

Seller Disclosure Report

Vendor/s

TONI REBECCA AMY RACZ

Property Address

UNIT 5 27-29 STOKES ST, EDMONTON QLD 4869

Prepared On

Thursday, May 7, 2026

Report Contents

- 01** Disclosure Statement
- 02** Searches

01

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 TONI REBECCA AMY RACZ

Property address UNIT 5 27-29 STOKES ST, EDMONTON QLD 4869

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

Lot on plan description Lot 5 on BUP101301

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: » the amount of rent and bond payable: » whether the lease has an option to renew: <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <p>NA</p>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <p>Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.</p>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> More than 12 months ago</p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	<p>The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):</p> <p>Medium Density Residential 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 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: \$1,633.45

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 inc in rates

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</p> <p><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</p> <p><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



Signature of seller

Signature of seller

Toni Racz

Name of seller

Name of seller

07/05/2026 05:30 pm

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

02

Searches



CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 55966316
Search Date: 30/04/2026 11:22

Title Reference: 50029694
Date Created: 10/11/1994

Previous Title: 21570228

REGISTERED OWNER

Dealing No: 722470151 12/05/2023

TONI REBECCA AMY RACZ

ESTATE AND LAND

Estate in Fee Simple

LOT 5 BUILDING UNIT PLAN 101301
Local Government: CAIRNS
COMMUNITY MANAGEMENT STATEMENT 17739

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20141011 (POR 104)
2. MORTGAGE No 722470152 12/05/2023 at 13:44
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

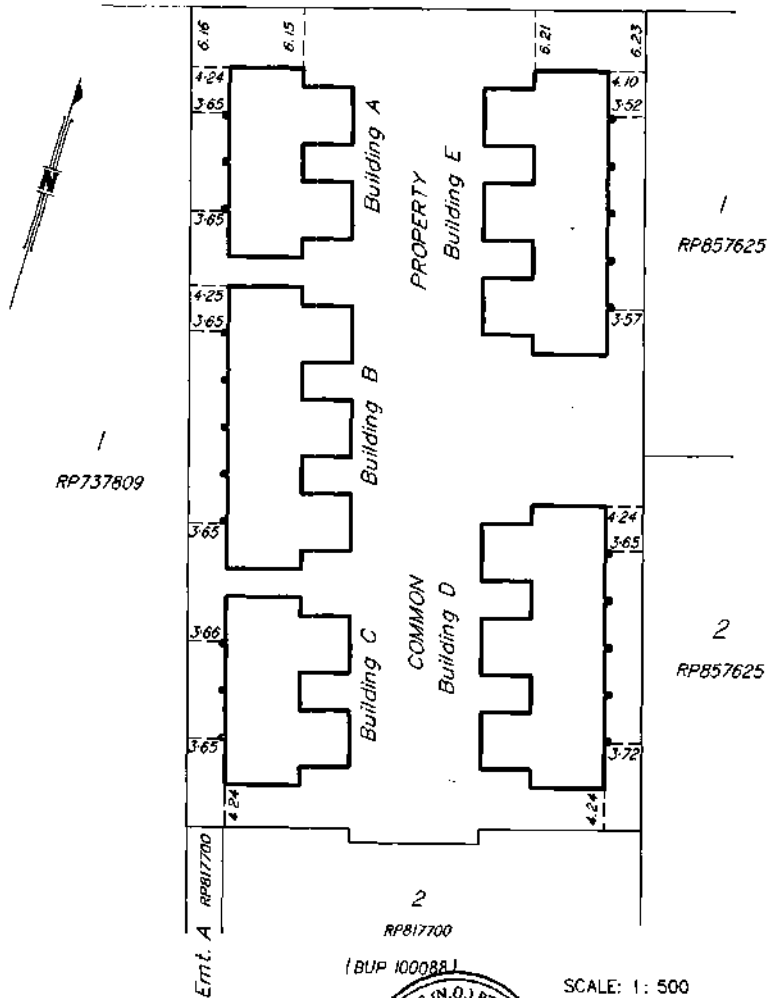
COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested By: D-ENQ INFOTRACK PTY LIMITED

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

Regulation 8(1)(b)(ii)
 Sheet No. 2 of 8 sheets

BUILDING UNITS PLAN No: 101301

STOKES ST



Signature of Registered Owner:

[Handwritten Signature]

SCALE: 1: 500



MICHAEL BRUCE MOORE
 SURVEYOR
 BRETT JOHN MOORE
 SURVEYOR

Chief Executive Officer
 Council of the Shire of Mulgrave

Building Units and Group Titles Act 1980-1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Regulation 8(1)(b)(iii)

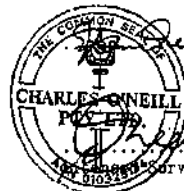
Sheet No. 3 of 8 sheets

BUILDING UNITS PLAN No: 101301

Charles O'Neill Pty. Ltd., of 25 Grafton Street, Cairns, licensed surveyor registered under the Surveyors Act 1977-1989 hereby certifies that the building shown on the building units plan to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the said plan, and that Charles O'Neill Pty. Ltd., certifies that Laurence William Stott, Licensed Surveyor, has physically inspected the building shown on the building units plan to which this certificate is annexed and -

- (1) it conforms to the building units plan as submitted; and
- (2) the numbering of the lots agrees with the numbering on the building units plan; and
- (3) the areas designated as parts of lots (including garages) have been suitably identified and structurally divided; and
- (4) all lots in the building are physically connected to each other in an approved manner.

Dated this *Twenty-sixth* day of *September*, 1994.



.....Director

.....Surveyor/Director

.....
Chief Executive Officer
Council of the Shire of Mulgrave

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

(Form 3)

Regulation 8(1)(b)(iv)

Sheet No. 4 of 8 sheets

BUILDING UNITS PLAN No: 101301

CERTIFICATE OF LOCAL AUTHORITY

Council of the Shire of Mulgrave hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Council of the Shire of Mulgrave and that all the requirements of the Local Government (Planning and Environment) Act 1990-1992 as modified by the Building Units and Group Titles Act 1980-1990 have been complied with in regard to the subdivision.

Dated this Twenty-third day of October, 1994.

Seal



Chief Executive Officer
Council of the Shire of Mulgrave
N MILLS

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

(Form 6)


Regulation 8(1)(b)(v)


Sheet No. 5 of 8 sheets

BUILDING UNITS PLAN No: 101301

I, Lawrence Walter Phipps of Lot 56 Canecutter Road, Edmonton
a Building Surveyor appointed by the Council of the Shire of Mulgrave, hereby certify
that the building shown on the building units plan to which this certificate is annexed
has been substantially completed in accordance with plans and specifications approved by
the Council of the Shire of Mulgrave.

Dated this Twenty-third day of October, 1994.


.....
Building Surveyor
L W Phipps


.....
Chief Executive Officer
Council of the Shire of Mulgrave

Building Units and Group Titles Act 1980-1990
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)

Regulation 8(1)(b)(vi)
 Sheet No. 6 of 8 sheets

BUILDING UNITS PLAN No: 101301

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's of T.	Lot No.	Level	Entitlement	Current C's of T.
1	A & B	1	50029690	14	A & B	1	50029703
2	A & B	1	50029691	15	A & B	1	50029704
3	A & B	1	50029692	16	A & B	1	50029705
4	A & B	1	50029693	17	A & B	1	50029706
5	A & B	1	50029694	18	A & B	1	50029707
6	A & B	1	50029695	19	A & B	1	50029708
7	A & B	1	50029696	20	A & B	1	50029709
8	A & B	1	50029697	21	A & B	1	50029710
9	A & B	1	50029698	22	A & B	1	50029711
10	A & B	1	50029699	23	A & B	1	50029712
11	A & B	1	50029700	24	A & B	1	50029713
12	A & B	1	50029701	25	A & B	1	50029714
13	A & B	1	50029702	26	A & B	1	50029715

Signature of Registered Owner:

B. U.

 MICHAEL BRUCE MOORE
 BRETT JOHN MOORE

[Handwritten Signature]

Chief Executive Officer
 Council of the Shire of Mulgrave

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

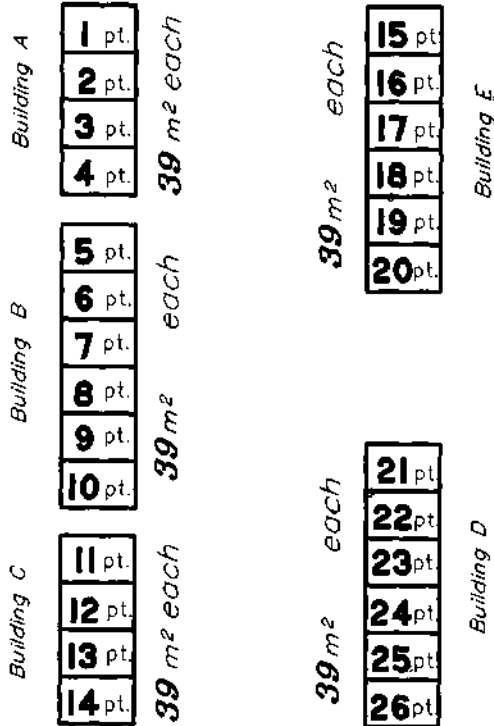
(Form 9)

Regulation 8(1)(b)(vii)

Sheet No. 7 of 8 sheets

BUILDING UNITS PLAN No: 101301

LEVEL A OF BUILDINGS A, B, C & D & E



Floor areas are approximate only

Signature of Registered Owner:



SCALE: 1: 500

MICHAEL BASE MOORE
DIRECTOR

.....
Chief Executive Officer
Council of the Shire of Mulgrave

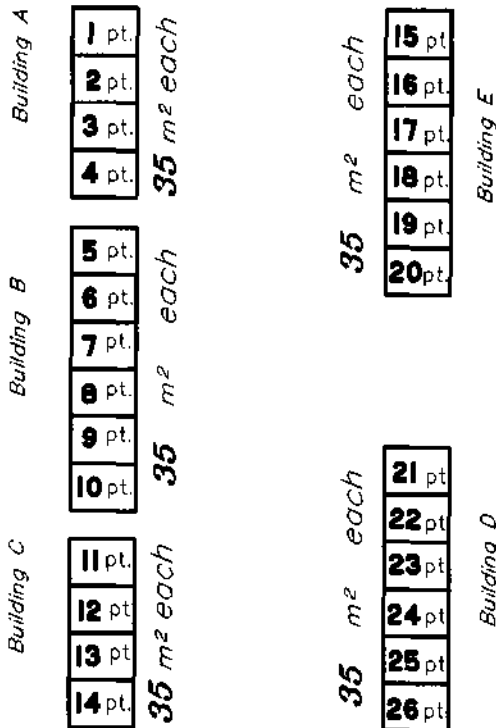
Building Units and Group Titles Act 1980-1990
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 9)

Regulation 8(1)(b)(vii)

Sheet No. 8 of 8 sheets

BUILDING UNITS PLAN No: 101301

LEVEL B OF BUILDINGS A, B, C & D & E



Floor areas are approximate only

Signature of Registered Owner: -



SCALE: 1: 500
 MICHAEL BRUCE MOORE
 BRETT JOHN MOORE

.....
 Chief Executive Officer
 Council of the Shire of Mulgrave

Property Fact Pack



u5/27-29 Stokes Street
Edmonton QLD 4869

YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

At a glance

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



Easements



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

30th of April, 2026

ADDRESS

u5/27-29 STOKES STREET

LOT PLAN

5/BUP101301

COUNCIL

Cairns

ZONING

- Medium Density Residential

SCHOOL CATCHMENTS

- Hambledon SS
- Bentley Park College

CLOSEST CITY

Cairns - 11km

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
-  Low-Medium Density Residential
-  Low-Medium Density Residential - Commercial
-  Medium Density Residential
-  Special Purpose
-  Special Purpose - Commercial

Local Plans

Is my property in a Local Area or Neighbourhood Plan?



CONSIDERATIONS IDENTIFIED



25m 25m

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



Edmonton Local Plan Area

Easements

What access rights exist over the property?



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

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 | u5/27-29 STOKES 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

State Flood Planning

What State overlays impact development of this property?



Sources: Department Of Resources

THINGS TO KNOW

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

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




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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Low Possibility
-  Moderate To Low Possibility

Character

Is the property in a character or heritage area?



Sources: Cairns Regional Council

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

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



Noise

Is the property in a potential noise area?



THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Water

Are there any water pipes nearby?



Sources: Cairns Regional Council

THINGS TO KNOW

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

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



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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Cairns Regional Council

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Pipes
-  Sewer Maintenance Structure

Stormwater

Are there stormwater pipes on or near the property?



Sources: Cairns Regional Council

THINGS TO KNOW

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

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



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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Stormwater Pipe Or Culvert

Power

Are there any power lines on or near the property?



Sources: Ergon

THINGS TO KNOW





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

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

Questions to ask

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

LEGEND

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

Boundary

View your property boundaries



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

Area: ~39m², Perimeter: ~25m

LEGEND

 Selected Property

DISCLAIMER

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

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

This report does not constitute legal, financial, planning, or building advice, and must not be relied upon as a substitute for independent professional advice. Readers should conduct their own enquiries and seek qualified advice from a solicitor, town planner, surveyor, certifier, or relevant authority before making decisions or relying on this information.

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

WHO ELSE COULD USE THIS REPORT

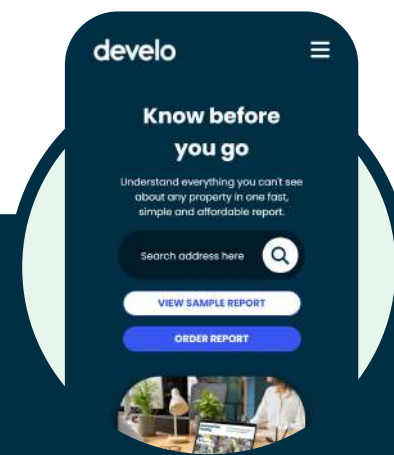
- ✓ Your mortgage broker and bank
- ✓ Your building and pest inspector
- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

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

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

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

Transaction ID: 51148132 EMR Site Id: 30 April 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 5 Plan: BUP101301
5/27 STOKES ST
EDMONTON

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



168060/XB5/000062 FR-QLD
T R Racz
Unit 5
27-29 Stokes Street
EDMONTON QLD 4869

Outstanding Water Usage Charges

Total Amount Due

\$ 131.59

Property Location: 5/27-29 Stokes Street EDMONTON QLD 4869

PLEASE DISREGARD THIS REMINDER IF YOU HAVE RECENTLY MADE A PAYMENT TO CLEAR THIS DEBT

Our records show the above water usage charges on your property remain unpaid as at the date of this letter.

If you are encountering difficulties in paying your account, Council will be pleased to assist you to arrange a suitable payment plan based upon your individual circumstances. Please contact Council's Customer Service Team on **1300 69 22 47**.

As interest is charged daily on overdue rates and charges please contact Council for an up to date balance.

Your attention to this matter is appreciated.

Yours faithfully



Steve Cooper
Executive Manager Revenue & Business Support

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



Billor Code: 0430
Assessment No: 386144

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



*430 386144

See over the page for more payment options.



Water Payment Slip

NAME
T R Racz

PROPERTY
5/27-29 Stokes Street EDMONTON QLD 4869

Assessment No. 386144

Total Amount Due \$ 131.59

Scan to Pay

Pay in full or choose **smaller instalments** that suit your budget




New

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



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

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Information for Customers

- 1. Please Note.** In accordance with the *Local Government Act 2009* and Council's adopted budget resolutions, all rates and charges are payable by close of business on the due date.
- 2. Interest.** Compound interest at the rate determined by Council is accrued on all rates and charges which remain unpaid after the due date. Please note interest still applies if a payment arrangement or direct debit is in place.
- 3. Experiencing Financial Difficulties.** If you are experiencing financial difficulties or hardship please email revenue@cairns.qld.gov.au and officers will work with you to arrange a suitable payment plan to avoid recovery action and associated costs.
- 4. Electronic Notices.** Receive your rates and water notice by:
 - Email - Go to www.cairns.qld.gov.au/paperless
 - Bpay View - Register through your online banking facility
- 5. Change of Postal Address.** If the postal address shown overleaf is incorrect please contact Customer Service or visit Council's website www.cairns.qld.gov.au/change-address
- 6. Privacy Statement.** Your personal information has been collected for the purpose of ensuring Council has your correct contact information. Your information will be disclosed to authorised Council Officers for business purposes only. Your information will also be disclosed to Department of Natural Resources and Mines and Australian Electoral Office for business purposes only.
- 7. Customer Service Standard.** For information on the Water & Waste Customer Service Standards please visit www.cairns.qld.gov.au

No water at your property?

Find out if there is a water outage in your area

Visit www.cairns.qld.gov.au/interruptions

OR



SCAN ME



More Payment Options



Payments at Council Offices

Spence Street Administration Centre
(Council Chambers), 119-145 Spence Street, Cairns
Open hours: 8:30am to 4:30pm Monday to Friday.
Closed on public holidays.
Accepts all Council payments.
EFTPOS (no cash withdrawals), credit card, cash
(not accepted at libraries) & cheque payments
(post dated cheques will not be accepted).



Payment by Phone

Credit Card Payment by Using BPOINT
Callers within Australia dial 1300 276 468
Billers Code: 51722
Assessment No: 386144



Payment by Bpay

Billers Code: 51722
Ref: 386144

BPAY® this payment via Internet or phone banking.

BPAY View® - View and pay this bill using internet banking.

BPAY View Registration No: 386144

Pay Online

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



New

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

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

Powered By Payble



Payment By Mail

Tear off this payment slip and mail with a cheque or money order made payable to: Cairns Regional Council
PO Box 359, CAIRNS QLD 4870.
Cheque : Post dated cheques will not be accepted

Account Enquiries


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

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

Switch to paperless notices



Sign up to receive your rates and water notices by email
Assessment: 386144



168216/XB/002519 D-044
T R Racz
Unit 5
27-29 Stokes Street
EDMONTON QLD 4869

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

Land Use Code
0800

Property Location: 5/27-29 Stokes Street EDMONTON QLD 4869
Property Description: LOT 5 TYP BUP PLN 101301
Improvements: Fhold-Unit
4226.0000SQUARE METRES

Your New Payment System

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



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



General Residential K	25,769.00	\$	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

Pay In Person At Any Post Office



Post Billpay

Billers Code: 0212
Assessment No: 386144

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



*212 386144

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

See over the page for more payment options.

Rates Payment Slip

Scan to Pay



Pay in full or choose **smaller instalments** that suit your budget

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

New

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

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NAME
T R Racz

PROPERTY
5/27-29 Stokes Street EDMONTON QLD 4869

Assessment No.	386144
Due Date	04/03/2026
Total Amount Due	\$ 1,633.45

State Waste Levy

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

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

Information for Customers

1. Please Note

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

2. Interest

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

3. Experiencing Financial Difficulties

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

4. Electronic Notices

Receive your rates and water notice by:

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

* BPAY View - Register through your online banking facility

5. Change of Postal Address

If the postal address shown overleaf is incorrect please contact Customer Service or visit Council's website

www.cairns.qld.gov.au/change-address

6. Refunds

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

www.cairns.qld.gov.au/refund

7. Privacy Statement

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

More Payment Options



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EFTPOS (no cash withdrawals), credit card, cash
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(post dated cheques will not be accepted).



Payment by Phone

Credit Card Payment by Using BPOINT
Callers **within Australia** dial **1300 276 468**
Biller Code: 49346
Assessment No: 386144



Payment by Bpay

Biller Code: 49346
Ref: 386144

BPAY® this payment via Internet or phone banking.

BPAY View® - View and pay this bill using internet banking.

BPAY View Registration No: 386144



Payment By Mail

Tear off this payment slip and mail with a cheque or money order made payable to:
Cairns Regional Council
PO Box 359, CAIRNS QLD 4870.
Cheque : Post dated cheques will not be accepted

Account Enquiries

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

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

Pay Online

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



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Switch to paperless notices



Sign up to receive your rates and water notices by email

Assessment: 386144

The new-look My Cairns app



Download the latest version to take advantage of new features and improvements.



GET IN ON
Google Play



GET IN ON
App Store



FREE GREEN WASTE DISPOSAL 

14-22 FEBRUARY
16-24 MAY
15-23 AUGUST
14-22 NOVEMBER

For more info visit cairns.qld.gov.au *Conditions apply



When we all use water at once, pressure can drop.
Help keep our water flow steady by reducing water use during peak times.



EVERY DROP EVERY SEASON

Stay ahead of
the storm.
Know your risk.

Go to the Cairns Disaster Dashboard.



Cairns Regional Council General Rating Categories 2025-2026

Statement as required by section 88 of the *Local Government Regulation 2012*. The category of your property is listed on the front of your rate notice together with your land use code. The first two numbers (primary numbers) of your land use code appear in the categories listed herein.

IMPORTANT

Objecting to a differential rate category in accordance with section 90 of the *Local Government Regulation 2012*:

- (i) The only ground for objecting to the rating category for the land is that the **owner** considers the land should belong to a different rate category.
- (ii) The **owner** may object by giving the local government an objection notice.
- (iii) Cairns Regional Council will assess differential general rate objections submitted on an approved form.
- (iv) The objection notice must be submitted by the **owner** within 30 days after the day the rate notice was issued. Council will only accept a differential general rate objection notice in the **financial year** for which the rates have been levied. Adjustment to rates and charges because of a differential general rate objection notice will only be made from the commencement of the current rate period in which the objection was lodged. Objections will not affect the levying and recovery of rates, consequently the **owner** remains liable for the rates and charges specified on the rate notice.

The following are the various Categories which have been adopted by the Council:

RESIDENTIAL

Category A

Properties used, or capable of being used for residential purposes, excluding those included in commercial categories D & E. The premises match one of the following use codes:

01 Vacant urban land 02 Residential single unit dwelling - urban & rural 04 Large homesite - vacant urban & rural 05 Large homesite - dwelling - vacant urban & rural 06 Outbuildings 09 Group Titles and 94 vacant rural land.

Category K

Properties that are used for residential purposes and the lot is part of a Community Titles Scheme. The premises match one of the following use codes: 08 Building Units.

Category L2-L492

Properties that are used for Multi Unit Dwellings (MUDS) purposes. The premises match one of the following use codes: 03 Multi-unit dwellings

Category M

Properties that comply with Section 50 of the *Land Valuation Act 2010*. The premises match one of the following use codes: 72 Residential land which is subject to section 50 of the *Land Valuation Act 2010*.

Category R1-R380

Properties that are used for Retirement Villages and Relocatable Home Parks. The premises match one of the following use codes: 21 Residential Institutions (non-medical care).

COMMERCIAL

Category B

Properties that comprise Drive In Shopping Centres and in which the anchor tenants are a variety of department store(s) and/or discount department store(s) and large grocery supermarket(s) with major on-site parking facilities and having a gross lettable area retail (GLAR) over 34,999m². The premises match one of the following use codes:

12 Shopping group (more than 6 shops) 13 Shopping group (2 to 6 shops) 14 Shops main retail 15 Shops secondary retail and 16 Drive-in shopping centres.

Category D

Properties that are used, or capable of being used for commercial/industrial purposes and are contained within the shaded area on the map shown as Commercial Inner City, excluding those in Commercial B & G. The premises match one of the following use codes:

07 Guest house/private hotel 08 Building units 09 Group titles 10 Combined multi-dwelling & commercial 11 Shop (single) 12 Shopping group (more than 6 shops) 13 Shopping group (2 to 6 shops) 14 Shops main retail 15 Shops secondary retail 16 Drive-in shopping centre 17 Restaurant 18 Special tourist attraction 19 Walkway 20 Marina 22 Car park 23 Retail warehouse 24 Sales area outdoor 25 Offices 26 Funeral parlours 27 Hospitals, convalescent homes (medical care) (private) 28 Warehouses & bulk stores 29 Transport Terminals 30 Service stations 31 Oil depot & refinery 32 Wharves 33 Builders yard/contractors yard 34 Cold stores/ice works 35 General industry 36 Light industry 37 Noxious/offensive industry 38 Advertising/hoarding 39 Harbour industries 40 Extractive 41 Childcare 42 Hotel/tavern 43 Motel 44 Nurseries (plants) 45 Theatres/cinemas 46 Drive-in theatre 47 Licensed clubs 48 Sports club/facilities 49 Caravan parks 50 Other clubs/non-business 51 Religious 52 Cemeteries (including Crematoria) 55 Library 56 Showgrounds/racecourses/airfields 57 Parks & gardens 58 Educational including kindergartens 91 Transformers

92 Defence force establishments 95 Reservoir, dam, bores 96 Public hospital 97 Welfare homes/institutions and 99 Community protection centre.

The following land zones within the CairnsPlan 2016 are also specifically included in this category principle, major, district, local, neighbourhood & specialised centre, mixed-use precinct 1 & 2, low/ medium/high impact industry, waterfront & marine industry and Strategic port land. Ordinarily properties with the following land use codes would fall within this category:

01 Vacant urban land 04 Large vacant urban land 06 Outbuildings 09 Group Titles and 72 Refer to section 50 of the *Land Valuation Act 2010*.

Category E

Properties that are used or capable of being used for commercial/industrial purposes (excluding those in Commercial Categories B, D, F & G) and are not contained within the shaded area on the map shown as Commercial Inner City. The premises match one of the following use codes:

07 Guest house/private hotel 08 Building units 09 Group titles 10 Combined multi-dwelling & commercial 11 Shop (single) 12 Shopping group (more than 6 shops) 13 Shopping group (2 to 6 shops) 14 Shops main retail 15 Shops secondary retail 16 Drive-in shopping centres 17 Restaurant 18 Special tourist attraction 19 Walkway 20 Marina 22 Car park 23 Retail warehouse 24 Sales area outdoor 25 Offices 26 Funeral parlours 27 Hospitals, convalescent homes (medical care) (private) 28 Warehouses & bulk stores 29 Transport terminals 30 Service stations 31 Oil depots & refinery 32 Wharves 33 Builders/contractors yard 34 Cold stores/ice works 35 General industry 36 Light industry 37 Noxious/offensive industry 38 Advertising/hoarding 39 Harbour industries 40 Extractive 41 Childcare 42 Hotel/tavern 43 Motel 44 Nurseries (plants) 45 Theatres/cinemas 46 Drive-in theatres 47 Licensed clubs 48 Sports clubs/facilities 49 Caravan parks 50 Other clubs/non business 51 Religious 52 Cemeteries (including Crematoria) 55 Library 56 Showgrounds/racecourses/airfields 57 Parks & gardens 58 Educational including kindergartens 91 Transformers 92 Defence force establishments 95 Reservoir, dam, bores 96 Public hospital 97 Welfare homes/institutions and 99 Community protection centre.

The following land zones within the CairnsPlan 2016 are also specifically included in this category principle, major, district, local, neighbourhood & specialised centre, mixed-use precinct 1 & 2, low/medium/high impact industry, waterfront and marine industry. Ordinarily properties with the following land use codes would fall within this category: 01 Vacant urban land 04 Large vacant urban land 06 Outbuildings 09 Group Titles and 72 Refer to section 50 of the *Land Valuation Act 2010*.

Category F

Properties used by Not for Profit Recreation, Sporting and Community Groups that are eligible for Rates Based Financial Assistance. This category will apply where the land qualifies for assistance under Council's Rates Based Financial Assistance Policy.

Category G

Properties that comprise Drive In Shopping Centres and in which the anchor tenants are a variety of department store(s) and/or discount department store(s) and large grocery supermarket(s) with major on-site parking facilities and having a gross lettable area retail (GLAR) over 20,000m² and less than 35,000m². The premises match one of the following use codes:

12 Shopping group (more than 6 shops) 13 Shopping group (2 to 6 shops) 14 Shops main retail 15 Shops secondary retail and 16-Drive-in shopping centres.

RURAL PRODUCTIVE

Properties which are used predominately for Primary Production. The premises match one of the following use codes:

60 Sheep grazing - dry 61 Sheep breeding 64 Cattle grazing/ breeding 65 Cattle breeding & fattening 66 Cattle fattening 67 Goats 68 Milk quota 69 Milk no quota 70 Cream 71 Oil seeds 73 Grains 74 Turf farms 75 Sugar Cane 76 Tobacco 77 Cotton 78 Rice 79 Orchards 80 Tropical fruits 81 Pineapples 82 Vineyards 83 Small crops/fodder irrigated 84 Small crops/fodder non-irrigated 85 Pigs 86 Horses 87 Poultry 88 Forestry & logs 89 Animals special and 93 Peanuts.

OTHER LAND

The description and identification for this category is land not included in any of the above categories.

DIFFERENTIAL RATE

The Differential General Rate and Minimum rate for each category is as listed in the adjacent table. Full details are available at www.cairns.qld.gov.au/rates.

Category	Rate in the dollar	Minimum
Residential A	0.005105	\$1,121.20
Residential K	0.009084	\$1,121.20
Residential L (MUDS x 2)	0.007236	\$2,242.40
Residential L (MUDS x 3)	0.007236	\$3,363.60
Residential L (MUDS x 4)	0.007236	\$4,484.80
Residential L (MUDS x 5)	0.007236	\$5,606.00
Residential L (MUDS x 6)	0.007236	\$6,727.20
Residential L (MUDS x 7)	0.007236	\$7,848.40
Residential L (MUDS x 8)	0.007236	\$8,969.60
Residential L (MUDS x 9)	0.007236	\$10,090.80
Residential L (MUDS x 10)	0.007236	\$11,212.00
Residential L (MUDS x 11)	0.007236	\$12,333.20
Residential L (MUDS x 12)	0.007236	\$13,454.40
Residential L (MUDS x 13)	0.007236	\$14,575.60
Residential L (MUDS x 14)	0.007236	\$15,696.80
Residential L (MUDS x 15)	0.007236	\$16,818.00
Residential L (MUDS x 16)	0.007236	\$17,939.20
Residential L (MUDS x 17)	0.007236	\$19,060.40
Residential L (MUDS x 18)	0.007236	\$20,181.60
Residential L (MUDS x 19)	0.007236	\$21,302.80
Residential L (MUDS x 20)	0.007236	\$22,424.00
Residential L (MUDS x 21)	0.007236	\$23,545.20
Residential L (MUDS x 23)	0.007236	\$25,787.60
Residential L (MUDS x 24)	0.007236	\$26,908.80
Residential L (MUDS x 26)	0.007236	\$29,151.20
Residential L (MUDS x 30)	0.007236	\$33,636.00
Residential L (MUDS x 36)	0.007236	\$40,363.20
Residential L (MUDS x 37)	0.007236	\$41,484.40
Residential L (MUDS x 40)	0.007236	\$44,848.00
Residential L (MUDS x 42)	0.007236	\$47,090.40
Residential L (MUDS x 49)	0.007236	\$54,938.80
Residential L (MUDS x 57)	0.007236	\$63,908.40
Residential M	0.005105	Nil
Residential R1	0.006042	\$1,121.20
Residential R5	0.007236	\$1,401.50
Residential R32	0.007236	\$8,969.60
Residential R38	0.007236	\$10,651.40
Residential R68	0.007236	\$19,060.40
Residential R77	0.007236	\$21,583.10
Residential R90	0.007236	\$25,227.00
Residential R157	0.007236	\$44,007.10
Residential R184	0.007236	\$51,575.20
Commercial B	0.057085	\$1,444,607.70
Commercial D	0.015222	\$1,155.50
Commercial E	0.006827	\$1,155.50
Commercial F	0.004834	\$1,121.20
Commercial G	0.040994	\$608,164.70
Rural Productive	0.008141	\$1,155.50
Other	0.006827	\$1,155.50

EMERGENCY MANAGEMENT LEVY

This is a compulsory charge collected on behalf of the State Government under the *Fire Services Act 1990*. Charges are levied on each surveyed parcel of land. For full details, go to www.fire.qld.gov.au/compliance-and-planning/em-levy.

STATE GOVERNMENT SUBSIDY / COUNCIL PENSIONER CONCESSION

Approved pensioners who meet eligibility requirements may be entitled to a 20% State Government Subsidy on rates and charges levied by Council up to a maximum of \$200 per annum. Pensioners deemed eligible for the State Government Subsidy may also be entitled to the Council Pensioner Concession up to a maximum of \$335 per annum.

NOTE: Only new applicants or those whose circumstances have changed need apply. For full details on eligibility and application process, visit www.cairns.qld.gov.au/rates.

CHANGE OF POSTAL ADDRESS

Notification of change of postal address must be lodged directly with Council. Ratepayers that receive more than one assessment must advise Council of all properties that the change will affect. Change of address form can be found at www.cairns.qld.gov.au/change-address.

INTEREST

Pursuant to section 133 of the *Local Government Regulation 2012*, interest will be charged at the prescribed rate of 12.12% per annum calculated at compound interest on daily rests, on all rates and charges which remain unpaid after the expiration of the due date for payment.

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

1. Pool safety certificate number

Identification number: PSC0278659

2. Location of the swimming pool

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

Street address:

27 STOKES ST

EDMONTON QLD

Postcode

4

8

6

9

Lot and plan details:

9999/BUP/101301

Local government area:

CAIRNS REGIONAL

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

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

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Pool propertiesShared pool Non-shared pool

Number of pools 1

5. Pool safety certificate validity

Effective date:

1 7 / 1 2 / 2 0 2 5

Expiry date:

1 7 / 1 2 / 2 0 2 6

6. Certification

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

Name:

Peter John INGRAM

Pool safety inspector
licence number:

PS100804

Signature:

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

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

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

Privacy statement

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

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

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

Statutory Encumbrances Annexure

Property: UNIT 5 27-29 STOKES ST, EDMONTON QLD 4869

This report details statutory encumbrances that directly impact the property.

1. NBN Co Qld

NBN telecommunications infrastructure is present within the property boundaries - an underground service lead-in extends from distribution pits in the road reserve along Stokes St into the parent lot to service the complex. Additional NBN pits and in-service fibre trenches are located in the road reserve along the property frontage.

2. Cairns Regional Council

Cairns Regional Council advises that no council water, sewerage or stormwater assets are recorded within or in the immediate vicinity of the property on the supplied plan.

3. APA Group Gas Networks (70714)

APA Group indicates the property is not affected - no gas distribution mains, service connections, or associated gas infrastructure are shown within or in the vicinity of the property boundaries on the provided plan.

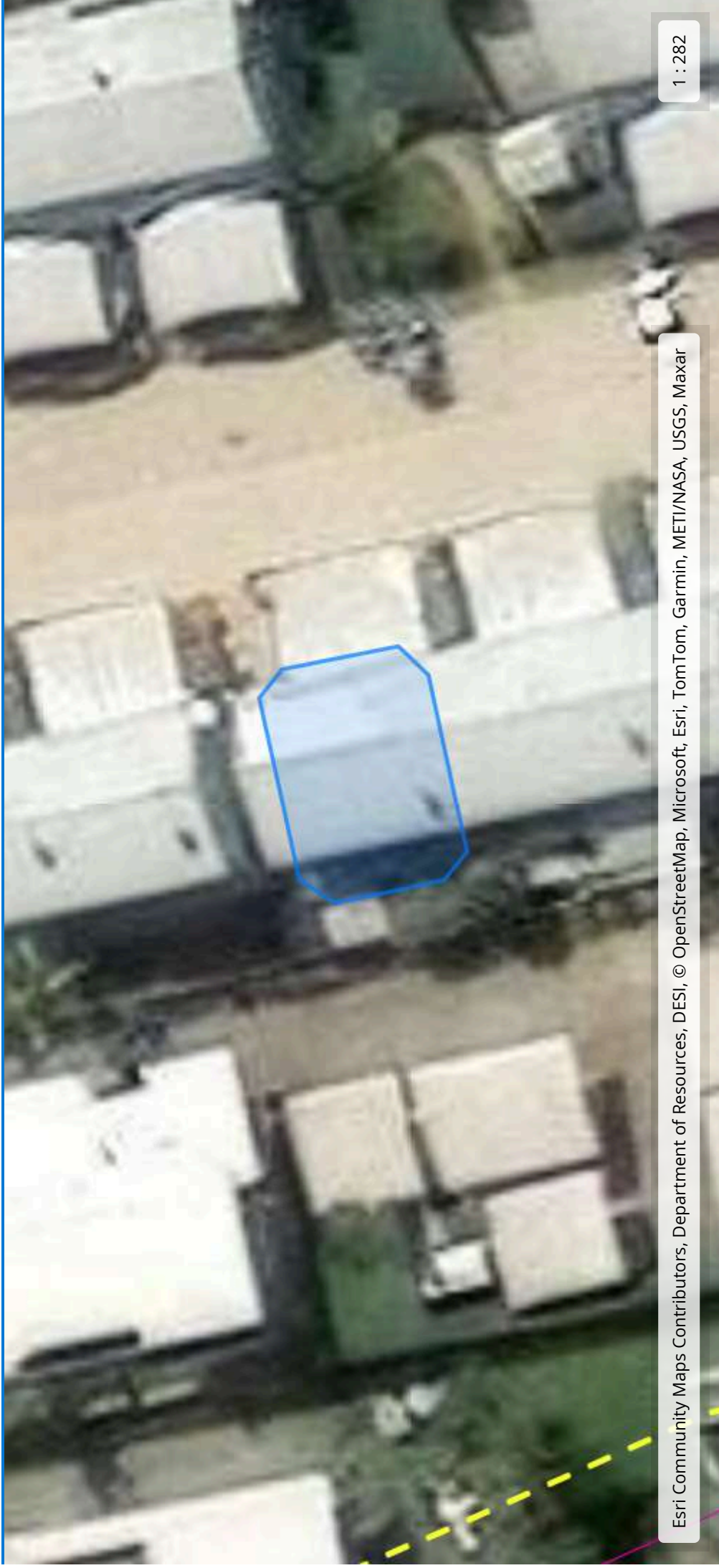
4. Ergon QLD

Ergon Energy electrical infrastructure is present within the property boundaries of the parent lot for the multi-unit complex, including underground electricity supply assets reticulating the site. In addition, distribution assets including underground cables, pillars and a pit are located in the road reserve along the Stokes St frontage adjoining the property and may affect development at the frontage.

5. Telstra QLD Regional

Telecommunications infrastructure is present within the property boundaries. A Telstra service lead-in conduit extends from distribution pits at the street frontage and crosses the front boundary to service the unit complex, with additional Telstra pits and conduits located in the road reserve along the frontage.

Look up and Live - 53024434



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1 : 282

LUAL QLD

Energex/Ergon Poles

- Pad
- Pillar
- Pit

LUAL QLD

DEVICES

- Pad
- Pillar
- Pit

LUAL_WA

Network Devices

- Pillar
- Substation

Network Device

- Pillar
- Substation

Poles

- Pole
- Pole w Ground Stay
- Tower

- Pole
- Pole w Ground Stay
- Tower

▣ Substation

Poles

- Pole
- Pole w Ground Stay
- Tower

TR

- Overhead
- Underground
- Submarine

Network TR

- Overhead
- Underground
- Submarine

LV

- Overhead
- Underground

Network LV

- Overhead
- Underground

SWER

- Overhead
- Underground

Network SWER

- Overhead
- Underground

HV

- Overhead
- Underground
- Submarine

Network HV

- Overhead
- Underground
- Submarine

Other

Network Other

Exclusion Zone All

Network TR



Overhead



Underground



Submarine

Network LV



LUAL_Exclusion_Zone_Feature_Public



LUAL_NoData_Public



Network SWER



Overhead



Underground

Network HV



Overhead



Underground



Submarine

Network Other

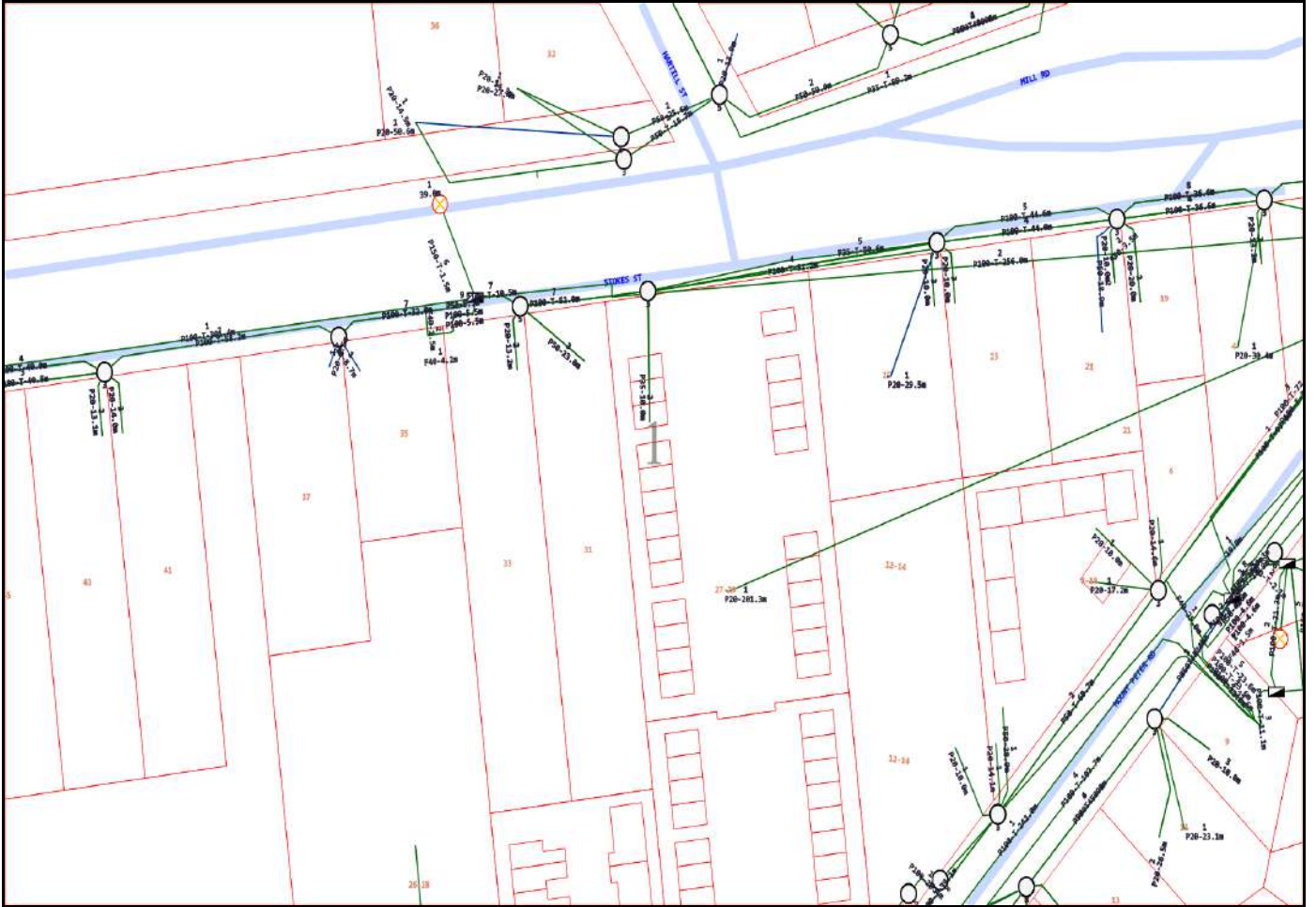




LEGEND



	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

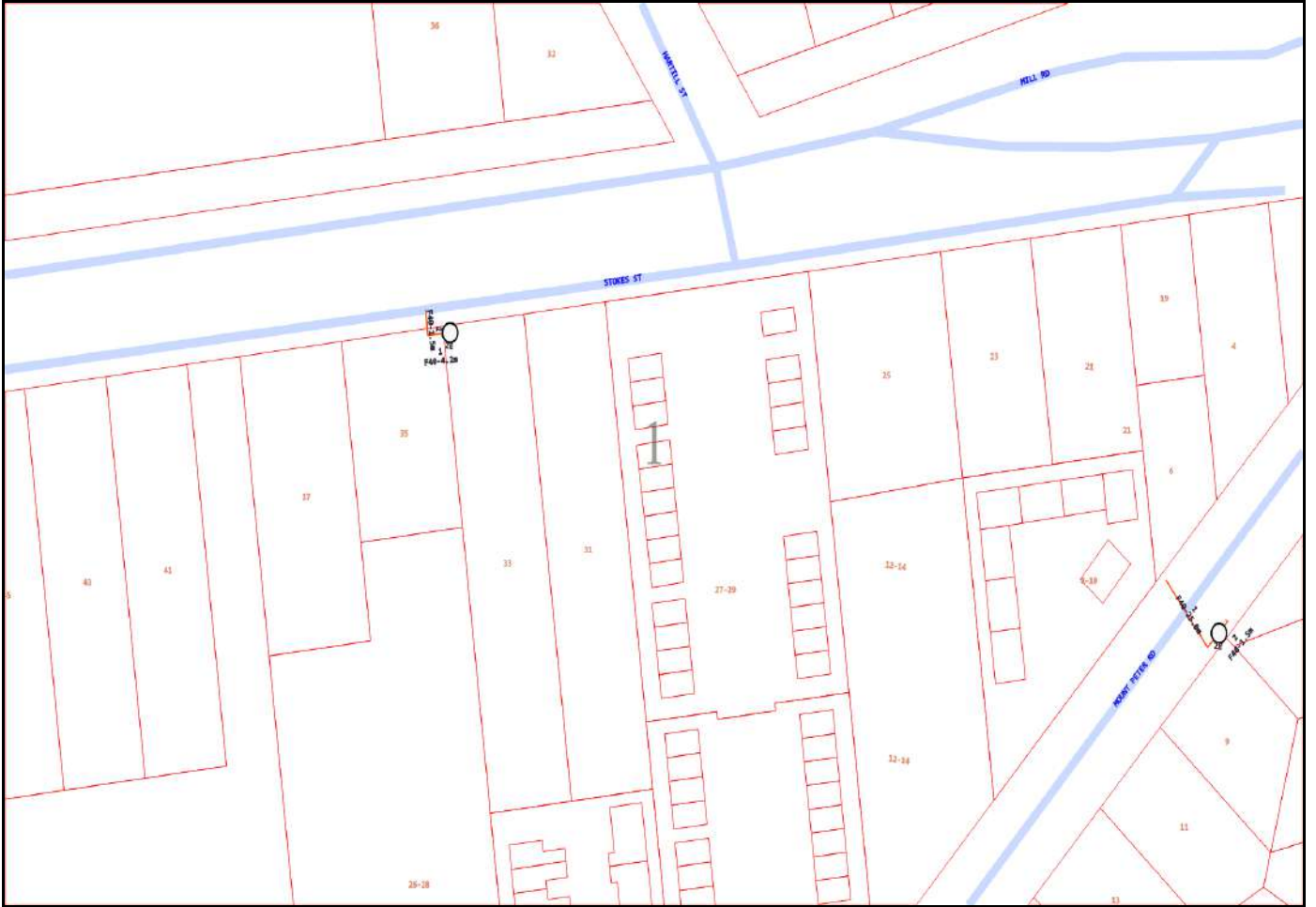
You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.



LEGEND

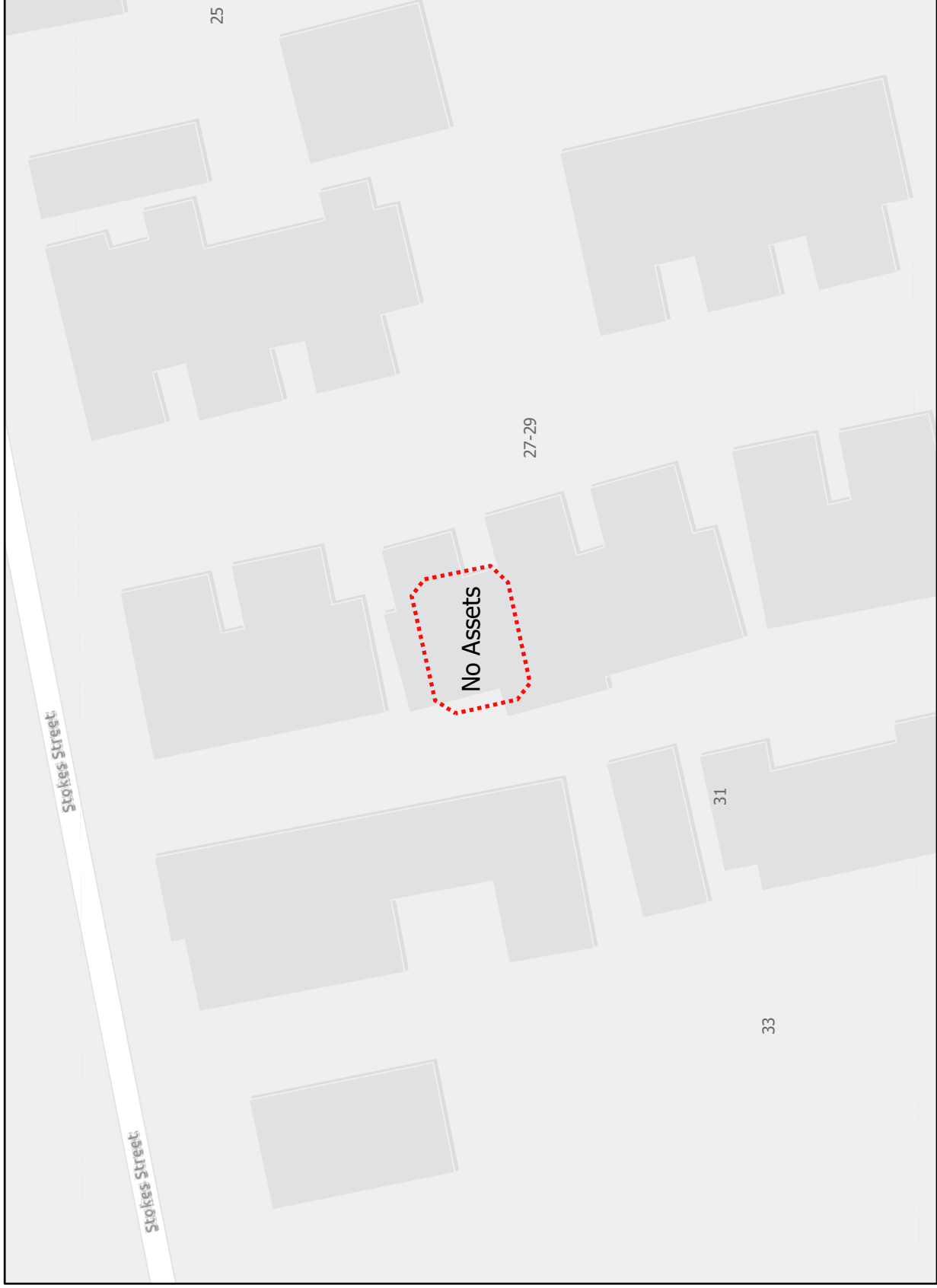


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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

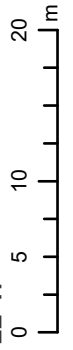


Legend

 BYDA Enquiry

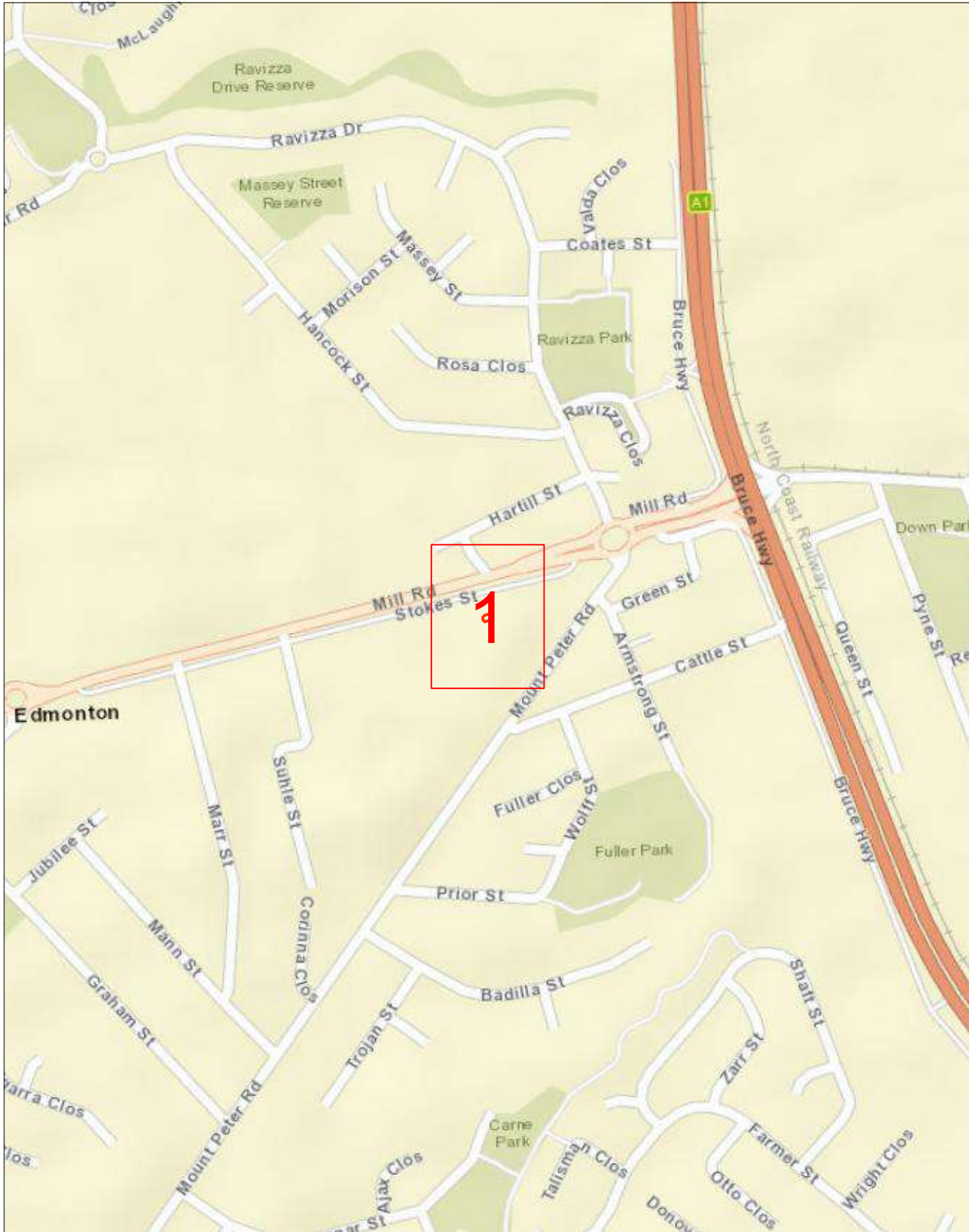
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Disclaimer: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, Cairns Regional Council shall not have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



Site 5/27-29 STOKES ST
Address: EDMONTON
QLD 4869

Sequence 272132734
Number:



Scale 1: 6000

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



Enquiry Area

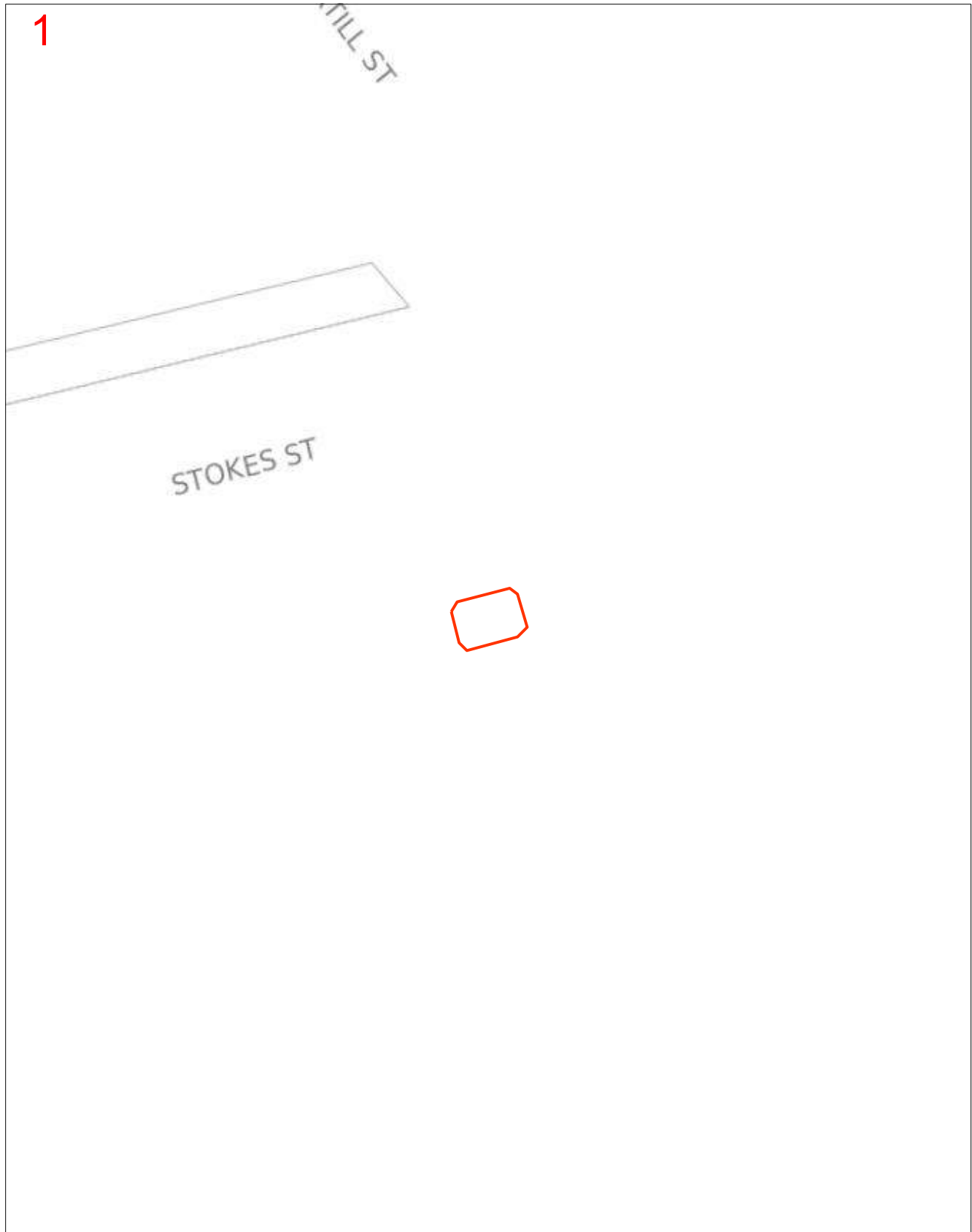


Map Key Area



Site 5/27-29 STOKES ST
Address: EDMONTON
QLD 4869

Sequence 272132734
Number:



Scale 1: 700

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



Enquiry Area



Map Key Area



Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

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

PIPE LEGEND: SPECIAL DESIGNATION

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

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

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

OBJECT SYMBOLS

Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service ^A	
Gas connected property		CP rectifier terminal			

^AA live gas service terminated underground within the property boundary, available for future extension to the gas meter.

PIPE CODE AND MATERIAL

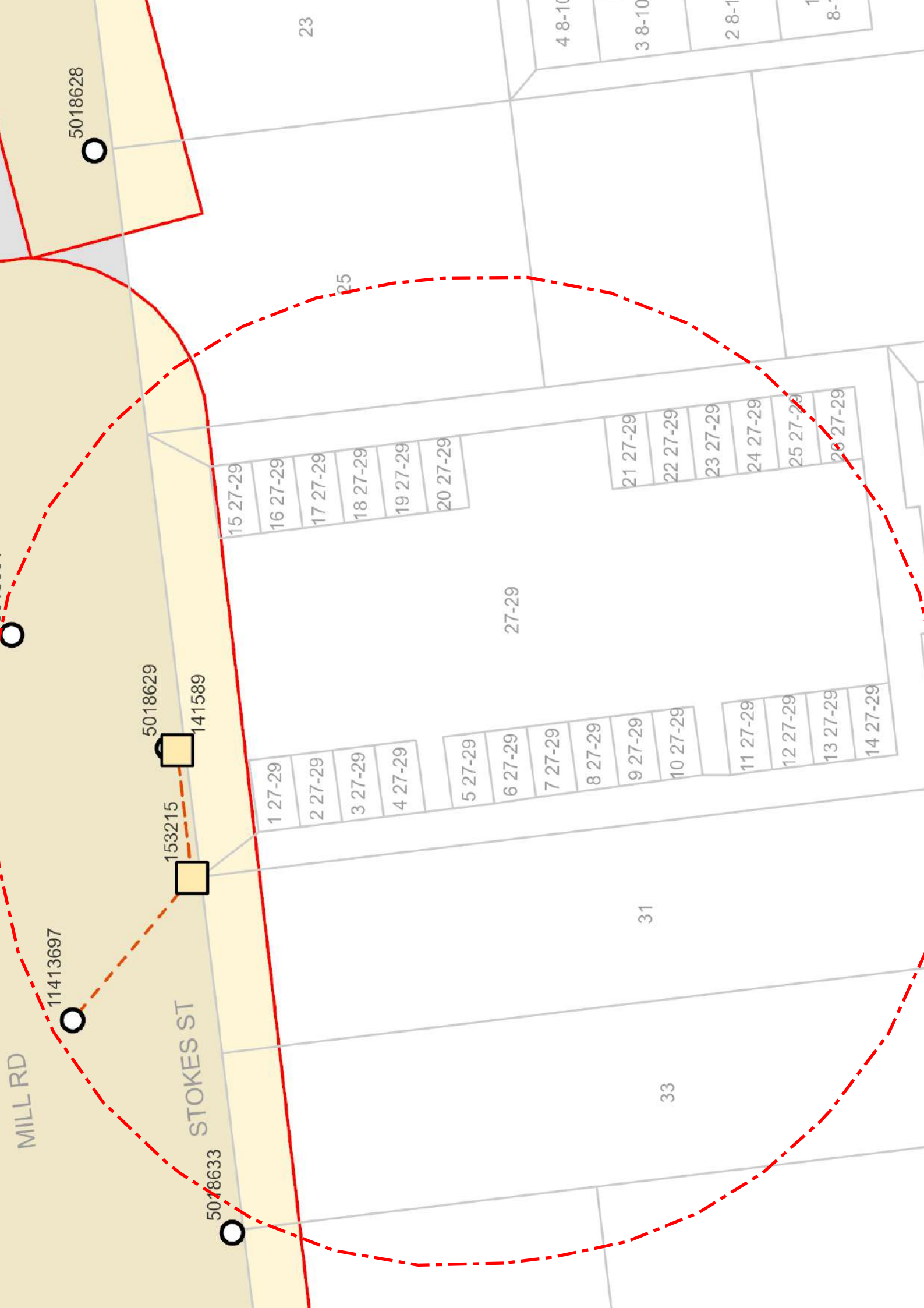
P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

INTERPRETATION EXAMPLE

	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	Medium pressure, 63 mm steel

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

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



MILL RD

STOKES ST

11413697

5018628

5018629

153215

141589

5018633

15 27-29
16 27-29
17 27-29
18 27-29
19 27-29
20 27-29

1 27-29
2 27-29
3 27-29
4 27-29

5 27-29
6 27-29
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27-29

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33

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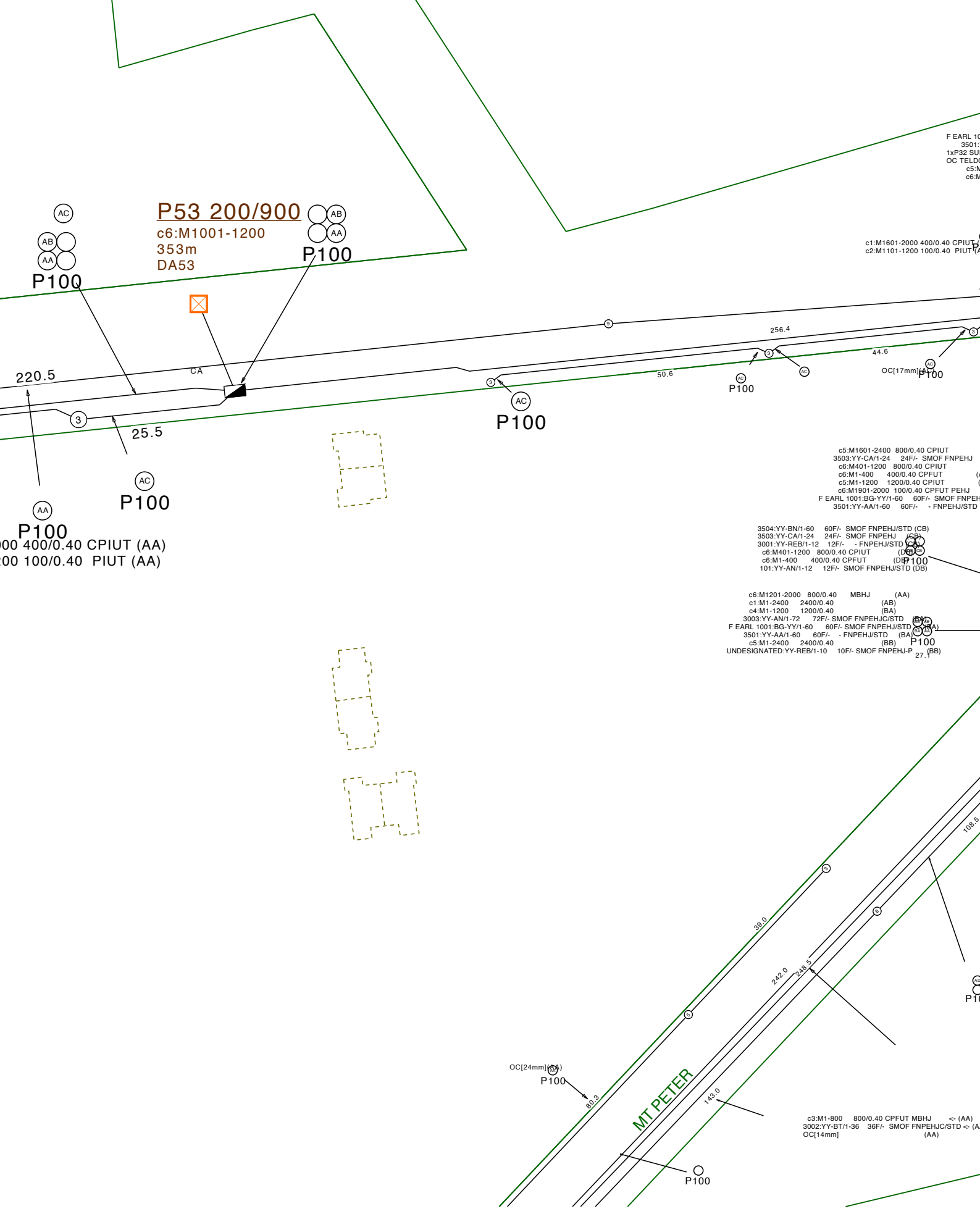
25

4 8-10

3 8-10

2 8-1

1 8-



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

Sequence Number: 272132736

TELSTRA LIMITED A.C.N. 086 174 781

CAUTION: Fibre optic and/ or major services
 present in plot area. Please read the plan carefully
 Care and contact InfraCo Plan Services

Dealing Number



OFFICE USE ONLY

Privacy Statement

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

1. Nature of request Request to record new community management statement for the Body Corporate for Southmore community titles scheme 17739	Lodger (Name, address, E-mail & phone number) BodyCorp101 PO Box 588 Earville QLD 4870 Ph 07 40337768	Lodger Code CS180
--	--	-----------------------------

2. Lot on Plan Description COMMON PROPERTY OF SOUTHMORE CTS 17739	Title Reference 50029689
---	------------------------------------

3. Registered Proprietor/State Lessee BODY CORPORATE FOR SOUTHMORE COMMUNITY TITLES SCHEME 17739
--

4. Interest NOT APPLICABLE

5. Applicant BODY CORPORATE FOR SOUTHMORE COMMUNITY TITLES SCHEME 17739

6. Request

I hereby request that: the new community management statement deposited herewith which amends schedule C and E of the existing community management statement, be recorded as the community management statement for Southmore community titles scheme 17739.

7. Execution by applicant



Execution Date

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

Applicant's or Solicitor's Signature

[Handwritten Signature]
CHARLES PERLSON
SECRETARY

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

Office use only
CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name of community titles scheme SOUTHMORE COMMUNITY TITLES SCHEME 17739	2. Regulation module STANDARD
--	---

3. Name of body corporate BODY CORPORATE FOR SOUTHMORE COMMUNITY TITLES SCHEME 17739
--

4. Scheme land	
Lot on Plan Description	Title Reference
COMMON PROPERTY OF SOUTHMORE COMMUNITY TITLES SCHEME	50029689
LOT 1 ON BUP 101301	50029690
LOT 2 ON BUP 101301	50029691
LOT 3 ON BUP 101301	50029692
LOT 4 ON BUP 101301	50029693
LOT 5 ON BUP 101301	50029694
LOT 6 ON BUP 101301	50029695
LOT 7 ON BUP 101301	50029696
LOT 8 ON BUP 101301	50029697
LOT 9 ON BUP 101301	50029698
LOT 10 ON BUP 101301	50029699
LOT 11 ON BUP 101301	50029700
LOT 12 ON BUP 101301	50029701
LOT 13 ON BUP 101301	50029702
LOT 14 ON BUP 101301	50029703
LOT 15 ON BUP 101301	50029704
LOT 16 ON BUP 101301	50029705
LOT 17 ON BUP 101301	50029706
LOT 18 ON BUP 101301	50029707
LOT 19 ON BUP 101301	50029708
LOT 20 ON BUP 101301	50029709
LOT 21 ON BUP 101301	50029710
LOT 22 ON BUP 101301	50029711
LOT 23 ON BUP 101301	50029712
LOT 24 ON BUP 101301	50029713
LOT 25 ON BUP 101301	50029714
LOT 26 ON BUP 101301	50029715

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

first community management statement only

7. Local Government community management statement notation
NOT APPLICABLE PURSUANT TO S60(6) OF THE BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997

.....signed

name and designation

name of Local Government

8. Execution by original owner/Consent of body corporate



Execution Date

Handwritten signature and the word 'SECRETARY' written below it.

*Execution

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

Privacy Statement

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

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
LOT 1 ON BUP 101301	1	1
LOT 2 ON BUP 101301	1	1
LOT 3 ON BUP 101301	1	1
LOT 4 ON BUP 101301	1	1
LOT 5 ON BUP 101301	1	1
LOT 6 ON BUP 101301	1	1
LOT 7 ON BUP 101301	1	1
LOT 8 ON BUP 101301	1	1
LOT 9 ON BUP 101301	1	1
LOT 10 ON BUP 101301	1	1
LOT 11 ON BUP 101301	1	1
LOT 12 ON BUP 101301	1	1
LOT 13 ON BUP 101301	1	1
LOT 14 ON BUP 101301	1	1
LOT 15 ON BUP 101301	1	1
LOT 16 ON BUP 101301	1	1
LOT 17 ON BUP 101301	1	1
LOT 18 ON BUP 101301	1	1
LOT 19 ON BUP 101301	1	1
LOT 20 ON BUP 101301	1	1
LOT 21 ON BUP 101301	1	1
LOT 22 ON BUP 101301	1	1
LOT 23 ON BUP 101301	1	1
LOT 24 ON BUP 101301	1	1
LOT 25 ON BUP 101301	1	1
LOT 26 ON BUP 101301	1	1
TOTALS	26	26

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

NOT APPLICABLE

SCHEDULE C BY-LAWS

1. Definition and Interpretations

In these bylaws each of the expressions bears the meaning set opposite:-

"BCCMA" means the Body Corporate and Community Management Act 1997;

"Scheme" means the Southmore Community Titles Scheme 17739 to be subject to this Statement.

"Body Corporate" means the Body Corporate constituted upon establishment of the Scheme, including its servants and agents;

"Committee" means the committee of the Body Corporate, constituted pursuant to the BCCMA;

"Common Property" means the scheme land that is not included in a lot;

"CMS" means the Community Management Statement governing the scheme;

"Building" means the building the subject of the Scheme, and any other fixed structure upon the Common Property;

"Lot" means a lot in the Scheme;

"Occupier" means the person lawfully occupying (or entitled to occupy) a Lot at any relative time, including (without limitation) any tenant or invitee (other than a trespasser);

"Proprietor" means the owner of a Lot, and any other person claiming under or through the owner, including (without limitation) any tenant or invitee (other than a trespasser).

"Contractor" means any person engaged by or on behalf of the Body Corporate to perform work or provide services for the benefit of the Scheme.

1.1. In these by-laws, the following applies:-

A reference to the singular includes a reference to the plural and vis versa;

A reference to one gender includes all other genders;

A person includes a corporation;

An occupier of a lot includes the owner of the lot; and

Headings and paragraph numbers are for convenience only and do not affect the interpretation of these by-laws.

2. Application of by-laws

2.1. The proprietor or occupier of a lot is responsible for ensuring that any person the proprietor or occupier invites onto the Scheme land (for example children, visitors, contractors, tenants, and licensees) complies with these by-laws.

3. Use of lots

3.1. Lots may only be used for residential purposes.

3.2. A proprietor or occupier of a lot shall not use his lot for any purpose which may be illegal or injurious to the reputation of the parcel.

4. Noise and Nuisances

4.1. Without limiting any section of the BCCMA, the proprietor or occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.

4.2. In the event of any unavoidable noise or nuisance on any Lot at any time the proprietor or occupier of a lot will take all reasonable means to minimize disturbance to other proprietors or occupiers or persons lawfully using the Common Property by closing all doors, windows, and other openings in the external walls of the Lot and taking such steps as are within his power for the same purpose.

5. Behaviour of invitees

5.1. A Proprietor or Occupier of a Lot shall take reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of another Proprietor or Occupier of another lot or of any person lawfully using common property inclusive of Swimming Pool area.

6. Vehicles

6.1. Save where a By-law authorises him or her to do so, a Proprietor or Occupier of a Lot shall not park or stand any motor or other vehicle (including trailers, boats or motor bikes) upon Common Property except with the consent in writing of the Body Corporate.

6.2. A Proprietor or Occupier of a Lot shall ensure that his invitee's vehicles are parked in the visitors' parking bays and shall use such areas only for its intended purpose of casual parking.

6.3. The Proprietor or Occupier of a Lot shall not:-

6.3.1. park a vehicle, or allow a vehicle to stand, in a regulated parking area; or

6.3.2. without the approval of the body corporate, park a vehicle, or allow a vehicle to stand, on any other part of the common property; or

6.3.3. permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, other than in a regulated parking area; or

6.3.4. permit an invitee with a vehicle (truck/bus/heavy weight vehicle) with a weight in excess of 5 tonne to enter the common property.

6.4. The body corporate may cancel the approval by giving 7 days written notice to the occupier.

6.4.1. An approval under subsection (1) must state the period for which it is given.

6.5. In this section, regulated parking area means an area of scheme land designated as being available for use, by invitees of occupiers of lots included in the scheme, for parking vehicles.

6.6. A Proprietor or Occupier of a Lot shall not permit the riding or use of:-

6.6.1. bikes (except for the purposes of ingress and egress);

6.6.2. scooters, skateboards, roller blades, skates, trikes, carts or similar means of transport; on or over that part of the Common Property designated for vehicular traffic.

6.7. A Proprietor or Occupier of a Lot shall not:-

6.7.1. drive or permit to drive any motor vehicle in excess of eight (8) kilometres per hour.

6.7.2. permit any caravan, camper van or mobile home onto, over or through the Common Property or on or in any car parking space;

6.7.3. obstruct the roadways, pathways and drives forming part of the common property at any time.

6.8. A Proprietor or Occupier shall take all reasonable steps to ensure that:

6.8.1. any motor or other vehicle must not park or stand so as to obstruct or unreasonably monopolise the regulated parking area;

6.8.2. a Proprietor or Occupier does not monopolise the regulated parking area to the detriment of other Proprietors or Occupiers of lots.

7. Obstruction

7.1. The occupier of a lot must not obstruct the lawful use of the common property by any person.

8. Damage to lawns etc. on common property

8.1. A Proprietor or Occupier of a Lot shall not:-

8.1.1. damage any lawn, garden tree, shrub, plant or flower being part of or situated upon common property; or

8.1.2. except with the consent in writing of the body corporate, use for his own purposes as a garden any portion of the common property.

8.1.3. Occupiers are encouraged to develop and beautify their unit's adjacent common area for the betterment of the complex.

8.2. An approval under subsection (1) must state the period for which it is given.

8.3. However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

9. Garbage Disposal

9.1. A Proprietor or Occupier of a Lot must:-

9.1.1. comply with all local government local laws about disposal of garbage;

9.1.2. ensure that the Proprietor or Occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the Proprietor or Occupier of the other Lots; and

9.1.3. ensure all garbage from a lot is kept in the confines of the unit prior to disposing into the Scheme's waste removal systems.

10. Storage of flammable materials

10.1. A Proprietor or Occupier of a Lot must not, except with the body corporate's written approval, store a flammable liquid or gas or other flammable material on his Lot unless the substance is being used or intended to be used for domestic purposes.

10.2. This by-law does not restrict the storage of fuel in:-

10.2.1. the fuel tank of a vehicle, boat or internal combustion engine; or

10.2.2. a tank kept in a vehicle or boat which the fuel is stored under the requirements of the law regulating the storage of flammable liquids.

11. Keeping of animals

11.1. A Proprietor or Occupier of a lot shall not without the body corporate's written approval:-

11.1.1. bring or keep an animal on the lot or the common property;

11.1.2. or permit an invitee to bring or keep an animal on the lot or the common property.

11.2. The Body Corporate may grant permission and this section outlines the conditions for the continued occupation of a pet in the Scheme. Application by a Proprietor and the Occupier of a lot must first:-

11.2.1. seek written approval from the Body Corporate BEFORE the animal is brought onto the Lot or Common Property.

11.2.2. seek written approval from the Proprietor and Occupier of lots either side of the lot making the application before the animal is brought onto the site. In the case of Lots 1, 4, 5, 10, 11, 14, 15, 20, 21 and 26 only the neighbouring unit need apply.

11.3. If a Proprietor and the Occupier of a lot is requesting permission for occupation of a cat then the cat, if permission is granted, must wear a collar with an audible bell attached when that cat is outside the confines of the Lot.

11.4. If a Proprietor and the Occupier of a lot is requesting permission for occupation of a dog the following conditions will apply if permission is granted:

11.4.1. The dog will be a small breed, up to and including 5 kilograms in weight.

11.4.2. The Proprietor and the Occupier of a lot requesting permission for occupancy will ensure the dog is housed within the Lot or in the area commonly described as the patio area at the back of each unit. The animal is not to be housed in the front carport area or the Common Property. (The carport area is exclusive use area for vehicle/s only).

11.4.3. The Proprietor and the Occupier of a lot requesting permission for occupancy will give written documentation of how they will ensure there will be no audible nuisance by the animal to any other occupier of the Scheme.

11.4.4. The Proprietor and the Occupier of a lot requesting permission for occupancy will give written documentation that animal waste will be disposed of and any mess created by the animal will be immediately cleaned and any damage done to the Scheme rectified. Any Kitty Litter and/or similar type substances is not to be deposited onto the gardens or any other area of the common property.

11.4.5. The Proprietor and the Occupier of a lot requesting permission for occupancy will give documentation showing proof the female pet has been de-sexed.

11.4.6. The Proprietor and the Occupier of a lot requesting permission for occupancy will ensure the dog is on a lead while walking within the common property of the Scheme.

11.5. The Body Corporate reserves the right to revoke the occupation of the animal any time by a majority vote by the Committee of the Scheme and this decision is final.

12. Recreation Areas

12.1. A Proprietor or Occupier of a Lot will ensure the outdoor recreation areas shall not be used between the hours of 10 pm and 6 am.

13. Pool Rules

13.1. A Proprietor or Occupier of a Lot must ensure tenant, guests, servants, employees and agents observe the Scheme Pool Rules:

13.2. Pool Hours are 6 am to 10 pm but can be changed at the discretion of the committee. Any intolerable noise or disturbances will force the Body Corporate Committee to enforce shorter Pool Hours.

13.3. Use of Pool is for residents and their guests within reason. (Guests must be accompanied by residents). The occupants of each lot are permitted no more than four (4) guests in the pool or pool area at any one time.

13.4. ALL CHILDREN UNDER THE AGE OF 12 YEARS MUST BE ACCOMPANIED BY AN ADULT WHILST IN THE POOL AREA.

13.5. No bottles and glasses are permitted in the pool area.

13.6. Pool Filter is not to be operated or used except by authorised persons

13.7. NO DIVING, JUMPING, or RUNNING into or around pool areas.

13.8. Gates must be kept closed at all times.

13.9. Consumption of alcohol is banned within the pool and its surrounds.

13.10. No animals, especially dogs and cats are allowed into the pool and/or its immediate surrounds.

14. Right of Entry

14.1. A Proprietor or Occupier of a Lot shall, on receiving reasonable notice from the Body Corporate Committee, allow the Body Corporate Committee or any of its contractors, sub-contractors, workmen, or other persons authorised by it, right of access to his Lot for the purpose of carrying out works or effecting repairs to fences, mains, pipes, wires, water connections, sewerage connections, drainage, gas, electricity, telephone, and other systems or services whether to his Lot or any joining Lot.

15. Instructions to Contractors.

15.1. A Proprietor or Occupier of a Lot shall not directly instruct any contractor or workman employed by the Body Corporate Committee unless expressly authorised to do so.

16. Damage to common property

16.1. A Proprietor or Occupier of a Lot shall not, mark, paint, drive nails, screws or other objects into, drill holes or otherwise damage or deface a structure that forms part of the common property, except with the consent in writing of the body corporate, but this by-law does not prevent a proprietor or person authorised by him from installing-

16.1.1. any locking or other safety device for protection of his lot against intruders: or

16.1.2. any security screen or other device to prevent entry of animals or insects upon his lot

16.2. Provided that the locking or other safety device, or as the case may be, screen or other device is constructed in a workman-like manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the amenity of the building and is consistent with the colour, style and materials of the building.

16.3. The Proprietor of a lot must keep a device installed under subsection (2) in good order and repair.

17. Appearance of lot

17.1. The occupier of a lot shall not, except with the consent in writing of the body corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like manner on any part of his lot in such a way as to be visible from the outside the building.

17.2. The Body Corporate Committee will listen sympathetically to any request for permission to install special decorations at Christmas and Halloween however, said decorations must be tasteful and not denigrate the appearance of the common property. Decorations must be removed within one (1) week of the event.

17.3. No clothes lines are to be erected (permanently or temporarily) in the exclusive use carport.

18. Depositing of rubbish etc. on the common property.

18.1. A Proprietor or Occupier of a Lot a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

19. Notice of accident or defect in water-pipes, etc.

19.1. A Proprietor or Occupier of a Lot will give the body corporate prompt notice of any accident to or defect in the water-pipes, electric installations or fixtures which comes to his or her knowledge and the body corporate has the authority,

having regard to all circumstances, to examine or make such repairs or renovations as it deems necessary for the safety and preservation of any property that is part of the Scheme.

20. Use of water apparatus

20.1. The water closets, conveniences and other water apparatus, including waste pipes and drains, must not be used for any purpose other than those for which they were constructed, and no sweepings or rubbish or other unsuitable substances shall be deposited therein.

20.2. Any damage or blockage resulting to such water apparatus, waste pipes and drains from misuse or negligence will be borne by the occupier where damage or blockage was caused by-

20.2.1. his or her own actions; or

20.2.2. actions of members of his or her household or his or her servants, agents, tenants or guests.

21. Exclusive use of Common Property

21.1. The Proprietor and the Occupier of a lot for the time being of each lot identified in Schedule E shall be entitled to the exclusive use for themselves for the purpose of parking registered vehicles only in the area commonly known as the carport in the undercover area at the front of each lot.

21.2. The owners for the time being of the lots identified in Schedule E shall be entitled to the exclusive use and enjoyment of an area immediately adjoining his or her lot, fenced, as identified in Schedule E commonly known the Courtyard, which is located at the rear of the Lot.

21.3. The Exclusive use areas must be kept clean of all garden refuse, rubbish, car parts, and building waste. Carports are to be kept free of weeds and oil stains etc. Any large trees or other shrubs must be maintained and lopped on a regular basis so they do not interfere with the adjacent courtyards or adjoining properties.

21.4 Reasonable use of the car space is allowable for storage of items such as bikes, shoes, pot plants and seating.

22. No structural Alteration

22.1. No structural alteration is to be made to any Lot without the written consent of the Body Corporate.

23. Renovation of a Lot

23.1. Any renovations or other works in respect of any Lot must comply with the following:-

23.1.1. All relevant permits (if any) to be obtained from all relevant authorities in compliance with regulations and By-Laws;

23.1.2. The Body Corporate By-Laws to be adhered to during the course of any works;

23.1.3. Any damage to Common Property during the course of any works to be rectified by the Owner;

23.1.4. No load bearing walls or supports to be removed or interfered with, without written consent of the Body Corporate;

23.2. The Body Corporate shall be entitled to request inspections and copies of such plans and specifications

24. Air-conditioning

24.1. The Proprietor of a Lot is granted permission to install air conditioners in their unit providing such air-conditioning unit be of a split-system type only. The following applies to the installation of air conditioners:-

24.1.1. In respect of a split-system, The Proprietor shall apply in writing, with a plan of the positioning of the compressor, to the Body Corporate and must not be installed unless approval in writing by the Body Corporate Committee has been received.

24.2. The Proprietor shall reinstate the unit and common property to the original condition should any damage occur in installation or removal of such air-conditioning.

25. Pay TV Aerials

25.1. Permission is granted to the Proprietor of a lot to install Pay TV providing there is no more than one (1) aerial per unit block. (Eg One (1) aerial per units 1 – 4, one (1) aerial per units 4 – 10, one (1) aerial per units 11 – 14, one (1) aerial per units 15 – 20), one (1) aerial per units 21 - 26 and provided:

25.1.1. the cost of installation is at the Proprietors costs and not the Body Corporate.

25.1.2. the positioning of the aerial be approved in writing by the Body Corporate Committee.

25.1.3. the Proprietor shall reinstate the unit and common property to the original condition should any damage occur in installation or removal of such aerial.

26. Pergola constructions in rear courtyard

26.1. Permission is granted to the Proprietor of a lot to erecting pergolas or shade sails to the exclusive use area known as the courtyard provided:-

26.1.1. the said pergolas or shade sails are designed and installed for ease of removal for painting the exterior of the units.

26.1.2. the cost of installation is at the Proprietor's costs and not the Body Corporate.

26.1.3. the positioning of the pergolas and shade cloths is approved in writing by the Body Corporate Committee.

26.1.4. the works are carried out by a qualified tradesman.

26.1.5. the colours of the structure blend into the colour scheme of the complex.

26.2. The Proprietor shall reinstate the unit and common property to the original condition should any damage occur in installation or removal of such pergolas and shade cloths.

26.3. The Proprietor shall at his cost remove and reinstate the pergola for the purpose of repairs to the Scheme buildings as required by the Body Corporate.

27. Recovery of Cost of Damages

27.1. Where the Body Corporate expends money to make good damage caused by a breach of the Act or of these By-Laws by a proprietor or their tenant, guests, servants, employees, agents, invitees or licensees of the proprietor, the Body Corporate Committee shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the proprietor of the unit at the time when the breach occurred.

28. Recovery of Legal Costs and Other Monies

28.1. The Proprietor shall pay on demand the whole of the Body Corporate's costs and expenses (including solicitor and own client costs) such amount deemed to be a liquidated debt due in recovering levies or moneys duly levied upon that person by the Body Corporate pursuant to the BCCMA.

29. Letting of a Lot

29.1. A Proprietor shall exhibit a copy of these by-laws (or a précis thereof approved by the body corporate) in a prominent place in his lot if the lot is made available for letting.

29.2. A Proprietor shall have an agreement with their tenants or occupiers and have the by-laws included in any such agreements

30. House Rules

30.1. The committee may make rules relating to the Common Property not inconsistent with these By-Laws. Those rules shall be observed by the Proprietors, Occupiers and their invitees until disallowed, varied or revoked by majority resolution at a general meeting of the Body Corporate.

31. Indemnity

31.1. The Proprietor of a Lot must jointly and severally indemnify and keep indemnified the body corporate from and against all actions, claims, demands, losses, damages, costs and expenses that the body corporate may sustain or incur or for which the body corporate may become liable in respect of or arising from any loss, damage or injury to property or persons that occurs on or near the Scheme land and that is caused or contributed to by any neglect or breach of any duty on the part of such Proprietors or Occupiers.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

NOT APPLICABLE

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

LOT ON PLAN	EXCLUSIVE USE AREA	PURPOSE
LOT 1 ON BUP 101301	Area 1a on Sketch Marked A	Courtyard
LOT 2 ON BUP 101301	Area 2a on Sketch Marked A	Courtyard
LOT 3 ON BUP 101301	Area 3a on Sketch Marked A	Courtyard
LOT 4 ON BUP 101301	Area 4a on Sketch Marked A	Courtyard
LOT 5 ON BUP 101301	Area 5a on Sketch Marked A	Courtyard
LOT 6 ON BUP 101301	Area 6a on Sketch Marked A	Courtyard
LOT 7 ON BUP 101301	Area 7a on Sketch Marked A	Courtyard
LOT 8 ON BUP 101301	Area 8a on Sketch Marked A	Courtyard
LOT 9 ON BUP 101301	Area 9a on Sketch Marked A	Courtyard
LOT 10 ON BUP 101301	Area 10a on Sketch Marked A	Courtyard
LOT 11 ON BUP 101301	Area 11a on Sketch Marked A	Courtyard
LOT 12 ON BUP 101301	Area 12a on Sketch Marked A	Courtyard
LOT 13 ON BUP 101301	Area 13a on Sketch Marked A	Courtyard
LOT 14 ON BUP 101301	Area 14a on Sketch Marked A	Courtyard
LOT 15 ON BUP 101301	Area 15b on Sketch Marked A	Courtyard
LOT 16 ON BUP 101301	Area 16b on Sketch Marked A	Courtyard
LOT 17 ON BUP 101301	Area 17b on Sketch Marked A	Courtyard
LOT 18 ON BUP 101301	Area 18b on Sketch Marked A	Courtyard
LOT 19 ON BUP 101301	Area 19b on Sketch Marked A	Courtyard
LOT 20 ON BUP 101301	Area 20b on Sketch Marked A	Courtyard

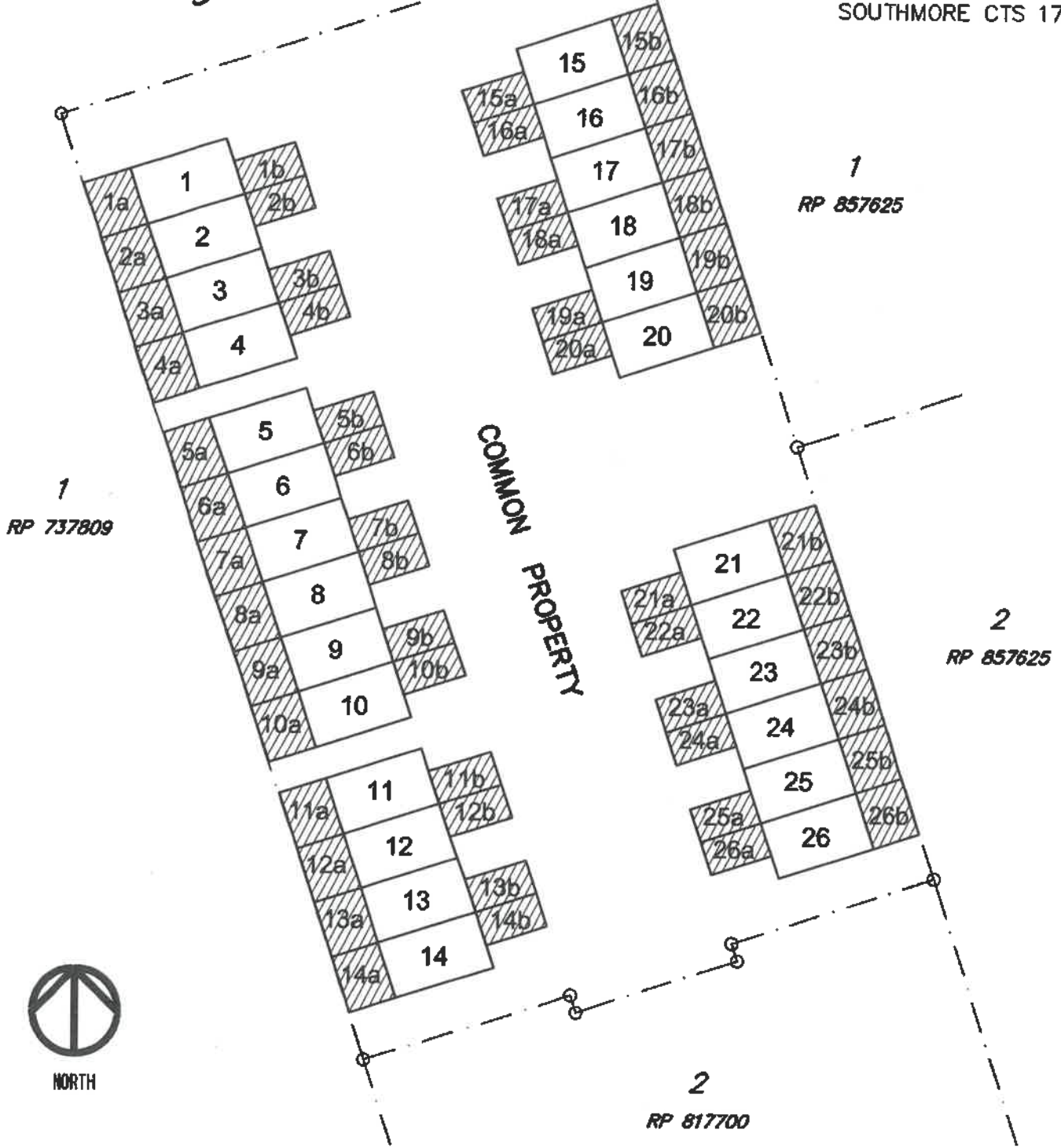
LOT 21 ON BUP 101301	Area 21b on Sketch Marked A	Courtyard
LOT 22 ON BUP 101301	Area 22b on Sketch Marked A	Courtyard
LOT 23 ON BUP 101301	Area 23b on Sketch Marked A	Courtyard
LOT 24 ON BUP 101301	Area 24b on Sketch Marked A	Courtyard
LOT 25 ON BUP 101301	Area 25b on Sketch Marked A	Courtyard
LOT 26 ON BUP 101301	Area 26b on Sketch Marked A	Courtyard
LOT 1 ON BUP 101301	Area 1b on Sketch Marked A	Carport
LOT 2 ON BUP 101301	Area 2b on Sketch Marked A	Carport
LOT 3 ON BUP 101301	Area 3c on Sketch Marked A	Carport
LOT 4 ON BUP 101301	Area 4d on Sketch Marked A	Carport
LOT 5 ON BUP 101301	Area 5b on Sketch Marked A	Carport
LOT 6 ON BUP 101301	Area 6b on Sketch Marked A	Carport
LOT 7 ON BUP 101301	Area 7b on Sketch Marked A	Carport
LOT 8 ON BUP 101301	Area 8b on Sketch Marked A	Carport
LOT 9 ON BUP 101301	Area 9b on Sketch Marked A	Carport
LOT 10 ON BUP 101301	Area 10b on Sketch Marked A	Carport
LOT 11 ON BUP 101301	Area 11b on Sketch Marked A	Carport
LOT 12 ON BUP 101301	Area 12b on Sketch Marked A	Carport
LOT 13 ON BUP 101301	Area 13b on Sketch Marked A	Carport
LOT 14 ON BUP 101301	Area 14b on Sketch Marked A	Carport
LOT 15 ON BUP 101301	Area 15a on Sketch Marked A	Carport
LOT 16 ON BUP 101301	Area 16a on Sketch Marked A	Carport
LOT 17 ON BUP 101301	Area 17a on Sketch Marked A	Carport
LOT 18 ON BUP 101301	Area 18a on Sketch Marked A	Carport
LOT 19 ON BUP 101301	Area 19a on Sketch Marked A	Carport
LOT 20 ON BUP 101301	Area 20a on Sketch Marked A	Carport
LOT 21 ON BUP 101301	Area 21a on Sketch Marked A	Carport
LOT 22 ON BUP 101301	Area 22a on Sketch Marked A	Carport
LOT 23 ON BUP 101301	Area 23a on Sketch Marked A	Carport
LOT 24 ON BUP 101301	Area 24a on Sketch Marked A	Carport
LOT 25 ON BUP 101301	Area 25a on Sketch Marked A	Carport
LOT 26 ON BUP 101301	Area 26a on Sketch Marked A	Carport

-A-

STOKES STREET

AREAS OF EXCLUSIVE USE
LOT 1 ON RP 817700

BODY CORPORATE for
SOUTHMORE CTS 17739



NOTE: All exclusive use areas are bounded by structural elements.

I, Kevin Stoter, certify that the details shown on this sketch are correct.

Signed: *[Signature]*
Date: 5.9.17

 EXCLUSIVE USE AREAS

EXCLUSIVE USE AREAS IDENTICAL ALL UNITS:

CARPORTS	COURTYARDS
15.4 m ²	20 m ²

SCALE 1:500

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 07/05/2026

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

Southmore

CTS No. **17739**

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: **Jason Anton**

Company: **BodyCorp101**

Phone:

Email: **enquiries@bodycorp101.com**

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: **5**

Plan type and number: **101301**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Standard

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

Yes

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

listed in the community management statement

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: **26**

Interest schedule

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

Total interest schedule lot entitlements for all lots: **26**

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 **5** for the current financial year: \$ **2,230.77**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/12/25 to 28/02/26	01/12/25	555.00	555.00	02/12/25
01/03/26 to 31/05/26	01/03/26	555.00	555.00	04/02/26
01/06/26 to 31/08/26	01/06/26	560.38	560.38	
01/09/26 to 30/11/26	01/09/26	560.39	560.39	
01/12/26****28/02/27	01/12/26	575.00	575.00	
01/03/27****31/05/27	01/03/27	575.00	575.00	

Amount overdue **(\$448.53)**
 Amount Unpaid including amounts billed not yet due **\$111.85**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **5** for the current financial year: \$ **1,200.00**
 Number of instalments: **4** (outlined below)
 Discount for on-time payments (if applicable): **0** %
 Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/12/25 to 28/02/26	01/12/25	300.00	300.00	02/12/25
01/03/26 to 31/05/26	01/03/26	300.00	300.00	21/01/26
01/06/26 to 31/08/26	01/06/26	300.00	300.00	
01/09/26 to 30/11/26	01/09/26	300.00	300.00	
01/12/26****28/02/27	01/12/26	300.00	300.00	
01/03/27****31/05/27	01/03/27	300.00	300.00	
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	\$300.00

Special contributions - Administrative Fund (IF ANY)

Date determined: **27/02/26** (Access the body corporate records for more information).
 Total amount of contributions (before any discount) **Nil**
 Number of instalments: **0** (outlined below)
 Discount for on-time payments (if applicable): **0** %
 Monthly penalty for overdue contributions (if applicable): **2.50** %

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

Special contributions - Sinking Fund (IF ANY)

Date determined: (Access the body corporate records for more information).
 Total amount of contributions (before any discount) **Nil**
 Number of instalments: **0** (outlined below)
 Discount for on-time payments (if applicable): **0** %
 Monthly penalty for overdue contributions (if applicable): **2.50** %

Due date	Amount due	Amount due if discount applied	Paid
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	Amount overdue	Nil
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	Amount Unpaid including amounts billed not yet due	Nil
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Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
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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	(\$448.53)
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue <small>(Total Amount Unpaid including not yet due \$411.85)</small>	(\$448.53)

(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?

No

Current sinking fund balance (as at date of certificate): \$ 99,950.21

Improvements to common property the lot owner is responsible for

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

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

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
CCTV System	Plant and Machinery	30/05/24	Troy Cummings Locksmiths	\$0.00	\$0.00	\$5,947.73
Pool Hand Rail	Plant and Machinery	29/06/24	Allan's Pool Shop	\$0.00	\$0.00	\$2,268.00
Pool Pump	Plant and Machinery	24/06/25	Allan's Pool Supplies	\$0.00	\$0.00	\$2,250.00
Chlorinator	Plant and Machinery	27/10/25	Allan's Pool Shop	\$0.00	\$0.00	\$2,458.00

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 STRATA UNIT U/W AGENCY	06S2040890	7,540,000.00	21,220.00	30/11/26	2,000 - Standard
COMMON CONTENTS STRATA UNIT U/W AGENCY	06S2040890	Included		30/11/26	2,000 - Standard
LOSS OF RENT STRATA UNIT U/W AGENCY	06S2040890	1,131,000.00		30/11/26	2,000 - Standard
PUBLIC LIABILITY STRATA UNIT U/W AGENCY	06S2040890	20,000,000.00		30/11/26	2,000 - Standard
CATASTROPHE COVER STRATA UNIT U/W AGENCY	06S2040890	1,131,000.00		30/11/26	2,000 - Standard
OFFICE BEARERS LIAB STRATA UNIT U/W AGENCY	06S2040890	1,000,000.00		30/11/26	2,000 - Standard

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
VOLUNTARY WORKERS STRATA UNIT U/W AGENCY	06S2040890	2,000 / 200,000		30/11/26	2,000 - Standard
FIDELITY GUARANTEE STRATA UNIT U/W AGENCY	06S2040890	100,000.00		30/11/26	2,000 - Standard
GOVT AUDIT COSTS STRATA UNIT U/W AGENCY	06S2040890	25,000.00		30/11/26	2,000 - Standard
WORKPLACE H&S STRATA UNIT U/W AGENCY	06S2040890	100,000.00		30/11/26	2,000 - Standard
LEGAL EXPENSES STRATA UNIT U/W AGENCY	06S2040890	50,000.00		30/11/26	2,000 - Standard
LOT OWNERS FIX & FIT STRATA UNIT U/W AGENCY	06S2040890	250,000.00		30/11/26	2,000 - Standard
MACHINERY BREAKDOWN STRATA UNIT U/W AGENCY	06S2040890	100,000.00		30/11/26	2,000 - Standard
TEMP ACCOMMODATION STRATA UNIT U/W AGENCY	06S2040890	1,131,000.00		30/11/26	2,000 - Standard

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 BodyCorp101

Positions/s held Body Corporate Manager

Date 07/05/2026

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



BODYCORP101

(07) 4033 7768

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PO Box 588 Earlville, QLD 4870

ABN: 55 402 302 653

06 March 2026

MINUTES OF THE ANNUAL GENERAL MEETING OF THE BODY CORPORATE FOR SOUTHMORE CTS 17739

The Annual General Meeting of the Body Corporate for Southmore CTS 17739 was held at the office of BodyCorp101, 5/78-80 Anderson Street, Manunda on Friday 27 February 2026 at 3:30pm.

LOTS REPRESENTED

Lot 02	by videoconference	R. Alcantara
Lot 04	by voting paper	H. Yamanaka
Lot 13	present in person	C. Woodham
Lot 14	present in person	J. Williams
Lot 17	by videoconference	K. Jensen
Lot 19	present in person	K. Bow
Lot 25	present in person	J. Smith

IN ATTENDANCE

N. Lunan BodyCorp101

COMMENCEMENT

Nicole Lunan chaired the meeting, a quorum was achieved and the meeting commenced at 3:38pm.

MOTIONS CONSIDERED

1.	CONFIRMATION OF MINUTES	ORDINARY RESOLUTION
<p>Moved that the minutes of the adjourned Extraordinary General Meeting held on 11 April 2025 be confirmed as a true and correct record of the proceedings at that meeting.</p> <p>Resolved that the motion is carried; Yes: 3 / No: 0 / Abstain: 4</p>		
2.	APPROVAL OF STATEMENT OF ACCOUNTS	ORDINARY RESOLUTION
<p>Moved that the non-audited statement of accounts for the administration and sinking funds for the year ending 30 November 2025 be approved.</p> <p>Resolved that the motion is carried; Yes: 7 / No: 0 / Abstain: 0</p>		
3.	NO AUDIT	SPECIAL RESOLUTION
<p>Moved that the body corporate's statement of accounts for the financial year 01 December 2025 to 30 November 2026 <u>not</u> be audited.</p> <p>Resolved that the motion is lost; Yes: 1 / No: 6 / Abstain: 0</p>		
4.	APPOINTMENT OF AUDITOR	ORDINARY RESOLUTION
<p>Moved that the body corporate's statement of accounts for the financial year 01 December 2025 to 30 November 2026 be audited, the proposed auditor being Kelly & Partners Accountants.</p> <p>Resolved that the motion is carried; Yes: 7 / No: 0 / Abstain: 0</p>		

5.	ADOPTION OF ADMINISTRATION FUND & FIXING CONTRIBUTIONS	ORDINARY RESOLUTION															
<p>Moved that the administrative fund budget for the period 01 December 2025 to 30 November 2026 totalling \$58,000.00 be fixed at the rate of \$2,230.77 per contribution entitlement to be levied as follows;</p>																	
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<p>And furthermore that the committee be authorised to issue an interim levy for the first two levy periods of the following financial year as follows;</p>																	
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<p>Total Number of Lot Entitlements: 26</p>																	
<p><i>Penalty interest of 2.5% per month is charged on overdue amounts in excess of 30 days.</i></p>																	
<p>Resolved that the motion is carried; Yes: 7 / No: 0 / Abstain: 0</p>																	

6.	ADOPTION OF SINKING FUND & FIXING CONTRIBUTIONS	ORDINARY RESOLUTION															
<p>Moved that the sinking fund budget for the period 01 December 2025 to 30 November 2026 totalling \$31,200.00 be fixed at the rate of \$1,200.00 per contribution entitlement to be levied as follows;</p>																	
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<p>Resolved that the motion is carried; Yes: 7 / No: 0 / Abstain: 0</p>																	

7.	CONFIRMATION OF INSURANCE	ORDINARY RESOLUTION																
<p>Moved that the insurances set out below be confirmed and that BodyCorp101 be authorised to obtain quotations and renew the insurances for the next twelve-month period unless instructed to the contrary by the committee.</p>																		
<table style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 40%;">Policy Number</td> <td>06S2040890</td> </tr> <tr> <td>Underwriter</td> <td>SUU</td> </tr> <tr> <td>Broker/Third Party</td> <td>Regional Insurance Brokers</td> </tr> <tr> <td>Period of Cover</td> <td>30 November 2025 to 30 November 2026</td> </tr> <tr> <td>Total Premium</td> <td>\$21,220.00 (previous term 20,120.33)</td> </tr> <tr> <td>Building and Common Property</td> <td>\$7,540,000.00 (Last insurable valuation 12 August 2025)</td> </tr> <tr> <td>Public liability</td> <td>\$20,000,000.00</td> </tr> <tr> <td>Standard Excess</td> <td>\$2,000.00</td> </tr> </tbody> </table>			Policy Number	06S2040890	Underwriter	SUU	Broker/Third Party	Regional Insurance Brokers	Period of Cover	30 November 2025 to 30 November 2026	Total Premium	\$21,220.00 (previous term 20,120.33)	Building and Common Property	\$7,540,000.00 (Last insurable valuation 12 August 2025)	Public liability	\$20,000,000.00	Standard Excess	\$2,000.00
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<p>Resolved that the motion is carried; Yes: 7 / No: 0 / Abstain: 0</p>																		

8.	APPOINTMENT OF BODY CORPORATE MANAGER	ORDINARY RESOLUTION – NO PROXY USE
<p data-bbox="159 302 542 336"><u>Motion 8.1 - 1 Year Term 5% Increase</u></p> <p data-bbox="159 358 1442 582">Moved that the Body Corporate engages BodyCorp101 for a term of one (1) year commencing 01 March 2026 for a fee of \$411.21 per lot per annum including GST for the purpose of providing the agreed and additional services to the body corporate, and be authorised to exercise all of the powers of the executive committee in accordance with section 119 of the Body Corporate and Community Management Act 1997, the details of which are contained in the agreement attached to this notice; and furthermore that Yvonne Todd be authorised to act as the Public Officer for the Body Corporate and to affix the body corporate seal, and the agreement be signed under seal by two committee members, or the body corporate manager on behalf of the body corporate in the presence of a witness.</p> <p data-bbox="159 604 925 638">Resolved that the motion is not-qualified; Yes: 1 / No: 6 / Abstain: 0</p> <p data-bbox="159 660 542 694"><u>Motion 8.2 - 3 Year Term 3% Increase</u></p> <p data-bbox="159 716 1442 940">Moved that the Body Corporate engages BodyCorp101 for a term of three (3) years commencing 01 March 2026 for a fee of \$403.38 per lot per annum including GST for the purpose of providing the agreed and additional services to the body corporate, and be authorised to exercise all of the powers of the executive committee in accordance with section 119 of the Body Corporate and Community Management Act 1997, the details of which are contained in the agreement attached to this notice; and furthermore that Yvonne Todd be authorised to act as the Public Officer for the Body Corporate and to affix the body corporate seal, and the agreement be signed under seal by two committee members, or the body corporate manager on behalf of the body corporate in the presence of a witness. And further that the annual increment will be 3%.</p> <p data-bbox="159 963 925 996">Resolved that the motion is qualified; Yes: 7 / No: 0 / Abstain: 0</p> <p data-bbox="159 1019 981 1052">Resolved that as motion 8.2 was the only qualifying motion, Motion 8.2 is carried.</p>		

Moved that the Body Corporate consents to the transfer of its management from The trustee for Coleman Family Trust & Y.M TODD to BodyCorp 101 Pty Ltd provided such transfer occurs no later than 30 June 2026. The actual date of transfer shall be known as the "Effective Date".

It is resolved further:

1. On and from the Effective Date, BodyCorp 101 Pty Ltd shall assume all management responsibilities previously undertaken by The trustee for Coleman Family Trust & Y.M TODD, subject to maintaining compliance with all contractual, statutory, and by-law requirements governing the management of the Body Corporate.

To avoid doubt, this includes any previously agreed additional services to the Body Corporate and BodyCorp 101 Pty Ltd will be authorised to exercise all of the powers of the executive committee in accordance with section 119 of the Body Corporate and Community Management Act 1997 – the details of which are contained in the administration agreement annexed to this notice – and furthermore that Yvonne Todd be authorised to act as the Public Officer for the Body Corporate and to affix the Body Corporate Seal, and the agreement be signed under seal by two committee members, or BodyCorp 101 Pty Ltd on behalf of the Body Corporate in the presence of a witness.

2. The delegates of the Body Corporate are authorized to execute all necessary documentation and to take all steps required to facilitate and give effect to this management transfer.
3. This resolution is effective immediately on and from this meeting and shall be considered in governing the ongoing relationship between both The trustee for Coleman Family Trust & Y.M TODD and BodyCorp 101 Pty Ltd and the Body Corporate.
4. This resolution be recorded in the minutes of the meeting and disseminated to all lots, owners and other relevant parties as required.

Resolved that the motion is **carried**; Yes: 7 / No: 0 / Abstain: 0

10. OVERDUE LEVIES - DEBT RECOVERY	ORDINARY RESOLUTION
<p>Moved that in accordance with the Body Corporate and Community Management legislation, if a contribution or contribution instalment is not paid by the due date for payment, the body corporate may recover each of the following amounts as a debt;</p>	
<p>a) the amount of the contribution or instalment b) any penalty for not paying the contribution or instalment</p>	
<p>And furthermore, that the Body Corporate Manager may progress recovery on each and every lot with a contribution or contributions instalment unpaid by the date for payment in accordance with the following procedure unless instructed to the contrary by the committee;</p>	
15 days past the due date	Issue Reminder Statement (each month) No Charge
60 days past the due date	Issue Final Reminder Statement No Charge
60 days past the due date (and/or minimum \$2,500)	Instruct solicitor to issue final demand At Cost, On-Charged to Lot
60 days past due date (and/or minimum \$3,000)	Instruct solicitor to lodge claim with court At Cost, On-Charged to Lot
<p>Resolved that the motion is carried; Yes: 7 / No: 0 / Abstain: 0</p>	

11. RATIFICATION SOLAR PANELS LOT 11	ORDINARY RESOLUTION
<p>Moved that the body corporate ratify the approval of the Solar Panel / System Installation request for Lot 11, inclusive of the above panel layout plan, with the approval granted under the following conditions:</p>	
<ul style="list-style-type: none"> • That the solar panels are only installed in accordance with the proposed panel layout map provided; • That the installation is conducted by a suitably licensed and adequately insured tradesperson; • That the panels are only laid on the roof space directly above and contained within the boundaries of the Lot, not overlapping the neighbouring Lot/s; • That the associated system equipment is only installed within the boundaries of the Lot, not overlapping the neighbouring Lot/s; • That all associated costs including installation and future maintenance will be borne by the Owner of the Lot; • That any damaged caused to the roof or other parts of the building will be the responsibility of the Owner of the Lot; • That the Owner of the Lot will ensure that the solar panels and associated equipment are kept in good condition and free of built-up debris; • That if any work is required to be done to the roof in the future, the Owner of the Lot will be responsible for the cost of removing and re-installing the solar panels; • That if any work is required to be done to the building in the future, the Owner of the Lot will be responsible for the cost of removing and re-installing associated solar system equipment; • That should any insurance claim be made in relation to the solar panels or associated system equipment, the Owner of the Lot shall wholly be responsible for the excess; • That should any increase in insurance premium be passed on to the body corporate as a result of the installation of these solar panels or associated system equipment, that the Owner of the Lot will bear the additional costs; • That the Owner of the Lot will ensure compliance with all aspects of legislation current and future in consideration of the Solar panels or associated system equipment. 	
<p>Resolved that the motion is carried; Yes: 7 / No: 0 / Abstain: 0</p>	

Moved that the body corporate ratify the approval of the Solar Panel / System Installation request for Lot 13, inclusive of the **above** panel layout plan, with the approval granted under the following conditions:

- That the solar panels are only installed in accordance with the proposed panel layout map provided;
- That the installation is conducted by a suitably licensed and adequately insured tradesperson;
- That the panels are only laid on the roof space directly above and contained within the boundaries of the Lot, not overlapping the neighbouring Lot/s;
- That the associated system equipment is only installed within the boundaries of the Lot, not overlapping the neighbouring Lot/s;
- That all associated costs including installation and future maintenance will be borne by the Owner of the Lot;
- That any damaged caused to the roof or other parts of the building will be the responsibility of the Owner of the Lot;
- That the Owner of the Lot will ensure that the solar panels and associated equipment are kept in good condition and free of built up debris;
- That if any work is required to be done to the roof in the future, the Owner of the Lot will be responsible for the cost of removing and re-installing the solar panels;
- That if any work is required to be done to the building in the future, the Owner of the Lot will be responsible for the cost of removing and re-installing associated solar system equipment;
- That should any insurance claim be made in relation to the solar panels or associated system equipment, the Owner of the Lot shall wholly be responsible for the excess;
- That should any increase in insurance premium be passed on to the body corporate as a result of the installation of these solar panels or associated system equipment, that the Owner of the Lot will bear the additional costs;
- That the Owner of the Lot will ensure compliance with all aspects of legislation current and future in consideration of the Solar panels or associated system equipment.

Resolved that the motion is **carried**; Yes: 7 / No: 0 / Abstain: 0

ELECTION OF COMMITTEE

The following committee positions were elected unopposed:

Chairperson	Kellie Jensen	Lot 17
Secretary	Janine Williams	Lot 14
Treasurer	Cassandra Woodham	Lot 13
Ordinary Member	Richelle Alcantara	Lot 02
	David Finch	Lot 06
	Jill Smith	Lot 25

GENERAL DISCUSSION

Gate

BodyCorp101 received a quote from Easy Lift for the supply, installation and automation of a new vehicle sliding gate at the cost of \$19,171.00 inclusive of GST. Additionally, a quote was provided to replace the front street facing timber fences (measured at 50m in length) with black powder coated security spear top fencing at the cost of \$24,115.00 inclusive of GST. Due to the cost of the gate exceeding the major spend limit, two quotes are required to be submitted at a general meeting for voting by way of ordinary resolution in accordance with Improvements to Common Property legislation [Standard Module Regulation Section 186 Improvements to Common Property by body corporate].

Boundary Fences

Owners present discussed that the boundary fence between Southmore and neighbouring property 31 Stokes Street is in poor condition and requires replacement, noting there is also a retaining wall along this fence line which is the responsibility of 31 Stokes Street. The boundary fence measures approx. 85m in length, working off an estimation of 6ft timber fencing being \$250.00 per meter, the cost of replacing this fence can be roughly estimated at \$21,000.00. Noting that this is a shared boundary fence with Southmore and that both properties are required to equally contribute 50% of the costs associated, Southmore may budget approximately \$11,000.00 for future fence replacement.

Owners present discussed the LHS boundary fence line shared with both 25 Stokes Street and 12-14 Mount Peter Road, noting that sections of this fence have already been replaced historically. It is not expected that works would be required to this fence or that any works required would be minor repairs rather than full replacement.

CCTV

BodyCorp101 advised that Richardson's Electrical were originally requested to undertake an electrical audit of the property to determine the ability to connect CCTV to common area power on the LHS buildings. Richardson's were unable to action this work request and the request was subsequently reissued to Integral Electrics. No reports have been provided to date with BodyCorp101 to follow this up again with Integral Electrics. Until power connection is established, the CCTV cannot be installed to the LHS of the property.

NBN

Kevin Bow of Lot 19 queried the previous NBN FTTP upgrade. Owners present discussed that there is no NBN at the property with previous attempts to have FTTP connected not proceeding due to issues with the installation plans provided by NBN Co which were unsuitable for the property. Owners present noted that Lot 06 have recently installed Starlink and have reported excellent internet connection. Owners present noted that the satellite panel required is unobtrusive and owners are at liberty to install Starlink to their properties without issue.

Pest Management

BodyCorp101 advised that the termite inspection and rodent management at the property has been maintained by Flick Pest for some time however there are continuing issues with a lack of reporting and communication with the company.

BodyCorp101 obtained a quote from Optimum Pest Solutions to undertake a termite / timber pest inspection at the cost of \$315.00 incl GST which was approved by all owners. BodyCorp101 to cancel the ongoing services by Flick and to appoint Optimum Pest Solutions as the ongoing pest management contractor for the scheme.

Car Parking

Owners present reported continuing issues with some residents parking up to 4 vehicles in common area / visitors parking spaces. All owners are reminded that only 1 car parking space is provided per unit; and any additional vehicles are to be parked on the street / off site in accordance with By-law 6.

CLOSURE

There being no further business the meeting was concluded at 4:22pm.

The Body Corporate For

SOUTHMORE

CTS 17739

Special Purpose Financial Report

Year Ended 30 November 2025

SOUTHMORE
Note to and Forming Part of the Financial Statements
As at 30 November 2025

1. Statements of Accounting Procedures

The accounting policies used in the preparation of this report, where appropriate are explained below, and are consistent with previous years.

(a) Basis of Preparation

These financial statements are special purpose financial reports specifically for distribution to Owners in accordance with the Body Corporate and Community Management Act 1997. The body corporate's committee has determined that the body corporate is not a reporting entity, and therefore, there is no requirement to supply Accounting Standards and other mandatory professional reporting requirements in the preparation and presentation of these statements. They have been prepared on a cash basis from the records of the body corporate. They are based on historical costs and do not take into account the changing value of money.

The financial statements have been prepared to comply with the requirements of the Body Corporate and Community Management Act 1997.

(b) Taxation

The liability method of tax effect accounting has been adopted. The body corporate is assessable on all income other than income derived from its members. All expenses directly attributed to deriving assessable income plus any appropriate non-mutual expenditure are allowable deductions. This mutuality principle is based on the concept that no profit arises from a business.

Income Tax is payable by the body corporate on non-mutual income at the current tax rate of 30%.

(c) Purchase of assets

Acquisition of assets is included as an expense of the Administrative and/or Sinking Funds in the year of purchase in accordance with usual practice in the body corporate industry.

2. Sinking Fund

A Sinking Fund has been established for the purpose of meeting present and future commitments for the maintenance, replacement and improvements to personal assets and common property.

For the purpose of maintaining such a fund, a separate contribution is issued at an amount calculated on the basis of current information to accumulate sufficient funds to meet the expected present and future commitments of the fund over a reasonable period of time.

3. Accounting Year to date

As determined by applying the provisions of the current legislation, the financial statements are drawn up as at 30 November 2025 for a twelve month period.

Southmore CTS 17739

BALANCE SHEET

AS AT 30 NOVEMBER 2025

	ACTUAL 30/11/2025	ACTUAL 30/11/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	2,818.91	8,997.69
Sinking Fund	84,504.59	79,848.22
<u>TOTAL</u>	<u>\$ 87,323.50</u>	<u>\$ 88,845.91</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	95,398.08	101,787.49
Levies In Arrears	2,551.15	843.23
Interest On Overdue Levies	255.12	63.24
<u>TOTAL ASSETS</u>	<u>98,204.35</u>	<u>102,693.96</u>
<u>LIABILITIES</u>		
Creditors	0.00	(313.39)
Levies In Advance	10,880.85	14,161.44
<u>TOTAL LIABILITIES</u>	<u>10,880.85</u>	<u>13,848.05</u>
<u>NET ASSETS</u>	<u>\$ 87,323.50</u>	<u>\$ 88,845.91</u>

Southmore CTS 17739

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 30 NOVEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/12/24-30/11/25	01/12/24-30/11/25	01/12/23-30/11/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	58,000.02	58,000.00	58,000.28
Interest On Overdue Levies	300.91	0.00	329.09
<u>TOTAL ADMIN. FUND INCOME</u>	58,300.93	58,000.00	58,329.37
<u>EXPENDITURE - ADMIN. FUND</u>			
Bank Charges	220.55	200.00	202.09
Cleaning - Gutters	880.00	900.00	880.00
Garden & Grounds	8,596.41	8,500.00	8,429.75
Insurance - Premium	22,275.27	20,000.00	19,065.06
Insurance - Valuation	748.00	737.00	0.00
Management Fees	10,061.17	10,180.00	9,638.33
Pest Control	950.83	1,000.00	1,025.00
Pool Servicing	6,664.52	6,000.00	6,020.81
Pool - Equipment & Repairs	140.60	250.00	144.45
Pool - Inspect & Certificates	310.00	260.00	260.00
R & M - Building	8,423.63	4,000.00	3,570.57
R & M - Electrical	364.90	1,000.00	1,603.33
R & M - Plumbing	3,541.09	2,000.00	2,046.38
Reports & Inspections	0.00	0.00	165.00
Utilities - Electricity	1,302.74	2,150.00	908.13
<u>TOTAL ADMIN. EXPENDITURE</u>	64,479.71	57,177.00	53,958.90
<u>SURPLUS / DEFICIT</u>	\$ (6,178.78)	\$ 823.00	\$ 4,370.47
Opening Admin. Balance	8,997.69	8,997.69	4,627.22
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 2,818.91	\$ 9,820.69	\$ 8,997.69

Southmore CTS 17739

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 30 NOVEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/12/24-30/11/25	01/12/24-30/11/25	01/12/23-30/11/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	31,200.00	31,200.00	31,200.00
Interest On Overdue Levies	183.07	0.00	242.08
<u>TOTAL SINKING FUND INCOME</u>	31,383.07	31,200.00	31,442.08
<u>EXPENDITURE - SINKING FUND</u>			
Painting & Surface Finish	14,404.50	14,405.00	43,213.50
Pool - Equipment & Repairs	4,708.00	0.00	2,268.00
R & M - Building	7,614.20	0.00	7,437.10
R & M - Electrical	0.00	0.00	2,739.86
Security - Cctv	0.00	0.00	5,947.73
<u>TOTAL SINK. FUND EXPENDITURE</u>	26,726.70	14,405.00	61,606.19
<u>SURPLUS / DEFICIT</u>	\$ 4,656.37	\$ 16,795.00	\$ (30,164.11)
Opening Sinking Fund Balance	79,848.22	79,848.22	110,012.33
<u>SINKING FUND BALANCE</u>	\$ 84,504.59	\$ 96,643.22	\$ 79,848.22

SOUTHMORE CTS 17739

LOT BALANCE REPORT

30 November 2025

<u>Lot No</u>	<u>Unit No</u>	<u>Administrative Fund</u>	<u>Sinking Fund</u>	<u>Other</u>	<u>Total</u>
1	1	-555.00	-300.00	0.00	-855.00
2	2	-555.00	-300.00	0.00	-855.00
3	3	-25.00	-300.00	0.00	-325.00
4	4	0.00	0.00	0.00	0.00
5	5	550.38	300.00	63.78	914.16
6	6	-889.23	-300.00	0.00	-1,189.23
7	7	-25.00	-300.00	0.00	-325.00
8	8	0.00	0.00	0.00	0.00
9	9	0.00	0.00	0.00	0.00
10	10	0.00	0.00	0.00	0.00
11	11	-555.00	-300.00	0.00	-855.00
12	12	-25.00	-300.00	0.00	-325.00
13	13	-0.23	0.00	0.00	-0.23
14	14	-25.00	-300.00	0.00	-325.00
15	15	-903.06	-300.00	0.00	-1,203.06
16	16	-723.23	-300.00	0.00	-1,023.23
17	17	-5.00	0.00	0.00	-5.00
18	18	-731.84	-300.00	0.00	-1,031.84
19	19	-208.26	-300.00	0.00	-508.26
20	20	1,100.77	600.00	191.34	1,892.11
21	21	0.00	0.00	0.00	0.00
22	22	-25.00	-300.00	0.00	-325.00
23	23	-575.00	-300.00	0.00	-875.00
24	24	0.00	0.00	0.00	0.00
25	25	-555.00	-300.00	0.00	-855.00
26	26	0.00	0.00	0.00	0.00
Total		(\$4,729.70)	(\$3,600.00)	\$255.12	(\$8,074.58)

Southmore CTS 17739

ACCOUNTS SUMMARY

1 December 2024 to 30 November 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
12705	Administrative Fund	BANK CHARGES	
31/12/24	StrataPay Trans/Svce		20.60
31/01/25	StrataPay Trans/Svce		16.25
28/02/25	StrataPay Trans/Svce		15.85
31/03/25	StrataPay Trans/Svce		22.50
29/04/25	StrataPay Trans/Svce		-5.20
30/04/25	StrataPay Trans/Svce		15.30
30/05/25	Dishonour Fee	Dean Norris	-35.00
30/05/25	StrataPay Trans/Svce		26.55
30/05/25	REFREV-0059972 AGENT		35.00
30/06/25	StrataPay Trans/Svce		20.30
31/07/25	StrataPay Trans/Svce		12.45
29/08/25	StrataPay Trans/Svce		18.40
30/09/25	StrataPay Trans/Svce		23.00
31/10/25	StrataPay Trans/Svce		13.95
28/11/25	StrataPay Trans/Svce		20.60
	Total:		220.55
13130	Administrative Fund	CLEANING - GUTTERS	
31/03/25	Clean Gutters	Mosquito Cairns	880.00
	Total:		880.00
13905	Administrative Fund	GARDEN & GROUNDS	
04/12/24	Nov 24	Clover Lawn & Garden Care	640.50
06/01/25	Dec 24	Clover Lawn & Garden Care	640.50
04/02/25	Jan 25	Clover Lawn & Garden Care	640.50
04/03/25	Feb 25	Clover Lawn & Garden Care	640.50
02/04/25	Mar 25	Clover Lawn & Garden Care	640.50
09/05/25	Apr 25	Clover Lawn & Garden Care	960.75
12/05/25	Gardening Equipment	David Finch	104.91
03/06/25	May 25	Clover Lawn & Garden Care	640.50
09/07/25	Jun 25	Clover Lawn & Garden Care	640.50
04/08/25	Jul 25	Clover Lawn & Garden Care	640.50
20/08/25	Stump Grinding L16	Tree Arrangements	165.00
05/09/25	Aug 25	Clover Lawn & Garden Care	640.50
01/10/25	Sep 25	Clover Lawn & Garden Care	960.75
05/11/25	Oct 25	Clover Lawn & Garden Care	640.50
	Total:		8,596.41
14310	Administrative Fund	INSURANCE - PREMIUM	
15/09/25	Increased BSI	Regional Insurance Brokers	1,055.27
19/11/25	30NOV25-30NOV26	Regional Insurance Brokers	21,220.00
	Total:		22,275.27

Southmore CTS 17739

ACCOUNTS SUMMARY

1 December 2024 to 30 November 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
14320	Administrative Fund	INSURANCE - VALUATION	
22/08/25	Insurable Valuation	Bellator Property Consultants	748.00
	Total:		748.00
15005	Administrative Fund	MANAGEMENT FEES	
03/01/25	Management Fees	Bodycorp101	2,424.37
01/04/25	Management Fees	Bodycorp101	2,545.60
01/07/25	Management Fees	Bodycorp101	2,545.60
01/10/25	Management Fees	Bodycorp101	2,545.60
	Total:		10,061.17
15860	Administrative Fund	PEST CONTROL	
11/12/24	Timber Pest Insp	Flick Anticimex Pty Ltd	337.63
12/02/25	3 Monthly Rodents	Flick Anticimex Pty Ltd	153.30
20/08/25	3 Monthly Rodents	Flick Anticimex Pty Ltd	153.30
01/10/25	General Pest Service	Flick Anticimex Pty Ltd	153.30
05/11/25	General Pest Service	Flick Anticimex Pty Ltd	153.30
	Total:		950.83
16110	Administrative Fund	POOL SERVICING	
04/12/24	02 Dec 24	Allan's Pool Shop	80.05
11/12/24	09 Dec 24	Allan's Pool Shop	135.90
18/12/24	16 Dec 24	Allan's Pool Shop	117.65
08/01/25	30 Dec 24	Allan's Pool Shop	84.85
09/01/25	06 Jan 25	Allan's Pool Shop	134.00
15/01/25	23 Dec 24	Allan's Pool Shop	140.15
15/01/25	13 Jan 25	Allan's Pool Shop	80.05
23/01/25	20 Jan 25	Allan's Pool Shop	111.75
29/01/25	28 Jan 25	Allan's Pool Shop	221.70
05/02/25	03 Feb 25	Allan's Pool Shop	158.85
12/02/25	11 Feb 25	Allan's Pool Shop	160.20
18/02/25	17 Feb 25	Allan's Pool Shop	167.65
25/02/25	24 Feb 24	Allan's Pool Shop	137.75
04/03/25	03 Mar 25	Allan's Pool Shop	78.35
12/03/25	10 Mar 25	Allan's Pool Shop	114.00
19/03/25	17 Mar 25	Allan's Pool Shop	101.85
25/03/25	24 Mar 25	Allan's Pool Shop	302.95
02/04/25	01 Apr 25	Allan's Pool Shop	134.95
09/04/25	07 Apr 25	Allan's Pool Shop	166.20
16/04/25	14 Apr 25	Allan's Pool Shop	73.00
23/04/25	22 Apr 25	Allan's Pool Shop	89.90
30/04/25	29 Apr 25	Allan's Pool Shop	125.00
07/05/25	06 May 25	Allan's Pool Shop	143.90
12/05/25	12 May 25	Allan's Pool Shop	78.00
21/05/25	19,20 May 25	Allan's Pool Shop	272.40

Southmore CTS 17739

ACCOUNTS SUMMARY

1 December 2024 to 30 November 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
16110	Administrative Fund	POOL SERVICING	
27/05/25	26 May 25	Allan's Pool Shop	76.05
04/06/25	02 Jun 25	Allan's Pool Shop	83.55
10/06/25	09 Jun 25	Allan's Pool Shop	123.20
17/06/25	16 Jun 25	Allan's Pool Shop	78.85
23/06/25	23 Jun 25	Allan's Pool Shop	84.35
01/07/25	30 Jun 25	Allan's Pool Shop	78.35
08/07/25	07 Jul 25	Allan's Pool Shop	59.85
15/07/25	14 Jul 25	Allan's Pool Shop	93.20
22/07/25	22 Jul 25	Allan's Pool Shop	71.55
28/07/25	28 Jul 25	Allan's Pool Shop	69.65
05/08/25	04 Aug 25	Allan's Pool Shop	103.50
12/08/25	11 Aug 25	Allan's Pool Shop	55.85
20/08/25	19 Aug 25	Allan's Pool Shop	69.65
03/09/25	02 Sep 25	Allan's Pool Shop	646.55
10/09/25	09 Sep 25	Allan's Pool Shop	96.83
17/09/25	16 Sep 25	Allan's Pool Shop	106.68
24/09/25	23 Sep 25	Allan's Pool Shop	114.55
02/10/25	01 Oct 25	Allan's Pool Shop	79.76
08/10/25	08 Oct 25	Allan's Pool Shop	113.16
15/10/25	14 Oct 25	Allan's Pool Shop	168.85
28/10/25	28 Oct 25	Allan's Pool Shop	477.04
05/11/25	04 Nov 25	Allan's Pool Shop	138.85
12/11/25	11 Nov 25	Allan's Pool Shop	117.32
19/11/25	18 Nov 25	Allan's Pool Shop	69.13
25/11/25	25 Nov 25	Allan's Pool Shop	77.15
	Total:		6,664.52
16120	Administrative Fund	POOL - EQUIPMENT & REPAIRS	
18/02/25	Skimmer Sock	Allan's Pool Shop	4.00
04/03/25	Skimmer Sock	Allan's Pool Shop	4.00
07/08/25	Adjust Pump Timer	Allan's Pool Shop	92.00
10/09/25	Skimmer Sock	Allan's Pool Shop	4.00
02/10/25	Skimmer Sock	Allan's Pool Shop	3.64
08/10/25	Skimmer Sock	Allan's Pool Shop	3.64
28/10/25	Skimmer Sock	Allan's Pool Shop	3.64
12/11/25	Skimmer Basket	Allan's Pool Shop	25.68
	Total:		140.60
16130	Administrative Fund	POOL - INSPECT & CERTIFICATES	
19/12/24	Pool Insp & Cert	Above Board Pool Safety	310.00
	Total:		310.00
16320	Administrative Fund	R & M - BUILDING	
14/01/25	Rubbish Removal	Rob's Rubbish Removals	275.00

Southmore CTS 17739

ACCOUNTS SUMMARY

1 December 2024 to 30 November 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
16320	Administrative Fund	R & M - BUILDING	
28/02/25	Pressure Clean	Coral Coast Pcs	3,080.00
12/03/25	Replace Paving L8	Atd Landscapes Cairns	555.00
22/04/25	Pool Paving	Atd Landscapes Cairns	788.00
23/05/25	Instl Parking Sign	Sas Tactiles Nq	975.00
03/06/25	Install Safe Mirror	Anaconda Property Maintena..	660.00
02/07/25	Leak Detection	Raymond Plumbing	350.63
21/07/25	Replace Mirrors	Anaconda Property Maintena..	132.00
21/07/25	Remove Trees	Tree Arrangements	1,243.00
15/09/25	New Lock L17	Ms K Jensen	365.00
	Total:		8,423.63
16340	Administrative Fund	R & M - ELECTRICAL	
15/08/25	Set Up CCTV	Troy Cumming Locksmith	364.90
	Total:		364.90
16400	Administrative Fund	R & M - PLUMBING	
11/03/25	Repair Leak L8	Raymond Plumbing	709.87
01/05/25	Repair Leak L16	Raymond Plumbing	240.63
13/05/25	Replace Iso V L16	Raymond Plumbing	609.28
28/05/25	Replace Tap L23	Wet Tropics Plumbing	158.43
19/06/25	Repair Junction	Raymond Plumbing	493.52
07/07/25	Repair Pipe L14	Raymond Plumbing	606.53
17/10/25	Repair Leak	Raymond Plumbing	346.37
28/11/25	Repair Leak L9	Raymond Plumbing	376.46
	Total:		3,541.09
17005	Administrative Fund	UTILITIES - ELECTRICITY	
13/01/25	26 Nov - 26 Dec 24	Ergon Energy New	157.51
30/01/25	26 Dec 24-26 Jan 25	Ergon Energy New	158.24
30/01/25	QLD GOV Living Reb	Ergon Energy New	-75.00
28/04/25	26 Jan - 26 Apr 25	Ergon Energy New	418.19
28/04/25	QLD Gov Living Reb	Ergon Energy New	-75.00
28/07/25	26 Apr - 26 Jul 25	Ergon Energy New	354.89
28/07/25	QLD GOV Living Reb	Ergon Energy New	-75.00
27/10/25	01 Jul - 26 Oct 25	Ergon Energy New	595.47
27/10/25	Gov Rebate	Ergon Energy New	-75.00
27/10/25	01 Jul - 26 Oct 25	Ergon Energy New	-81.56
	Total:		1,302.74
25805	Sinking Fund	PAINTING & SURFACE FINISH	
16/04/25	Building Repair	Stratford Painting Contrac..	14,404.50
	Total:		14,404.50

Southmore CTS 17739

ACCOUNTS SUMMARY

1 December 2024 to 30 November 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
26120	Sinking Fund	POOL - EQUIPMENT & REPAIRS	
25/06/25	Replace Pool Pump	Allan's Pool Shop	2,250.00
28/10/25	Replace Chlorinator	Allan's Pool Shop	2,458.00
	Total:		4,708.00
26320	Sinking Fund	R & M - BUILDING	
22/04/25	Replace Fencing	Anaconda Property Maintena..	2,640.00
22/04/25	Replace Fence 22,23	Anaconda Property Maintena..	1,320.00
02/05/25	Roof Rescrew L13,14	Captivate Roof Plumbing	1,795.20
26/09/25	Rescrew Roof L11,12	Captivate Roof Plumbing	1,859.00
	Total:		7,614.20

Southmore CTS 17739

PROPOSED ANNUAL BUDGET

	ACTUAL	BUDGET	BUDGET
	01/12/24-30/11/25	01/12/24-30/11/25	01/12/25-30/11/26
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	58,000.02	58,000.00	58,000.00
Interest On Overdue Levies	300.91	0.00	0.00
<u>TOTAL ADMIN. FUND INCOME</u>	58,300.93	58,000.00	58,000.00
<u>EXPENDITURE - ADMIN. FUND</u>			
Bank Charges	220.55	200.00	250.00
Cleaning - Gutters	880.00	900.00	900.00
Garden & Grounds	8,596.41	8,500.00	8,500.00
Insurance - Premium	22,275.27	20,000.00	22,500.00
Insurance - Valuation	748.00	737.00	0.00
Management Fees	10,061.17	10,180.00	10,660.00
Pest Control	950.83	1,000.00	1,000.00
Pool Servicing	6,664.52	6,000.00	6,800.00
Pool - Equipment & Repairs	140.60	250.00	250.00
Pool - Inspect & Certificates	310.00	260.00	300.00
R & M - Building	8,423.63	4,000.00	4,000.00
R & M - Electrical	364.90	1,000.00	500.00
R & M - Plumbing	3,541.09	2,000.00	2,000.00
Utilities - Electricity	1,302.74	2,150.00	1,500.00
<u>TOTAL ADMIN. EXPENDITURE</u>	64,479.71	57,177.00	59,160.00
<u>SURPLUS / DEFICIT</u>	\$ (6,178.78)	\$ 823.00	\$ (1,160.00)
Opening Admin. Balance	8,997.69	8,997.69	2,818.91
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 2,818.91	\$ 9,820.69	\$ 1,658.91

Southmore CTS 17739

PROPOSED ANNUAL BUDGET

	ACTUAL	BUDGET	BUDGET
	01/12/24-30/11/25	01/12/24-30/11/25	01/12/25-30/11/26
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	31,200.00	31,200.00	31,200.00
Interest On Overdue Levies	183.07	0.00	0.00
<u>TOTAL SINKING FUND INCOME</u>	31,383.07	31,200.00	31,200.00
<u>EXPENDITURE - SINKING FUND</u>			
Painting & Surface Finish	14,404.50	14,405.00	14,404.50
Pool - Equipment & Repairs	4,708.00	0.00	0.00
R & M - Building	7,614.20	0.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	26,726.70	14,405.00	14,404.50
<u>SURPLUS / DEFICIT</u>	\$ 4,656.37	\$ 16,795.00	\$ 16,795.50
Opening Sinking Fund Balance	79,848.22	79,848.22	84,504.59
<u>SINKING FUND BALANCE</u>	\$ 84,504.59	\$ 96,643.22	\$ 101,300.09

PROPOSED LEVIES

<u>Period</u>		<u>Admin</u>	<u>Sinking</u>	<u>Total Per Lot</u>
01 Dec - 28 Feb 26	<i>Pre-issued</i>	555.00	300.00	855.00
01 Mar - 31 May 26	<i>Pre-issued</i>	555.00	300.00	855.00
01 Jun - 31 Aug 26		560.38	300.00	860.38
01 Sep - 30 Nov 26		560.39	300.00	860.39
Total Per Ent.		2,230.77	1,200.00	
		x 26 ent.	x 26 ent.	
Amount In Budget		58,000.00	31,200.00	
01 Dec - 28 Feb 27		575.00	300.00	875.00
01 Mar - 31 May 27		575.00	300.00	875.00



BODYCORP101

(07) 4033 7768

enquiries@bodycorp101.com

PO Box 588 Earlville, QLD 4870

ABN: 55 402 302 653

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

Ms T Racz
41 Garner Road
Kirwan QLD 4817

ABN 64 625 732 160			
Date of Notice	21 April 2026		
A/c No	5		
Lot No	5	Unit Number	5
Contrib Ent.	1		
Interest Ent.	1		

SOUTHMORE CTS 17739

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/06/26 to 31/08/26	01/06/2026	\$560.38	\$0.00		\$560.38
Sinking Fund	01/06/26 to 31/08/26	01/06/2026	\$300.00	\$0.00		\$300.00
Prepayments & Discounts			(\$359.90)	\$0.00		(\$359.90)
Totals			\$500.48	\$0.00		\$500.48

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.

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

Teller stamp and initials		Amount Paid \$
		Date Paid / /

Payment Options

	Tel: 1300 552 311 Ref: 1521 4086 9	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1521 4086 9	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratapay.com/ddr Ref: 1521 4086 9	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Billcode: 74625 Ref: 1521 4086 9	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 1521 4086 9	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1521 4086 9	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1521 4086 9 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

1521 4086 9

Amount

\$500.48

Due Date

01 Jun 26

Bodycorp 101
17739/02100005

Lot 5/5

Ms T Racz
41 Garner Road
Kirwan QLD 4817



*3599 152140869

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



MISS TONI R RACZ
5 27-29 STOKES ST
EDMONTON QLD 4869

Our reference: 7169600481501

Phone: **13 28 66**

1 May 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 TONI,

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

Notice number	2411200430469
Vendor name	TONI REBECCA AMY RACZ
Clearance Certificate Period	1 May 2026 to 4 May 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.

Vendor/s

TONI REBECCA AMY RACZ

Property Address

UNIT 5 27-29 STOKES ST, EDMONTON QLD 4869

Prepared On

Thursday, May 7, 2026