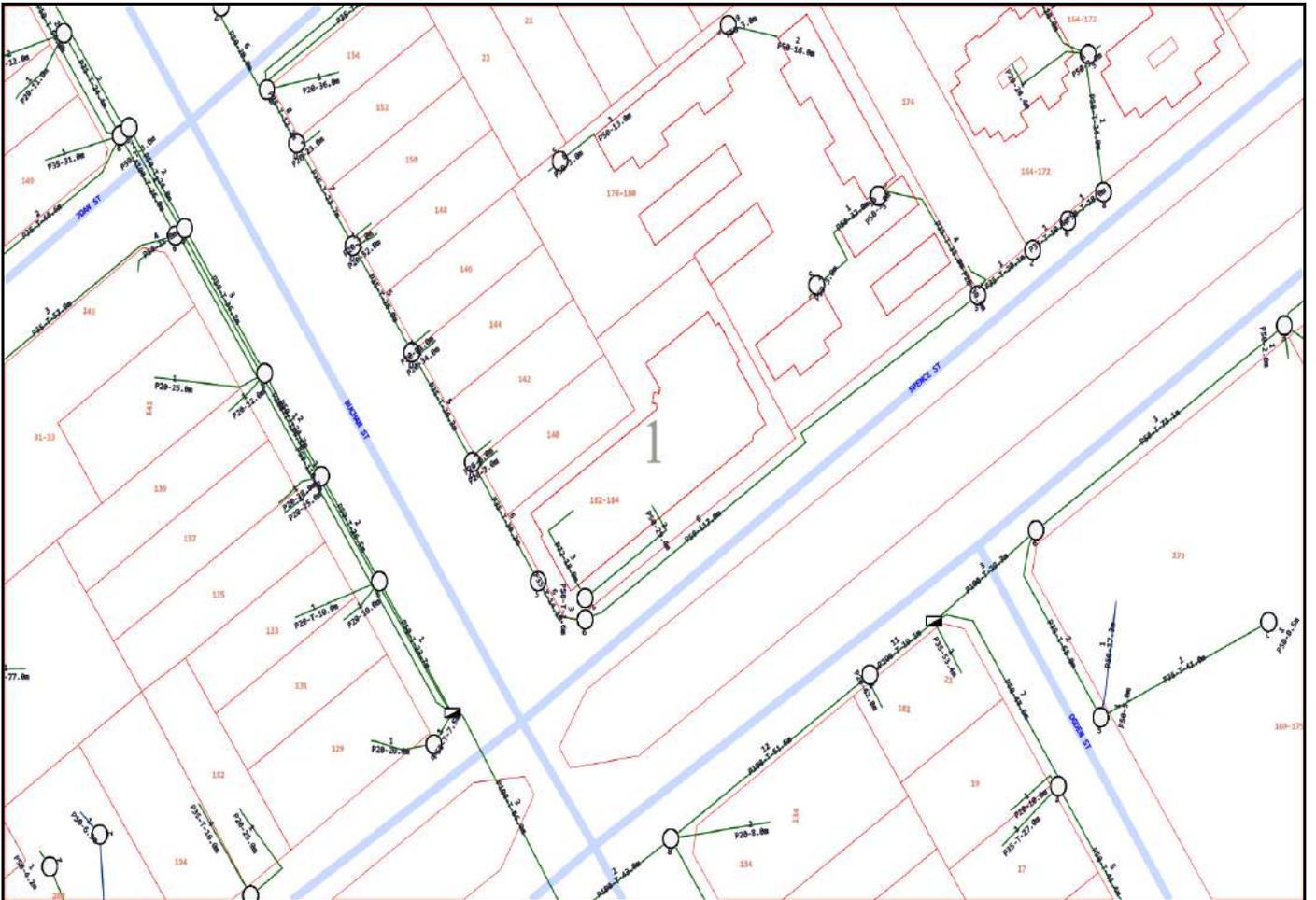
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Ergon Energy Network nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response 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.





LEGEND





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.

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

Sequence Number: 268219927

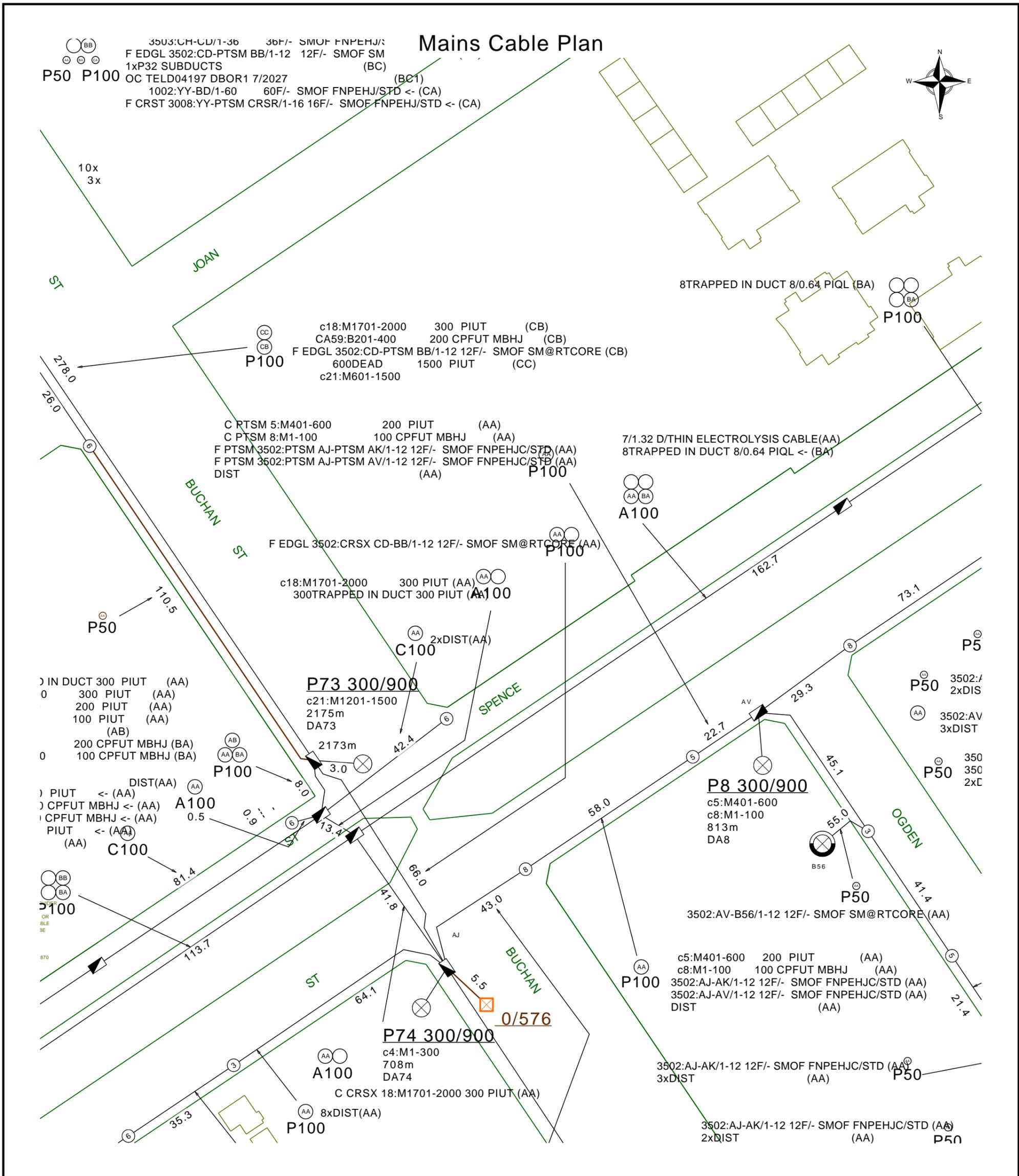
TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 13/02/2026 14:55:09

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.



	<p>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</p>	<p>Sequence Number: 268219927</p> <p>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.</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 13/02/2026 14:55:14</p>		

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

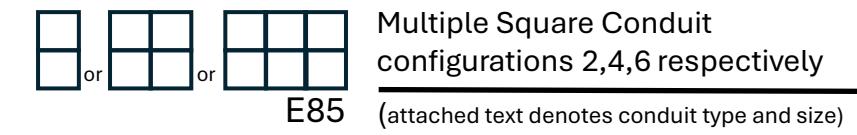
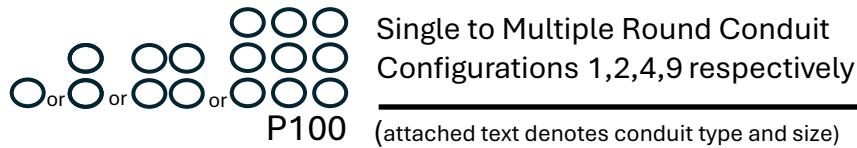
WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488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

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

LEGEND



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



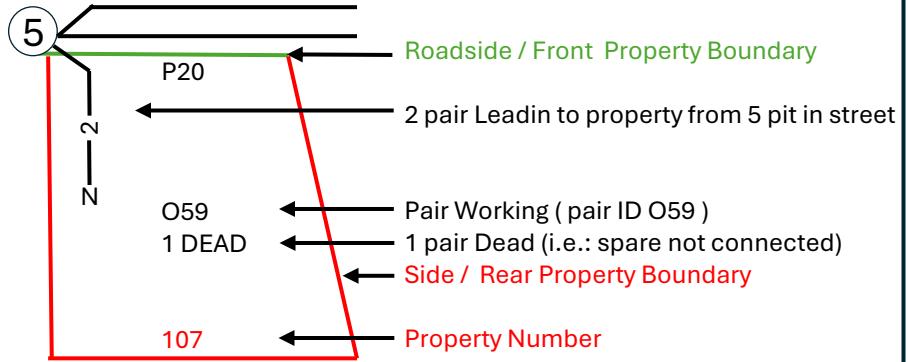
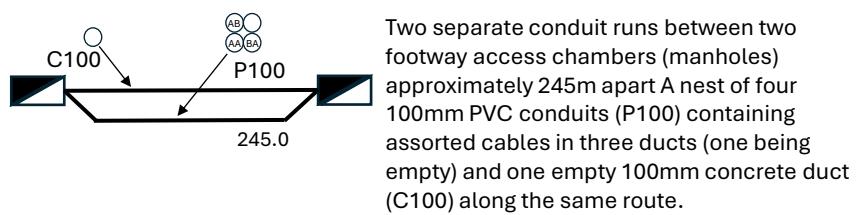
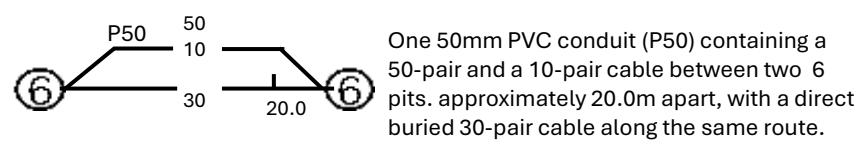
Some examples of conduit type and size:

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

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

<h2>Plan</h2> <p>Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.</p>	<h2>Prepare</h2> <p>Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.</p>	<h2>Pothole</h2> <p>Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.</p>	<h2>Protect</h2> <p>Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.</p>	<h2>Proceed</h2> <p>Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.</p>
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Statutory Encumbrance Annexure

Property: UNIT 12 136-138 BUCHAN ST, BUNGALOW QLD 4870

This report details statutory encumbrances that directly impact the property.

1. Cairns Regional Council

Statutory mapping indicates the presence of local authority water, sewer and drainage infrastructure servicing the subject land. Underground water and sewer network assets traverse the property area and are connected to the surrounding council network. These assets are located within the property boundaries and form part of the municipal utility infrastructure affecting the land.

2. Telstra Limited

Telecommunications plans identify major fibre and cable infrastructure within the plot area, including underground telecommunications conduits and distribution assets servicing the subject land. These telecommunications assets are located within the property boundaries and form part of the statutory communications infrastructure affecting the land.

3. NBN Co

Telecommunications mapping confirms the presence of underground NBN fibre infrastructure servicing the subject land. Network conduits and associated telecommunications assets are located within the property area and connect to the surrounding communications network, forming part of the statutory telecommunications infrastructure affecting the land.

4. APA Group Gas Networks

Statutory mapping indicates gas network infrastructure associated with APA Group affecting the subject land. Underground gas distribution assets are located within the property boundaries and form part of the statutory gas infrastructure servicing and impacting the land.

5. Ergon

Electrical network mapping identifies underground electricity infrastructure within the vicinity of the subject land, including distribution cabling aligned along the frontage and within the mapped enquiry area affecting the property. The electricity network forms part of the statutory utility infrastructure impacting the land within the property boundaries.



710634086

\$111.30
30/05/2007 15:34

CS 460

1. Nature of request Request to Record First Community Management Statement for Glendon on Spence Community Titles Scheme	Lodger (Name, address, E-mail & phone number) T W Hedley (Investments) Pty Ltd P O Box 5902 Cairns Qld 4870 Ph: 07 4035 1755 Fax: 07 4035 6978 email: jeanine@twhedley.com.au	Lodger Code 835
---	--	---------------------------

2. Lot on Plan Description	County	Parish	Title Reference
Lot 5 on RP710306	Nares	Cairns	50484952
Lot 6 on RP710306	Nares	Cairns	50484953
Lot 7 on RP710306	Nares	Cairns	20803018
Lot 8 on RP710306	Nares	Cairns	20386066

3. Registered Proprietor/State Lessee
Hedley Developments Pty Ltd. A.C.N. 011 002 485
P O Box 5902 Cairns Qld 4870

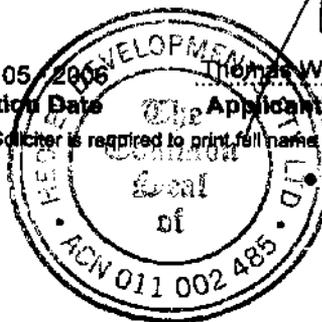
4. Interest
Fee Simple

5. Applicant
Hedley Developments Pty Ltd A.C.N. 011 002 485
P O Box 5902 Cairns Qld 4870

6. Request
I hereby request that: the first CMS deposited herewith be recorded as the community management statement for the Glendon on Spence Community Titles Scheme and that P O Box 5134 Cairns Qld 4870 be recorded as the address for service of the body corporate for the scheme.

7. Execution by applicant

25 / 05 / 2006 Thomas William Hedley
Execution Date The Applicant's or Solicitor's Signature
Note: A Solicitor is required to print full name if signing on behalf of the Applicant



36956

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

WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE
Office use only
CMS LABEL NUMBER

1. Name of community titles scheme	2. Regulation module
Glendon on Spence Community Titles Scheme	Accommodation Module

3. Name of body corporate
Body Corporate for Glendon on Spence Community Titles Scheme

4. Scheme land	County	Parish	Title Reference
Lot on Plan Description			
See Enlarged Panel			

5. Name and address of original owner #	6. Reference to plan lodged with this statement
Hedley Developments Pty Ltd ACN 011 002 485	SP204144
PO Box 5902, Cairns QLD 4870	

first community management statement only

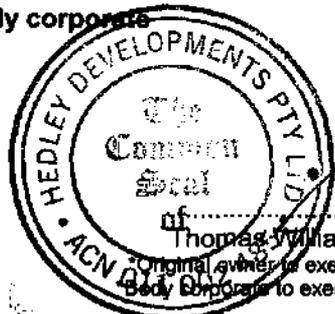
7. Local Government community management statement notation

S. Clarke signed

SIMON CLARKE, MANAGER CITY ASSESSMENT name and designation

CAIRNS CITY COUNCIL name of Local Government

8. Execution by original owner/Consent of body corporates

Execution Date		*Execution
09/05/2007	Thomas William Hedley, Sole Director	

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

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.

ENLARGED PANEL**4. Scheme Land**

Description of Lot	County	Parish	Title Reference
Common property of Glendon on Spence Community Titles Scheme	Nares	Cairns	
Lot 1 on SP204144	Nares	Cairns	
Lot 2 on SP204144	Nares	Cairns	
Lot 3 on SP204144	Nares	Cairns	
Lot 4 on SP204144	Nares	Cairns	
Lot 5 on SP204144	Nares	Cairns	
Lot 6 on SP204144	Nares	Cairns	
Lot 7 on SP204144	Nares	Cairns	
Lot 8 on SP204144	Nares	Cairns	
Lot 9 on SP204144	Nares	Cairns	
Lot 10 on SP204144	Nares	Cairns	
Lot 11 on SP204144	Nares	Cairns	
Lot 12 on SP204144	Nares	Cairns	
Lot 13 on SP204144	Nares	Cairns	
Lot 14 on SP204144	Nares	Cairns	
Lot 15 on SP204144	Nares	Cairns	
Lot 16 on SP204144	Nares	Cairns	
Lot 17 on SP204144	Nares	Cairns	
Lot 18 on SP204144	Nares	Cairns	
Lot 19 on SP204144	Nares	Cairns	
Lot 20 on SP204144	Nares	Cairns	
Lot 21 on SP204144	Nares	Cairns	
Lot 22 on SP204144	Nares	Cairns	
Lot 23 on SP204144	Nares	Cairns	
Lot 24 on SP204144	Nares	Cairns	

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP204144	1	32
Lot 2 on SP204144	1	32
Lot 3 on SP204144	1	32
Lot 4 on SP204144	1	32
Lot 5 on SP204144	1	32
Lot 6 on SP204144	1	35
Lot 7 on SP204144	1	35
Lot 8 on SP204144	1	32
Lot 9 on SP204144	1	32
Lot 10 on SP204144	1	32
Lot 11 on SP204144	1	32
Lot 12 on SP204144	1	32
Lot 13 on SP204144	1	32
Lot 14 on SP204144	1	35
Lot 15 on SP204144	1	35
Lot 16 on SP204144	1	32
Lot 17 on SP204144	1	32
Lot 18 on SP204144	1	32
Lot 19 on SP204144	1	32
Lot 20 on SP204144	1	32
Lot 21 on SP204144	1	32
Lot 22 on SP204144	1	35
Lot 23 on SP204144	1	35
Lot 24 on SP204144	1	32
TOTALS	24	786

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

The Scheme is a basic scheme.

SCHEDULE C BY-LAWS**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, and
Window Covering	curtain, blind, venetian or roller shade.

1.2 Rules for interpretation

In these bylaws unless the context indicates a contrary intention:

- 1.2.1 words denoting any gender include all genders
- 1.2.2 the singular number includes the plural and vice versa
- 1.2.3 a person includes their executors, administrators, successors, substitutes (for example, persons talking by novation) and assignors
- 1.2.4 words importing persons will include all bodies, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated, and vice versa
- 1.2.5 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
- 1.2.6 references to any legislation includes any legislation which amends or replaces that legislation
- 1.2.7 headings are included for convenience only and will not affect the interpretation of these by-laws.
- 1.2.8 a reference to any thing includes the whole or each part of it, and
- 1.2.9 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

- 2.1 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.
- 2.2 Occupiers leaving or returning to Lots late at night or early in the morning must do so with minimum noise.
- 2.3 The Occupier must request invitees leaving after 11.00p.m. to leave quietly.

3 VEHICLES

- 3.1 An Occupier must not park any vehicle upon Common Property except:
 - 3.1.1 with the consent in writing of the Body Corporate Committee; or
 - 3.1.2 where authorised by an exclusive use by-law.

4 OBSTRUCTION

- 4.1 An Occupier must not obstruct lawful use of Common Property by any other person.

5 DAMAGE TO LAWNS ETC ON COMMON PROPERTY

- 5.1 An Occupier must not:
 - 5.1.1 Damage any Common Property lawn, garden, tree, shrub, plant or flower, or
 - 5.1.2 use as a garden any portion of the Common Property, except with the consent in writing of the Body Corporate

Committee.

6 DAMAGE TO COMMON PROPERTY

- 6.1 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.
- 6.2 This by-law does not prevent an Owner from installing:
- 6.2.1 any lock or other safety device for the protection of a Lot against intruders; or
 - 6.2.2 any screen or other device to prevent entry of animals or insects to the Lot.
- 6.3 The locking, safety device, screen or other device must be constructed in a workman like manner and maintained in a state of good and serviceable repair by the Owner. It must not detract from the amenity of the Scheme Land.

7 DEPOSITING RUBBISH, ETC ON COMMON PROPERTY

- 7.1 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 any person lawfully using the Common Property.

8 GARBAGE DISPOSAL

- 8.1 The 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, unless the Body Corporate provides for some other way of garbage disposal.
- 8.2 The Occupier must:
- 8.2.1 comply with all local government local laws about disposal of garbage, and
 - 8.2.2 ensure that in disposing garbage, the hygiene health and comfort of other Occupiers is not adversely affected.

9 BEHAVIOUR OF INVITEES AND OWNERS

- 9.1 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 Common Property.
- 9.2 Owners will be liable to compensate the Body Corporate for all damage to the Common Property caused by their Occupiers and Invitees.

10 KEEPING ANIMALS

- 10.1 Subject to Section 181 of the Act, an Occupier must not, except with the consent in writing of the Body Corporate Committee:
- 10.1.1 bring or keep an animal or bird on the Lot or the Common Property, or
 - 10.1.2 permit an Invitee to bring or keep an animal or bird on the Lot or the Common Property.
- 10.2 Any consent of the Body Corporate Committee may be:
- 10.2.1 given on conditions, and
 - 10.2.2 withdrawn at any time.

11 APPEARANCE OF LOT

11.1 An Occupier must not hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of its 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.

12 ALTERATIONS TO LOT

12.1 An Occupier must not make any change to the external appearance of a Lot or make any structural alterations to the Lot, except with the consent in writing of the Body Corporate Committee.

13 MAINTENANCE OF LOTS

13.1 Each Owner must ensure that its Lot is kept and maintained so as to not to be offensive in appearance to other Owners.

14 WINDOW COVERINGS

14.1 An Owner must not have Window Coverings visible from outside the Lot unless those Window Coverings have a white backing, or unless the Window Covering has a design approved in writing by the Body Corporate Committee.

15 STORAGE OF FLAMMABLE LIQUIDS ETC

15.1 An Occupier must not bring to, do or keep in its 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.

16 WINDOWS TO BE REPLACED

16.1 Windows must be kept clean. If broken or cracked, windows must be promptly replaced with fresh glass of the same kind, colour and weight as prior to the breaking or cracking.

17 USE OF RECREATIONAL FACILITIES

17.1 The recreational facilities on the Common Property must not be used between 10pm and 6am without the prior approval of the Body Corporate Committee.

18 RECOVERY BY BODY CORPORATE

18.1 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.

19 USE OF LOTS

19.1 All lots are to be used for residential purposes only.

19.2 The Owner or Occupier ('Manager') of a lot ('Manager's Lot') who has entered into an agreement with the Body Corporate for the Manager to provide services for the control, management and administration of the Common Property (a "Caretaking Agreement") and/or an agreement for the Manager to provide letting and ancillary services to such of the Owners or Occupiers of Lots who wish to avail themselves of such services (a "Letting Agreement") then the Manager's Lot may be used both for residential purposes and for the purposes of management and caretaking of the Common Property and/or Lots, and for the letting and/or sale of Lots on behalf of the Owners of Lots and/or for the provision of ancillary services for the benefit of the Body Corporate and/or Owners and Occupiers of Lots.

20 DISPLAY UNIT

20.1 While Hedley Developments Pty Ltd Pty Ltd A.C.N. 011 002 485 is an Owner of a Lot then it may:

20.1.1 use that Lot as a display unit to allow prospective buyers of any Lot to inspect

20.1.2 display signs and other advertising material on the Scheme Land, and

20.1.3 have full and uninterrupted access to the Scheme Land for sale purposes between 10am and 5pm, seven days per week.

21 USE OF SWIMMING POOL

21.1 In relation to the use of the swimming pool and adjacent areas an owner or occupier of a lot shall ensure:

21.1.1 that his or her invitees and guests do not use the same or any of them unless he or she or another owner or occupier accompanies them;

21.1.2 that children below the age of 13 years are not in or around the same unless accompanied by an adult owner or occupier exercising effective control over them;

21.1.3 that alcoholic beverages are not taken to or consumed in or around the same;

21.1.4 that glass containers or receptacles of any type are not taken to or allowed to remain in or around the same;

21.1.5 that he or she and his or her invitees shall exercise caution at all times and shall not run, or jump or splash, or behave in any manner that is likely to interfere with the use and enjoyment of the pool by other persons;

21.1.6 that no use is made of the swimming pool and surrounding areas between the hours of 10.00 pm and 6.00 am;

21.1.7 that he or she and his or her invitees will shower before using the pool.

22 MAINTENANCE OF SWIMMING POOL

22.1 An owner or occupier of a lot shall 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 same.

23 SPECIAL PRIVILEGES – CARETAKER/LETTING AGENT

23.1 For as long as there is in existence with the Manager, a Caretaking Agreement and/or a Letting Agreement then:

23.1.1 The Body Corporate will not itself, directly or indirectly, provide any of the services set out in the Agreements;

23.1.2 The Body Corporate will not allow any person or company other than the party to such Agreements to provide, from the Scheme Land, any of the services set out in the Agreements;

23.1.3 The Body Corporate will not enter into with any other person or entity an agreement similar to the Agreements;

23.1.4 The Manager will be entitled to erect or display signs or notices in or on the Common Property advertising any of the services it provides pursuant to the Agreements;

23.1.5 The Body Corporate must not grant to any other person or corporation the right to conduct any business of a similar nature to the letting business from within the Scheme Land nor must the Body Corporate (or any of its members individually) directly or indirectly conduct or attempt to conduct any business of a similar nature to the letting business from within the Scheme Land;

23.1.6 The Body Corporate must not make any part of the Common Property available to any other person or corporation for the purpose of conducting a letting business;

23.1.7 The Body Corporate confers on the Manager Special privileges in respect of the whole of the Common Property to use same in connection with the business carried out pursuant to the Agreements.

23.2 The Manager will be entitled to operate a PABX telephone facility within the Scheme Land and for the purposes aforesaid has and will continue to have a licence to install, lay, use, repair, maintain and replace cabling and other equipment necessary for the operation of such a facility throughout the Scheme Land.

23.3 The Body Corporate will continue to be responsible to carry out its duties pursuant to the Body Corporate and Community Management Act 1997 in respect of any Common Property for which Special privileges have been granted pursuant to this by-law.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Other matters required by Section 66 of the Body Corporate and Community Management Act 1997

1. **Statutory Easements**

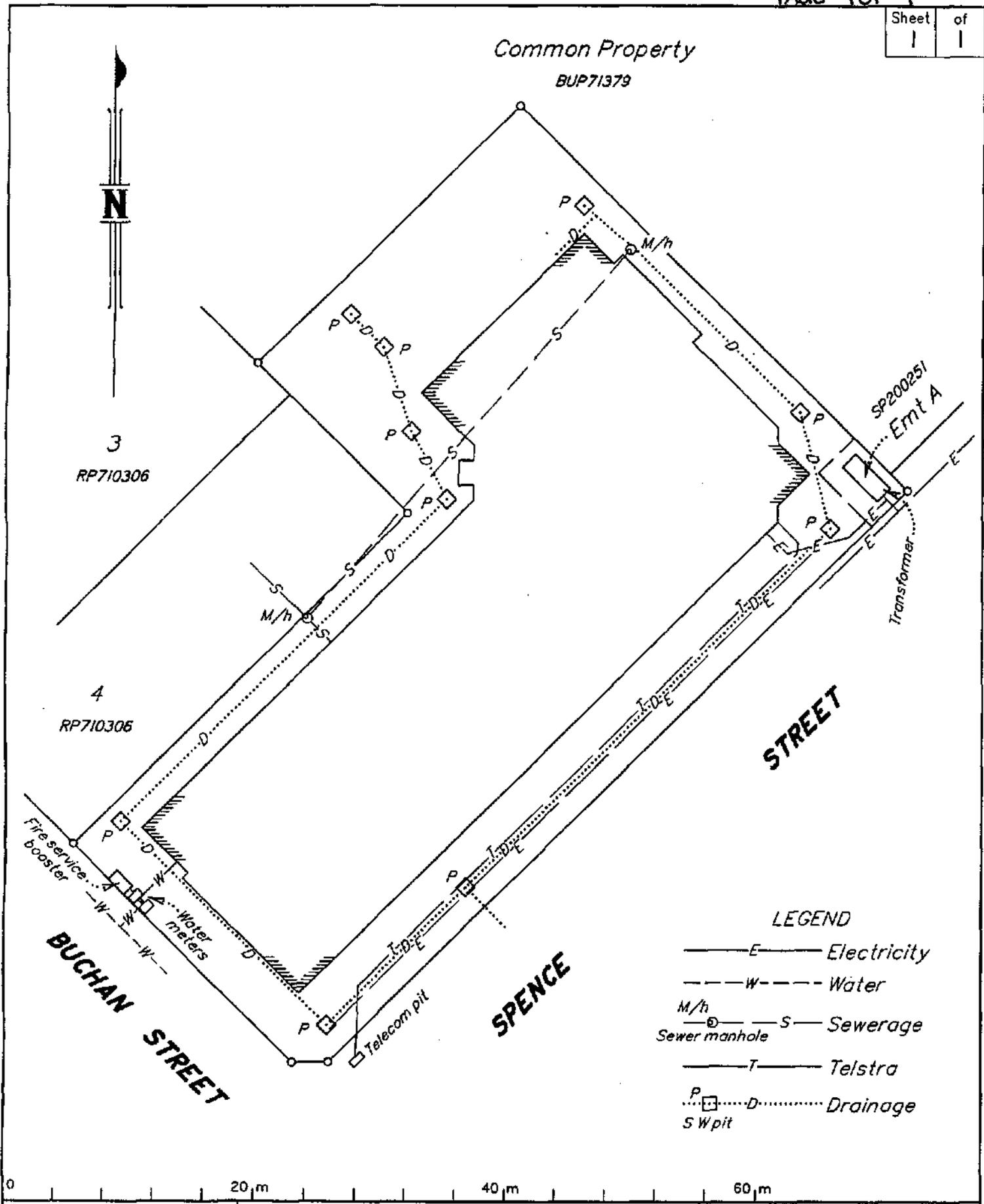
The following lots in the Scheme are affected by the following statutory easements:

Easement	Land Titles Act 1994	Lots Affected
Easement for lateral or subjacent support	Section 115N	Lots 1 to 24 and Common Property on SP204144
Easement for utility services and utility infrastructure	Section 115O	Lots 1 to 24 and Common Property on SP204144
Easement for utility services and utility infrastructure	Section 115P	Lots 1 to 24 and Common Property on SP204144
Easement for shelter	Section 115Q	Lots 1 to 24 and Common Property on SP204144
Easement for projections	Section 115R	Lots 1 to 24 and Common Property on SP204144
Easement for maintenance of building close to boundary	Section 115S	Lots 1 to 24 and Common Property on SP204144

The service location diagram showing Electricity, Water, Telstra, Drainage and Sewerage is attached

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

Nil



LEGEND

- E— Electricity
- - - W - - - Water
- M/h — S — Sewerage
- T — Telstra
- P — D — Drainage
- S W pit

Service locations compiled from information supplied by contractors

..18.5.2007..
Date

SERVICE LOCATION DIAGRAM

In common property on SP204144

Glendon on Spence Community Titles Scheme

MERIDIAN	MAP REF	SCALE
SP204144	8064-23433	1:400

PARISH .. **CAIRNS** ..

COUNTY .. **Nares** ..

LOCALITY .. **Bungalow** ..

LOCAL GOVERNMENT .. **Cairns CC** ..

ORIGINAL **Attch 3 of Subn. Sec. 89**

Dwg **07/153**

**Body corporate certificate**

This form is effective from 1 August 2025

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 13/02/2026.

Becoming an owner

When you become an owner of a lot in a community title 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

GLENDON ON SPENCE 36956

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: Kourtney Kersnovske

Company: Body Corporate Services (QLD)
Pty Ltd

Phone: 40404000

Email: bcs_cairns@bcssm.com.au

No

Accessing records

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

The body corporate manager named above.

The following person:

Name:

Role:

Phone:

Email:

Property and community titles scheme details

Lot and plan details

Lot number: 12

Plan type and number: SP 204144

Plan of subdivision: Standard Format Building Format Volumetric Format

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Accommodation Commercial Small Schemes Standard

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

Layered arrangements of community titles schemes

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

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

Yes

No

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

Building management statement

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

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

Yes

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

- The community management statement includes the complete set of by-laws that apply to the scheme.
- The community management statement specifies the by-laws in Schedule 4 of the *Body Corporate and Community Management Act 1997* apply to the scheme.
- A consolidated set of the by-laws for the scheme is given with this certificate.

Exclusive use areas

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

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

- Yes
- No

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

- listed in the community management statement.
- given with this certificate.

Lot entitlements and financial information

Lot entitlements

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: 24

Interest schedule

Interest schedule lot entitlement for the lot: 32

Total interest schedule lot entitlements for all lots: 786

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 12 for the current financial year: \$4,226.14

Number of instalments: 4 (outlined below)

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

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

Due date	Amount due	Amount due if discount applied	Paid
01/06/2025	\$760.42	\$760.42	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
01/06/2025	\$305.34	\$305.34	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
01/09/2025	\$760.42	\$760.42	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
01/09/2025	\$305.34	\$305.34	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
01/12/2025	\$203.56	\$203.56	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
01/12/2025	\$843.75	\$843.75	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
01/03/2026	\$203.56	\$203.56	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
01/03/2026	\$843.75	\$843.75	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Sinking fund contributions

Total amount of contributions (before any discount) for lot 12 for the current financial year: \$1,400.00

Number of instalments: 4 (outlined below)

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

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

Due date	Amount due	Amount due if discount applied	Paid
01/06/2025	\$333.33	\$333.33	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
01/09/2025	\$333.33	\$333.33	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
01/12/2025	\$366.67	\$366.67	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
01/03/2026	\$366.67	\$366.67	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Special contributions (IF ANY)

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

Total amount of contributions (before any discount) for lot 12: \$0.00

Number of instalments: 0 (outlined below)

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

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

Other amounts payable by the lot owner

For the current financial year there are:

- No other amounts payable for the lot.
- Amounts payable under exclusive use by-laws, totalling \$0.00
- Amounts payable under service agreements (that are not included in body corporate contributions for the lot), totalling \$0.00
- Other amounts payable, totalling \$0.00 (see explanation given with this certificate).

Summary of amounts due but not paid by the current owner

At the date of this certificate:

- All payments for the lot are up to date.
- The following amounts are due but not yet paid for the lot:
 - Overdue contributions: \$0.00
 - Penalties on overdue contributions: \$0.00
 - Other amounts due but not paid: \$0.00

Total amounts due but not paid: \$0.00

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records.

No

Current sinking fund balance (as at date of certificate): **\$81,550.45**
.....

Improvements to common property the lot owner is responsible for

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

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

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

Body corporate assets

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

The body corporate does not have any assets that it is required to record in its register.

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

Insurance

The body corporate must insure the common property and assets for full replacement value and public risk.

The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

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

Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, the:

- type of policy;
- name of the insurer;
- sum insured;
- amount of premium; and
- excess payable on a claim

are given with this certificate.

Alternative insurance

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

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

Yes

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

- Yes - Adrian Rosin
 No

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

- Yes - ADRIAN MICHAEL ROSIN
 No

Embedded network electricity supply

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

- Yes
 No

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

Body corporate authority

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

Name/s: Jill Walshaw

Position/s held: Licensee in charge

Signature/s :  _____

Date: 13/02/2026

Copies of documents given with this certificate:

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

ANNUAL FINANCIAL STATEMENTS

For the period 1 June 2024 to 31 May 2025

Prepared For

GLENDON ON SPENCE

CTS 36956

136-138 Buchan Street
BUNGALOW
QLD 4870

Manager

Kourtney Kersnovske
Body Corporate Services (QLD) Pty Ltd

Printed

13 February 2026

Balance Sheet

Administrative & Sinking Fund

Body Corporate for GLENDON ON SPENCE CTS 36956

As at 31st May 2025

136-138 Buchan Street BUNGALOW QLD 4870

ABN/ACN 75112346783

Assets

2025

Cash		122,490.13
Accounts Receivable	Note 9	4,120.00
Levies in Arrears	Note 10	2,075.84
Total Assets		\$ 128,685.97

Liabilities

Levies in Advance	Note 12	25,326.77
Accounts Payable Liability	Note 13	467.22
Unallocated Monies Received	Note 11	1,851.90
GST Liability		81.39
Total Liabilities		\$ 27,727.28

Net Assets **\$ 100,958.69**

Equity

Administrative Fund		13,174.45
Sinking Fund		87,784.24
Total Equity		\$ 100,958.69

Income and Expenditure Statement

Administrative Fund

Body Corporate for GLENDON ON SPENCE CTS 36956

1 June 2024 to 31 May 2025

136-138 Buchan Street BUNGALOW QLD 4870

ABN/ACN 75112346783

Income

Levy Fees - normal	93,636.60
Levy Fees - other	1,407.78
Mutual Revenue - penalty interest	146.09
Non-Mutual Revenue - bank interest	399.36
Sundry Revenue - Electricity Rebate	293.18
Sundry Revenue - discharge insurance claim	4,150.00
Taxes, Fees & Charges - GST rounding	0.31

Total Administrative Fund Income **100,033.32**

Expenditure

Body Corporate Manager - Insurance Claims	223.64
Body Corporate Manager - Taxation Management	1,572.73
Body Corporate Manager - additional services	1,465.32
Body Corporate Manager - debt recovery	1,099.99
Body Corporate Manager - disbursements	2,897.91
Body Corporate Manager - management fees	4,558.10
Body Corporate Manager - work order/quotes	80.00
Caretaking Services	39,834.36
Cleaning Supplies	244.89
Consultant	240.00
Electrical Repairs	1,809.53
Electricity	4,270.95
Fences & Gates	579.60
Fire Protection Services	2,619.21
Garden/Lawn Maintenance	1,093.00
General Repairs	195.10
Insurance Claim - excess	545.46
Insurance Claim - paid	3,990.00
Insurance Premiums	5,083.56
Insurance Premiums - building	17,071.86
Legal Services - debt recovery	459.78
Minor Building Maintenance	24.04
Pest Control Services	516.30
Plumbing	384.91
Pools, Spas & Saunas	1,522.89
Taxes, Fees & Charges - GST rounding	0.12

Total Administrative Fund Expenditure **92,383.25**

Surplus / Deficit for period **7,650.07**

Income and Expenditure Statement (continued)**Administrative Fund****Body Corporate for GLENDON ON SPENCE CTS 36956****1 June 2024 to 31 May 2025**

136-138 Buchan Street BUNGALOW QLD 4870

ABN/ACN 75112346783

Summary

Opening Balance as at 1 June 2024	5,524.38
Total Revenue during period	100,033.32
Total Expenditure during period	(92,383.25)
Administrative Fund balance as at 31 May 2025	\$ 13,174.45

Income and Expenditure Statement

Sinking Fund

Body Corporate for GLENDON ON SPENCE CTS 36956

1 June 2024 to 31 May 2025

136-138 Buchan Street BUNGALOW QLD 4870

ABN/ACN 75112346783

Income

Levy Fees - normal	29,090.88
Mutual Revenue - penalty interest	49.98

Total Sinking Fund Income	29,140.86
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Expenditure

Garage Door Maintenance	8,000.00
Painting	25,277.42
Pools, Spas & Saunas	2,453.64

Total Sinking Fund Expenditure	35,731.06
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Surplus / Deficit for period	(6,590.20)
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Summary

Opening Balance as at 1 June 2024	94,374.44
Total Revenue during period	29,140.86
Total Expenditure during period	(35,731.06)
Sinking Fund balance as at 31 May 2025	\$ 87,784.24

Notes To Financial Statements

Body Corporate for GLENDON ON SPENCE CTS 36956

136-138 Buchan Street BUNGALOW QLD 4870

ABN/ACN 75112346783

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the body corporate's financial reporting requirements under the Body Corporate and Community Management Act 1997. The accounting policies used in the preparation of this report, as described below, are in the opinion of the body corporate manager appropriate to meet the needs of owners.

- (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption.
- (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Body Corporate, is taxable at the current company tax rate of 30%. Assessable income received by the Body Corporate in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the ATO when calculating GST transactions. This amount is net of GST.

Note 8 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim levies issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

Note 9 Accounts Receivable

Detail	Amount
Lot: 16 Unit: U16 Insurance claim processing charge - Lot 16	120.00
Lot: 22 Unit: U22 Insurance excess - reimbursement to Body Corporate - Lot 22	2000.00
Lot: 5 Unit: 5 Insurance excess - reimbursement to Body Corporate - Lot 5	2000.00
	\$ 4,120.00

Note 10 Levies in Arrears - also see note 2

These notes (other than notes added by the body corporate manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants and certified as being compliant with the requirements of the Body Corporate and Community Management Act 1997 by a leading strata and community titles lawyer. The accuracy of data used to generate the accounts is the responsibility of the software user.

Notes To Financial Statements

Body Corporate for GLENDON ON SPENCE CTS 36956

136-138 Buchan Street BUNGALOW QLD 4870

ABN/ACN 75112346783

Detail	Amount
Lot: 12 Unit: U12	2025.84
Lot: 21 Unit: U21	50.00
	\$ 2,075.84

Note 11 Unallocated Monies Received - also see note 3

Detail	Amount
Lot: 1 Unit: U1	236.81
Lot: 6 Unit: U6	1615.09
	\$ 1,851.90

Note 12 Levies in Advance - also see note 2

Detail	Amount
Lot: 1 Unit: U1	1399.09
Lot: 10 Unit: 10	1399.09
Lot: 13 Unit: U13	1399.09
Lot: 14 Unit: U14	1427.72
Lot: 15 Unit: U15	1427.72
Lot: 16 Unit: U16	1399.09
Lot: 17 Unit: U17	1399.09
Lot: 18 Unit: U18	1399.09
Lot: 19 Unit: U19	1399.09
Lot: 2 Unit: U2	1399.09
Lot: 22 Unit: U22	1427.72
Lot: 3 Unit: U3	1399.09
Lot: 4 Unit: 4	1399.09
Lot: 5 Unit: 5	1399.09
Lot: 6 Unit: U6	1427.72
Lot: 7 Unit: U7	1427.72
Lot: 8 Unit: U8	1399.09
Lot: 9 Unit: U9	1399.09
	\$ 25,326.77

Note 13 Accounts Payable Liability

Detail	Amount
Ergon Energy DD ACC A-FA38BAF9 25/04/2025 - 25/05/2025	467.22
	\$ 467.22

Body Corporate for GLENDON ON SPENCE CTS 36956

136-138 Buchan Street BUNGALOW QLD 4870
ABN/ACN 75112346783

REGISTER OF ASSETS

Date of Acquisition	Cost of Asset	Brief Description of Asset	Received From	Address	Disposal Date	Disposed To
31/01/08	\$1,090.91	1 X TABLE/6 X CHAIRS 22/2/08	THE OUTDOOR FURNITUR...	PO BOX 232R REDLYNCH 4870		
27/02/08	\$2,049.55	15X CHARCOAL ENT MATS 01/3/08	JENKINS RUBBER SHOP	SHOP 9 LOT 2 MAISEL CLOSE SMITHFIELD 4870		

Insurance Report

Body Corporate for GLENDON ON SPENCE CTS 36956

Policy number : HU0033379

136-138 Buchan Street BUNGALOW QLD 4870

Insurance Policy Details

Policy Number: HU0033379
Period of Insurance: 6 June 2025 to 6 June 2026
Insurance Company: CHU/QBE Insurance Limited
Broker (if any): Body Corporate Brokers Pty Ltd (QLD)
Amount of Premium: \$ 29,210.00
Paid Date: 3 June 2025

Policy Type	Amount of cover	Excess
Workers Compensation Insurance	Not Insured	0.00
Voluntary Workers Insurance	\$200000/2000	0.00
Property, Death and Injury (Public Liability)	\$30,000,000	0.00
Paint	Included	0.00
Office Bearers Liability Insurance	\$5,000,000	0.00
Machinery Breakdown Insurance	\$10,000	0.00
Lot Owner's Fixtures and Improvements	\$250000	0.00
Loss of Rent	\$1,751,817	0.00
Legal Defence Expenses	\$50,000	0.00
Government Audit Costs	\$25,000	0.00
Fusion Cover	Not Insured	0.00
Flood	Excluded	0.00
Floating Floors	Included	0.00
Fidelity Guarantee Insurance	\$100,000	0.00
Damage (i.e. Building) Policy	\$11,678,783	2,000.00
Community Income	Not Insured	0.00
Common Area Contents	\$116,788	0.00
Building Catastrophe	\$1,751,817	0.00
Appeal Expenses	\$100,000	0.00

Note

Broker Fee Split \$1,376.83 received 13/06/2025 JN Record Created: 03/06/2025 @ 7:21:36 pm (AEDST) BCB Contact Details: contactus@bcb.com.au 07 5668 7800 BCB Invoice No. 1080141 Excesses: Water Damage: \$ 10,000 Machinery Breakdown: \$ 1,000 Burst Pipes: \$ 10,000 Legal Defence: \$ 1,000 All Other Claims: \$ 2,000

Body Corporate for GLENDON ON SPENCE CTS 36956

136-138 Buchan Street BUNGALOW QLD 4870

ABN/ACN 75112346783

DEBTOR STATEMENT - LOT: 12 OWNER: Gurjeet Kaur, Parvinder Singh

For the period 1 Jun 2025 to 31 May 2026 - sorted by Due Date

Levy Account

Due Date	Issue Date	Payment Date	Payment Method	Description	Period (if applicable)	Admin Fund	Sink Fund	BALANCE
				Brought forward		-1,657.49	-391.91	-2,049.40
01-06-25	18-04-25			Levies - normal (interim)	01-06-25 to 31-08-25		-333.33	-2,382.73
01-06-25	18-04-25			Levies - normal (interim)	01-06-25 to 31-08-25	-305.34		-2,688.07
01-06-25	18-04-25			Levies - normal (interim)	01-06-25 to 31-08-25	-760.42		-3,448.49
16-06-25	15-05-25			Other Debt recovery costs Kemp's Petersons INV 2045985 14/05/2025		-167.13		-3,615.62
		03-07-25	TRANSFER	Payment 3689.98		2,964.74	725.24	74.36
08-07-25	06-06-25			Other Debt recovery costs Kemp's Petersons INV 2054931 04/06/2025		-74.36		0.00
		11-08-25	TRANSFER	Payment 1399.09		1,065.76	333.33	1,399.09
		11-08-25	TRANSFER	Payment 1597.09		1,597.09		2,996.18
26-08-25	25-07-25			Other Debt recovery costs Kemp's Petersons INV 2072425 24/07/2025		-198.00		2,798.18
01-09-25	19-07-25			Levies - normal (interim)	01-09-25 to 30-11-25		-333.33	2,464.85
01-09-25	19-07-25			Levies - normal (interim)	01-09-25 to 30-11-25	-305.34		2,159.51
01-09-25	19-07-25			Levies - normal (interim)	01-09-25 to 30-11-25	-760.42		1,399.09
		18-10-25		Credit transfer		-366.67	366.67	1,399.09
		18-10-25		Cost centre credit transfer		188.67		1,587.76
		18-10-25		Cost centre credit transfer		-188.67		1,399.09
		27-10-25	TRANSFER	Payment 14.89		14.89		1,413.98
01-12-25	18-10-25			Levies - normal	01-12-25 to 28-02-26		-366.67	1,047.31
01-12-25	18-10-25			Levies - normal	01-12-25 to 28-02-26	-843.75		203.56
01-12-25	18-10-25			Levies - normal	01-12-25 to 28-02-26	-203.56		0.00
		09-02-26	TRANSFER	Payment 1413.98		1,047.31	366.67	1,413.98
01-03-26	16-01-26			Levies - normal	01-03-26 to 31-05-26		-366.67	1,047.31
01-03-26	16-01-26			Levies - normal	01-03-26 to 31-05-26	-843.75		203.56
01-03-26	16-01-26			Levies - normal	01-03-26 to 31-05-26	-203.56		0.00
Balance as at 13 Feb 2026						0.00	0.00	0.00

Body Corporate for GLENDON ON SPENCE CTS 36956

136-138 Buchan Street BUNGALOW QLD 4870

ABN/ACN 75112346783

DEBTOR STATEMENT - LOT: 12

OWNER: Gurjeet Kaur, Parvinder Singh

For the period 1 Jun 2025 to 31 May 2026 - sorted by Due Date

Levy Account

Due Date	Issue Date	Payment Date	Payment Method	Description	Period (if applicable)	Admin Fund	Sink Fund	BALANCE	
* Invoice is a debt to the Lot						TOTAL	TOTAL	TOTAL	
^ Invoice is a debt to the Sundry Debtor						ADMIN	SINK	BALANCE	
						\$	0.00	0.00	0.00



MRS GURJEET KAUR KAUR
12 136-138 BUCHAN ST
BUNGALOW QLD 4870

Our reference: 7167274107169

Phone: **13 28 66**

13 February 2026

Your foreign resident capital gains withholding clearance certificate

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

Hello GURJEET KAUR,

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

Notice number	2411183353921
Vendor name	GURJEET KAUR KAUR
Clearance Certificate Period	13 February 2026 to 15 February 2027

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

Yours sincerely,

Emma Rosenzweig

Deputy Commissioner of Taxation

Need help?

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

Contact us

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

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



MR PARVINDER SINGH
12 136-138 BUCHAN ST
BUNGALOW QLD 4870

Our reference: 7167274109714

Phone: **13 28 66**

13 February 2026

Your foreign resident capital gains withholding clearance certificate

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

Hello PARVINDER,

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

Notice number	2411183354119
Vendor name	PARVINDER SINGH
Clearance Certificate Period	13 February 2026 to 15 February 2027

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

Yours sincerely,

Emma Rosenzweig

Deputy Commissioner of Taxation

Need help?

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

Contact us

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

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

CTS 36956

ABN: 75112346783
136-138 Buchan Street
BUNGALOW QLD 4870

Accounts: 1300889227
Body Corporate Services (QLD) Pty Ltd

NOTICE OF CONTRIBUTIONS

SOONHYUN KWON
UNIT 12
□ 136-138 BUCHAN STREET
BUNGALOW QLD 4870

Tax Invoice

Invoice No: 0000502	Issue Date: 16/01/25
Net Amount Payable:	\$ 1,501.72
Due Date:	01/03/2025

Body Corporate GLENDON ON SPENCE - CTS: 36956 - ABN: 75112346783

Lot No. 12 Unit U12		Previous Balance:	\$177.33 DR		
Address: 136-138 Buchan Street, BUNGALOW, QLD 4870		Penalty Interest:	0.00		
Contribution Entitlement: 1 Interest Entitlement: 32		Issued levies not due:	0.00		
Description	Transaction Type	Fund	Net	GST	Totals
01/03/2025 to 31/05/2025 for total Levy of \$1221.37 pa - Insurance Fund	Normal	Admin	\$346.98*	\$34.70	\$381.68
01/03/2025 to 31/05/2025 for total Levy of \$3041.67 pa	Normal	Admin	\$525.57*	\$52.56	\$578.13
01/03/2025 to 31/05/2025 for total Levy of \$1333.33 pa	Normal	Sink	\$331.44*	\$33.14	\$364.58
Arrears at time of printing (Arrears payable immediately)					\$177.33
Gross Amount					\$1,501.72
Net Amount Payable					\$1,501.72

* The body corporate has determined that a 2.50% simple interest charge will be applied for each month a contribution or contribution instalment is in arrears. Please pay by the due date.



DEFT Reference Number:
2981 8763 4347 3660 0042

How to Pay

Bpay: Contact your bank, credit union or building society to make this payment from your cheque or savings account.

Internet: Visit www.deft.com.au and use the DEFT reference number supplied on this page.

In person: Present this page to make your payment at any post office.

GLENDON ON SPENCE Lot No. 12 Unit U12 GLENDON ON SPENCE	
Invoice No:	0000502
Net Amount Payable:	\$1,501.72
Due Date:	01/03/2025



Bill Code: 96503
Reference: 2981 8763 4347 3660 0042



*496 298187634 34736600042

Payments by credit or debit card may attract a surcharge.
Registration is required for payments from bank accounts.
Registration forms available from www.deft.com.au.

+298187634 34736600042<

000150172<4+



Vendor/s

GURJEET KAUR, PARVINDER SINGH

Property Address

UNIT 12 136-138 BUCHAN ST, BUNGALOW QLD 4870