

Seller Disclosure Report

Vendor/s

ROBERT LANSELL LACY BONNIN

Property Address

UNIT 404 174-180 GRAFTON ST, CAIRNS CITY QLD 4870

Prepared On

Wednesday, March 4, 2026

In This Report

01 Disclosure Statement

02 Searches

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 ROBERT LANSELL LACY BONNIN

Property address UNIT 404 174-180 GRAFTON ST, CAIRNS CITY QLD 4870

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

Lot on plan description Lot 404 on SP230795

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>N/A</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>Tourist Accommodation 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 style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>		
<p>* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i>. A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.</p>			
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 style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Trees	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.</p> <p><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>		

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

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount: \$1633.45

Date Range: 01/01/2026 - 30/06/2026

OR

The property is currently a rates exempt lot.**

OR

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

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

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

Water

Whichever of the following applies—

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

Amount:

Date Range:

OR

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

Amount: \$213.75 Access included

Date Range: 01/01/2026 - 30/06/2026

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	<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:
Robert Bonnin
E3826AA3645F1CE3

Signature of seller

Signature of seller

Robert Bonnin

Name of seller

Name of seller

Name of seller

04/03/2026 05:52 pm

Date

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: 55237675
Search Date: 02/03/2026 09:59

Title Reference: 50794514
Date Created: 11/12/2009

Previous Title: 20269027
21023110

REGISTERED OWNER

Dealing No: 719885284 05/02/2020

ROBERT LANSELL LACY BONNIN

ESTATE AND LAND

Estate in Fee Simple

LOT 404 SURVEY PLAN 230795
Local Government: CAIRNS
COMMUNITY MANAGEMENT STATEMENT 40929

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10502131 (ALLOT 3 SEC 18)
Deed of Grant No. 10502132 (ALLOT 4 SEC 18)
2. MORTGAGE No 719885285 05/02/2020 at 15:49
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

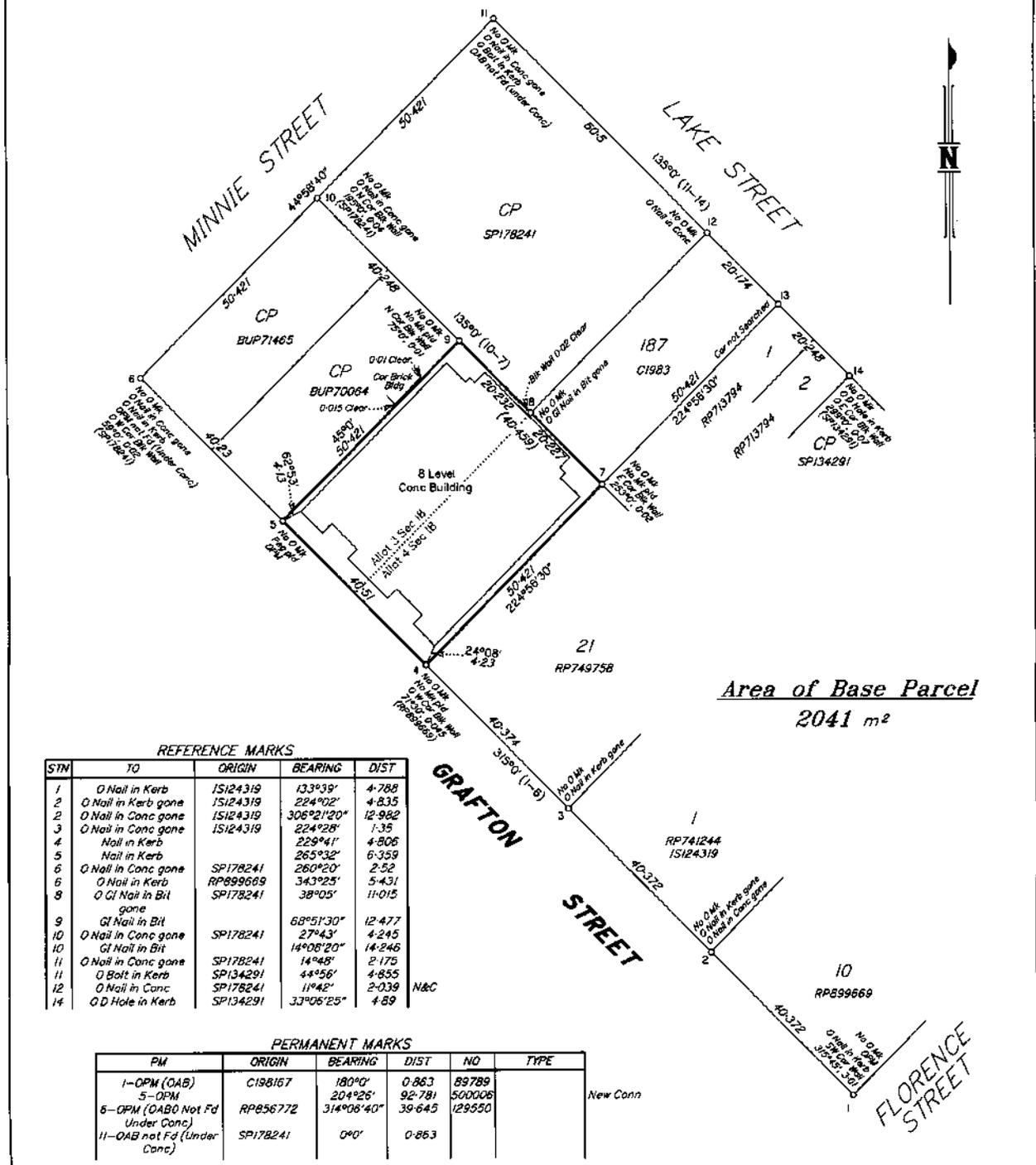
COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested By: D-ENQ INFOTRACK PTY LIMITED

PR100859_01/E.H./FB

Land Title Act 1994; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 13



Area of Base Parcel
2041 m²

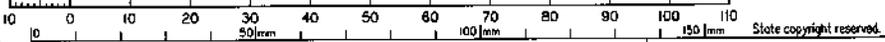
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O Nail in Kerb	1S124319	133°39'	4.788
2	O Nail in Kerb gone	1S124319	224°02'	4.835
2	O Nail in Conc gone	1S124319	306°21'20"	12.982
3	O Nail in Conc gone	1S124319	224°28'	1.35
4	Nail in Kerb		229°41'	4.506
5	Nail in Kerb		265°32'	6.359
6	O Nail in Conc gone	SP178241	260°20'	2.52
6	O Nail in Kerb	RP899669	343°25'	5.431
8	O GI Nail in Bit gone	SP178241	38°05'	11.015
9	GI Nail in Bit		68°51'30"	12.477
10	O Nail in Conc gone	SP178241	27°43'	4.245
10	GI Nail in Bit		14°06'20"	14.246
11	O Nail in Conc gone	SP178241	14°48'	2.175
11	O Bolt in Kerb	SP134291	44°56'	4.855
12	O Nail in Conc	SP178241	11°42'	2.039
14	OD Hole in Kerb	SP134291	33°05'25"	4.89

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM (OAB)	C198167	180°0'	0.863	89789	
5-OPM		204°26'	92.781	500006	New Conn
6-OPM (DABO Not Fd Under Conc)	RP856772	314°06'40"	39.645	129550	
11-OAB not Fd (Under Conc)	SP178241	0°0'	0.863		

Scale 1:750 - Lengths are in Metres.



Conics (Cairns) Pty Ltd (ACN 056 931 096) hereby certify that the land comprised in this plan was surveyed by the corporation, by Mark Edward CANTONI, surveying graduate, and Robert James THOMAS, surveying associate, for whose work the corporation accepts responsibility, under the supervision of Mark Peter STOPFORD, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 24/9/09.

S. Rodriguez
Authorised Delegate

3.11.09
Date

Plan of Lots 103-108, 201-208, 301-308, 401-408, 501-508, 601-608 & Common Property

Cancelling Lots 1 & 2 on RP701243 & Lot 173 on C1983

PARISH: CAIRNS COUNTY: Nares
Meridian: RP856772 F/N's: No

Scale: 1:750
Format: BUILDING



Plan Status:

712915139

\$3634.70
07/12/2009 10:37

CS 400 NT

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

Registered

s Lodged by

Murray Lyons Solicitor,
Room 418 Cairns Ave. 768.
ph: 4051 4477.

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

1. Certificate of Registered Owners or Lessees.

✓ We PARKVIEW CONCEPTS PTY LTD (ACN 116 321 932)

(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
D. CLARKE
PARKVIEW CONCEPTS PTY LTD.
A.C.N. 116 321 932.
D. CLARKE

* Rule out whichever is inapplicable

2. Local Government Approval.

* CAIRNS REGIONAL COUNCIL
hereby approves this plan in accordance with the:
% INTEGRATED PLANNING ACT 1997

Dated this FIRST day of DECEMBER 2009

DELEGATED OFFICER
SIMON CLARKE
MANAGER DEVELOPMENT ASSESSMENT

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

3. Plans with Community Management Statement :

CMS Number : 40929
Name : PARKVIEW ON GRAFTON CTS

4. References :

Dept File : 8/7/749
Local Govt :
Surveyor : PRI00859

6. Existing		Created				
Title Reference	Description	New Lots	Road	Emts	Cov.	Profit or Prebend
21023110	Lot 1 on RP701243	105-108, 204, 206-208, 306-308, 401, 404, 406-408, 502-506, 602, 607, 608 & Common Property				
21023111	Lot 2 on RP701243	105-108, 201, 202, 204-208, 301, 302, 305-308, 405-408, 501, 505-508, 602, 605-608 & Common Property				
20269027	Lot 173 on C1983	103-108, 201-208, 301-308, 401-408, 501-508, 601-608 & Common Property				

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
710007524	103-108, 201-208, 301-308, 401-408, 501-508 & 601-608	

05-108, 201, 202, 204-208, 301, 302, 305-308, 401, 404-408, 501-506, 602, 605-608 & Common Property	Allot 3 Sec 18 & Allot 4 Sec 18
03, 104, 203, 303, 304, 402, 403, 601, 603 & 604	Allot 3 Sec 18
507 & 508	Allot 4 Sec 18

Development Approval Date: 13/11/2008

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

S. Redmond
Cadastral Surveyor/Director 3.11.09
Date
*delete words not required

7. Portion Allocation :

8. Map Reference :
8064-23431

9. Locality :
CAIRNS CITY

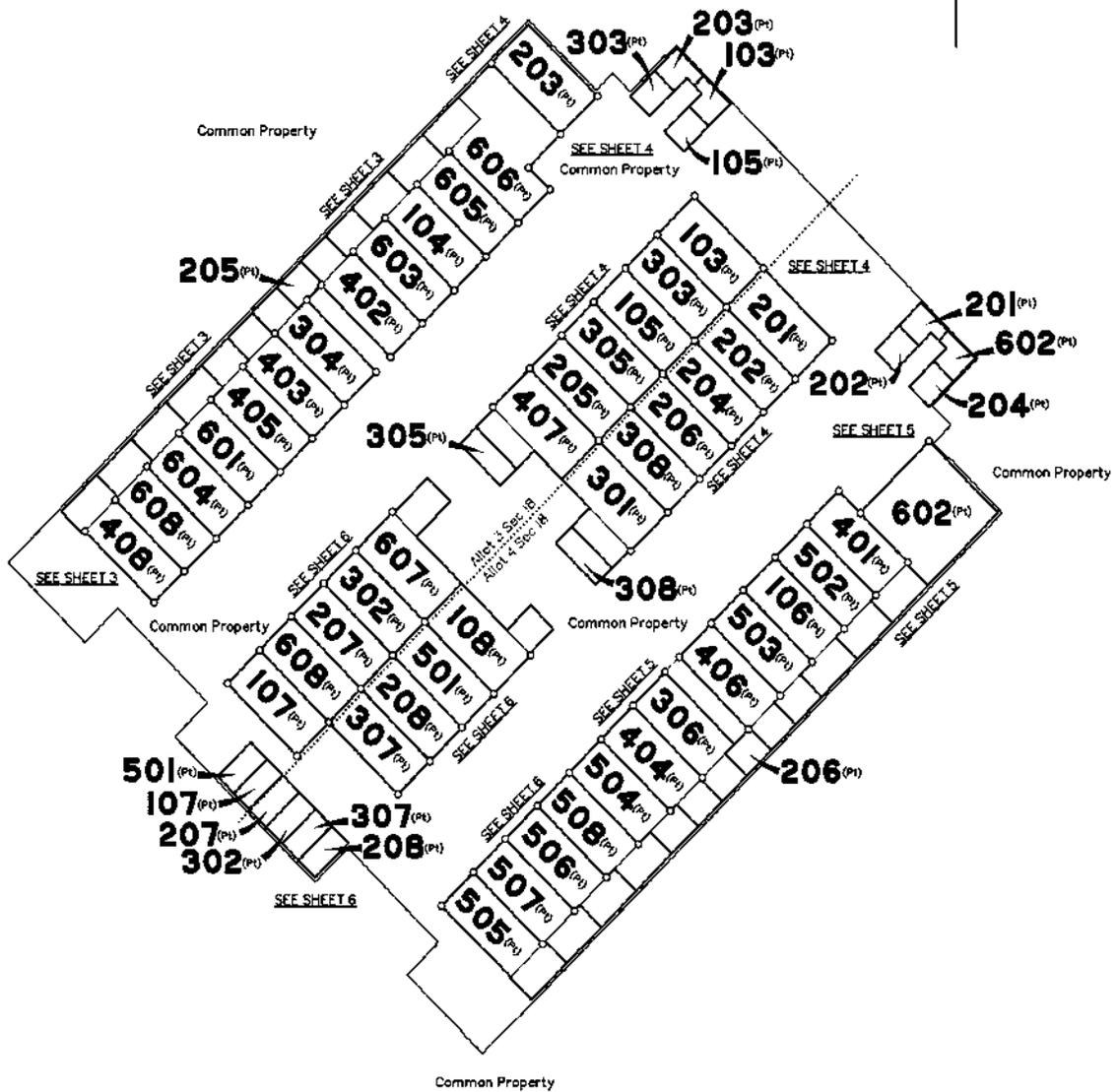
10. Local Government :
CAIRNS REGIONAL

11. Passed & Endorsed :
By: Conics (Cairns) Pty Ltd
Date: 4/11/09
Signed: [Signature]
Designation: Cadastral Surveyor

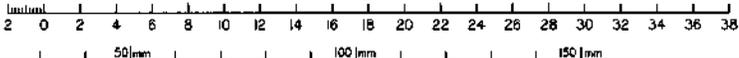
13. Lodgement Fees :
Survey Deposit \$
Lodgement \$
... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

14. Insert Plan Number
SP230795

ADDITIONAL SHEET LEVEL A



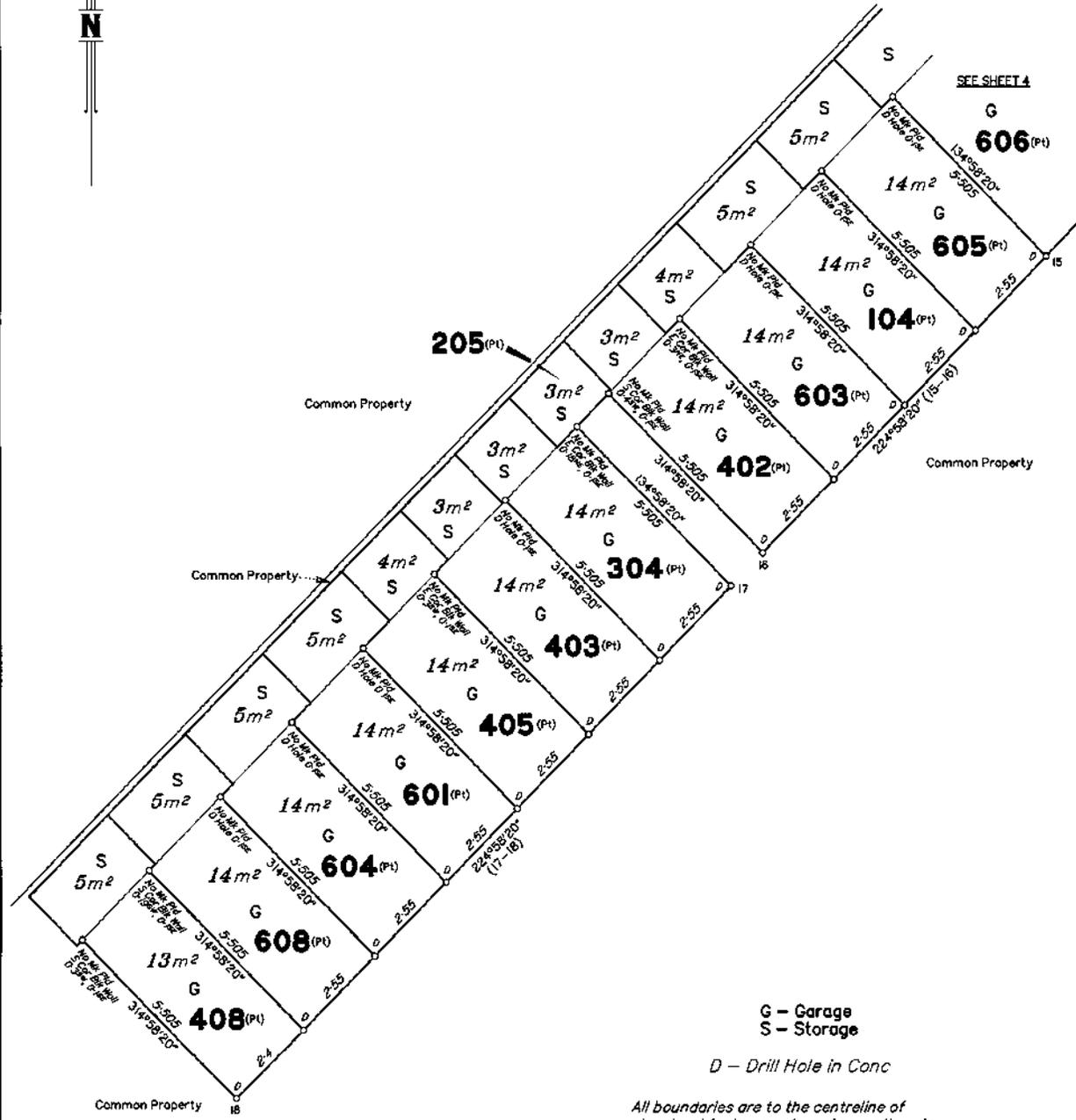
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Insert Plan Number **SP230795**

ADDITIONAL SHEET
LEVEL A

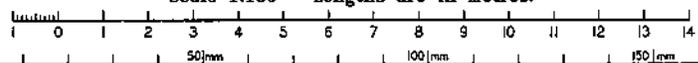


G - Garage
S - Storage

D - Drill Hole in Conc

All boundaries are to the centreline of structural features unless shown otherwise.

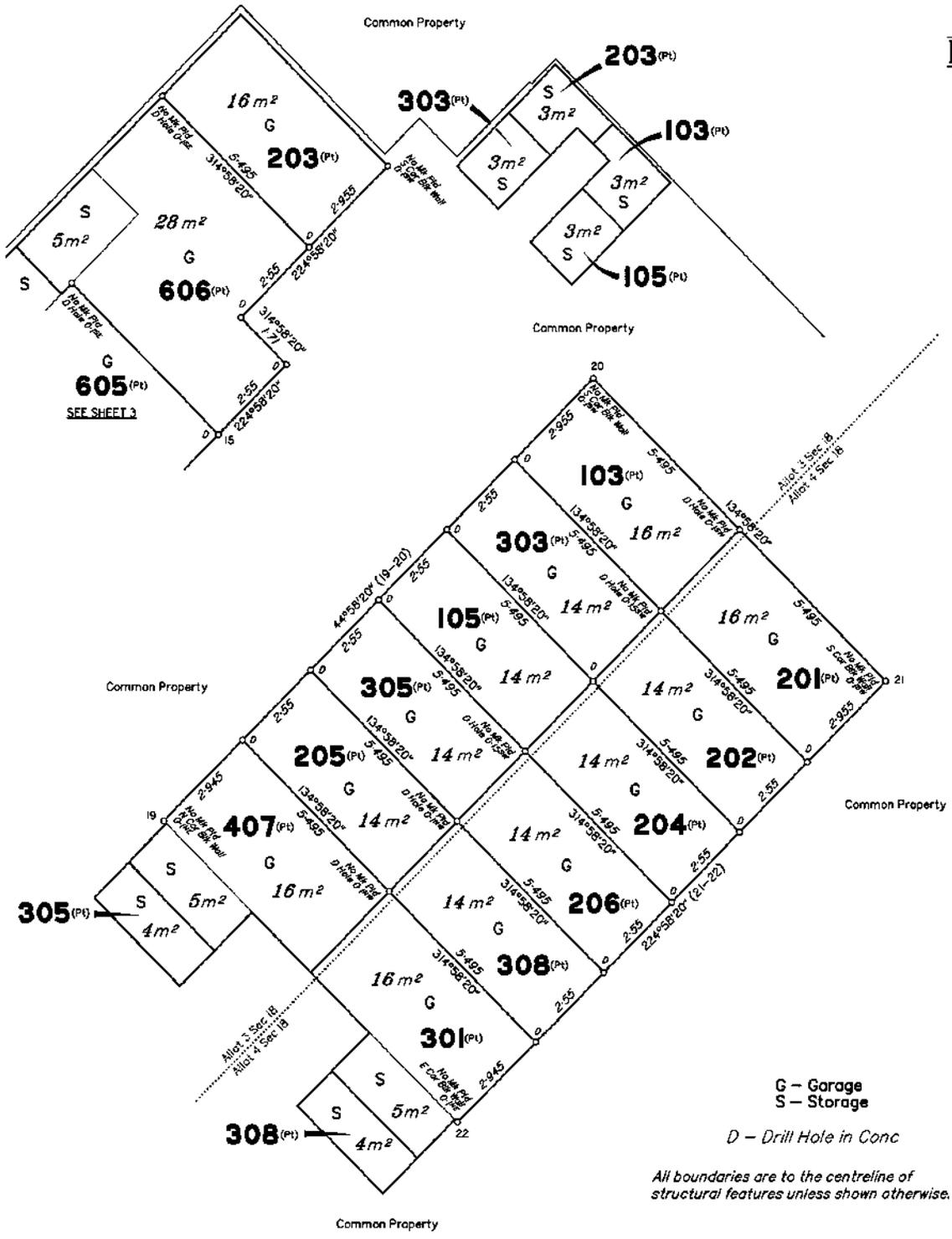
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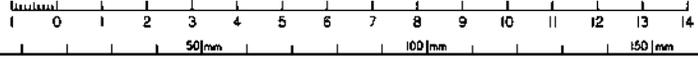
State copyright reserved.

Insert Plan Number **SP230795**

ADDITIONAL SHEET
LEVEL A



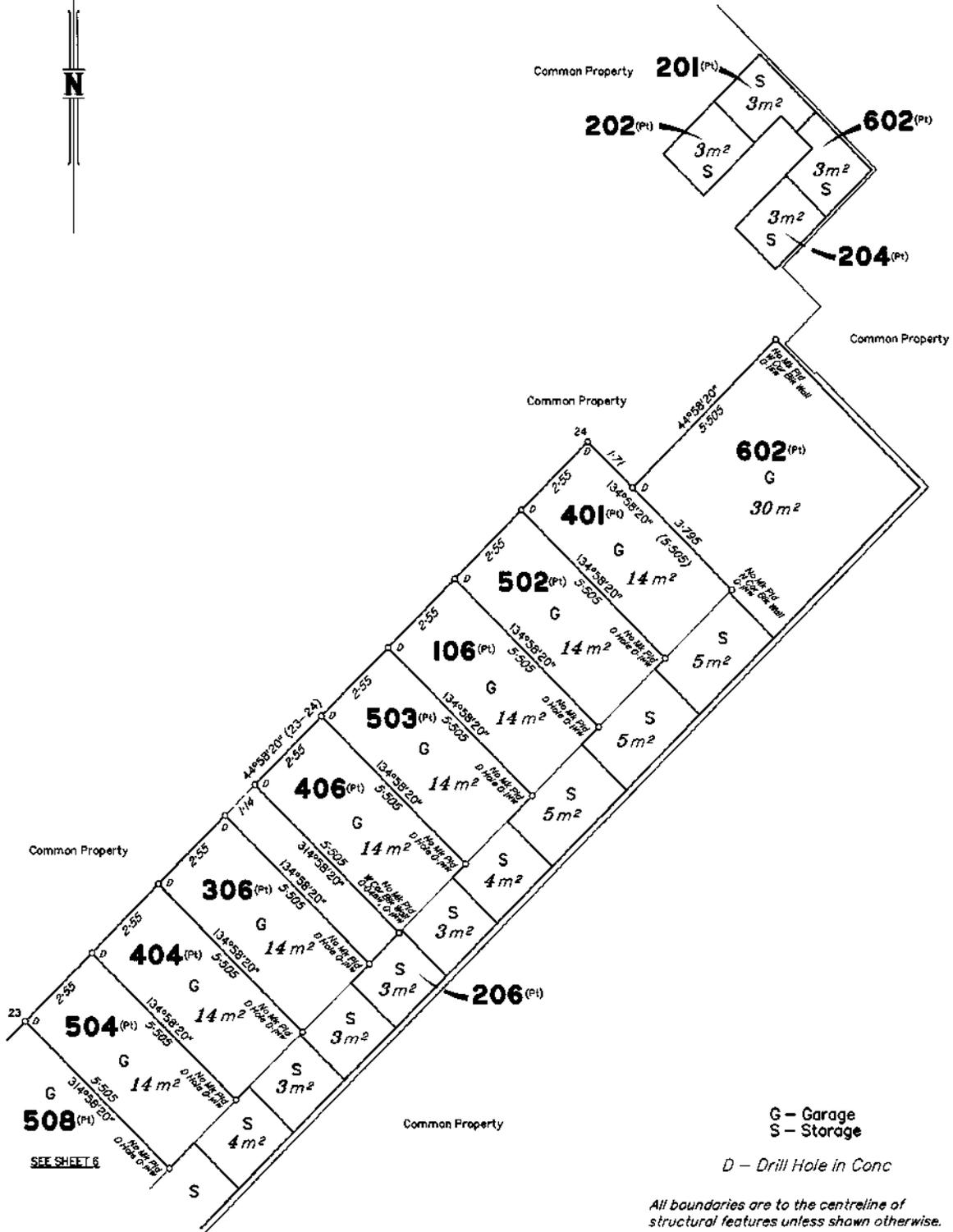
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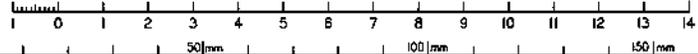
Insert Plan Number **SP230795**

ADDITIONAL SHEET LEVEL A



SEE SHEET 6

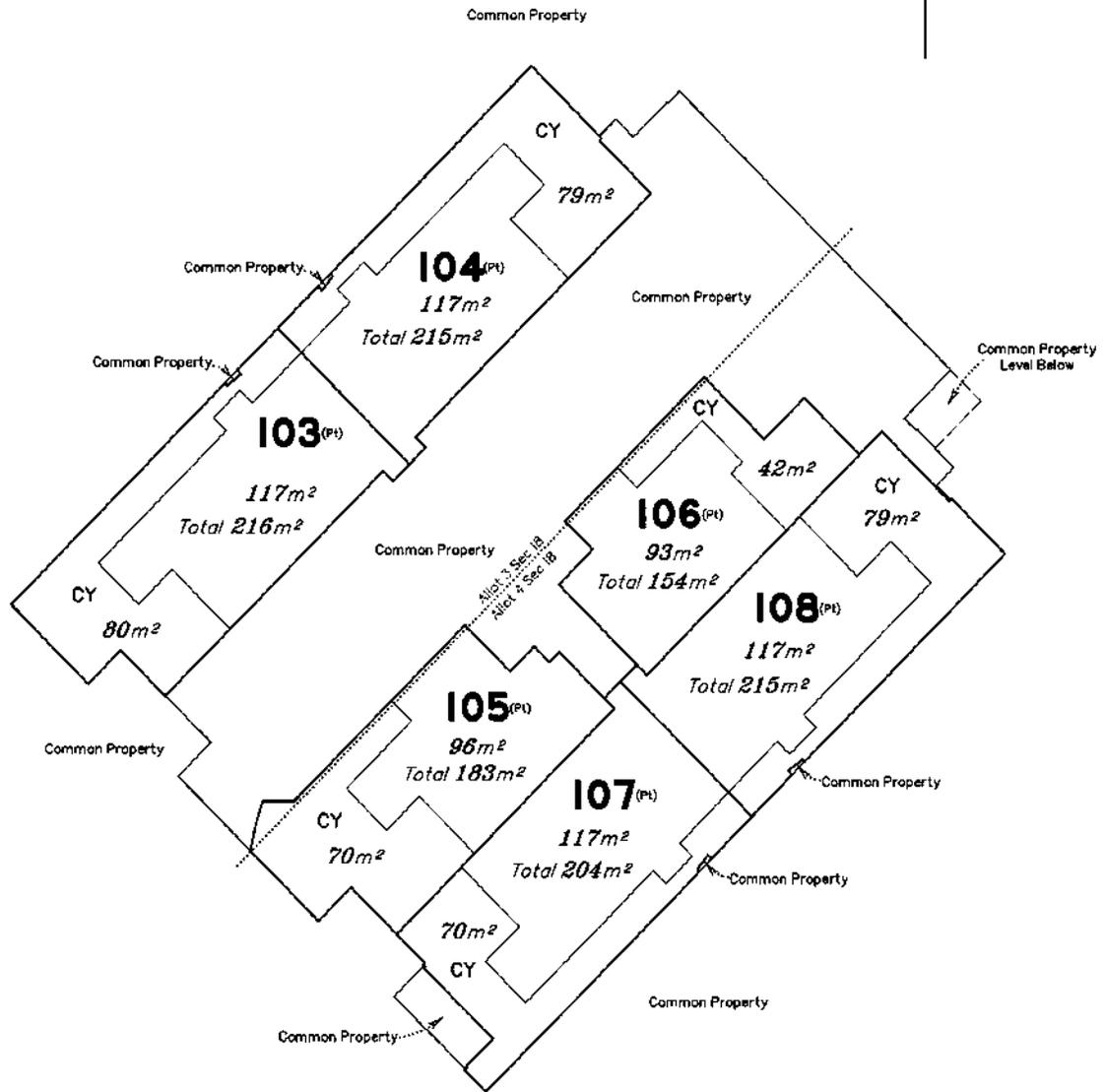
Scale 1:100 - Lengths are in Metres.



State copyright reserved.

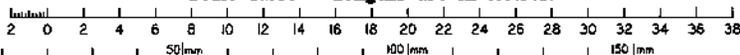
Insert Plan Number **SP230795**

ADDITIONAL SHEET LEVEL B



CY – Court Yard

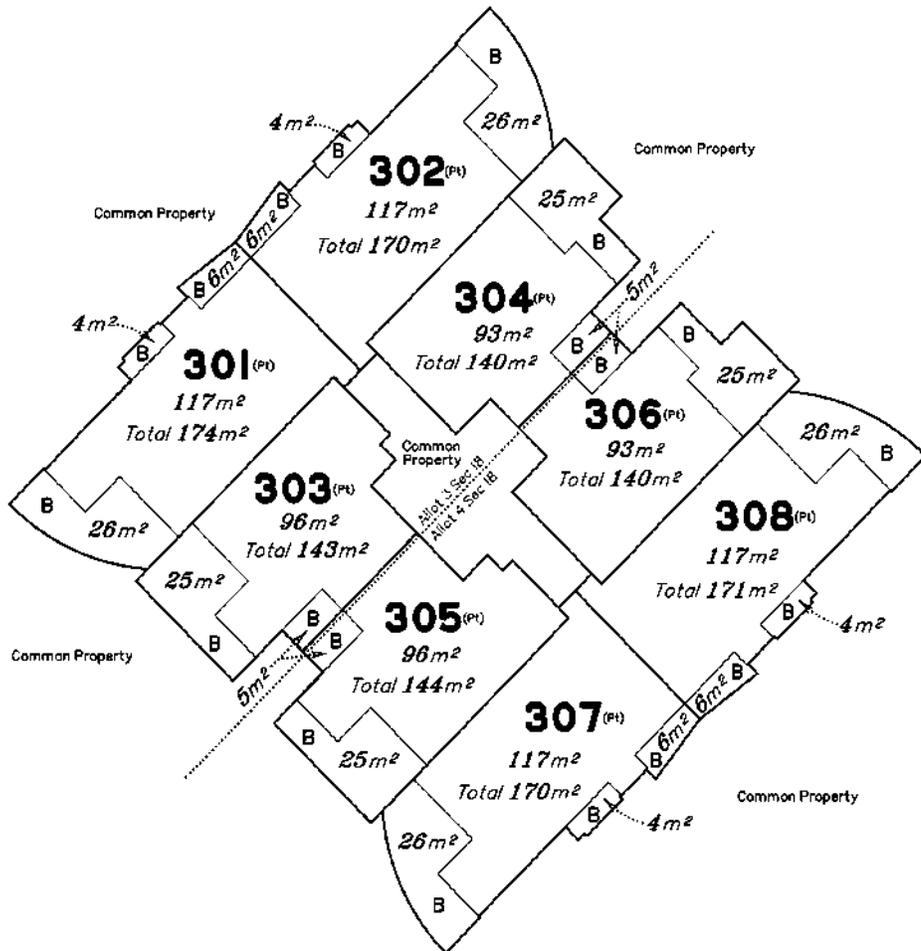
Scale 1:250 – Lengths are in Metres.



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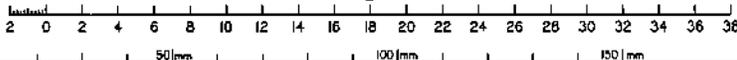
Insert Plan Number SP230795

ADDITIONAL SHEET LEVEL D



B - Balcony

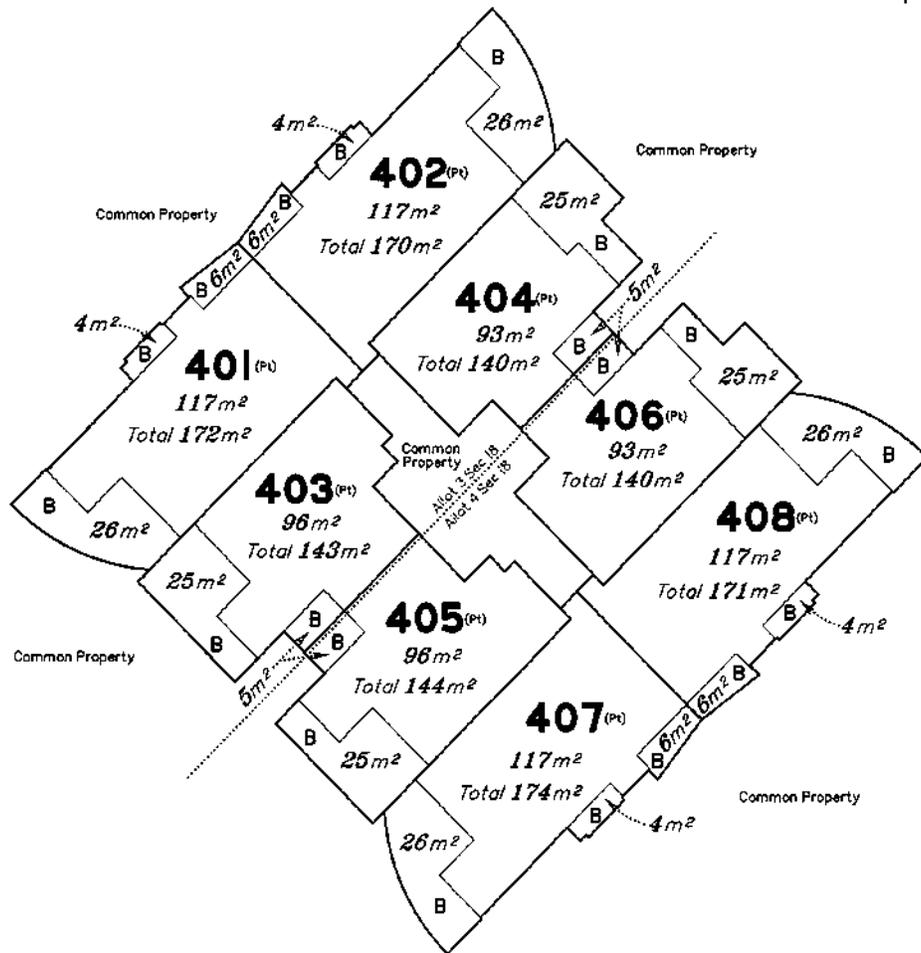
Scale 1:250 - Lengths are in Metres.



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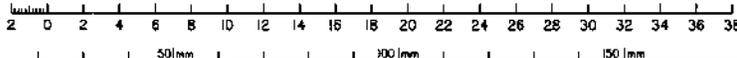
Insert Plan Number
SP230795

ADDITIONAL SHEET LEVEL E



B - Balcony

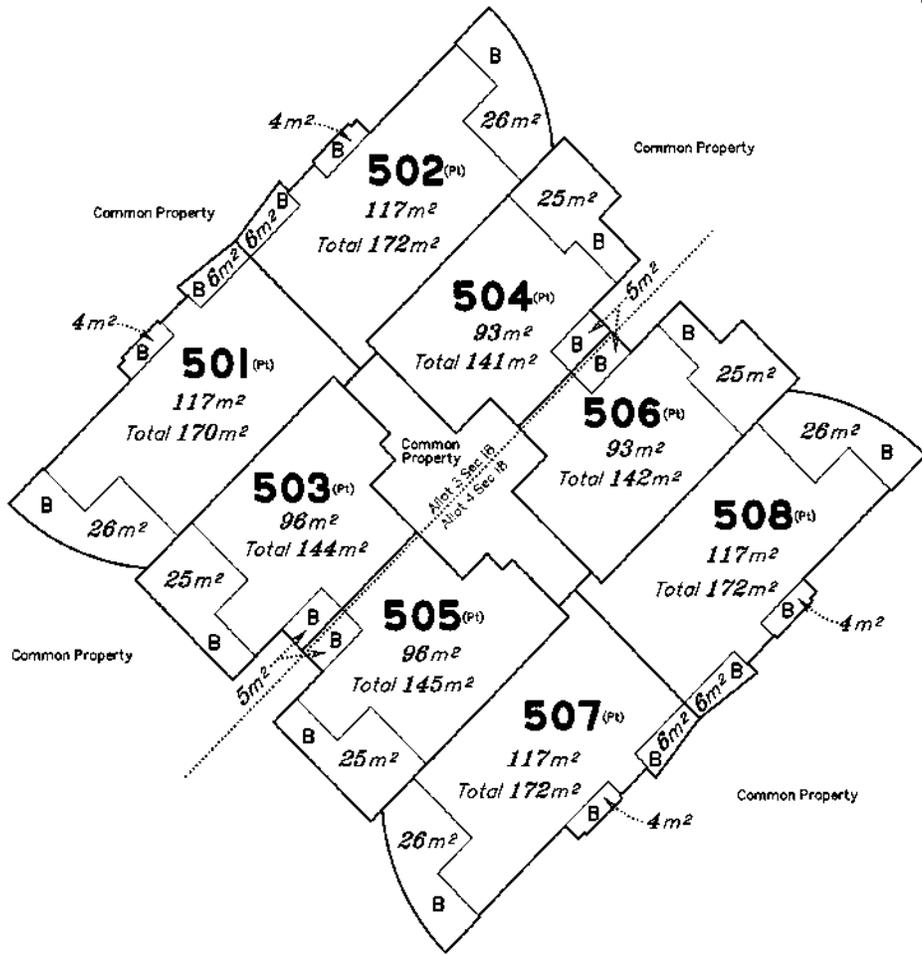
Scale 1:250 - Lengths are in Metres.



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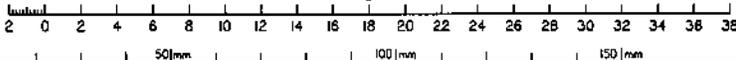
Insert Plan Number **SP230795**

ADDITIONAL SHEET
LEVEL F



B - Balcony

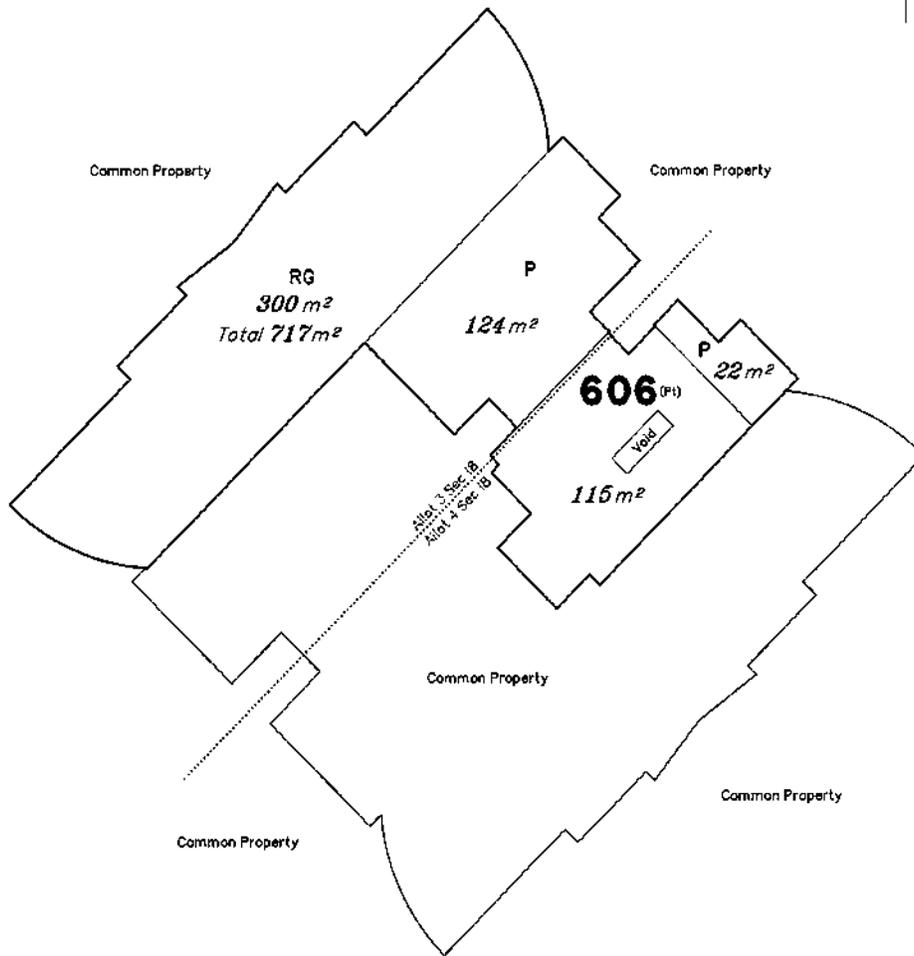
Scale 1:250 - Lengths are in Metres.



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Insert Plan Number **SP230795**

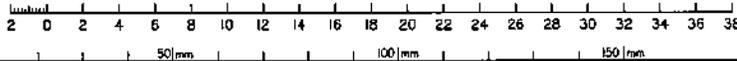
ADDITIONAL SHEET LEVEL H



P - Patio
RG - Rooftop Garden

Roof Garden restricted to the ceiling height of Lot 606.

Scale 1:250 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP230795**

Property Fact Pack



u404/174 Grafton Street
Cairns City QLD 4870

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Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

At a glance

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



Easements



NO
CONSIDERATIONS
IDENTIFIED



Flood Risk



CONSIDERATIONS
IDENTIFIED



Character



NO
CONSIDERATIONS
IDENTIFIED



Vegetation



NO
CONSIDERATIONS
IDENTIFIED



Bushfire Risk



NO
CONSIDERATIONS
IDENTIFIED



Noise



NO
CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

2nd of March, 2026

ADDRESS

u404/174 GRAFTON STREET

LOT PLAN

404/SP230795

COUNCIL

Cairns

ZONING

- Tourist Accommodation

UTILITIES

- Power
- Sewer
- Water

SCHOOL CATCHMENTS

- Parramatta SS
- Cairns SHS

CLOSEST CITY

Cairns - 0km

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

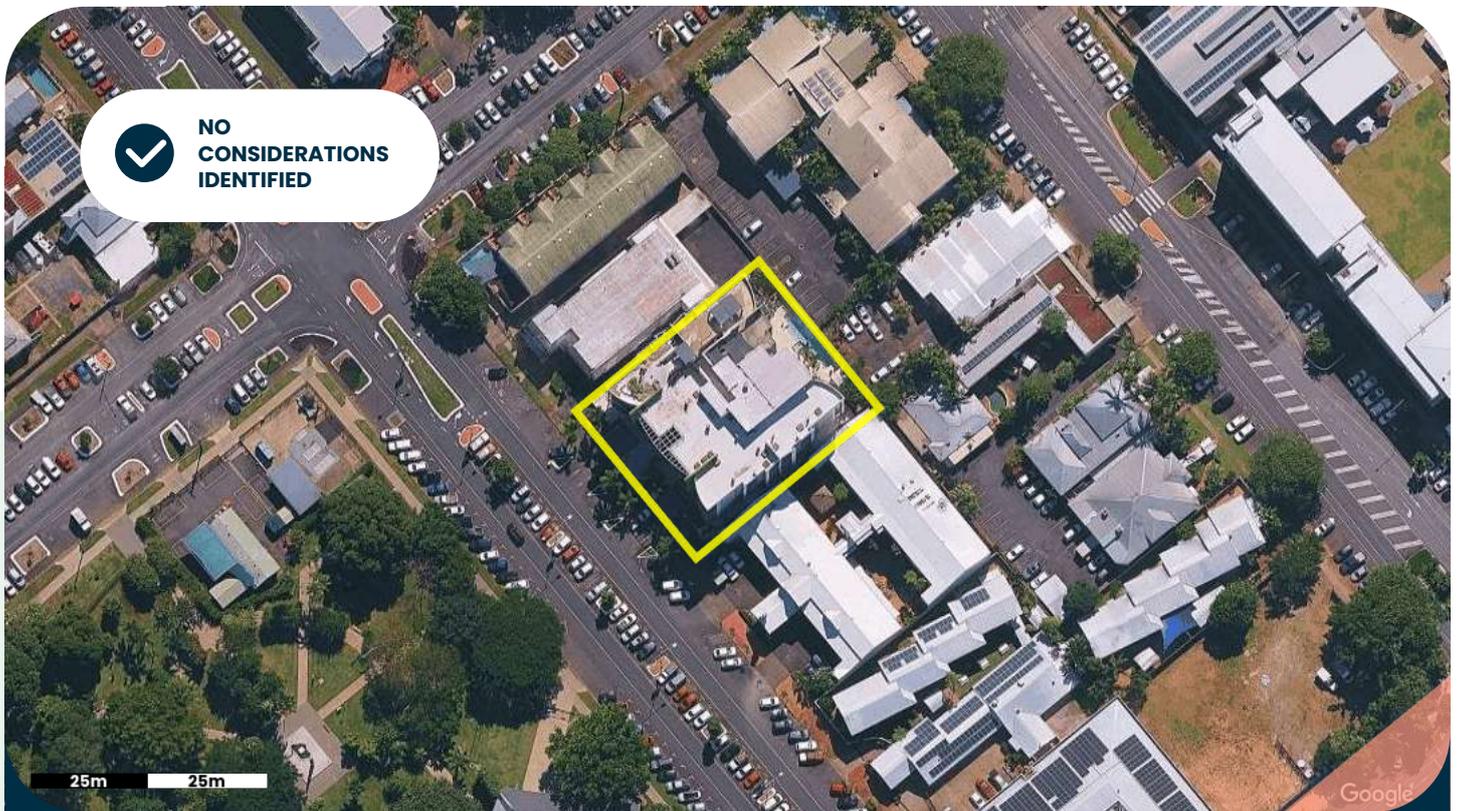
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

-  Selected Property
-  Community Facilities
-  Mixed Use - Commercial
-  Open Space
-  Tourist Accommodation
-  Tourist Accommodation - Commercial
-  Tourist Accommodation - Hospitals & Allied Medical

Local Plans

Is my property in a Local Area or Neighbourhood Plan?



Sources: Cairns Regional Council

THINGS TO KNOW

Local Area and Neighbourhood Plans provide more detailed planning guidance for specific parts of a suburb or town. They sit within the local planning scheme and work alongside zoning to shape how land can be developed.

While zoning sets the general land use, such as residential, commercial or industrial, Local Area Plans can refine or vary zoning rules. They might allow increased building heights in key centres, encourage mixed-use or higher density near transport, or protect local character in established neighbourhoods.

These plans help guide how growth occurs, balancing development with the area's unique identity, access to services, open spaces and transport networks.

Note: Local Area and Neighbourhood Plans differ between councils and are updated over time. Always check the local planning scheme or speak with a town planner or Council officer for current requirements.

Questions to ask

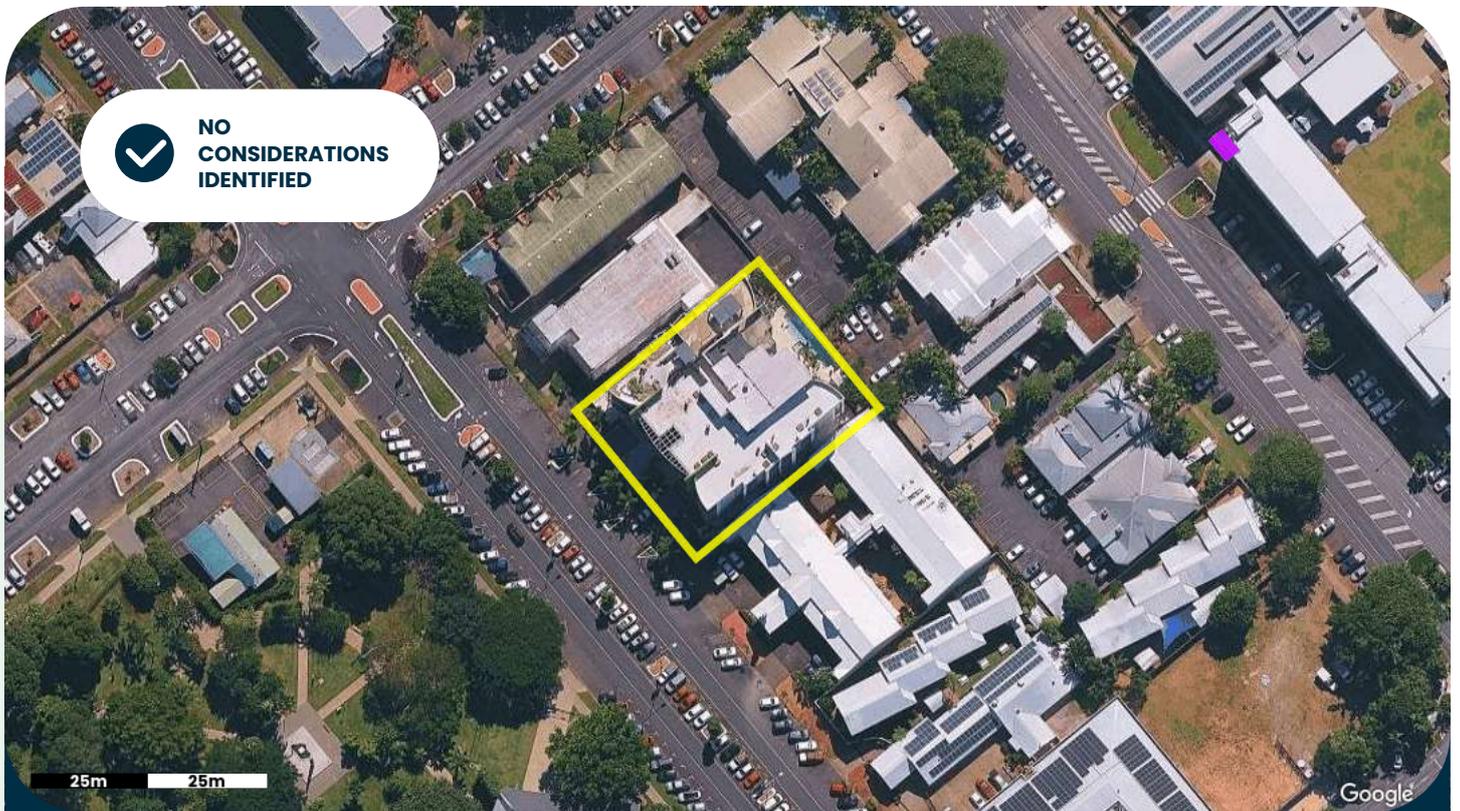
- Does this plan change or override standard zoning rules?
- What design, height or density controls apply?

LEGEND

-  Selected Property
-  City Centre Local Plan Area

Easements

What access rights exist over the property?



Sources: Queensland Government, 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

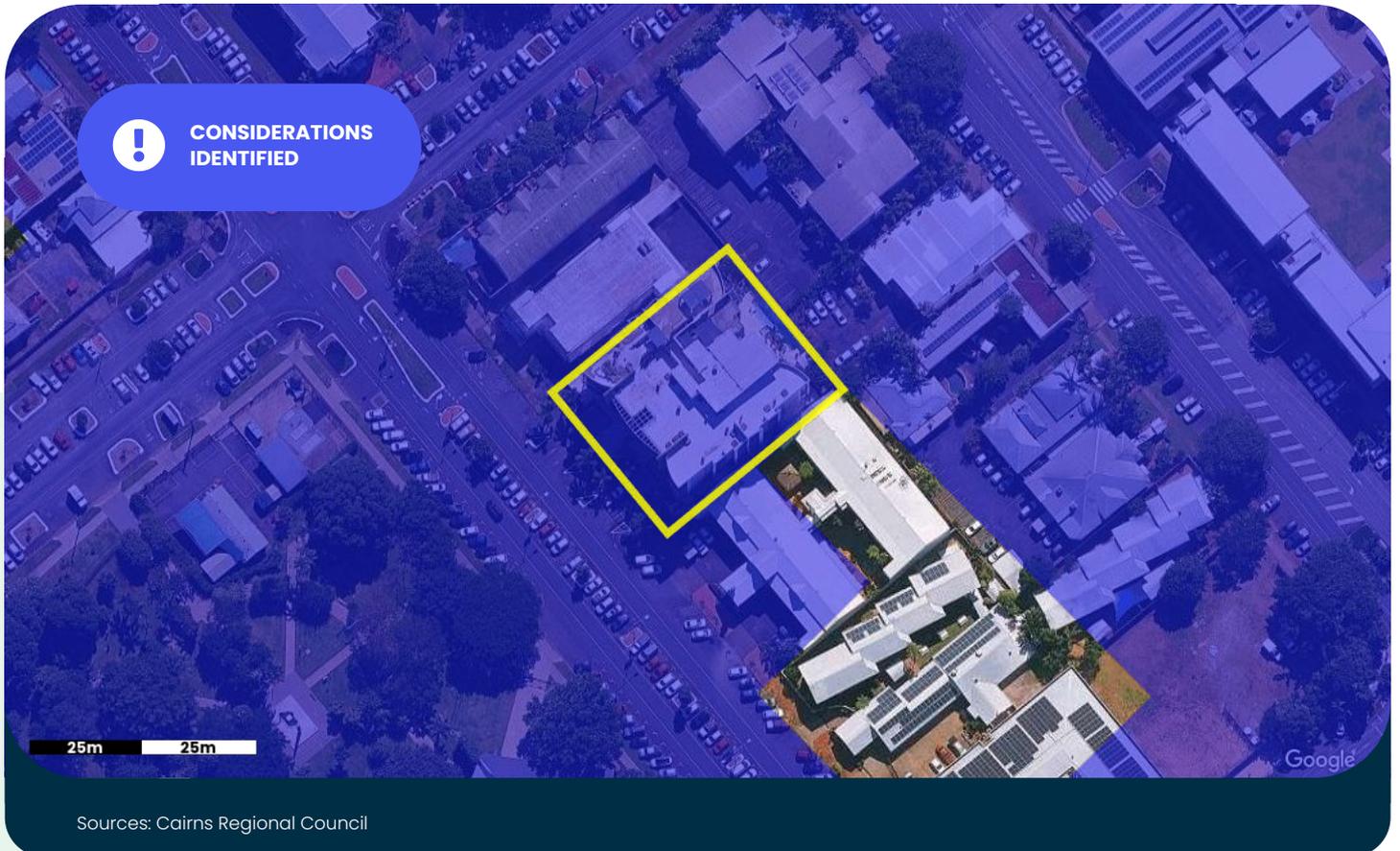
- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

LEGEND

-  Selected Property
-  Easement Or Covenant
-  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 | u404/174 GRAFTON 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

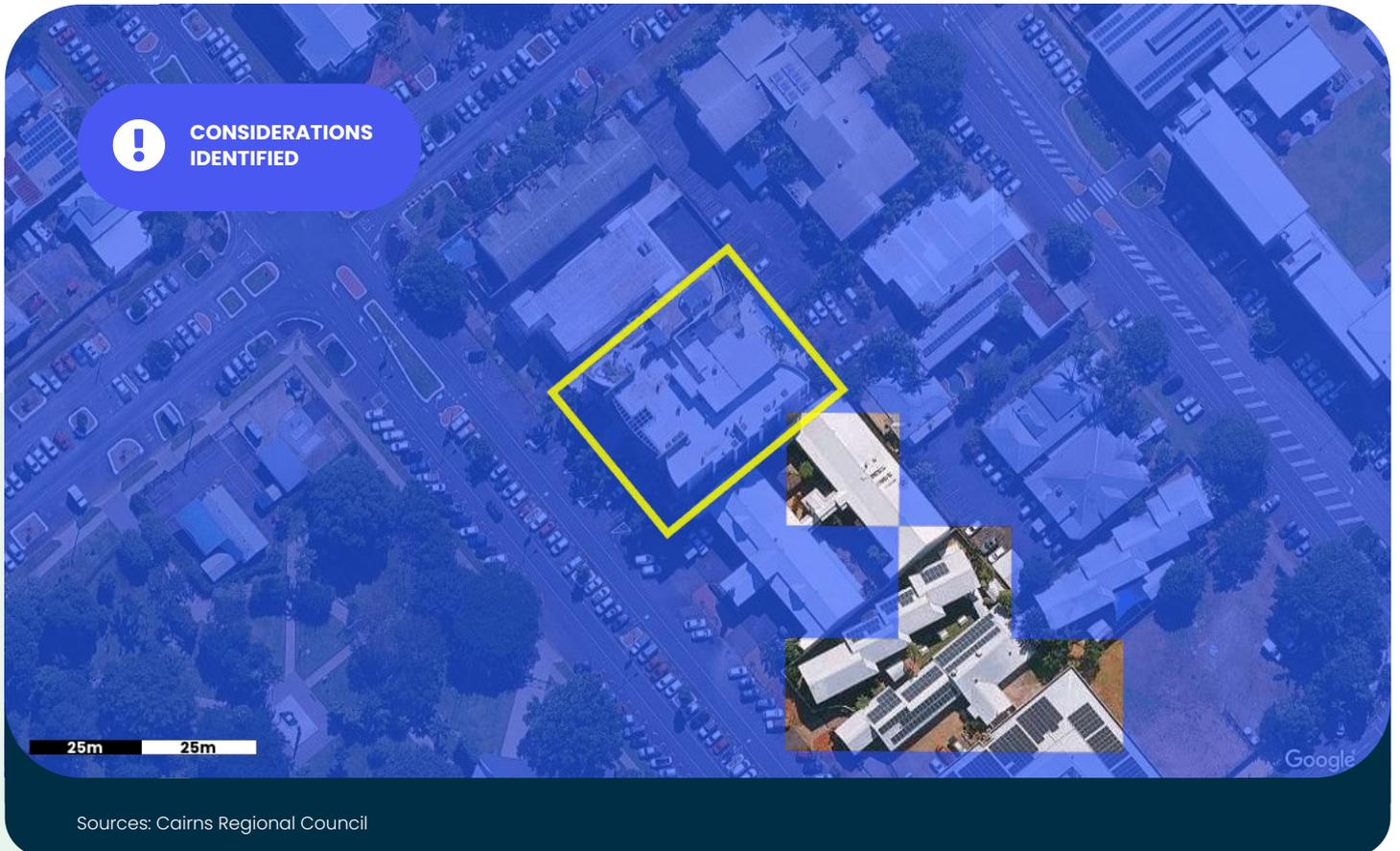
- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

LEGEND

-  Selected Property
-  Flood Inundation Trigger Area

Coastal Flood Risk

Are there any coastal impacts that impact my property?



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

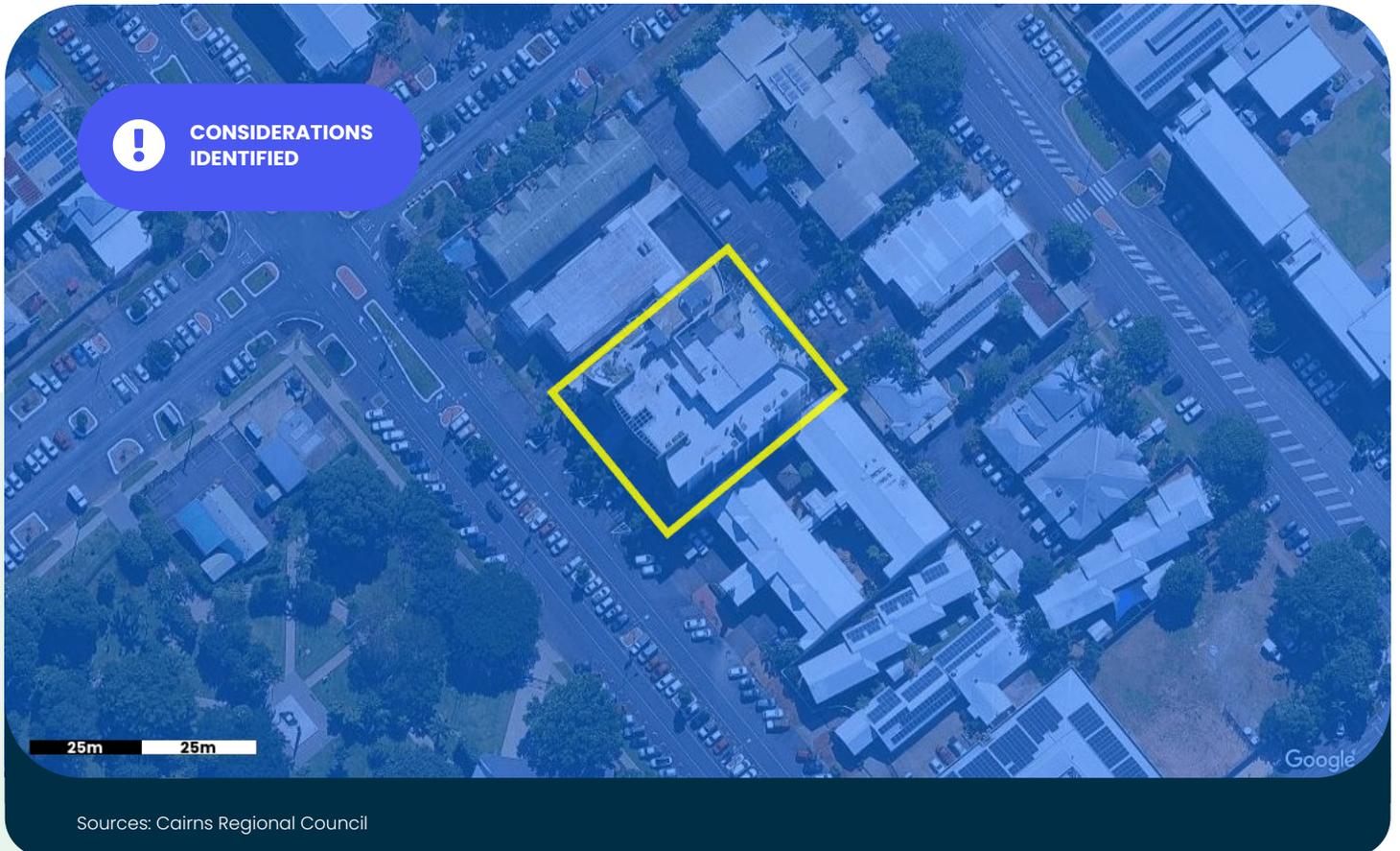
- What are the building restrictions in a coastal flood area?
- Can building designs reduce flood and erosion risks?
- How does coastal erosion impact your property, and what measures can help?

LEGEND

-  Selected Property
-  Storm Tide Inundation Area

Flood Planning Risk

What planning overlays impact development of this property?



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 1 - Cbd & Environs

State Flood Planning

What State overlays impact development of this property?



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

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

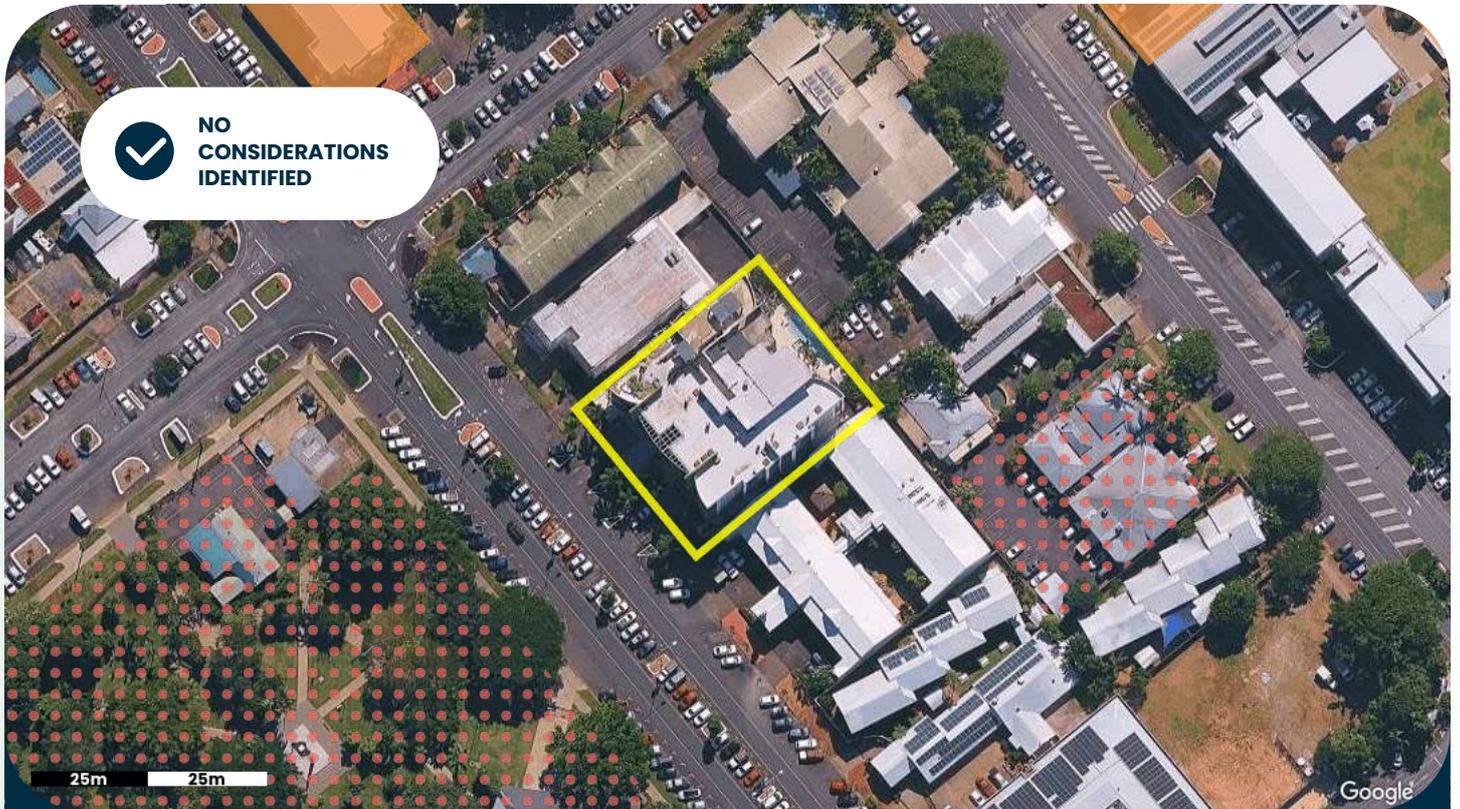
- What restrictions apply when developing in State t identified flood areas?
- Does my development need to be referred to the State for assessment?

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?



Sources: Cairns Regional Council, Department Of Environment, Science And Innovation

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
- Local Heritage Place, Structure Or Landscaping
- State Heritage Place, Structure Or Landscaping

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

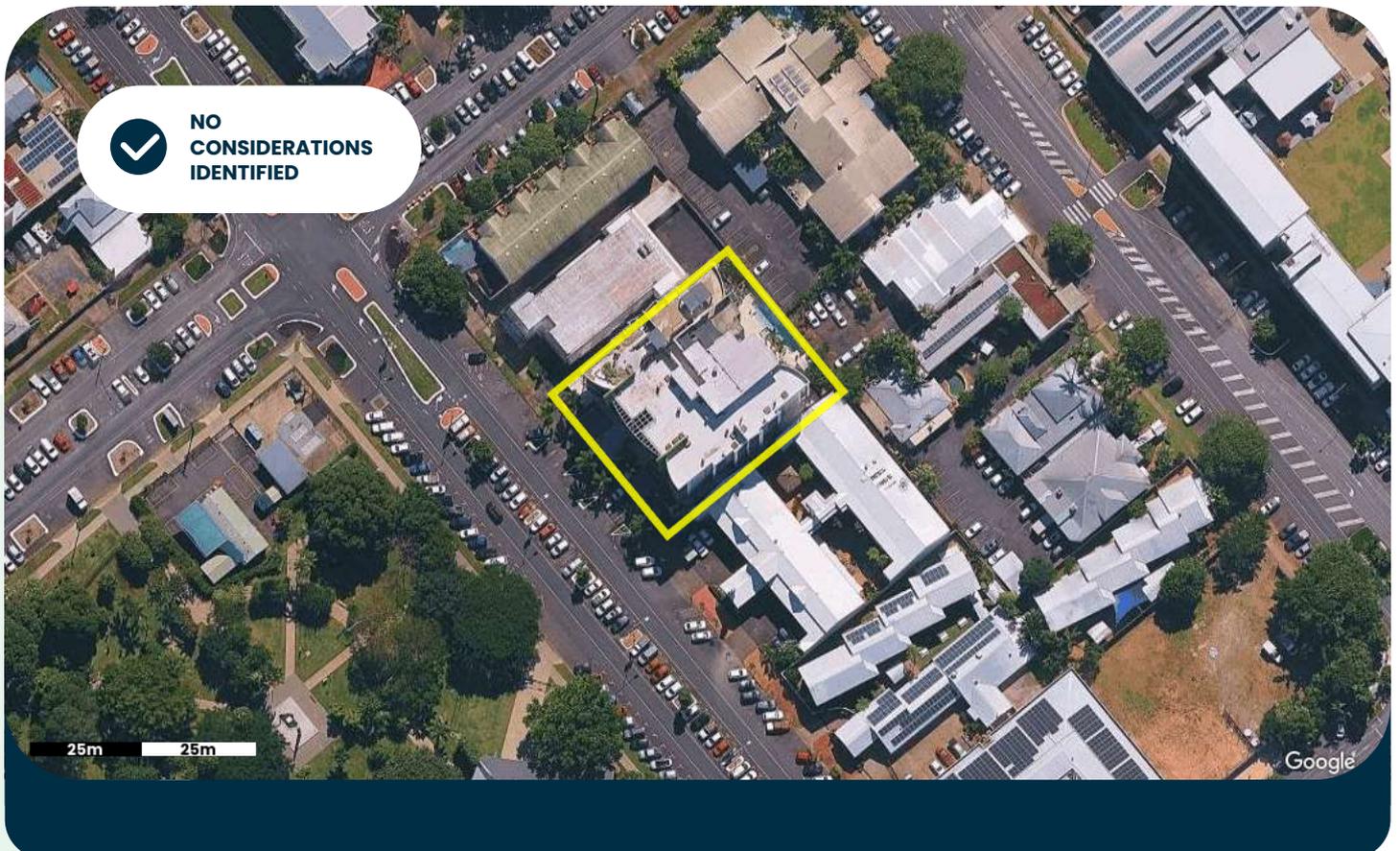
- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

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

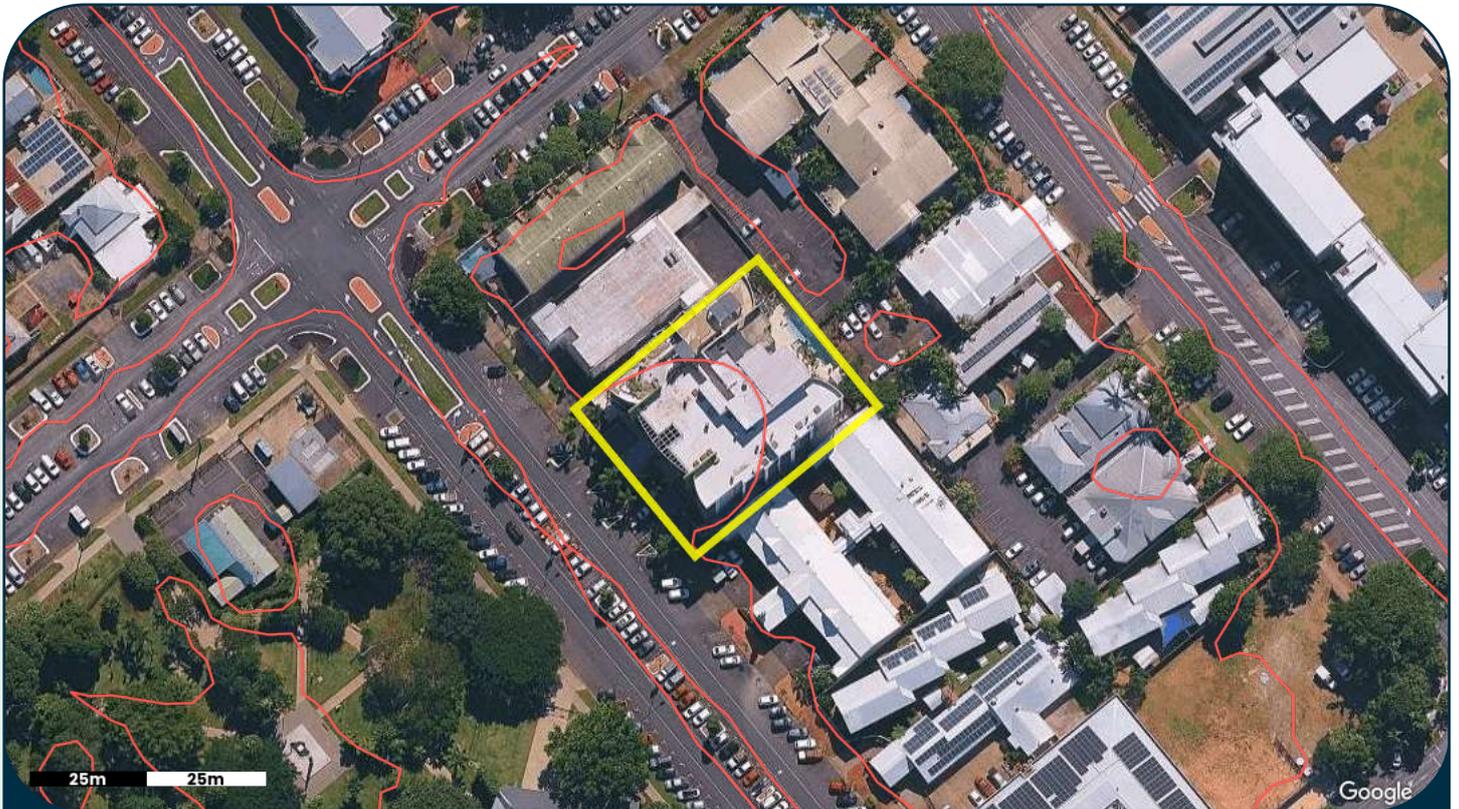
- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

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

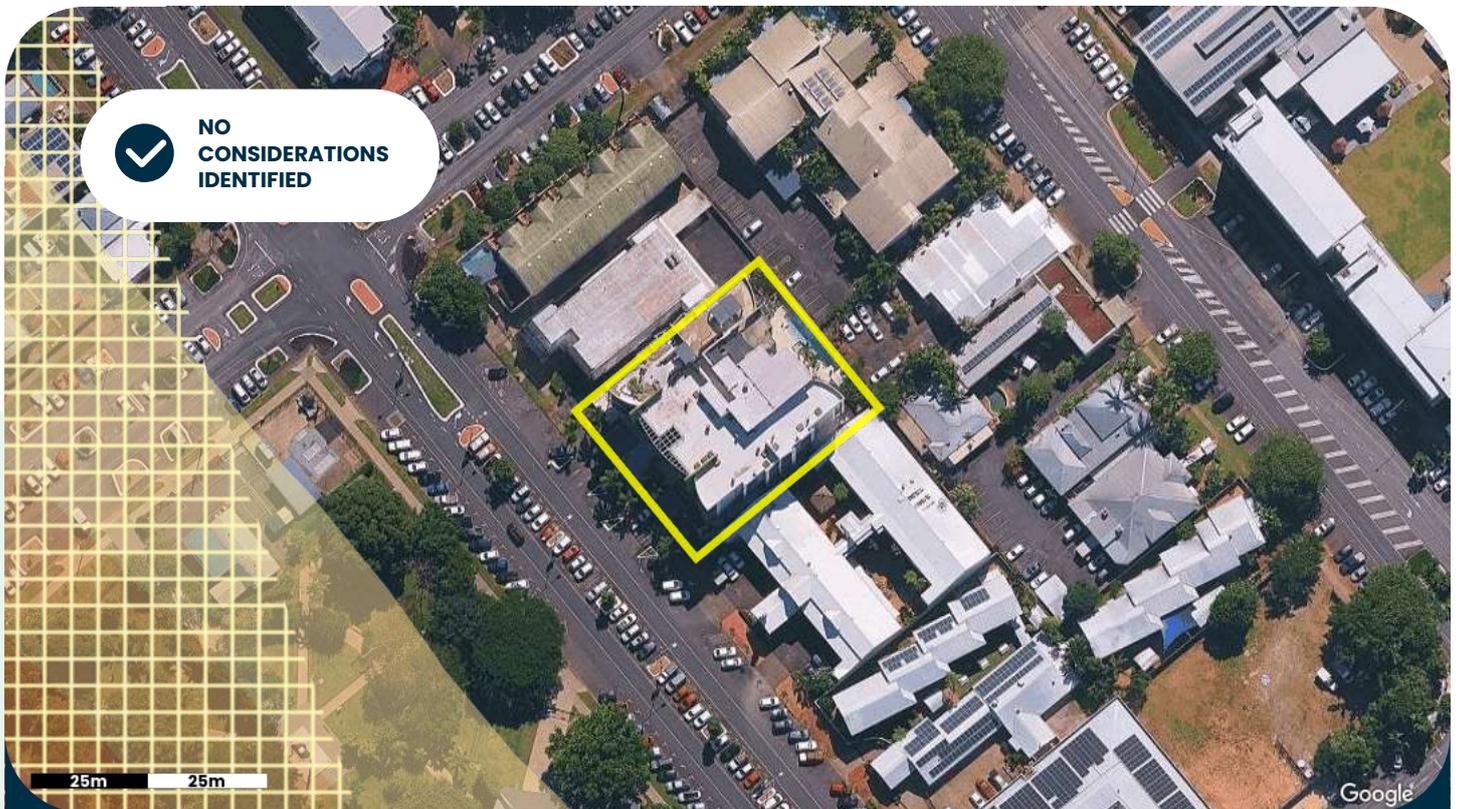
- Where is the steep land and/or landslide risk located?
- How does this affect what can be built on the property?
- Can the steep land and/or landslide risk be improved?

LEGEND

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

Noise

Is the property in a potential noise area?



Sources: Cairns Regional Council, Department Of Transport And Main Roads

THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Very High Noise (Road)
- High Noise (Road)
- Moderate Noise (Road)
- Mod. To Low Noise (Road)
- Low Noise (Road)
- + Airport - 20-25 Anef

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

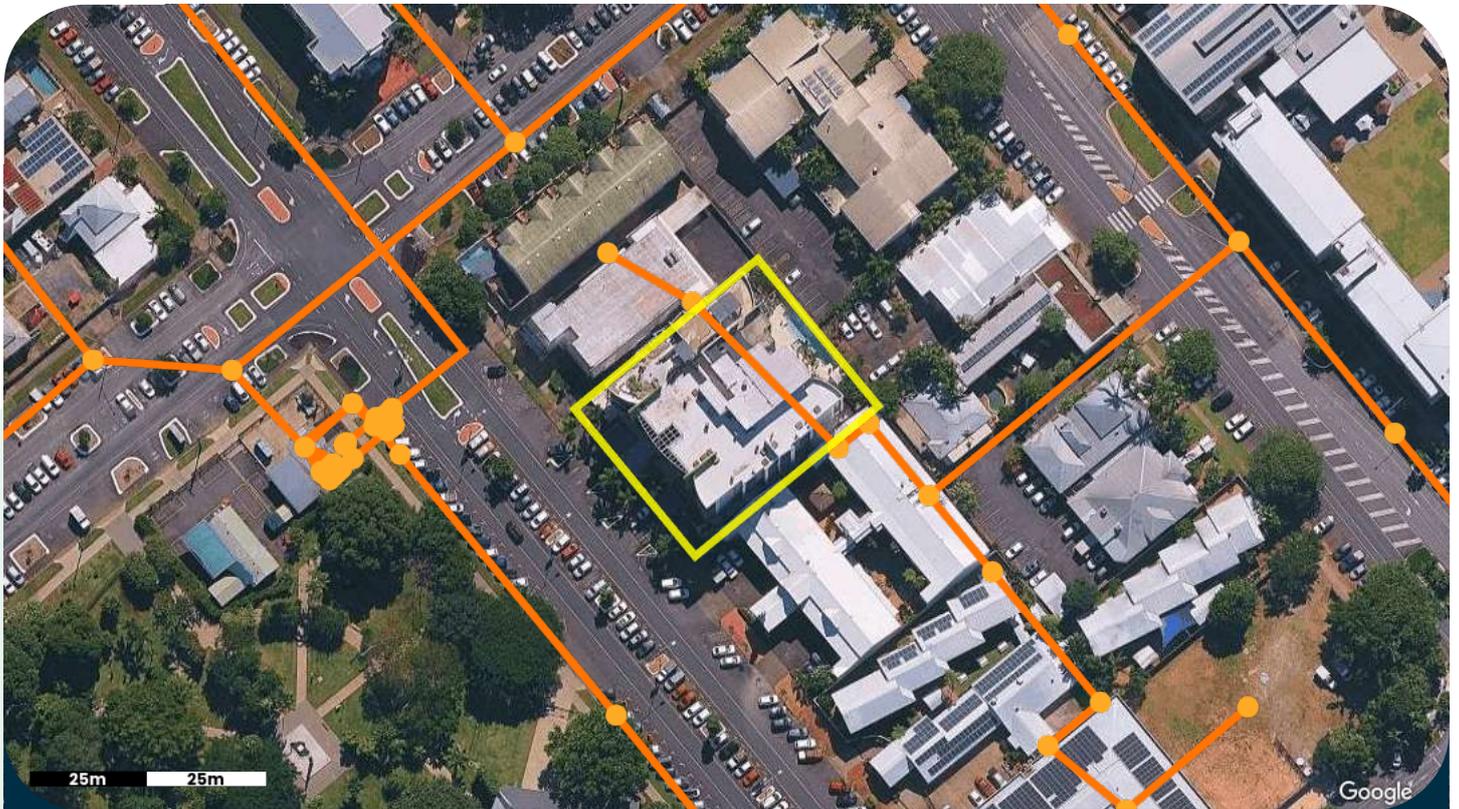
- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

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

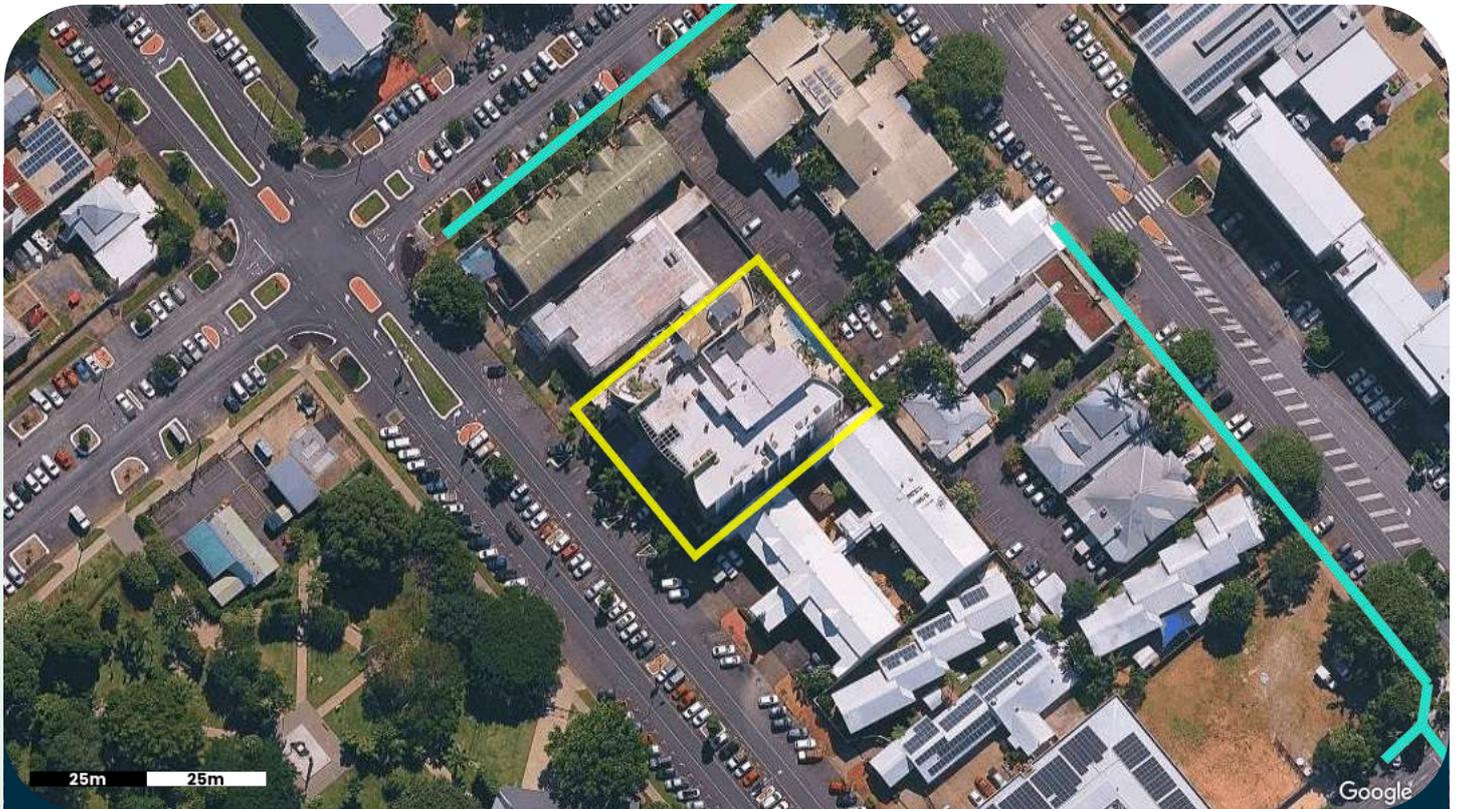
- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

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

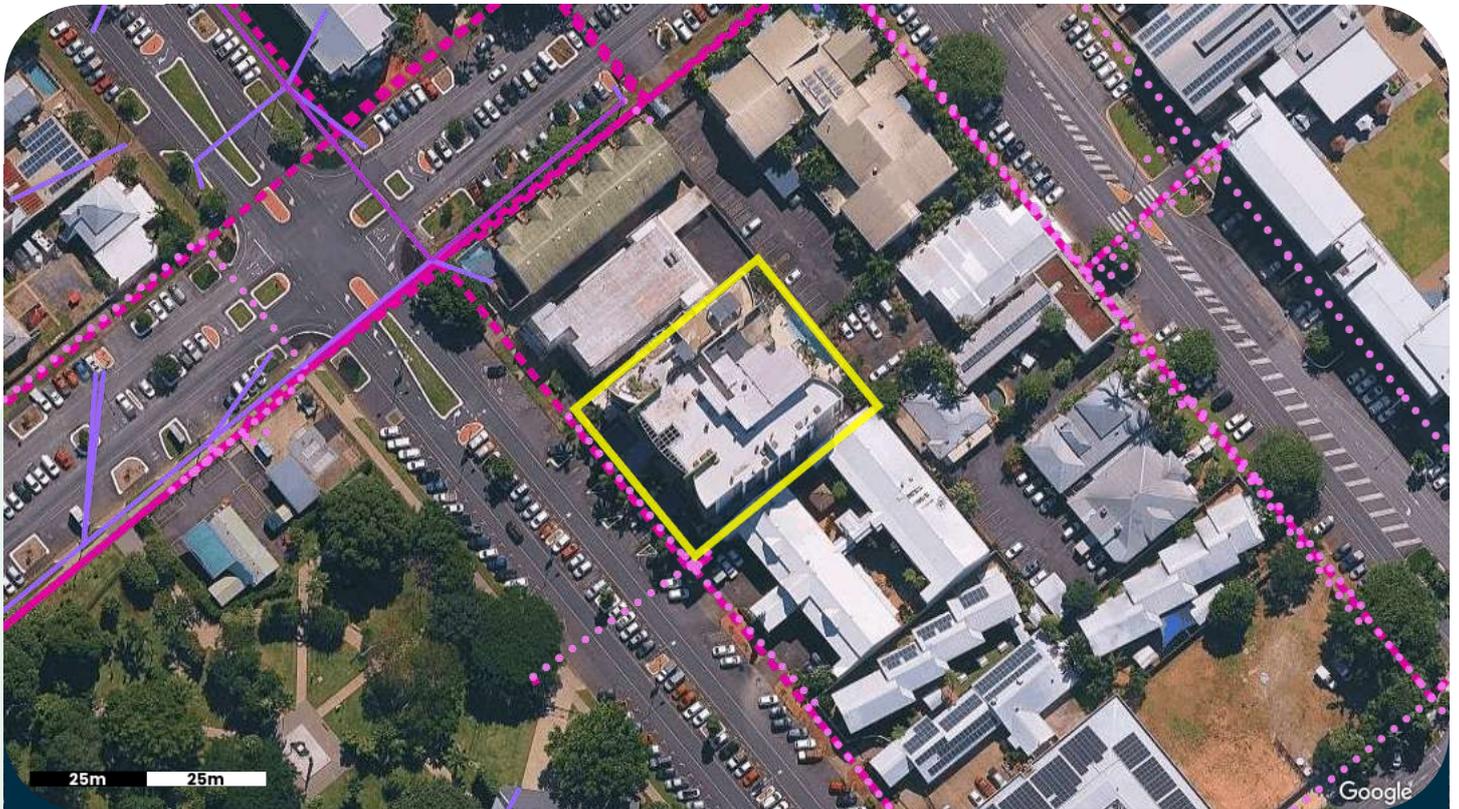
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

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

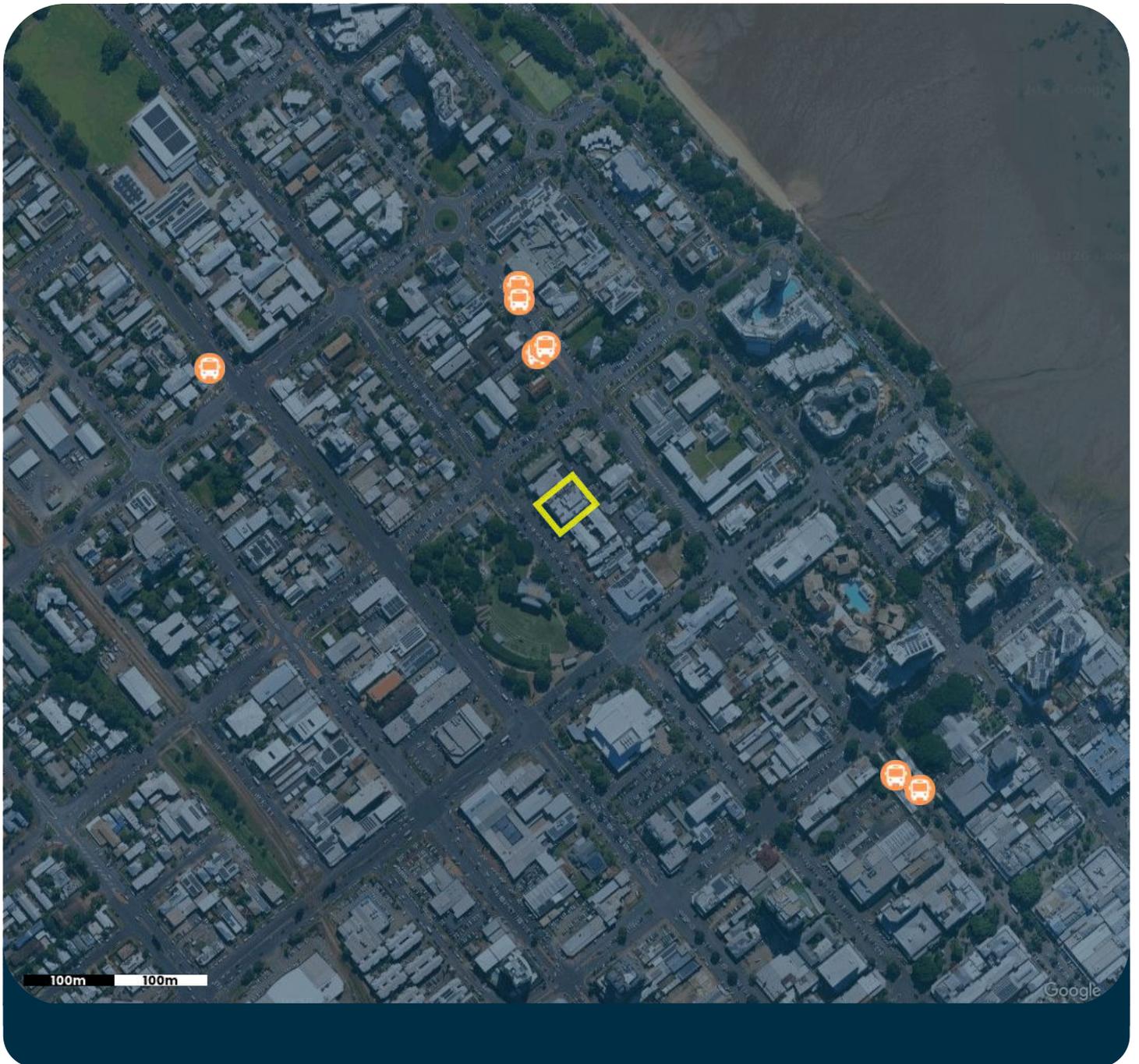
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

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

Public Transport

Is there any public transport stops nearby?



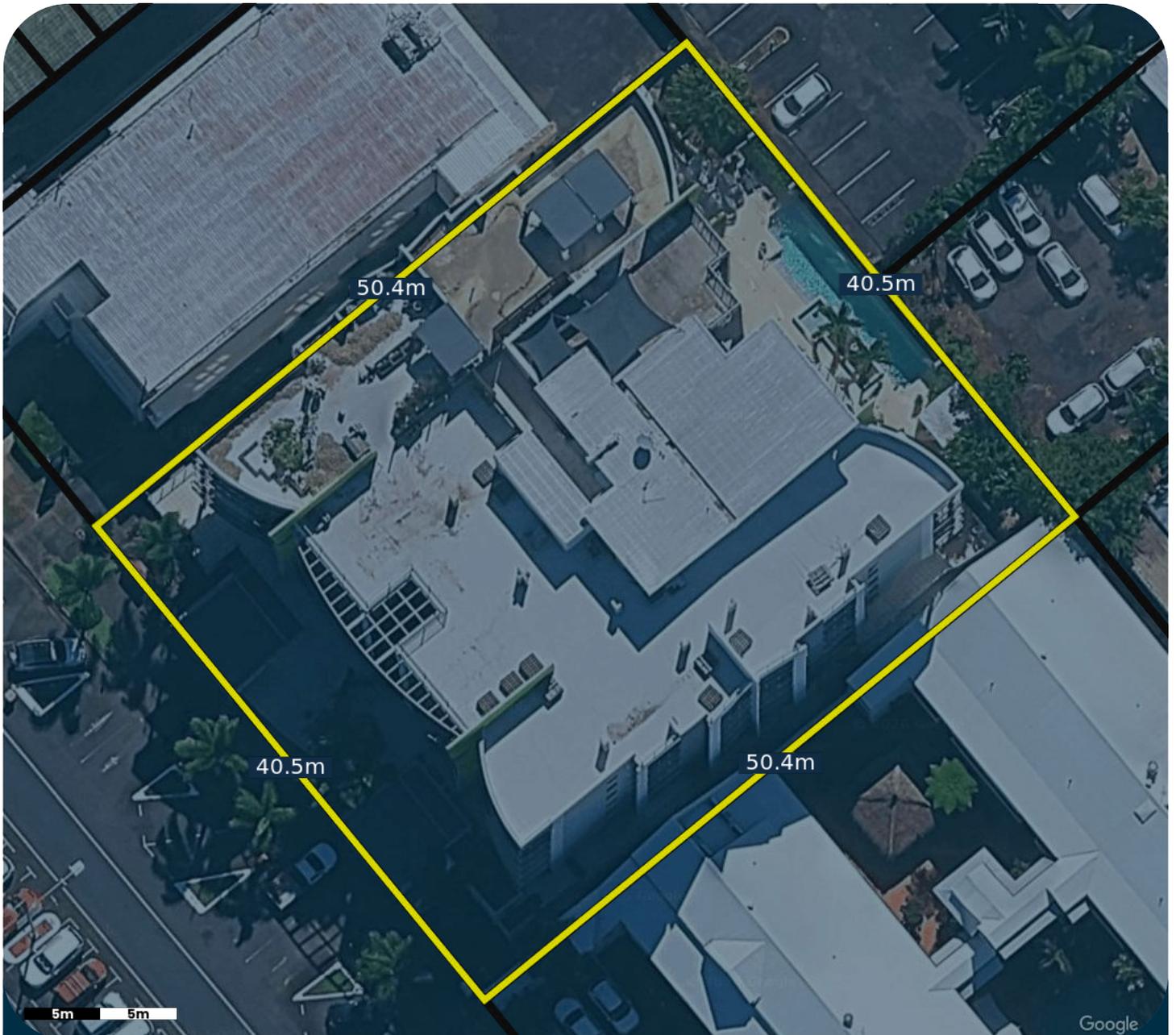
LEGEND

 Selected Property

 Bus Stop

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: ~2,042m², Perimeter: ~181m

LEGEND

 Selected Property

DISCLAIMER

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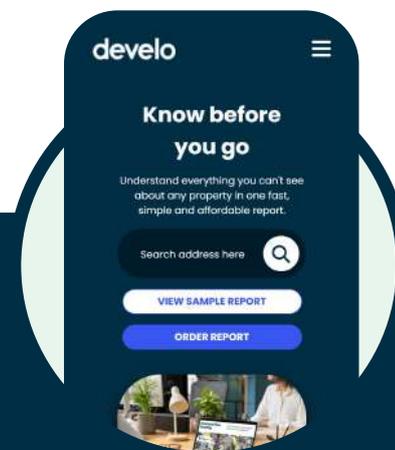
- ✓ Your mortgage broker and bank
- ✓ Your building and pest inspector
- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

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

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

Transaction ID: 51123008 EMR Site Id: 02 March 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 404 Plan: SP230795
404/174 GRAFTON ST
CAIRNS CITY

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



REGISTRATION CODE
R L Bonnin
39 Cassowary Street
FRESHWATER QLD 4870

Your Rates Account is Due 4 March 2026

Total Amount Due **\$ 1,633.45**

Summary of Rates and Charges

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

Property Location: 404/174-180 Grafton Street CAIRNS CITY QLD

Property Description: LOT 404 TYP SP PLN 230795

Improvements: Fhold-Unit
2041.00005 SQUARE METRES

Land Use Code
0800

General Residential R	27,135.00	\$	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

1A1D

SEE OVER THE PAGE FOR INFORMATION ON THE STATE WASTE LEVY

Balance Brought Forward	\$	0.00
Total new transactions	\$	1,633.45
Total Account Balance	\$	1,633.45

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

Pay In Person At Any Post Office



Post
Billpay

Billor Code: 0210
Assessment No: 972174

Pay in-store at Australia Post, online at auspost.com.au/postbillpay or by phone 13 18 36



1310 972174

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



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

Powered By Payble

Rates Payment Slip

NAME
R L Bonnin

PROPERTY
404/174-180 Grafton Street CAIRNS CITY QLD

Assessment No. 972174

Due Date 04/03/2026

Total Amount Due \$1,633.45

FORM 36 - NOTICE OF NO POOL SAFETY CERTIFICATE

EFFECTIVE OCTOBER 2022

Important information

1. Pool owners, including bodies corporate, are responsible for ensuring the barrier complies with the pool safety standard at all times, even after giving or receiving this Form 36.
2. Pool owners may be committing an offence by failing to comply with their pool safety obligations and penalties of up to 165 penalty units may be applied.
3. The owner must complete this form if a pool safety certificate is not in effect when:
 - selling a premises with a regulated pool; or
 - entering into an accommodation agreement (e.g. written, oral or implied agreement for provision of accommodation) for premises associated with a shared pool.
4. It is recommended the seller maintain a record of giving this form to the required parties.

For the seller:

When selling without a pool safety certificate, you need to fill out this Form 36. A Form 36 is completed as part of the contract of sale.

Before settlement you must give a copy to:

- the buyer; and
- the QBCC; and
- body corporate (if you are selling a home, unit or townhouse, where there is a shared pool).

For the buyer:

If you buy a property without a pool safety certificate you must get one within 90 days of settlement. The seller must have given you a Form 36 – notice of no pool safety certificate, before entering into a contract of sale.

For the lessor - non shared (private) pool:

You must get a pool safety certificate before a lease is signed for a house or townhouse with its own non-shared pool.

For the body corporate - shared pool:

The body corporate must also ensure a pool safety certificate is in effect within 90 days of settlement OR the date an accommodation agreement is entered into. A pool safety certificate must be displayed at the main entrance to the premises or at any gate or door giving access to the pool.

GOVERNING LEGISLATION

Applicable under Sections 246ATF and 246ATI of the *Building Act 1975*.

PRIVACY NOTICE

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.

RIGHT TO INFORMATION (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*.

COMPLETING THIS FORM

- Use **BLACK** pen only
- Print clearly in **BLOCK LETTERS**
- **DO NOT** use correction fluid – cross out and initial amendments

RETURN YOUR COMPLETED FORM BY

Post: GPO Box 5099 Brisbane QLD 4001.
 In person: QBCC service centres are listed on our website qbcc.qld.gov.au.
 Email: poolssafety@qbcc.qld.gov.au.

1. DETAILS OF PROPERTY OWNER

Title	<input type="checkbox"/> Mr	<input type="checkbox"/> Mrs	<input type="checkbox"/> Miss	<input type="checkbox"/> Ms	<input type="checkbox"/> Other																	
Surname	B	o	n	n	i	n																
First Name	R	o	b	e	r	t																
Postal Address	4	0	4	/	1	7	4	-	1	8	0		G	R	A	F	T	O	N		S	T
	C	A	I	R	N	S			C	I	T	Y										
													State	Q	L	D	Postcode	4	8	7	0	
Mobile													Home Phone									
Email																						

2. LOCATION OF THE SWIMMING POOL

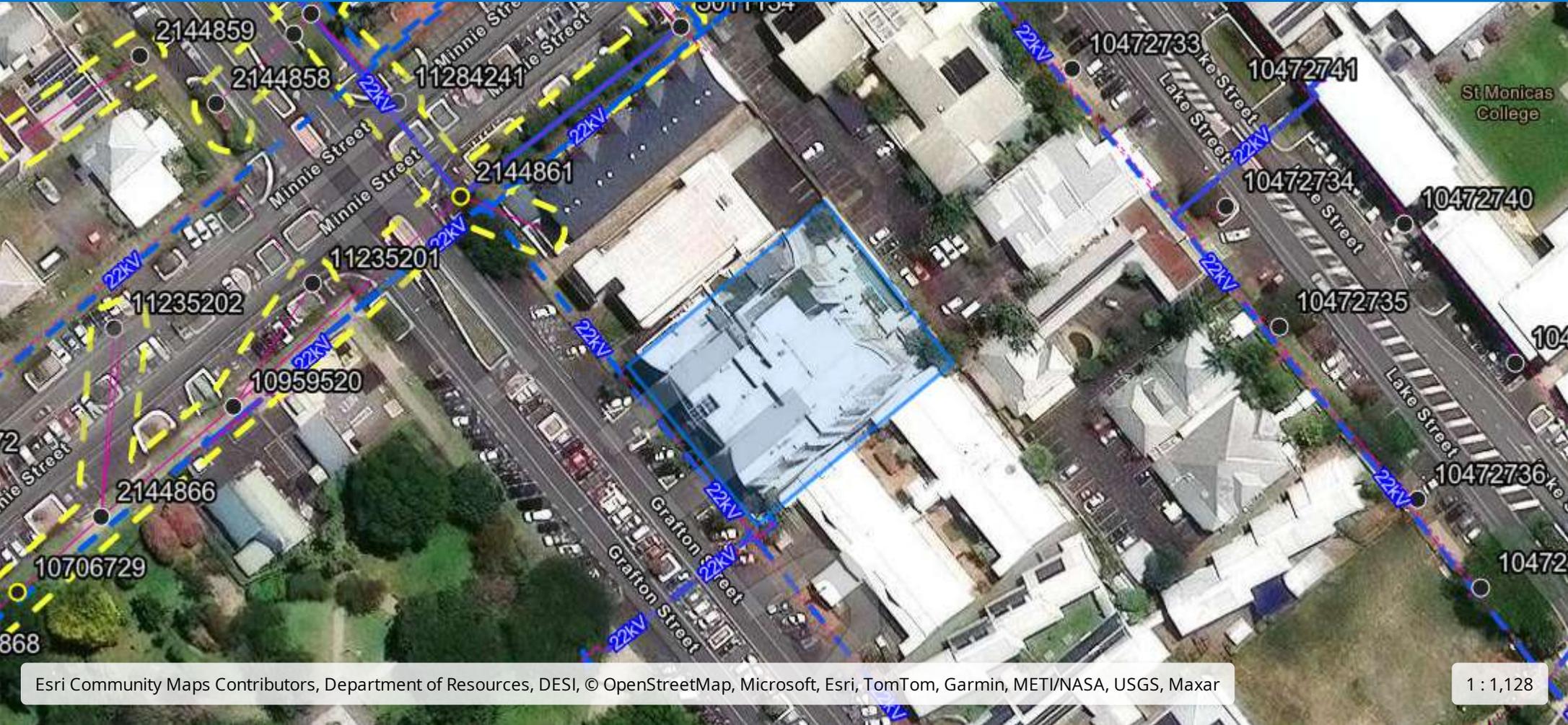
Street address	4	0	4	/	1	7	4	-	1	8	0		G	R	A	F	T	O	N		S	T
													State	Q	L	D	Postcode	4	8	7	0	
Lot/s on plan	Lot 404 on Plan SP230795																					
Local Government Area																						

3. SHARED OR NON-SHARED POOL

Shared pool
 Non-shared pool

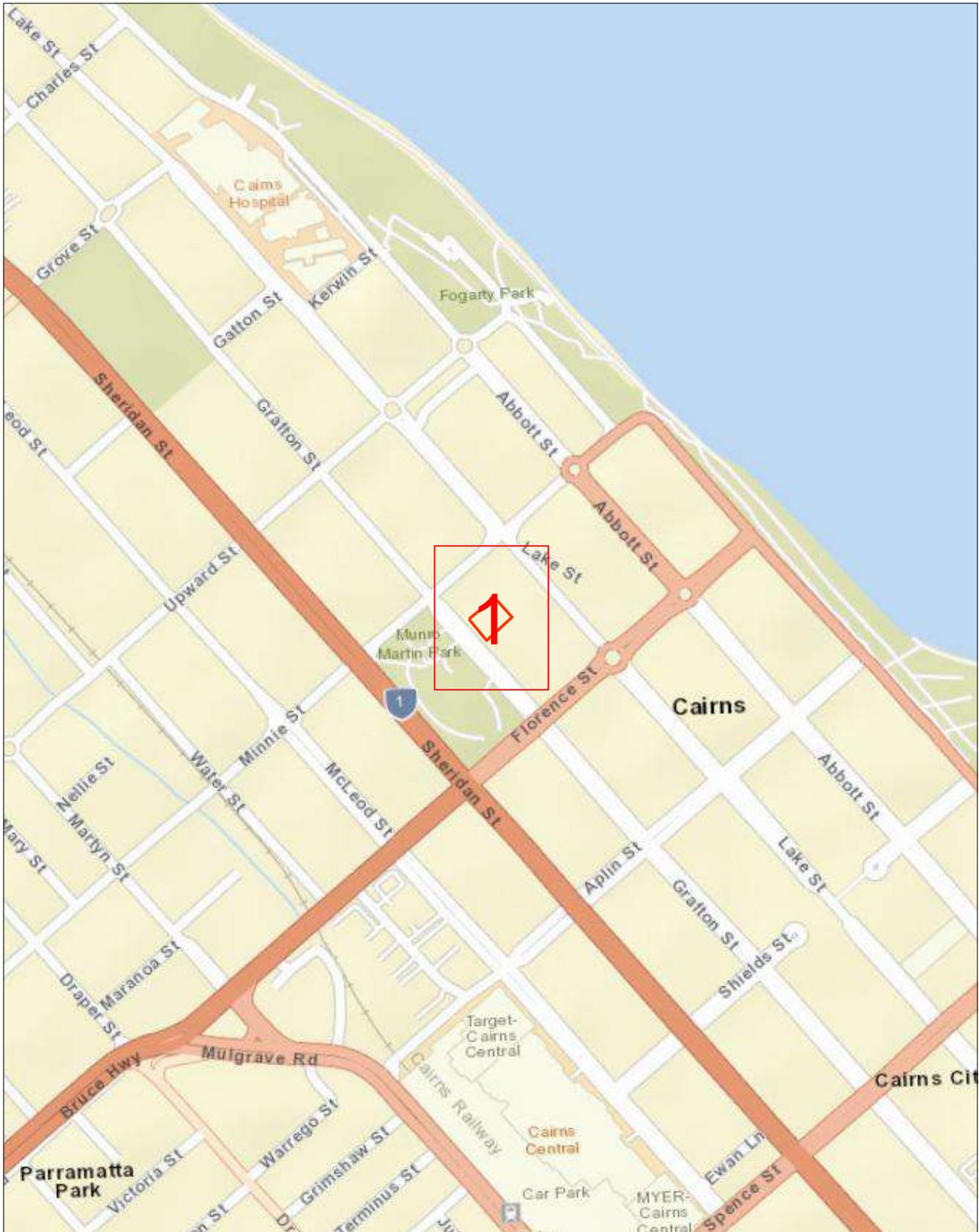
OFFICE	CRN:	Licence no:	Container:
USE	Receipt no:	Receipt amount: \$	
ONLY	Assignee:	Received by:	

Look up and Live - 52507987



Site Address: 174-180 Grafton St
Cairns City
QLD 4870

Sequence Number: 269040013



Scale 1: 6000

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



Enquiry Area



Map Key Area





Scale 1: 700

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

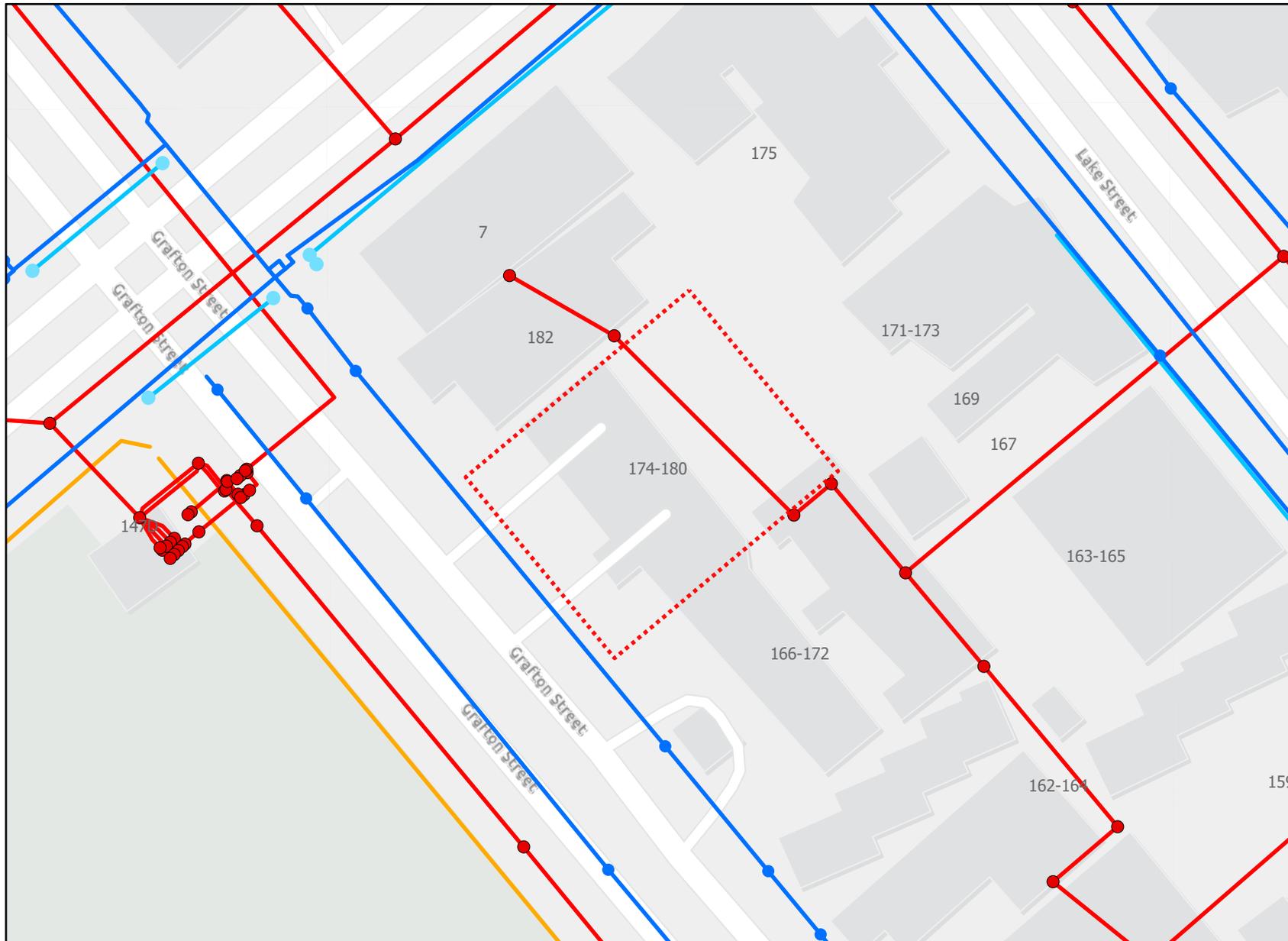


Enquiry Area



Map Key Area





Legend

- BYDA Enquiry
- Water**
 - Water Nodes
 - Water Pipes
- Drainage**
 - Drainage Nodes
 - Drainage Lines
- Sewer**
 - Sewer Node
 - Sewer Gravity Pipe
 - Sewer Rising Main
- Other**
 - FibreOpticCable

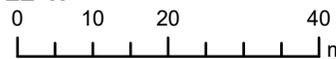
Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

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

02/03/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate



Scale 1:1,000



BYDA

Sequence: 269040014
Date: 02/03/2026

Scale: 1:1025
Tile No: **OVERVIEW**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan



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



BYDA

Sequence: 269040014
Date: 02/03/2026

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

CAUTION - HIGH VOLTAGE

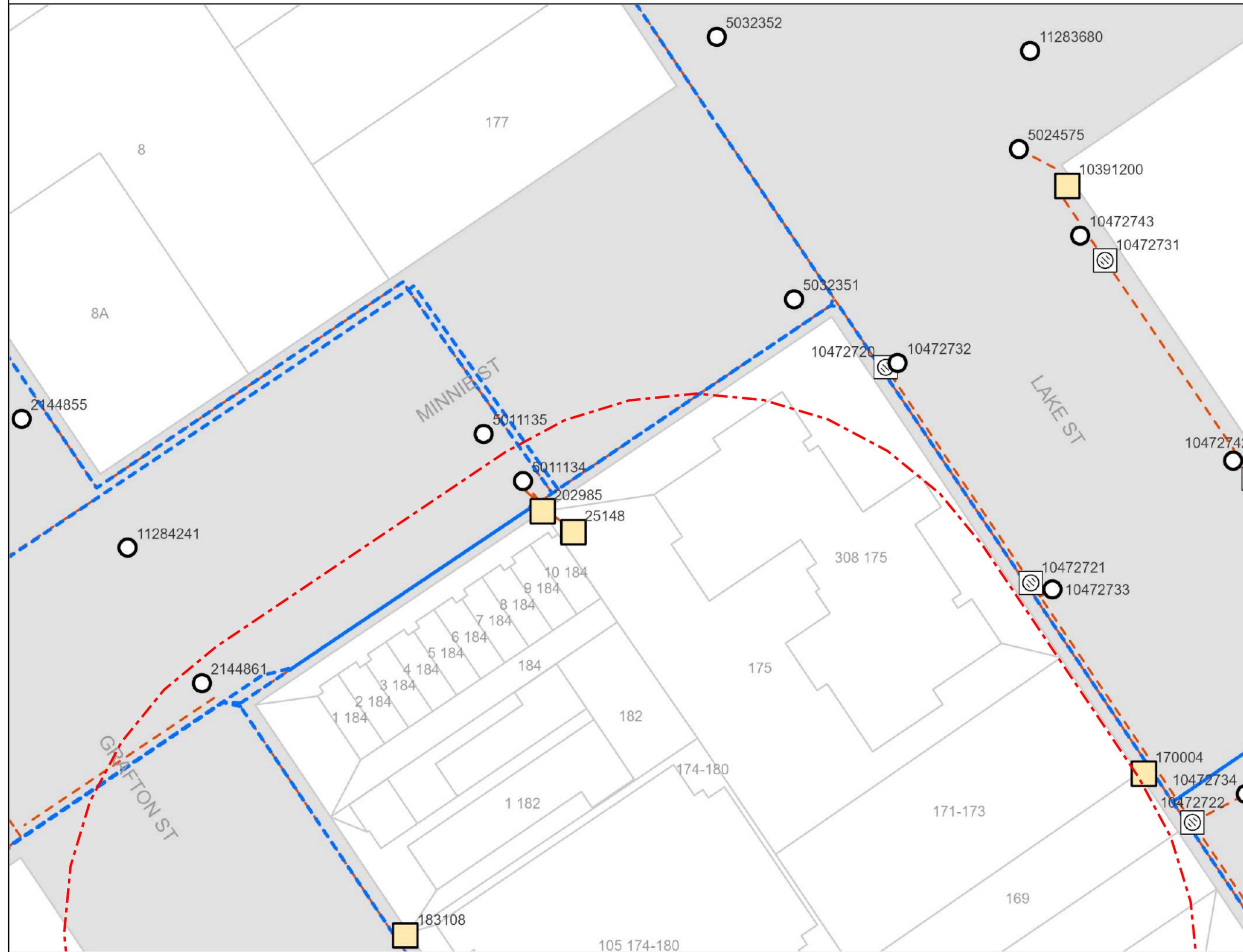
LEGEND

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

AS5488 Category "D" Plan



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.





BYDA

Sequence: 269040014
Date: 02/03/2026

Scale: 1:500
Tile No: **Tile No: 2**

CAUTION - HIGH VOLTAGE

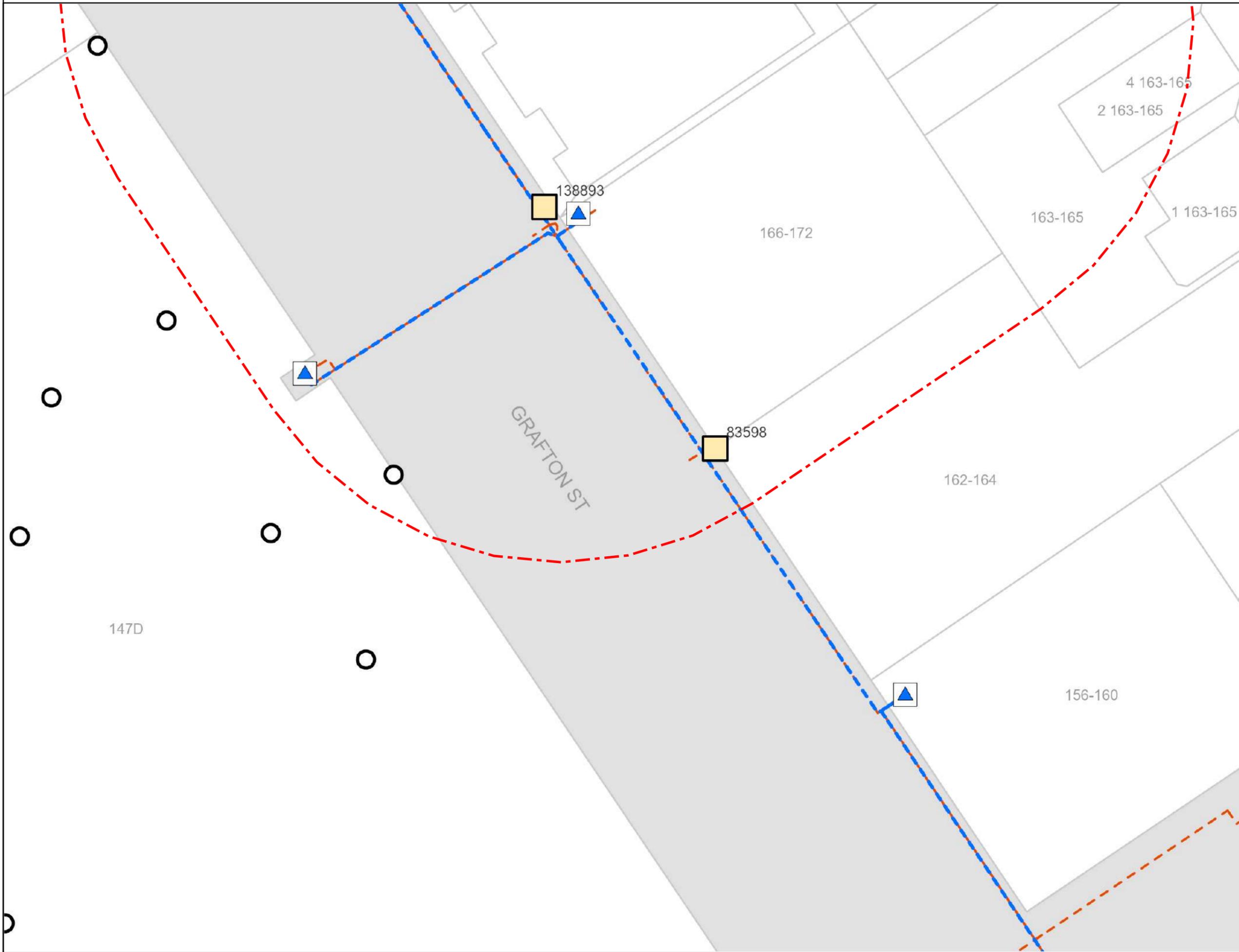
LEGEND

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

AS5488 Category "D" Plan



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.

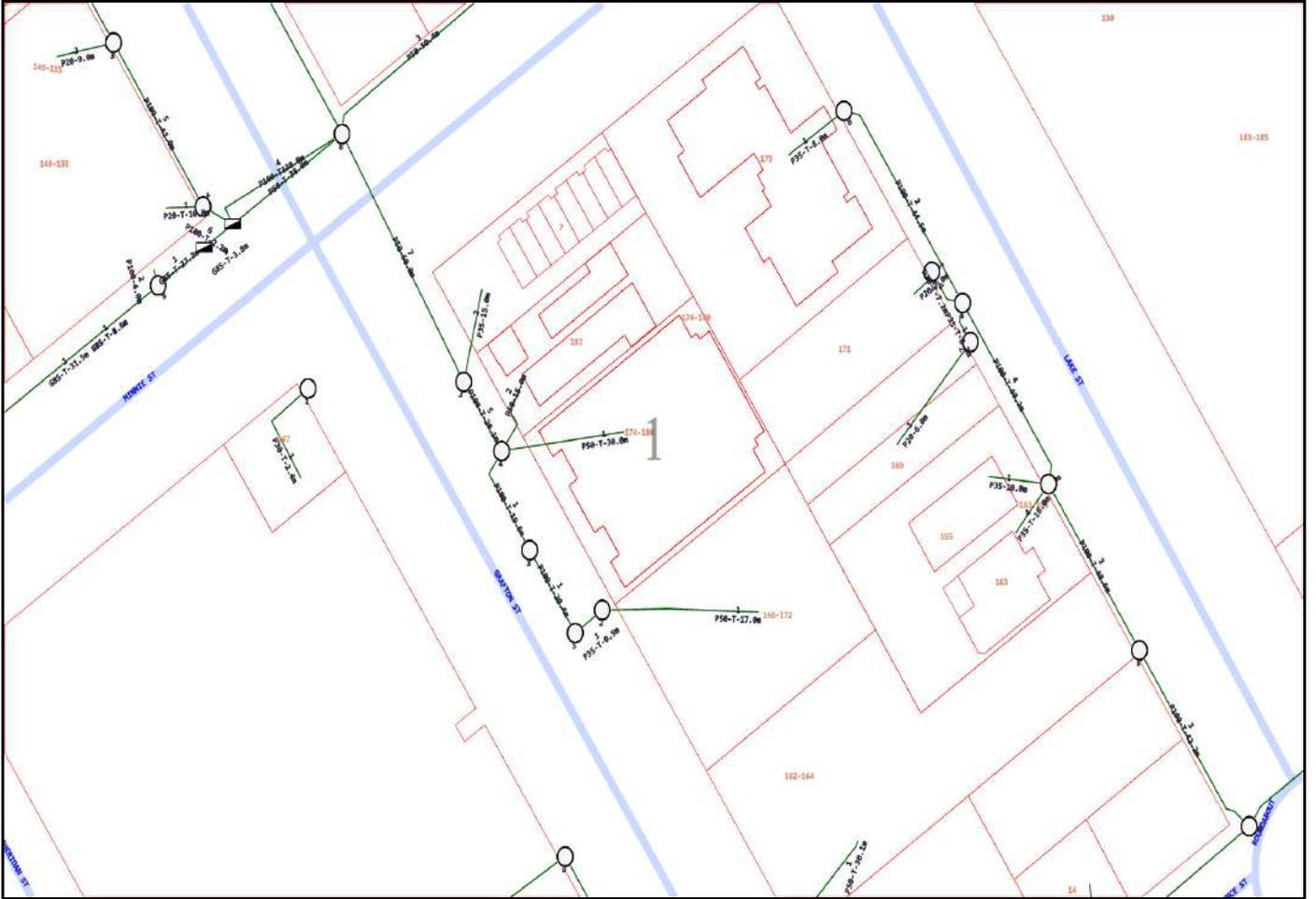




LEGEND



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



Emergency Contacts

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



OVERVIEW

WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 269040010

Date Generated: 02 Mar 2026



For all Optus DBYD plan enquiries –
 Email: Fibre.Locations@optus.net.au
 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208



General Information



Telstra highly recommends using Certified Locators.

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



[Before you Dig Australia – BEST PRACTISE GUIDES](https://www.byda.com.au/before-you-dig/best-practice-guides/)
<https://www.byda.com.au/before-you-dig/best-practice-guides/>



OPENING ELECTRONIC MAP ATTACHMENTS –

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



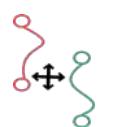
DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or Autodesk Design Review <http://usa.autodesk.com/design-review/> for DWF files. (Windows PC)



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



Telstra New Connections / Disconnections
13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
[Email](#)
Telstra Protection & Relocation Fact Sheet: [Link](#)
Telstra Protection & Relocation Home Page [Link](#)



Telstra Aerial Assets Group (overhead network)
1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

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

Statutory Encumbrance Annexure

Property: 174–180 Grafton Street, Cairns City QLD 4870

This report details statutory encumbrances that directly impact the property.

1. APA Group

Underground gas infrastructure traverses the property. Gas mains and service connections are located within the property boundaries and form part of the operational gas distribution network.

2. Cairns Regional Council

Underground water, sewer, and drainage infrastructure is located within the property boundaries. This includes water pipes, sewer gravity mains, rising mains, and drainage lines with associated nodes and connections impacting the site.

3. Ergon Energy Network

High voltage electrical infrastructure traverses the property. Substations, cable markers, pits, and underground high voltage cables are situated within the property boundaries. All cables are to be treated as energised.

4. NBN Co Limited

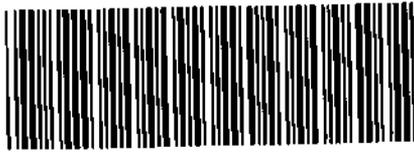
Telecommunications infrastructure, including fibre optic cables, pits, and pillars, is present within the property. Conduits of varying sizes and direct buried cables are located across the site.

5. Optus Limited

Optus fibre optic and telecommunications cables are installed within the property boundaries. These include underground conduits and cable runs servicing the site and adjoining network connections.

6. Telstra Corporation Limited

Major telecommunications infrastructure, including fibre optic cables, distribution ducts, pits, and conduits, is located within the property. Assets include main cable ducts, optical fibre cables, and associated jointing pits impacting the property.

**712915120**

Duty Imprint

\$124.20
07/12/2009 10:32**CS 460**

searchable registers in the land registry and the water register. For more information about privacy in NR&W see <http://www.nrw.qld.gov.au/about/privacy/index.html>.

1. Nature of request	Lodger (Name, address & phone number)	Lodger Code
REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR PARKVIEW ON GRAFTON COMMUNITY TITLE SCHEME <i>FIRST</i>	Murray Lyons Solicitors PO Box 638 CAIRNS QLD 4870 Phone 4051 4477	768

2. Lot on Plan Description	County	Parish	Title Reference
Lot 1 on RP 701243	Nares	Cairns	21023110
Lot 2 on RP 701243	Nares	Cairns	21023111
Lot 173 on CP C1983	Nares	Cairns	20269027

3. **Registered Proprietor/State Lessee**
PARKVIEW CONCEPTS PTY LTD ACN 116 321 932

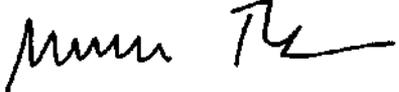
4. **Interest**
FEE SIMPLE

5. **Applicant**
PARKVIEW CONCEPTS PTY LTD ACN 116 321 932

6. **Request**

I hereby request that: The First Community Management Statement deposited herewith be recorded as the First Community Management Statement for Parkview on Grafton Community Title Scheme and that Body Corporate Services C/-PO Box 5134, Cairns, Qld 4870 be recorded as the address for service of the Body Corporate for the Scheme.

7. **Execution by applicant**


MARTIN KEVIN TRESTON
SOLICITOR
Applicant's or Solicitor's Signature

7 12 09 .
Execution Date

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

40929

This statement incorporates and must include the following:

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

CMS LABEL NUMBER

1. Name of community titles scheme
Parkview on Grafton Community Titles Scheme

2. Regulation module
Standard Regulation Module

3. Name of body corporate
Body Corporate for Parkview on Grafton Community Titles Scheme

4. Scheme land

Lot or Plan Description	County	Parish	Title Reference
Common Property of Parkview on Grafton Community Titles Scheme	Nares	Cairns	
Lots 103-608 in SP 230795	Nares	Cairns	

B. R.
SEE SCHEDULE

5. Name and address of original owner
PARKVIEW CONCEPTS PTY LTD
A.C.N. 116 321 932
C/- PO BOX 113
SOUTH PERTH WA 6952

6. Reference to plan lodged with this statement
Building Format Plan SP 230795

first community management statement only

7. Local Government community management statement notation

S. Clarke signed

SIMON CLARKE, MANAGER, DEVELOPMENT, ASSESSMENT..... name and designation
CAIRNS REGIONAL COUNCIL..... name of Local Government

8. Execution by original owner/Consent of body corporate *PARKVIEW CONCEPTS PTY LTD A.C.N. 116 321 932*

7/12/09
Execution Date

[Signature]
DIRECTOR
[Signature]
DIRECTOR
*Execution

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

Privacy Statement

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

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 103 SP 230795	1	143
Lot 104 SP 230795	1	143
Lot 105 SP 230795	1	119
Lot 106 SP 230795	1	121
Lot 107 SP 230795	1	143
Lot 108 SP 230795	1	143
Lot 201 SP 230795	1	134
Lot 202 SP 230795	1	134
Lot 203 SP 230795	1	113
Lot 204 SP 230795	1	110
Lot 205 SP 230795	1	113
Lot 206 SP 230795	1	110
Lot 207 SP 230795	1	134
Lot 208 SP 230795	1	134
Lot 301 SP 230795	1	137
Lot 302 SP 230795	1	137
Lot 303 SP 230795	1	116
Lot 304 SP 230795	1	113
Lot 305 SP 230795	1	116
Lot 306 SP 230795	1	112
Lot 307 SP 230795	1	137
Lot 308 SP 230795	1	137
Lot 401 SP 230795	1	140
Lot 402 SP 230795	1	140
Lot 403 SP 230795	1	119
Lot 404 SP 230795	1	117
Lot 405 SP 230795	1	119
Lot 406 SP 230795	1	117
Lot 407 SP 230795	1	140
Lot 408 SP 230795	1	140
Lot 501 SP 230795	1	143
Lot 502 SP 230795	1	143
Lot 503 SP 230795	1	121
Lot 504 SP 230795	1	120
Lot 505 SP 230795	1	121
Lot 506 SP 230795	1	120
Lot 507 SP 230795	1	143
Lot 508 SP 230795	1	143
Lot 601 SP 230795	1	157
Lot 602 SP 230795	1	157
Lot 603 SP 230795	1	131
Lot 604 SP 230795	1	134
Lot 605 SP 230795	1	131
Lot 606 SP 230795	1	343
Lot 607 SP 230795	1	157
Lot 608 SP 230795	1	157
TOTALS	46	6252

Total number of units:	46
Total contribution lot entitlements:	46
Total interest lot entitlements:	6252

Calculation of lot entitlements:

The interest schedule lot entitlements for each lot in the scheme are not equal. The original owner has determined that it is just and equitable in the circumstances of the lot interest entitlements not to be equal having regard to:-

1. The varying size of lots; and
2. The varying number of occupants in lots and occupants use of common property.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

There will be no further development of the scheme land.

SCHEDULE C BY-LAWS

Interpretation

Meaning of Words

1.1 The following words have these meanings unless the contrary intention appears.

Act means the Body Corporate and Community Management Act 1997.

Assets means personal property of the Body Corporate.

Body Corporate means the body corporate for the Scheme.

Building means the building containing the Scheme and any other land described as the scheme land in item 4 of this community management statement.

Committee means the committee of the Body Corporate.

Common Property means the common property for the Scheme and includes any property over which the Body Corporate has rights of use such as under easements, licences or rights of exclusive use.

Environmental Laws means all statutes, regulations, statutory instruments, local laws, government policies, development conditions, or requirements of any government authority which relate to environmental issues in the Scheme.

Lot means a lot that is part of the Building for the Scheme.

Noise Laws means all statutes, regulations, statutory instruments, local laws, government policies, development conditions, or requirements of any government authority which relate to noise issues in the Scheme.

Occupier includes any person that must, by law, comply with these by-laws.

Regulation means the Body Corporate and Community Management (**Standard Module**) Regulation 1997.

Scheme means the community titles scheme to which this community management statement relates.

Scheme Land means the land described as the scheme in item 4 of this community management statement.

Services means utility services such as water, gas electricity, communications, garbage removal and fire services supplies to Lots.

Rules of Interpretation

1.2 In these by-laws unless the contrary intentions appears:-

- (a) a reference to a by-law includes any variation or replacement of it; and
- (b) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them; and
- (c) the singular includes the plural and vice versa; and
- (d) a reference to a person includes a firm, a body corporate, an unincorporated association or an authority, and
- (e) a reference to any thing is a reference to the whole and each part of it;
- (f) where these by-laws say that something can or must be done by the Body Corporate then that thing may be done by the committee unless there is a legal restriction on the committee doing so; and
- (g) "including" when introducing a list of items does not limit the meaning of the words to which the list relates to those items or to items of a similar kind.

Protection of the Common Property

Gardens and Plants

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

Structures

2.2 Subject to the by-law 2.3 and any law, an Occupier must not alter, operate, damage or deface any Asset or structure that forms a part of the Common Property without the written consent of the body Corporate.

2.3 Subject to Body Corporate approval, an Occupier may install in the Occupier's Lot:

- (a) any lock or other safety device for the protection of the Occupier's Lot; and
- (b) a screen or other thing to prevent the entry of insects or animals; and
- (c) air conditioning units.

The Body Corporate may specify acceptable locks, safety devices, screens and air conditioning units.

Anything installed under this by-law must not detract from the amenity of the Building and must be installed in a workman-like manner and maintained in good repair.

Materials

- 2.4 Occupiers may not erect television or radio aerials or other communication receivers on the Common Property or Lots without the written consent of the Committee.

Rubbish

- 2.5 An Occupier must not put any rubbish, dirt or other material on the Common Property except in bins provided by the Body Corporate and designated for use by that Lot.

Damage to Common Property

- 2.6 If an Occupier or its employee, agent, contractor or visitor damages the Common Property, the Body Corporate may repair the damage and recover its repair costs from the Occupier as a liquidated debt.

Letterboxes

- 2.7 An Occupier must ensure that any mailbox for that Occupier's Lot located on the Common Property or visible from outside that Occupier's Lot is cleared daily.

Conduct on the Scheme Land

Obstruction

- 3.1 Occupiers must not obstruct lawful use of the Common Property by another person.

Behaviour of visitors

- 3.2 Occupiers must make sure their employees, agents, contractors and visitors comply with this community management statement.

Noise

- 3.3 Occupiers must not make or allow any noise in a Lot or on the Common Property that would unreasonably interfere with the enjoyment by others of a Lot or the Common Property. If noise is unavoidable then it must be minimised.

Notice of accidents

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

Supervision of children

- 3.5 Children under 7 years of age must be supervised by a responsible person over 16 years of age while on the Common Property.

Closing and locking doors

- 3.6 Occupiers must ensure that they close, and where appropriate lock, any doors on the Common Property immediately after they use them, in order to prevent unauthorised entry to the Building.

Use of Lots

- 3.7 All Lots must be used for residential purposes only.

Appearance of Building

- 3.8 Subject to any other by-law to the contrary, Occupiers must not hang washing, towels, bedding, clothing, signage and other items so they are visible from outside a Lot. The external appearance of blinds, curtains and other window treatments visible from outside the Building must confirm to the standards specified by, or otherwise be approved by, the Body Corporate.

Structural alterations

- 3.9 Occupiers must not:
- (a) make a structural alteration to a Lot; or
 - (b) permanently enclose, cover or partially cover a balcony, veranda, terrace or court yard of a Lot,
- without the written consent of the Body Corporate and any other approval require by law.

Fire Safety

- 3.10 Occupiers must not bring anything onto their Lot that may increase the cost of fire insurance for the Building or breach any laws about fire safety.

Windows locked

- 3.11 Occupiers must lock windows and external doors in their Lot.

Laws

- 3.12 Occupiers must comply with all laws (including, to remove any doubt, Environmental Laws and Noise Laws) and the requirements of all relevant authorities about the use of their Lots, the Common Property and all plant, equipment and services in the Scheme. In particular, Occupiers are referred to clause 16.1 of these by laws regarding the use of lots 101 – 308 for permanent residential purposes

Maintenance of Lots

- 3.13 Lots must be kept clean, maintained in good order and condition and kept free of rubbish and vermin.

Flammable liquids and materials

- 3.14 Occupiers must store and use flammable liquids or materials in their Lots in accordance with best practice.

Animals

- 3.15 Subject to any law, an Occupier must not keep animals (except fish in fish tanks) on a Lot or the Common Property without the prior written consent of the Body Corporate.

Use of Facilities

- 3.16 All facilities in Lots and the Common Property must be used properly and only for the purposes for which they were designed. Taps must be turned off after use. Hot water systems and stop cocks in Lots must be turned off if Lots will be unoccupied for a significant period of time.

Lifts.

- 3.17 Occupiers must not misuse the lifts (or permit another invitee to do so) and must follow the directions of the Body Corporate in respect to the use of the lifts.

Notice of damage

- 3.18 The Body Corporate must be promptly notified of any damage to or defect in water or gas pipes, electrical cables, service cables and other fixtures which comprise part of the Common Property.

Use of facilities

- 4.1 The rules for use of the swimming pool areas on the Common Property are:-
- (a) it must not be used between 10:00pm and 6:00am; and
 - (b) guests must be accompanied by Occupiers; and
 - (c) things made of glass must not be taken inside the swimming pool enclosure; and
 - (d) doors and gates to the swimming pool enclosure must be kept closed; and
 - (e) children under the age of 12 must be supervised by an adult at all times while in the swimming pool enclosure.

The Committee may close the swimming pool area for maintenance or similar purposes.

- 4.2 Occupiers must clean any mess they make while using the swimming pool area, and must remove their garbage from the area.
- 4.3 The Body Corporate may make additional rules about the use of the swimming pool from time to time that are not inconsistent with this Community Management Statement.
- 4.4 The Committee may use appropriate parts of the Common Property (including store room areas in the car parking area) to store equipment used for the performance of the Body Corporate's duties in respect of the Common Property. Any such areas may be locked and access is prohibited without the authority of the Committee.

Vehicles, parking and driving

- 4.5 Unless permitted under a by-law or with the written permission of the Body Corporate, an Occupier must not park or stand a vehicle or equipment on the Common Property. In particular, Occupiers must not park their vehicles in any spaces provided for visitor car parking, or in any spaces identified by a sign erected by the Body Corporate as being for use by a Lot which is not that occupier's Lot.
- 4.6 No vehicle may be parked in the spaces provided for visitor car parking on the Common Property for more than 24 consecutive hours, without the prior approval of the Body Corporate.
- 4.7 Occupiers must comply with all signage erected by the Body Corporate from time to time about the use of car parks or the Common Property.
- 4.8 The Body Corporate shall be entitled to designate any area in the common area car parking for use by occupiers of a lot in the building at the sole and unfettered discretion of the committee of the Body Corporate from time to time. The Body Corporate shall do so by identifying the car parking space and numbering the space. The Body Corporate may change the allocated space at its discretion. The Body Corporate may grant licences with owners of lots or others for the use of the car spaces as the Body Corporate thinks fit.
- 4.9 The Body Corporate may make rules, regulations and give directions via it's authorised representative regarding the use of car parking spaces, entry and exit of the car parking areas, the prohibition or permission of any activity in the car parking areas from time to time.
- 4.10 The Body Corporate may designate areas in the common property for the use of storing bikes in the common area car park and in respect to the use of that area: -
- (a) Occupiers shall only use the area for storing bikes on racks provided;
 - (b) Occupiers shall not use the area for parking or storing any motorbikes, motorised scooters and the like.
 - (c) Occupiers shall ensure that the bikes are safely secured and the store area is locked (if a secured area is provided by the Body Corporate).

Driving

- 5.1 Vehicles may only be driven on the parts of the Common Property that are designed for that purpose. Vehicles must be driven at a safe speed. The maximum speed limit on the Scheme Land is 5 kilometres per hour.

Signs

- 6.1 Occupiers must not erect signs on their Lots without the prior written consent of the Body Corporate.

Plant and equipment on common areas

- 7.1 If an Occupier is permitted by the Committee to place plant or equipment (for example, an air-conditioning unit) on the Common Property (whether or not under an exclusive use by-law):

- (a) the Occupier must maintain the plant and equipment in good condition and repair and replace it as necessary; and
- (b) the plant and equipment remains the property of the Occupier even if it is affixed to the Common Property; and
- (c) the Occupier is entitled to reasonable access across the Common Property to the plant and equipment at all times; and
- (d) the Occupier indemnifies the Body Corporate against all liability or loss caused or contributed to by the location of the plant and equipment on the Common Property.

Agreements by the Body Corporate

8.1 Occupiers must:

- (a) comply with all agreements entered into by the Body Corporate, as far as these are relevant; and
- (b) not do anything which might cause the Body Corporate to be in breach of any agreement.

Miscellaneous

9.1 The owner of a lot must give a copy of these by-laws to any Occupier of the Lot.

Costs incurred on behalf of an Occupier

10.1 If the Body Corporate incurs costs or expenses because an Occupier does not pay an amount due to the Body Corporate or breaches these by-laws, the Act or the Regulation, the Occupier must pay the Body Corporate those costs or expenses within 7 days of the Body Corporate demanding payment, as a liquidated debt due to the Body Corporate

Pay television

11.1 The Body Corporate may allow a pay television supplier to install equipment on the Common Property and connect that equipment to any common electricity supply to provide for pay television connections to Lots. The Body Corporate may enter into an agreement for that purpose.

Display unit

12.1 Despite any other by-law, the original developer may use any Lot that it owns or leases as a display unit.

GST

13.1 Unless otherwise expressly stated, sums payable or consideration to be provided under or in accordance with these by-laws are exclusive of GST.

13.2 If any party:-

- (a) is liable to pay GST on or supply made by it under these by-laws; and

(b) issues a valid tax invoice to the recipient within 7 days of the due date for payment for the supply;

then the recipient agrees to pay to the supplier an additional amount equal to the consideration payable for the supply multiplied by the prevailing GST rate.

- 13.3 Notwithstanding any other provision in this community management statement to the contrary, this Clause 14 will survive termination of this community management statement.
- 13.4 "GST" and other terms used in this clause 14 have the definitions provided in A New Tax System (Goods and Services Tax) Act 1999 (Cth) and the related imposition Acts of the Commonwealth, or Acts in substitution for them.

Security Access Cards and Keys

- 14.1 If the Body Corporate in the exercise of any of its powers under these by-laws restricts an occupier's access to any part of the common property by means of a lock or similar security device it may much such a number of keys or operating systems as it determines available to owners free of charge and thereafter may at its discretion make additional numbers thereof available to occupiers on payment of such reasonable charge as may be determined from time to time by the Body Corporate.
- 14.2 Occupiers to whom any key or operating system is provided pursuant to these by-laws shall exercise a high degree of caution and responsibility in making the same available for use and shall take reasonable precautions (which shall include an appropriate covenant in any lease or licence of a lot by such occupier) to ensure the key or operating system is returned to the Body Corporate or Managing Agent upon the occupier ceasing to be an occupier of the lot.
- 14.3 Occupiers shall not without the prior approval in writing of the Body Corporate duplicate the key or operating system and shall take all reasonable precautions to ensure that the key or operating system is not lost or handed to any person other than another occupier.
- 14.4 Occupiers of a lot shall notify the Body Corporate immediately if a key or operating system is destroyed or lost.

Certain Lots on Lower Three Levels may only be used for Holiday Unit Accommodation

- 15.1 It is noted that the development approval issued by the Cairns Regional Council for the building to the original owner (and as amended by further Applications) designates some lots on the lower three (3) levels of the building (being lots numbered 202, 204 – 206 (inclusive), 208, 302, 303, 305, 306 and 308) as Holiday Unit Accommodation and those Lots must not be used at any time for Multi Unit Housing Accommodation (which is defined as accommodation on a permanent basis) without the prior consent of the Cairns Regional Council.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Statutory Easements for Services

The statutory easements for services affecting the scheme land are as outlined in the Services Location diagram annexed and marked "B" a summary of which appears below:-

Lot on Plan on common property	Statutory Easements	Service Location Diagram
Lots 103 – 108 on SP 230795 Lots 201 - 208 on SP 230795 Lots 301-308 on SP 230795 Lots 401-408 on SP 230795 Lots 501-508 on SP 230795 Lots 601-608 on SP 230795	Lateral or subjacent support, shelter, projections, utility services and utility infrastructure	B
Common property of Parkview on Grafton Community Title Scheme	Lateral or subjacent support, shelter, projections, utility services and utility infrastructure	B

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

Not Applicable

SERVICES LOCATION DIAGRAM

"B"

"PARKVIEW ON GRAFTON"

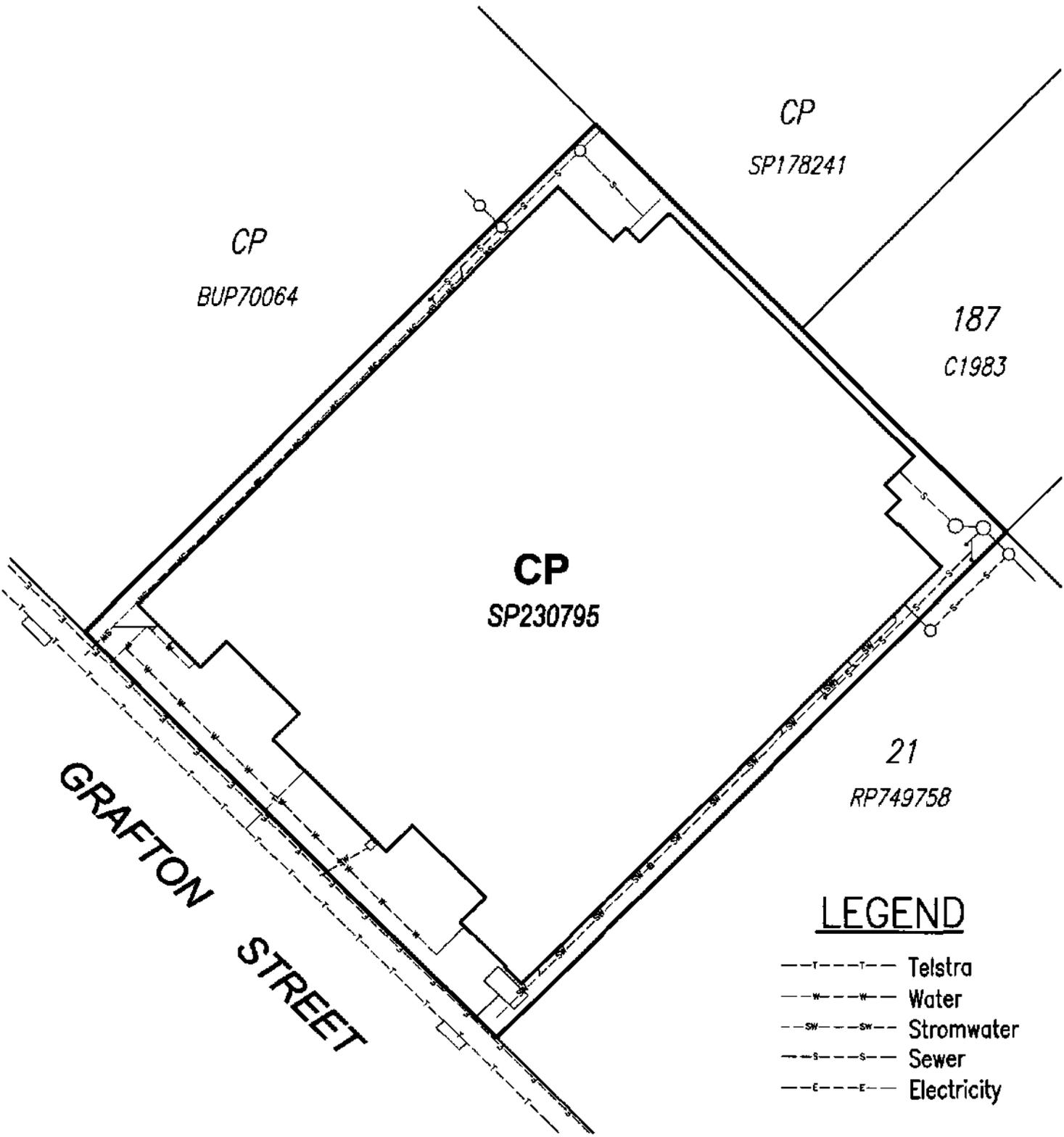
Community Titles Scheme

No.

SHEET 1 OF 1

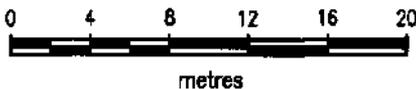
SCALE 1:400

2/11/09



LEGEND

- T---T--- Telstra
- W---W--- Water
- SW---SW--- Stromwater
- S---S--- Sewer
- E---E--- Electricity



SCALE 1:400 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE. (A4)

CONICS

DESIGN | PLANNING | SURVEY
ECONOMICS + ADVISORY
ENVIRONMENT | CLIMATE CHANGE

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DWG REF.

PR100859-3.dwg



MURRAY LYONS
SOLICITORS
Est. 1899

Our Ref: MKT:NDK:70365
Your Ref:

9 December 2009

The Registrar
Department of Environment and Resource Management
Sheridan Street
CAIRNS QLD 4870

Dear Sir/Madam

RE: PARKVIEW ON GRAFTON COMMUNITY TITLE SCHEME

We refer to your Requisition Notice issued in respect to the First Community Management Statement, being Dealing No. 712915120.

We have now made the corrections to the First Community Management Statement as directed in the Requisition Notice.

We would appreciate it if the examiner of the First Community Management Statement could review this matter as soon as possible. Our client is hopeful of the Survey Plan and CMS registering 14 days prior to the Christmas break, in order that settlements can occur.

Thank you in anticipation of your assistance.

Yours faithfully
MURRAY LYONS

Martin Treston
Partner

email: mtreston@murraylyons.com.au

Partners

Christopher M Wright LLB (Hons) Acc. Spec. (Fam)
Jamie G McAlister LLB
Martin K Treston LLB

Consultants

Douglas H Hodgson
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PO Box 2676
Cairns QLD 4870

www.abcm.com.au

03 March 2026

Search X

Ref

Fee 85.49

Paid

Archers BCM (Cairns) Pty Ltd
ABN: 23 122 795 000

Please find enclosed a Body Corporate Certificate pursuant to Section 205 of the Body Corporate and Community Management Act 1997. The figures contained within the certificate are current as of today's date and are subject to change.

The fee charged of \$84.10 will allow for the Certificate to be provided within 5 business days. Please note these charges are prescribed under the relevant legislation.

If you require an updated Certificate within 3 months at the prescribed fee or financial documents prior to settlement, these can be ordered from our website <https://abcm.com.au/forms/>

Should you require any further information please contact our office.

Yours faithfully,

A handwritten signature in black ink, appearing to read "T. Miller", is written over a faint, light-colored signature line.

Body Corporate Manager
For the Secretary

BCCM**Form 33**

Department of Justice

Body corporate certificate

Body Corporate and Community Management Act 1997, section 205(4)

This form is effective from 1 August 2025

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 03/03/2026

Becoming an owner

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

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

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

How to get more information

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

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

Contacting the body corporate

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

Name and number of the community titles scheme

PARKVIEW ON GRAFTON

CTS No. **40929**

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: **Peta Balmer**

Company: **Archers BCM (Cairns) Pty Ltd**

Phone: **(07) 4045 7400**

Email: **cairns@abcm.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **404**

Plan type and number: **230795**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Standard

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

No

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

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

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

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

Total contribution schedule lot entitlements for all lots: **46**

Interest schedule

Interest schedule lot entitlement for the lot: **117**

Total interest schedule lot entitlements for all lots: **6,252**

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 **404** for the current financial year: \$ **2,285.84**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/01/25 to 31/03/25	01/01/25	711.97	711.97	25/11/24
01/04/25 to 30/06/25	01/04/25	711.97	711.97	24/03/25
01/07/25 to 30/09/25	01/07/25	430.95	430.95	28/05/25
01/10/25 to 31/12/25	01/10/25	430.95	430.95	10/10/25
01/01/26****31/03/26	01/01/26	682.55	682.55	02/01/26
01/04/26****30/06/26	01/04/26	682.55	682.55	
			Amount overdue	Nil
		Amount Unpaid including amounts billed not yet due		\$682.55

Sinking fund contributions

Total amount of contributions (before any discount) for lot **404** for the current financial year: \$ **2,833.54**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/01/25 to 31/03/25	01/01/25	669.78	669.78	25/11/24
01/04/25 to 30/06/25	01/04/25	669.78	669.78	24/03/25
01/07/25 to 30/09/25	01/07/25	746.99	746.99	28/05/25
01/10/25 to 31/12/25	01/10/25	746.99	746.99	10/10/25
01/01/26****31/03/26	01/01/26	708.39	708.39	02/01/26
01/04/26****30/06/26	01/04/26	708.39	708.39	
			Amount overdue	Nil
		Amount Unpaid including amounts billed not yet due		\$708.39

Special contributions - Administrative Fund (IF ANY)

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

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

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

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

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

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

Amount overdue **Nil**

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

Due date	Amount due	Amount due if discount applied	Paid
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Amount overdue **Nil**

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

Other contributions

	Period	Due date	Amount due	Amount due if discount applied	Paid
Insurance Fund	01/01/25 to 31/03/25	01/01/25	689.61	689.61	25/11/24
Insurance Fund	01/04/25 to 30/06/25	01/04/25	689.61	689.61	24/03/25
Insurance Fund	01/07/25 to 30/09/25	01/07/25	339.66	339.66	28/05/25
Insurance Fund	01/10/25 to 31/12/25	01/10/25	339.66	339.66	10/10/25
Insurance Fund	01/01/26 to 31/03/26	01/01/26	514.64	514.64	02/01/26
Insurance Fund	01/04/26 to 30/06/26	01/04/26	514.64	514.64	

Other amounts payable by the lot owner

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

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions		Nil
Special contributions		Nil
Other contributions		Nil
Other payments		Nil
Penalties		Nil
Total amount overdue	(Total Amount Unpaid including not yet due \$1,905.58)	Nil

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 28/11/23

Current sinking fund balance (as at date of certificate): \$ 228,900.49

Improvements to common property the lot owner is responsible for

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

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

Date Description Conditions

Body corporate assets

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

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

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
Foyer Furniture	Furniture & Fittings	25/03/15	Harvey Norman	\$0.00	\$0.00	\$1,226.36
Home Gym with Leg Press	Furniture & Fittings	14/06/16	Sportscene Super Warehouse	\$0.00	\$0.00	\$1,017.45
AUTO CLHOR RP36 Serial No. 180718H002	Plant and Machinery	13/04/18	Pool Store Plus	\$0.00	\$0.00	\$1,022.14
DUA 5MP Dome & 8 Ch NVR, HDMI	Plant and Machinery	11/05/21	TCL Locksmiths	\$0.00	\$0.00	\$7,219.90
Viron V45 Pool Chlorinator Serial No. VSC45122011674	Plant and Machinery	24/05/21	Pool Man	\$0.00	\$0.00	\$2,150.00
Fire Hydrant Booster Pump	Plant and Machinery	19/05/22	Chubb	\$0.00	\$0.00	\$6,106.10
4 x Marquee Sunloungers	Furniture & Fittings	20/09/22	Bunnings	\$0.00	\$0.00	\$460.00
Aiphone IP Door Stations 48 x User Licenses	Plant and Machinery	12/01/23	Fusion Solution Services	\$0.00	\$0.00	\$9,996.22
GFA Motor	Plant and Machinery	13/04/23	FNQ Roller Doctor	\$0.00	\$0.00	\$6,696.36
2 x Ultraflow Sump Pumps	Plant and Machinery	14/03/24	Wet Tropics Plumbing	\$0.00	\$0.00	\$7,982.05
Treadmill Spirit SXT685	Furniture & Fittings	17/01/25	Abacus Fitness	\$0.00	\$0.00	\$5,499.00
2 x Boston padded sunlounge	Furniture & Fittings	01/04/25	Barbeques Galore	\$0.00	\$0.00	\$558.00
Air Key Reciever 50 x Air Keys	Plant and Machinery	08/05/25	Fusion Solution Services	\$0.00	\$0.00	\$6,635.37
Pool Cell for Autochlor RP36	Plant and Machinery	01/07/25	Pool Man	\$0.00	\$0.00	\$1,139.29

Insurance

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

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

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

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CHU Underwriting	HU0017861	32,878,623.00	60,976.13	11/06/26	2,000 All Other Claims 1,000 Machinery Breakdown
PUBLIC LIABILITY CHU Underwriting	HU0017861	20,000,000.00	Included	11/06/26	2,000 All Other Claims 1,000 Machinery Breakdown

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
OFFICE BEARERS CHU Underwriting	HU0017861	2,000,000.00	Included	11/06/26	2,000 All Other Claims 1,000 Machinery Breakdown
MACHINERY BREAKDOWN CHU Underwriting	HU0017861	10,000.00	Included	11/06/26	2,000 All Other Claims 1,000 Machinery Breakdown

Alternative insurance

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

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

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

No

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

No

Embedded network electricity supply

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

No

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

Body corporate authority

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

Name/s Archers BCM (Cairns) Pty Ltd

Positions/s held Body Corporate Manager

Date 03/03/2026

Signature/s _____



Copies of documents given with this certificate:

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

Total number of units:	46
Total contribution lot entitlements:	46
Total interest lot entitlements:	6252

Calculation of lot entitlements:

The interest schedule lot entitlements for each lot in the scheme are not equal. The original owner has determined that it is just and equitable in the circumstances of the lot interest entitlements not to be equal having regard to:

1. The varying size of lots; and
2. The varying number of occupants in lots and occupants use of common property.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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There will be no further development of the scheme land.

SCHEDULE C	BY-LAWS
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Interpretation

Meaning of Words

1

1.1 The following words have these meanings unless the contrary intention appears.

Act means the Body Corporate and Community Management Act 1997.

Assets means personal property of the Body Corporate.

Body Corporate means the body corporate for the Scheme.

Building means the building containing the Scheme and any other land described as the scheme land in item 4 of this community management statement.

Committee means the committee of the Body Corporate.

Common Property means the common property for the Scheme and includes any property over which the Body Corporate has rights of use such as under easements, licences or rights of exclusive use.

Environmental Laws means all statutes, regulations, statutory instruments, local laws, government policies, development conditions, or requirements of any government authority which relate to environmental issues in the Scheme.

Invitee includes a tenant, lessee, guest, servant, employee, agent, member of the family, contractor, customer, visitor, invitee or licensee of an Occupier.

Lot means a lot that is part of the Building for the Scheme.

Noise Laws means all statutes, regulations, statutory instruments, local laws, government policies, development conditions, or requirements of any government authority which relate to noise issues in the Scheme.

Occupier includes any person that must, by law, comply with these by-laws.

Proprietor means any proprietor of a Lot and includes, where the context allows, the proprietor's tenants, guests, invitees, servants and agents.

Regulation means the Body Corporate and Community Management (**Standard Module**) Regulation 2020.

Scheme means the community titles scheme to which this community management statement relates.

Scheme Land means the land described as the scheme in item 4 of this community management statement.

Services means utility services such as water, gas electricity, communications, garbage removal and fire services supplies to Lots.

Rules of interpretation

1.2 In these by-laws unless the contrary intentions appears:

- (a) a reference to a by-law includes any variation or replacement of it; and
- (b) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them; and
- (c) the singular includes the plural and vice versa; and
- (d) a reference to a person includes a firm, a body corporate, an unincorporated association or an authority, and
- (e) a reference to any thing is a reference to the whole and each part of it;
- (f) where these by-laws say that something can or must be done by the Body Corporate then that thing may be done by the committee unless there is a legal restriction on the committee doing so; and
- (g) "including" when introducing a list of items does not limit the meaning of the words to which the list relates to those items or to items of a similar kind.

Protection of the Common Property

Gardens and Plants

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

Structures

2.2 Subject to the by-law 2.3 and any law, an Occupier must not alter, operate, damage or deface any Asset or structure that forms a part of the Common Property without the written consent of the Body Corporate.

Alteration to the Lot

- 2.3 (a) Except as set out in this by-law 2.3, Lots must not be altered without:
- (i) the prior written approval of the Body Corporate;
 - (ii) first submitting to the Body Corporate plans and specifications and any other details required by the Body Corporate in respect of any proposed alterations; and
 - (iii) all necessary local authority and other approvals having first been obtained.
- (b) No approval of the Body Corporate is necessary for minor works to the internal area of the Lot such as painting and replacement of carpet, but the colours used must be in keeping with the colours of the Scheme generally.
- (c) The Body Corporate:
- (i) must not unreasonably withhold its consent to an alteration; and
 - (ii) may give its consent subject to reasonable conditions.

Materials

- 2.4 Occupiers may not erect television or radio aerials or other communication receivers on the Common Property or Lots without the written consent of the Committee.

Rubbish

- 2.5 An Occupier must not put any rubbish, dirt or other material on the Common Property except in bins provided by the Body Corporate and designated for use by that Lot.

Damage to Common Property

- 2.6 If an Occupier or its employee, agent, contractor or visitor damages the Common Property, the Body Corporate may repair the damage and recover its repair costs from the Occupier as a liquidated debt.

Letterboxes

- 2.7 An Occupier must ensure that any mailbox for that Occupier's Lot located on the Common Property or visible from outside that Occupier's Lot is cleared daily.

Conduct on the Scheme Land

Obstruction

- 3.1 Occupiers must not obstruct lawful use of the Common Property by another person.

Behaviour of Occupiers and Invitees

- 3.2 Occupiers and Invitees:
- (a) must not make or permit any noise or vibration likely to unreasonably interfere with the peaceful enjoyment of others;
 - (b) must take all practical means to minimise annoyance and noise to others including by closing doors, windows and curtains;
 - (c) leaving or entering between 11:00pm and 7:00am must do so quietly;
 - (d) unless within the privacy of a Lot, must be appropriately dressed;
 - (e) must not use language or behave in a way that might offend or embarrass another person in the Scheme;
 - (f) must not behave in a way likely to unreasonably interfere with the peaceful enjoyment of others; and
 - (g) must operate and control musical instruments, radios, televisions and the like so that the:
 - (i) sound is reasonable and does not cause an annoyance to others; and
 - (ii) devices are not operated between the hours of 11:00pm and 7:00am in a manner as to be audible by others.

Notice of accidents

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

Supervision of children

- 3.4 Children under 7 years of age must be supervised by a responsible person over 16 years of age while on the Common Property.

Closing and locking doors

- 3.5 Occupiers must ensure that they close, and where appropriate lock, any doors on the Common Property immediately after they use them, in order to prevent unauthorised entry to the Building.

Use of Lots

- 3.6 All Lots must be used for residential purposes only.

Private Residence

- 3.6A Subject to by-law 13.1, each Proprietor shall not use or permit their Lot to be used other than as a private residence of the Proprietor or for accommodation of the Proprietor's guests and visitors. Notwithstanding the foregoing, the Proprietor may rent out their Lot from time to time provided that in no event shall any individual rental be for a period of less than one (1) month.

Use of Lots & restriction on short term accommodation

- 3.6B (a) Subject to these by-laws (including by-law 13.1), Occupiers must not use or permit Lots to be used other than as a private residence by them or for accommodation of their guests and visitors.
- (b) Notwithstanding by-law 3.6B(a), a Proprietor may rent out their Lot from time to time provided that in no event must any individual rental be for a period of less than 1 month;
- (c) Occupiers must not:
- (i) permit any agent to advertise or market for short term accommodation or share accommodation in the Scheme (except in respect of lots 202, 204, 205, 206, 208, 302, 305 and 308); or
 - (ii) advertise that the Lot is available for lease or occupancy,
- in contravention of these by-laws.
- (d) Lots in the Scheme (except in respect of lots 202, 204, 205, 206, 208, 302, 305 and 308) were approved for Class 2 dwellings only and not for any hotel or short term letting purposes. As a consequence, any use of the Lot (except in respect of lots 202, 204, 205, 206, 208, 302, 305 and 308) contrary to this by-law is prohibited and, as such, use will be inconsistent with the relevant planning instrument, approval for the Scheme, the certificate of occupancy for the building(s) in the Scheme or the conditions of any insurance policy effected by the Body Corporate for the Scheme.

Appearance of Lots

- 3.7 (a) Unless approved in writing by the Body Corporate, an Occupier must not:
- (i) dry laundry on the main balcony nor hang any washing, towels, bedding, clothing and other articles on any railing;
 - (ii) display any sign, banner, advertisement or similar articles;
 - (iii) keep on the balcony anything not ordinarily kept on a balcony area as determined by the Body Corporate;
 - (iv) use any part of the Lot for storage;
 - (v) keep any oversized plants (as determined by the Body Corporate); or
 - (vi) install any aerials, receivers or the like,
- if visible from outside of the Lot.
- (b) an Occupier must not install:
- (i) window finishes; or

- (ii) screening or security devices,

unless they otherwise comply with any pre-approved specifications or otherwise first approved in writing by the Body Corporate.

Fire Safety

- 3.8 Occupiers must not bring anything onto their Lot that may increase the cost of fire insurance for the Building or breach any laws about fire safety.

Windows locked

- 3.9 Occupiers must lock windows and external doors in their Lot.

Laws

- 3.10 Occupiers must comply with all laws (including, to remove any doubt, Environmental Laws and Noise Laws) and the requirements of all relevant authorities about the use of their Lots, the Common Property and all plant, equipment and services in the Scheme. In particular, Occupiers are referred to clause 13.1 of these by-laws regarding the use of lot for Holiday Unit Accommodation.

Maintenance of Lots

- 3.11 Occupier must:

- (a) maintain their Lot in good repair and condition;
- (b) maintain the plant and equipment, wiring, plumbing and other service infrastructure that is within a Lot or that exclusively services their Lot so that it is safe and properly operational and must replace, as required, any such infrastructure which exclusively services their Lot;
- (c) keep their Lot:
 - (i) clean so that it is not offensive in appearance to other Occupiers; and
 - (ii) free of pests and vermin;
- (d) comply with manufacturer's recommendations regarding periodic maintenance and servicing for any air conditioner servicing their Lot; and
- (e) keep accessible windows and glass clean.

Flammable liquids and materials

- 3.12 Occupiers must store and use flammable liquids or materials in their Lots in accordance with best practice.

Animals

Keeping of Animals

- 3.13 (a) An Occupier must not, without the written approval of the Body Corporate, or the Committee for the Body Corporate:
- (i) keep or bring an animal on the lot or the Common Property; or
 - (ii) permit an Invitee to keep or bring an animal on the Lot or the Common Property.
- (b) The Occupier or Invitee concerning any animal kept on a Lot or brought on the Common Property must comply with the following conditions, as applicable to their animal:
- (i) a photo of each animal must be provided to the Body Corporate;

- (ii) each animal must wear an identification tag, tattoo or microchip;
- (iii) each animal must be licensed or registered;
- (iv) promptly clean and remove any animal waste;
- (v) each animal must be appropriately restrained, using a leash or appropriate carrier and accompanied while on Common Property;
- (vi) an animal must be domesticated, vaccinated, treated for fleas, worms and ticks, kept clean, quiet, controlled and within their Lot at all times;
- (vii) each animal must not cause a nuisance to or disturb any other Occupier or interfere with the quiet enjoyment of another Lot by its Occupier;
- (viii) an animal must not be left unattended within a Lot for more than 24 consecutive hours;
- (ix) any damage caused to Common Property or any Lot must be repaired at the cost of the relevant Occupier;
- (x) an animal may only be taken into a lift if the occupants of the lift at the time verbally consent to the animal entering the lift;
- (xi) if there is an alternative means of access (goods lift or via car park) then the animal must not access their Lots via foyer area and must use those alternate means;
- (xii) animals are not allowed in the recreation facilities areas; and
- (xiii) an Occupier keeping an animal on the Occupier's Lot must give the following details of the animal to the Committee:
 - (1) details of the Lot on which the animal is kept;
 - (2) the name and telephone contact details of the animal's owner (being the Occupier of the Lot); and
 - (3) a photograph of the animal, the animal's name, evidence of vaccination (where relevant) and the registration number for the animal (if required by the relevant local government);and those details may be kept in a Body Corporate register of animals in the Scheme;
- (xiv) an Occupier who has an animal is responsible for periodically treating the Lot (at least once per year), using a licensed pest controller, for fleas and ticks must provide the Body Corporate with proof of the treatment; and
- (xv) an Occupier who has an animal in a Lot must, before the Occupier vacates the Lot, treat the Lot using a licensed pest controller, for fleas and ticks must provide the Body Corporate with proof of the treatment;
- (xvi) an Occupier who fails to comply with the conditions in by-law 3.13(b), must remove their animal from the Scheme if directed by the Body Corporate;
- (xvii) This by-law 3.13 does not apply in relation to an animal that is a guide, hearing or assistance dog.

Use of Facilities

- 3.14 All facilities in Lots and the Common Property must be used properly and only for the purposes for which they were designed. Taps must be turned off after use. Hot water systems and stop cocks in Lots must be turned off if Lots will be unoccupied for a significant period of time.

Lifts

- 3.15 Occupiers must not misuse the lifts (or permit another invitee to do so) and must follow the directions of the Body Corporate in respect to the use of the lifts.

Notice of damage

- 3.16 An Occupier must promptly notify the Body Corporate of any damage to or defect in water or gas pipes, electrical cables, service cables and other fixtures which comprise part of the Common Property, within reasonable time of identifying such damage or defect.

Use of swimming pool area

- 4.1 Occupiers and Invitees must comply with the following when using the swimming pool areas on the Common Property:
- (a) it must not be used between 10:00pm and 6:00am; and
 - (b) guests must be accompanied by Occupiers; and
 - (c) things made of glass must not be taken inside the swimming pool enclosure;
 - (d) doors and gates to the swimming pool enclosure must be kept closed;
 - (e) children under the age of 12 must be supervised by an adult at all times while in the swimming pool enclosure;
 - (f) animals are not to be brought into the swimming pool areas;
 - (g) glass and porcelain must not be brought into the swimming pool areas;
 - (h) Occupier must not allow soap, bubble bath or shampoo to be used in the swimming pool;
 - (i) the swimming pool areas may only be used in such a manner that is not likely to interfere with the peaceful enjoyment of any person lawfully in a Lot or on Common Property;
 - (j) Occupiers must not, without property authority operate, adjust or interfere with the operation of the swimming pool areas;
 - (k) Occupiers and their guests must remove all of their belongings when leaving the swimming pool areas;
 - (l) running, rough play in or out of the swimming pool, excessive splashing, improper diving, running and jumping into the swimming pool is prohibited; and
 - (m) all equipment and appliances are to be used in a proper manner and operated in accordance with their operating instructions and left clean and tidy and available for the next users.

The Committee may close the swimming pool area for maintenance or similar purposes.

- 4.2 Occupiers must clean any mess they make while using the swimming pool areas, and must remove their garbage from the areas.
- 4.3 The Body Corporate may make additional rules about the use of the swimming pool from time to time that are not inconsistent with this Community Management Statement.
- 4.4 The Committee may use appropriate parts of the Common Property (including store room areas in the car parking area) to store equipment used for the performance of the Body Corporate's duties in respect of the Common Property. Any such areas may be locked and access is prohibited without the authority of the Committee.

Vehicles, parking and driving

- 4.5 An Occupier must not, without the Body Corporate's written approval, park a vehicle or allow a vehicle to stand on the Common Property.
- 4.6 Occupiers must comply with all signage erected by the Body Corporate from time to time about the use of car parks or the Common Property.
- 4.7 The Body Corporate may designate areas in the common property for the use of storing bikes in the common area car park and in respect to the use of that area: -
- (a) Occupiers shall only use the area for storing bikes on racks provided;
 - (b) Occupiers shall not use the area for parking or storing any motorbikes, motorised scooters and the like.
 - (c) Occupiers shall ensure that the bikes are safely secured in the store area and the store area is locked.
- 4.8 The Body Corporate is empowered to remove, at the expense of the vehicle's owner, vehicles parked illegally on Common Property.
- 4.9 Vehicles parked within the Scheme must be kept clean and in a roadworthy condition.
- 4.10 The Body Corporate may make rules, regulations and give directions via it's authorised representative regarding the use of car parking spaces, entry and exit of the car parking areas, the prohibition or permission of any activity in the car parking areas from time to time.

Driving

- 5.1 Vehicles may only be driven on the parts of the Common Property that are designed for that purpose. Vehicles must be driven at a safe speed. The maximum speed limit on the Scheme Land is 5 kilometres per hour.

Signs

- 6.1 Occupiers must not erect signs on their Lots without the prior written consent of the Body Corporate.

Plant and equipment on common areas

- 7.1 If an Occupier is permitted by the Committee to place plant or equipment (for example, an air-conditioning unit) on the Common Property (whether or not under an exclusive use bylaw):
- (a) the Occupier must maintain the plant and equipment in good condition and repair and replace it as necessary; and
 - (b) the plant and equipment remains the property of the Occupier even if it is affixed to the Common Property; and
 - (c) the Occupier is entitled to reasonable access across the Common Property to the plant and equipment at all times; and
 - (d) the Occupier indemnifies the Body Corporate against all liability or loss caused or contributed to by the location of the plant and equipment on the Common Property.

Agreements by the Body Corporate

- 8.1 Occupiers must:
- (a) comply with all agreements entered into by the Body Corporate, as far as these are relevant; and
 - (b) not do anything which might cause the Body Corporate to be in breach of any agreement.

Miscellaneous

- 9.1 The owner of a lot must give a copy of these by-laws to any Occupier of the Lot.
- 9.2 If the Body Corporate incurs costs or expenses because an Occupier does not pay an amount due to the Body Corporate or breaches these by-laws, the Act or the Regulation, the Occupier must pay the Body Corporate those costs or expenses within 7 days of the Body Corporate demanding payment, as a liquidated debt due to the Body Corporate.

Pay television

- 10.1 The Body Corporate may allow a pay television supplier to install equipment on the Common Property and connect that equipment to any common electricity supply to provide for pay television connections to Lots. The Body Corporate may enter into an agreement for that purpose.

GST

- 11.1 Unless otherwise expressly stated, sums payable or consideration to be provided under or in accordance with these by-laws are exclusive of GST.
- 11.2 If any party:
- (a) is liable to pay GST on or supply made by it under these by-laws; and
 - (b) issues a valid tax invoice to the recipient within 7 days of the due date for payment for the supply;
- then the recipient agrees to pay to the supplier an additional amount equal to the consideration payable for the supply multiplied by the prevailing GST rate.
- 11.3 Notwithstanding any other provision in this community management statement to the contrary, this Clause 11.1 will survive termination of this community management statement.
- 11.4 "GST" and other terms used in this clause 11.1 have the definitions provided in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and the related imposition Acts of the Commonwealth, or Acts in substitution for them.

Security Access Cards and Keys

- 12.1 If the Body Corporate in the exercise of any of its powers under these by-laws restricts an occupier's access to any part of the common property by means of a lock or similar security device it may make such a number of keys or operating systems as it determines available to owners free of charge and thereafter may at its discretion make additional numbers thereof available to occupiers on payment of such reasonable charge as may be determined from time to time by the Body Corporate.
- 12.2 Occupiers to whom any key or operating system is provided pursuant to these by-laws shall exercise a high degree of caution and responsibility in making the same available for use and shall take reasonable precautions (which shall include an appropriate covenant in any lease or licence of a lot by such occupier) to ensure the key or operating system is returned to the Body Corporate or Managing Agent upon the occupier ceasing to be an occupier of the lot.
- 12.3 Occupiers of a lot shall notify the Body Corporate immediately if a key or operating system is destroyed or lost.

Certain Lots on second and third levels may only be used for Holiday Unit Accommodation

- 13.1 It is noted that the development approval issued by the Cairns Regional Council for the building to the original owner (and as amended by further Applications) designates some lots on the second and third levels of the building (being lots numbered 202, 204 - 206 (inclusive), 208, 302, 305 and 308) as Holiday Unit Accommodation and those Lots must not be used at any time for Multi Unit Housing Accommodation (which is defined as accommodation on a permanent basis) without the prior consent of the Cairns Regional Council.

Prohibition of Smoking

14.1 Use of smoking products:

- (a) Occupiers must comply with all relevant laws concerning smoking within the Scheme.
- (b) Occupiers must not smoke or inhale smoking products (including e-cigarettes) on or within:
 - (i) Common Property or asset of the Body Corporate, other than an area of Common Property or asset of the Body Corporate allocated for the exclusive use of occupants of the Lot (EU Area); or
 - (ii) any outdoor area of:
 - (1) a Lot; or
 - (2) an EU Area which the Occupier may use,which includes a balcony, courtyard, patio and verandah.
- (c) In this by-law 14.1 *Use of smoking products*, the terms inhale and smoke have the meaning given to them in the *Tobacco and Other Smoking Products Act 1998* (Qld).
- (d) Occupiers must:
 - (i) not dispose of cigarette butts or ash by throwing such items from the balcony of a Lot; and
 - (ii) dispose of cigarette butts or ash by putting such items in a closed container within their Lot.

Electronic Vehicle Charging

- 15.1 No electric vehicle charger units (**EV Chargers**) may be installed or operated within the Scheme unless approval of the Body Corporate has first been obtained.
- 15.2 The Body Corporate must not unreasonably withhold approval to the installation or operation of an EV Charger, but may impose conditions on such installation and operation which may include conditions concerning:
 - (a) the cost of installation and operation being paid by the owner of the relevant Lot;
 - (b) the location, size, types and specifications of the EV Charge;
 - (c) the EV Charger must be located in a well-ventilated area away from any flammable materials;
 - (d) regular inspection by a qualified electrician;
 - (e) compliance with building codes and other laws;
 - (f) compliance with the requirements of any insurance of the Common Property;
 - (g) a requirement that the EV Charger not be located in a pathway for fire egress (including any area nominated by a fire engineer);
 - (h) installation of safety devices such as bollards, fire detectors, heat detectors and portable fire extinguishers suitable for Lithium-Ion fires;
 - (i) other safety features such as automatic shut off in case of overheating, or manual shut off features including at a centralised control point;
 - (j) that EV Chargers are to be connected to an approved charging management system (which may be operated by or on behalf of the Body Corporate);

- (k) a requirement that the EV Charger be compatible with the base electrical infrastructure for the Scheme and does not diminish the integrity of the electrical infrastructure in the Scheme or in any way interfere or interrupt with the supply of electricity to other Lots in the Scheme;
- (l) if separate power chargeable to the owner (and not power from Common Property) is not available for the EV Charger, the cost of installation of such power must be paid by the relevant owner; and
- (m) any EV Charger installation must not impede or compromise:
 - (i) the use of the area as a car park;
 - (ii) the use of the Common Property by Occupiers;
 - (iii) mechanical ventilation or fire services; or
 - (iv) the electrical capacity of the Scheme.

15.3 An owner that installs or has the benefit of an exclusive use car park with an EV Charger must:

- (a) at their cost:
 - (i) maintain the EV Charger in good repair and condition;
 - (ii) ensure any EV Charger is not unsafe or defective;
 - (iii) pay for electricity consumed in the use of the EV Charger; and
 - (iv) repair any damage to the Common Property or Body Corporate asset caused by the installation or removal of the EV Charger;
- (b) at all times ensure that any EV Charger complies with all laws, rules, requirements or directions from any relevant authority, the manufacturer of the EV Charger and any insurer of the Common Property; and
- (c) only permit suitably qualified contractors (which must be approved by the Body Corporate) to initially install and then repair, maintain and replace the EV Charger.

15.4 All batteries used for charging of electric vehicles (including scooters and bicycles) must be:

- (a) while within a Lot:
 - (i) stored and charged in a room where a smoke alarm is installed;
 - (ii) charged in an well-ventilated open area and on surfaces that cannot catch fire (not carpet);
 - (iii) not charged while sleeping or the Lot is not occupied for more than 24 hours;
 - (iv) stored in a cool area away from direct sunlight;
 - (v) unplugged from the charger when it is fully charged;
 - (vi) removed from the Scheme Land if it shows obvious signs of wear, such as overheating or leaking;
 - (vii) comply with Australian laws and note the Australian Regulatory Compliance Mark;
 - (viii) of a suitable voltage for the vehicle being charged; and
 - (ix) disposed of appropriately (and not placed in any waste receptacle within the Scheme).

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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Statutory Easements for Services

The statutory easements for services affecting the scheme land are as outlined in the Services Location diagram annexed and marked "B" a summary of which appears below:

Lot on Plan on common property	Statutory Easements	Service Location Diagram
Lots 103 - 108 on SP230795 Los 201 - 208 on SP230795 Lots 301 - 308 on SP230795 Lots 401 - 408 on SP230795 Lots 501 - 508 on SP230795 Lots 601 - 608 on SP230795	Lateral or subjacent support shelter, projections, utility services and utility infrastructure	B
Common property of Parkview on Grafton Community Title Scheme	Lateral or subjacent support shelter, projections, utility services and utility infrastructure	B

SCHEDULE E	DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY
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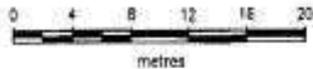
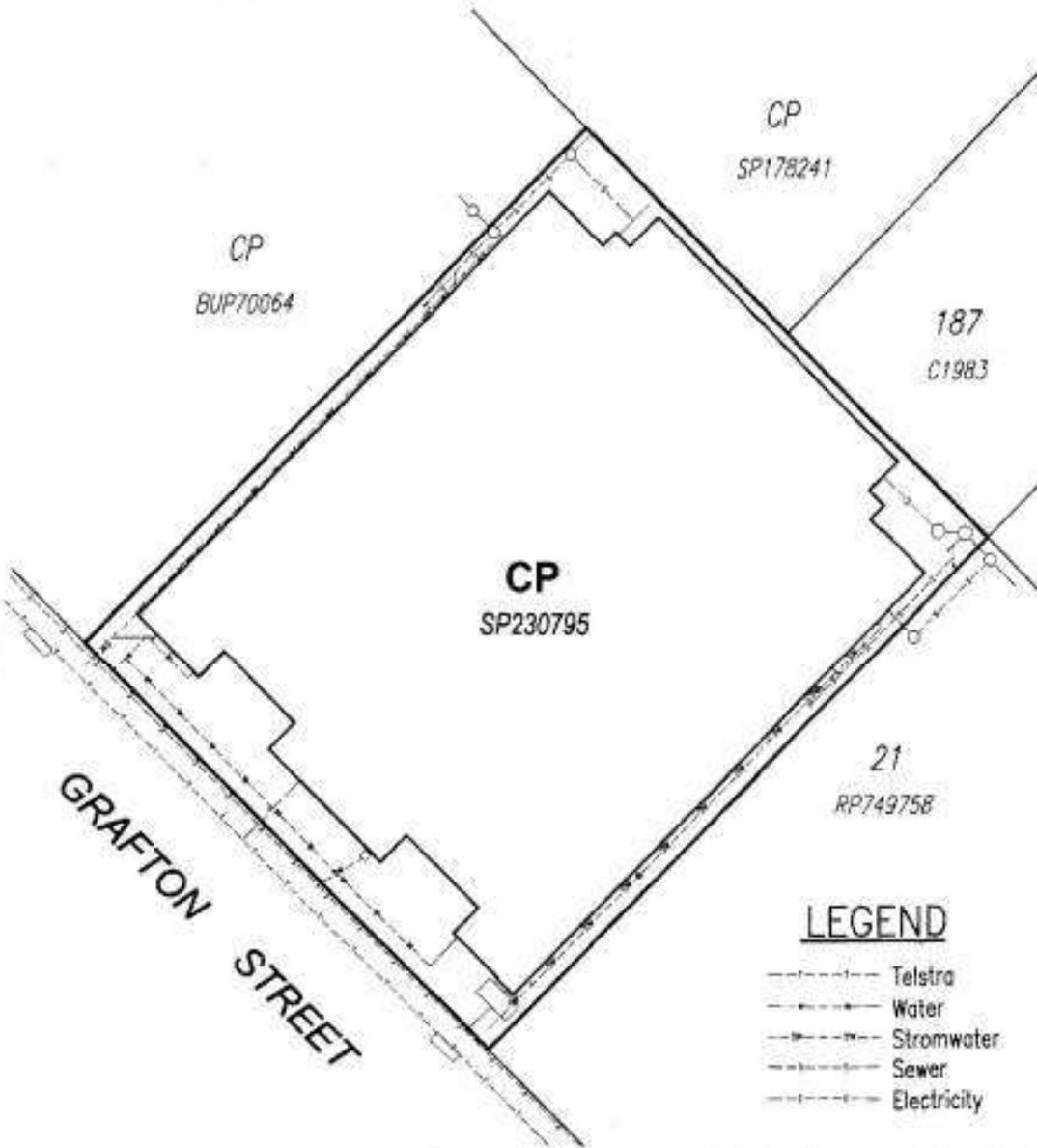
Not Applicable

SERVICES LOCATION DIAGRAM
SHEET 1 OF 1

SCALE 1:400
2/11/09

"B"

Page 12 of 12
"PARKVIEW ON GRAFTON"
Community Titles Scheme
No.



SCALE 1:400 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A4)

LEGEND

- Telstra
- Water
- Stormwater
- Sewer
- Electricity

CONICS

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Level 10/100, 100, 100, 100, 100, 100, 100, 100
Tel: 201 401 1100 Fax: 201 401 1100
conics@conics.com.au www.conics.com.au
Conics Group Pty Ltd A/CN 353 811 286

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PARKVIEW ON GRAFTON CTS 40929

BALANCE SHEET

AS AT 31 DECEMBER 2025

	ACTUAL 31/12/2025	ACTUAL 31/12/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	259,571.45	232,934.17
Sinking Fund	206,112.62	157,232.98
<u>TOTAL</u>	<u>\$ 465,684.07</u>	<u>\$ 390,167.15</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	302,533.38	328,261.79
Investment - Macquarie 1	100,000.00	100,000.00
Investment - Macquarie 2	102,780.08	0.00
Accrued Interest	2,195.46	2,143.56
Levies Billed - Not Yet Due	91,483.25	100,410.51
Levies Rec'd - Not Yet Billed	2.32	44.84
Levies In Arrears	0.37	5,059.36
Prepayments	31,791.36	30,458.62
<u>TOTAL ASSETS</u>	<u>630,786.22</u>	<u>566,378.68</u>
<u>LIABILITIES</u>		
G S T Clearing Account	5,053.50	6,442.92
Provision For Income Tax	2,650.50	688.50
Creditors	3,911.59	0.00
Sundry Creditors	4,372.14	1,532.59
Accrued Expenses	2,661.19	1,435.73
Levies Billed - Not Yet Due	83,166.59	91,282.28
Levies Rec'd - Not Yet Billed	2.01	40.66
All Levies Rec'd In Advance	63,284.63	74,788.85
<u>TOTAL LIABILITIES</u>	<u>165,102.15</u>	<u>176,211.53</u>
 <u>NET ASSETS</u>	 <u>\$ 465,684.07</u>	 <u>\$ 390,167.15</u>

PARKVIEW ON GRAFTON CTS 40929

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 31 DECEMBER 2025

	ACTUAL 01/01/25-31/12/25	ACTUAL 01/01/24-31/12/24	BUDGET 01/01/25-31/12/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	95,589.68	119,093.16	95,590.00
Levies - Insurance	100,000.04	134,000.10	100,000.00
Security Key Purchases	0.00	9.09	0.00
<u>TOTAL ADMIN. FUND INCOME</u>	195,589.72	253,102.35	195,590.00
<u>EXPENDITURE - ADMIN. FUND</u>			
<u>AIRCONDITIONING</u>			
A/C - Repairs	0.00	0.00	500.00
<u>BANK CHARGES</u>			
Transaction Fees	16.45	19.45	20.00
<u>BODY CORPORATE MANAGEMENT</u>			
Audit Assistance Fee	552.00	0.00	0.00
Business Activity Statements	1,060.00	1,060.00	1,120.00
Disbursements	4,631.84	4,882.85	5,000.00
Secretarial Fees - Additional	2,007.35	1,335.00	2,000.00
Secretarial Fees	7,226.30	6,624.70	7,000.00
Workorders	1,475.00	1,500.00	1,500.00
Disbursements - Additional	798.32	112.22	500.00
Flying Minute	100.00	0.00	200.00
<u>CLEANING</u>			
Cleaning - General	0.00	0.00	750.00
Cleaning - Contract	25,536.37	25,260.92	27,000.00
<u>COMMUNITY POWER</u>			
Electricity	18,883.97	17,137.48	16,800.00
Qld Govt. Relief	(300.00)	(1,287.50)	0.00
<u>COUNCIL FEES</u>			
Backflow Registration	80.00	80.00	100.00
<u>FIRE CONTROL</u>			
Fire - Evacuation Plan	295.45	295.45	300.00
Fire - Repairs & Maintenance	6,971.10	5,363.04	6,000.00
Fire - Qfes Monitoring	2,811.05	2,767.49	2,900.00
Fire - Training	440.00	440.00	500.00
Fire - Evacuation Practice	440.00	440.00	500.00

PARKVIEW ON GRAFTON CTS 40929

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 31 DECEMBER 2025

	ACTUAL	ACTUAL	BUDGET
	01/01/25-31/12/25	01/01/24-31/12/24	01/01/25-31/12/25
Fire - Hydrant Testing	1,396.00	0.00	0.00
Fire - Occupier's Statement	200.00	200.00	200.00
Fire - Annual Audit	712.73	709.09	750.00
<u>GENERAL EXPENSES</u>			
Contingency	0.00	0.00	10,000.00
<u>INSURANCE</u>			
Insurance - Premiums	49,699.70	78,997.17	100,000.00
Insurance - Stamp Duty	4,880.67	7,777.88	0.00
Insurance - Broker Fee	3,950.00	3,715.11	0.00
<u>LIFT EXPENSES</u>			
Lift - Contract	4,945.84	4,480.20	4,500.00
Lift - Repairs & Maintenance	1,135.00	1,972.20	4,000.00
Lift - Registration Fee	837.11	346.65	400.00
<u>PEST CONTROL</u>			
Pest Control	0.00	572.73	600.00
<u>POOL EXPENDITURE</u>			
Pool - Chemicals	0.00	0.00	200.00
Pool - Repairs & Maintenance	4,069.57	4,224.61	4,500.00
Pool Safety Inspections	180.76	175.24	200.00
<u>PROFESSIONAL FEES</u>			
Audit Fees	1,050.00	0.00	0.00
Legal Fees	5,288.94	5,050.00	5,000.00
Prep Of Income Tax Return	240.00	220.00	250.00
Work Place Health & Safety	779.09	0.00	800.00
Debt Recovery	30.00	0.00	0.00
<u>REPAIRS & MAINTENANCE</u>			
R & M - Building	2,025.65	3,009.55	6,000.00
R & M - Gardens & Grounds	4,000.00	4,160.00	5,000.00
R & M - Electrical	7,764.33	3,029.60	3,500.00
R & M - Plumbing	1,184.31	4,731.75	4,000.00
R & M - Security System	588.20	0.00	0.00
R & M - Recreational Equipment	0.00	525.00	0.00
<u>SECURITY</u>			
Security	0.00	0.00	1,200.00
<u>TELEPHONE</u>			

Mail Address:
P O Box 2676
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PARKVIEW ON GRAFTON CTS 40929

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 31 DECEMBER 2025

	ACTUAL	ACTUAL	BUDGET
	01/01/25-31/12/25	01/01/24-31/12/24	01/01/25-31/12/25
Telephone	219.00	208.50	300.00
Internet Provider	750.34	1,238.34	1,500.00
<u>YEAR END ADJUSTMENTS</u>			
Prior Year Expense	0.00	(100.91)	0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	168,952.44	191,273.81	225,590.00
<u>SURPLUS / DEFICIT</u>	\$ 26,637.28	\$ 61,828.54	\$ (30,000.00)
Opening Admin. Balance	232,934.17	171,105.63	232,934.17
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 259,571.45	\$ 232,934.17	\$ 202,934.17

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PARKVIEW ON GRAFTON CTS 40929

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 31 DECEMBER 2025

	ACTUAL 01/01/25-31/12/25	ACTUAL 01/01/24-31/12/24	BUDGET 01/01/25-31/12/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	118,493.48	112,035.92	118,494.00
Interest Income - Net Of Tax	5,283.47	1,807.54	0.00
Sundry Interest Income	1.97	0.00	0.00
Interest Receivable	51.90	1,151.09	0.00
<u>TOTAL SINKING FUND INCOME</u>	123,830.82	114,994.55	118,494.00
<u>EXPENDITURE - SINKING FUND</u>			
Airkey	9,657.15	0.00	0.00
Contingency	0.00	0.00	10,000.00
Emergency Lights	0.00	2,340.00	0.00
Fire Equipment	2,400.00	0.00	0.00
Foyer - Repaint Internal Wall	7,263.63	9,039.32	0.00
Gym Equipment	4,999.09	0.00	4,000.00
Handrail - Front	0.00	2,700.00	0.00
Handrail - Pool	0.00	4,072.05	0.00
Lift Control Panel	0.00	0.00	3,179.00
Lift Repairs	7,169.00	0.00	0.00
Painting	35,315.04	33,035.58	35,315.00
Pool Chlorinator	1,035.72	0.00	0.00
Pool Furniture	936.00	0.00	0.00
Security System	0.00	0.00	5,000.00
Stormwater Pump	6,175.55	9,596.16	0.00
Stair Lighting	0.00	2,089.54	0.00
Tile Purchase	0.00	0.00	5,000.00
Waterproofing	0.00	69,902.94	0.00
Walls	0.00	0.00	6,000.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	74,951.18	132,775.59	68,494.00
<u>SURPLUS / DEFICIT</u>	\$ 48,879.64	\$ (17,781.04)	\$ 50,000.00
Opening Sinking Fund Balance	157,232.98	175,014.02	157,232.98
<u>SINKING FUND BALANCE</u>	\$ 206,112.62	\$ 157,232.98	\$ 207,232.98



DR ROBERT L BONNIN
404 174-180 GRAFTON ST
CAIRNS CITY QLD 4870

Our reference: 7167785574316

Phone: **13 28 66**

3 March 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 ROBERT,

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

Notice number	2411186830850
Vendor name	ROBERT LANSELL LACY BONNIN
Clearance Certificate Period	2 March 2026 to 2 March 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.



Mail Address:
P O Box 2676
Cairns Qld 4870

PARKVIEW ON GRAFTON CTS 40929

Body Corporate for
Telephone: (07) 4045 7400
Fax: (07) 4045 7499

Level 1, Florence House
26 Florence Street
Cairns Qld 4870

TAX INVOICE
ABN 86 117 601 811

Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS

Robert Bonnin
39 - 41 Cassowary Street
FRESHWATER QLD 4870

Date of Notice	18 November 2025		
A/c No	404		
Lot No	404	Unit Number	404
Contrib Ent	1		
Interest Ent	117		

Body Corporate for

PARKVIEW ON GRAFTON CTS 40929

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/01/26 to 31/03/26	01/01/26	682.55	0.00		682.55
Sinking Fund	01/01/26 to 31/03/26	01/01/26	708.39	0.00		708.39
Insurance Fund	01/01/26 to 31/03/26	01/01/26	514.64	0.00		514.64
Totals	(Levies include GST)		1,905.58	0.00		\$1,905.58

GST component on levies of \$1,732.34 is \$173.24

If paying by DEFT Direct Debit, ensure payment covers amount due.
Please make your cheque payable to The body corporate for, PARKVIEW ON GRAFTON CTS 40929
Please visit www.deft.com.au for any fees that may be applied when making payments via credit cards.

IMPORTANT NOTICE

If Levies are NOT received by the due date, any discounts will be lost and penalty interest incurred where applicable. The following arrears procedures will then apply:-

- 1st Notice - (payment not received within 10 days of Levy Notice Due Date) - cost to owner \$33.00
- 2nd Notice - (payment not received within 24 days of Levy Notice Due Date) - cost to owner \$44.00
- Final Notice - (payment not received within 40 days of Levy Notice Due Date) - cost to owner \$66.00. If not paid within 7 days of the final notice being sent the matter may be referred to a debt collection agency at a cost to the owner in excess of \$99.00.

PAID 2/11/25 Ref 266221779 1000 0004 043

ARCHERS BCM (CAIRNS) PTY LTD



CARD OR
DIRECT DEBIT

DEFT Reference Number:
266221779 1000 0004 043



Billor Code: 96503
Ref: 266221779 1000 0004 043

Lot 404 Unit 404
Parkview On Grafton

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Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
Body Corporate for Parkview on Grafton CTS 40929

TOTAL AMOUNT DUE
DUE DATE 01/01/26

\$1,905.58



*496 266221779 10000004043



Vendor/s

ROBERT LANSELL LACY BONNIN

Property Address

UNIT 404 174-180 GRAFTON ST, CAIRNS CITY QLD 4870