Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

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	Jonathan Charles Salm
Property address (referred to as the "property" in this statement)	Lot 1, 861 Old Cleveland Road, Carina QLD 4152
Lot on plan description	Lot 1 on BUP 9506

Community titles scheme or BUGTA scheme:

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

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

☐ **No**
*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**

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Registered encumbrances

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.

You should seek legal advice about your rights and obligations before signing the contract.

Unregistered encumbrances (excluding statutory encumbrances)

There are encumbrances not registered on the title that will continue to affect the property after **settlement**. ☑ **Yes** ☐ **No**

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.

Unregistered lease (if applicable)

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

» the start and end day of the term of the lease: 08/04/2026 to 07/04/2027

» the amount of rent and bond payable: $575.00 p/week rent; $2,300.00 bond

» whether the lease has an option to renew: N/A

Other unregistered agreement in writing (if applicable)

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. ☐ **Yes**

Unregistered oral agreement (if applicable)

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

Statutory encumbrances

There are statutory encumbrances that affect the property. ☑ **Yes** ☐ **No**

*If **Yes**, the details of any statutory encumbrances are as follows:*

QUU water & sewerage pipelines, Telstra telecommunications cable and infrastructure. See attached plans.

All other statutory encumbrances for services and utilities, including but not limited to gas, water, sewerage, drainage, electricity & telecommunications.

Residential tenancy or rooming accommodation agreement

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☑ **Yes** ☐ **No**

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)* 08/04/2026

Note—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

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.

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Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is *(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)*: Low-Medium Density Residential (3 or 4 Storey Mix)		
Transport proposals and resumptions	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.	☐ **Yes**	☑ **No**
	The lot is affected by a notice of intention to resume the property or any part of the property.	☐ **Yes**	☑ **No**
	*If **Yes**, a copy of the notice, order, proposal or correspondence must be given by the seller.*		

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

Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.	☐ **Yes**	☑ **No**
	The following notices are, or have been, given:		
	A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	☐ **Yes**	☑ **No**
	A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).	☐ **Yes**	☑ **No**
	A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).	☐ **Yes**	☑ **No**
Trees	There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. *If **Yes**, a copy of the order or application must be given by the seller.*	☐ **Yes**	☑ **No**
Heritage	The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).	☐ **Yes**	☑ **No**
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	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.		

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

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.	☐ **Yes**	☑ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ **Yes**	☑ **No**
	Pool compliance certificate is given.	☐ **Yes**	☐ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **Yes**	☐ **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.	☐ **Yes**	☐ **No**
	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.		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☑ **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.	☐ **Yes**	☑ **No**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², 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.		

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

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: $613.79 Date Range: 1/10/26 to 31/12/26 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: $419.96 Date Range: 12/5/26 to 9/8/26 OR There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is: Amount: Date Range:

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

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	**The property is included in a community titles scheme.** ***(If Yes, complete the information below)***	☑ **Yes**	☐ **No**
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* or another Act is given to the buyer. **Note**—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	☑ **Yes**	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer. *If **No**—* An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☑ **Yes** ☐ **Yes**	☐ **No**
Statutory Warranties	**Statutory Warranties**—If you enter into a contract, you will have implied warranties under the *Body Corporate* and *Community Management Act 1997* relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		

Building Units and Group Titles Act 1980	**The property is included in a BUGTA scheme** ***(If Yes, complete the information below)***	☐ **Yes**	☑ **No**
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer. *If **No**—* An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot. **Note**—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	☐ **Yes** ☐ **Yes**	☐ **No**

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Signatures – SELLER

Signed by:
C243B08BC1A34FA...

Signature of seller

Signature of seller

Jonathan Charles Salm

Name of seller

Name of seller

06 November 2026 | 12:21:11 PM AEDT

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

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 58083868
Search Date: 26/10/2026 12:06 Title Reference: 17477077
Date Created: 06/03/1990

Previous Title: 12571200

REGISTERED OWNER

Dealing No: 718995375 18/09/2018

JONATHAN CHARLES SALM

ESTATE AND LAND

Estate in Fee Simple

LOT 1 BUILDING UNIT PLAN 9506
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 5817

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10126146 (POR 204A)

2. MORTGAGE No 718995383 18/09/2018 at 11:35
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

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 DYE & DURHAM (S)

Historical Document stored on behalf of op02200242 for exclusive use of op02200242

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 13 Sheets
Annexure 1 to Sheet 1
made: 19 OCT 1990

Chartered on CC. 120. 8/3/90

NAME OF BUILDING: BERLINA LODGE

BUILDING UNITS PLAN NO. 9506

SIGNATURE OF REGISTERED PROPRIETOR:

BUP9506 CMS5817

NAME OF REGISTERED PROPRIETOR: Michael Anthony Salm

ADDRESS: 43 Waratah Av
Carina 4152

REFERENCE TO TITLE. VOLUME 2571, FOLIO 200

DESCRIPTION OF PARCEL: Lot 20 on R.P. 69186

COUNTY: Stanley

PARISH: Bulimba

CITY: BRISBANE

NAME OF BODY CORPORATE: THE PROPRIETORS BERLINA LODGE
BUILDING UNITS PLAN NO 9506

ADDRESS at which documents may be served: ~~P.O. Box 466, Toowong Qld 4066~~ ~~861 Old Cleveland Rd. Carina 4152~~
c/- AF CONNOR & ASSOCIATES
PO Box 2029
TINGALPA Q 4173

BUILDING UNITS PLAN No.: 9506

REGISTERED: 2 MAR 1990 at 2.45pm

REGISTRAR OF TITLES

~~Shire~~ Clerk / Town

T. J. GRIFFITHS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Surveyor's Reference:

Local Authority Reference:

CISP

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ANNEXURE 1 TO SHEET NO. 1 OF BUILDING UNITS PLAN NO. 9506 ON

19 OCT 1990

REGISTRAR OF TITLES.

No: K349473T NOTIFICATION OF CHANGE OF BY LAWS RECORDED 19 OCT 1990

No. K456279F Notification of change of address for service of notices recorded 13 NOV 1990

NO. 701 A47435 NOTIFICATION OF CHANGE OF ADDRESS RECORDED 29 JUL 1996

G 358—Govt Printer Qld

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Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Regulation 8(1)

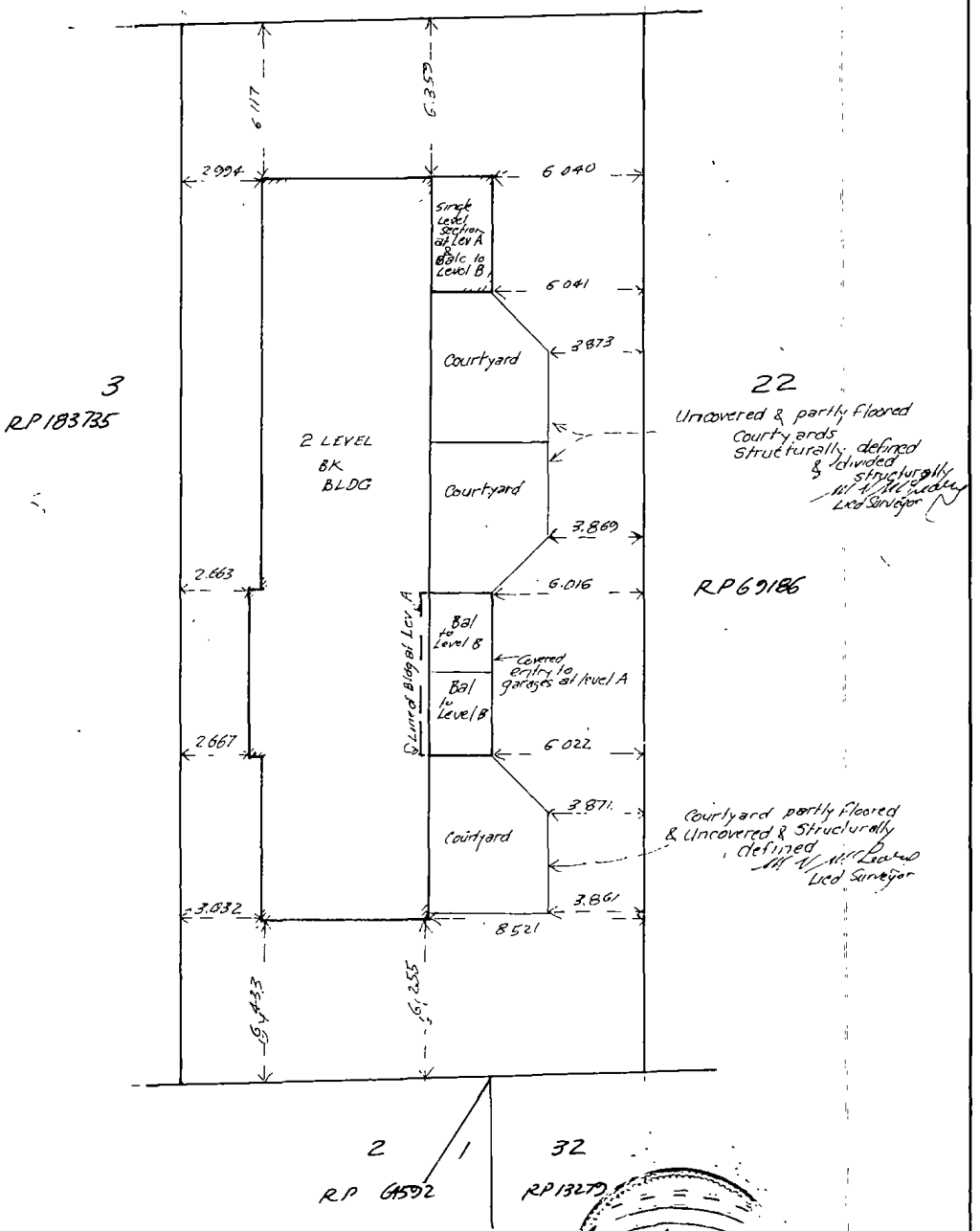
Name of Building: BERLINA LODGE

Sheet No. 2 of 3 Sheets

BUILDING UNITS PLAN NO. 95066



OLD CLEVELAND RD.



SCALE 1:200

Shire Clerk
Town

T. J. GRIFFITHS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Name of Building: BERLINA LODGE

Regulation 8(1)
Sheet No. 3 of 8 Sheets

BUILDING UNITS PLAN NO. 9506

I, Maurice Victor McLeary, of Brisbane
licensed surveyor registered under the Surveyors Act 1977-1987 hereby certify that:-

(a) The building shown on the *building units plan/building units plan of resubdivision to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the said plan ~~subject to paragraph (b) of this certificate;~~

(b) ~~(i)~~ ~~Where~~ eaves or guttering project beyond such boundaries an appropriate easement has been ~~granted as~~ an appurtenance of the parcel; and

(ii) Where that projection is ~~over a road~~ the local authority has consented thereto pursuant to the ordinances or by-laws as the case ~~may~~ be.

DATED this 17th day of January 1989.

M. V. McLeary

LICENSED SURVEYOR

*Delete whichever is inapplicable

~~Shire~~ Clerk
Town

T. J. GRIFFITHS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Building Units and Group Titles Act 1980 — 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

Name of Building: BERLINA LODGE

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

BUILDING UNITS PLAN NO. 9506

CERTIFICATE OF LOCAL AUTHORITY

Brisbane City Council hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Brisbane City Council and that all the requirements of the City of Brisbane Act 1924 — 1987/City of Brisbane Town Planning Act 1964 — 1988 as modified by the Building Units and Group Titles Act 1980 - 1983 have been complied with in regard to the subdivision.

DATED this 3rd day of August, 19 89.

~~Lord Mayor~~

~~Deputy Town Clerk~~

K. J. GRIFFITHS
APPOINTED OFFICER
Brisbane City Council

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 6)

Name of Building: BERLINA LODGE

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

BUILDING UNITS PLAN NO. 9506

I, John Graham Nicholls, of Brisbane

~~*an architect within the meaning of the Architects Act 1985.~~

~~*a building surveyor appointed by the Council+~~

*a building inspector appointed by the Council+ BRISBANE City Council

hereby certify that the building shown on the *building units plan/~~building units plan of resubdivision~~ to which this certificate is annexed has been substantially completed in accordance with plans and specifications approved by *the Council + BRISBANE City Council.

~~/a designated officer of the Council +~~

DATED this Third day of August, 1989

J Nicholls

~~*Architect/Building surveyor~~/Building inspector.

* Delete whichever is inapplicable
+ Insert name of local authority

~~Shire~~ Clerk
Town

T. J. GRIFFITHS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 8)

Regulation 8(1)

Name of Building: BERLINA LODGE

Sheet No. 6 of 8 Sheets

BUILDING UNITS PLAN NO. 9506

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T. Vol.	Current C's T. Fol.	Lot No.	Level	Entitlement	Current C's T. Vol.	Current C's T. Fol.
1	A & B	35	7477	77					
2	A & B	32	|	78					
3	A & B	33	|	79					
AGGREGATE		100			AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:

MG (X)

T. J. GRIFFITHS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

~~Shire~~ Clerk
Town

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

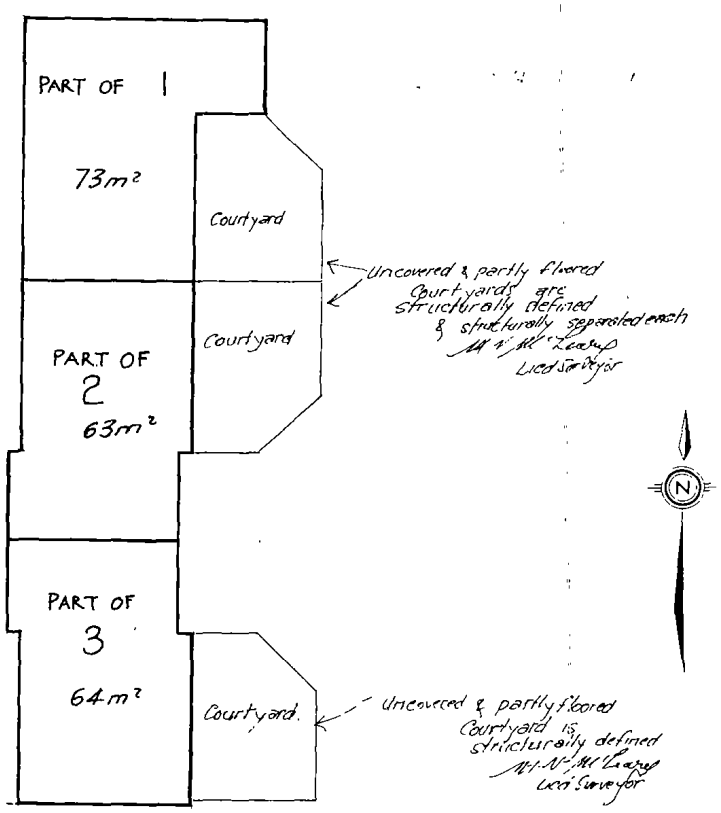
Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building : BERLINA LODGE

Regulation 8(1)
Sheet No 7 of 8 Sheets

BUILDING UNITS PLAN NO. 9506

LEVEL A



Floor areas are approximate only. Scale: 1:200

SIGNATURE OF REGISTERED PROPRIETOR:

T. E. GRIFFITHS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

~~Shire~~ Town Clerk

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

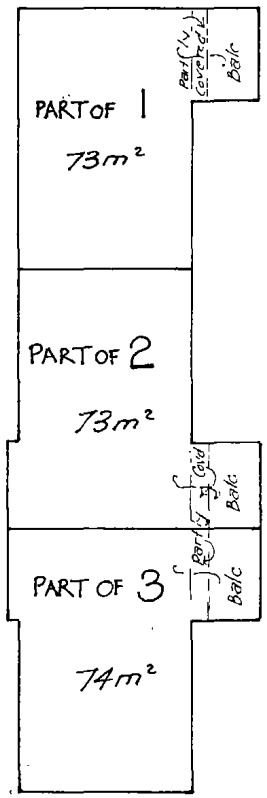
Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: BERLINA LODGE

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

BUILDING UNITS PLAN NO. 9506

LEVEL B



Scale: 1 : 200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

J. GRIFFITHS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

~~Shire~~ Clerk
Town

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Building Units and Group Titles Act 1980-1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Building - BERLINA LODGE

I Maurice Xavier McLeary, Licensed Surveyor of Brisbane hereby certify that as at the date of the signing of my certificate in Form 2 of the Building Units and Group Titles Regulations 1980, I had physically inspected the Building known as Berlina Lodge and certify that :-

- It conforms with the Building Units Plan as submitted herewith
- Unimpeded access is available to all meters
- Meters are located on common property
- The lots are numbered in accordance with the Building Units Plan
- Areas designated as parts of lots (including garages) have been suitably identified and structurally divided
- All lots in the Building are physically connected to each other in the approved manner

M. X. McLeary

Licensed Surveyor
13. 6. 89

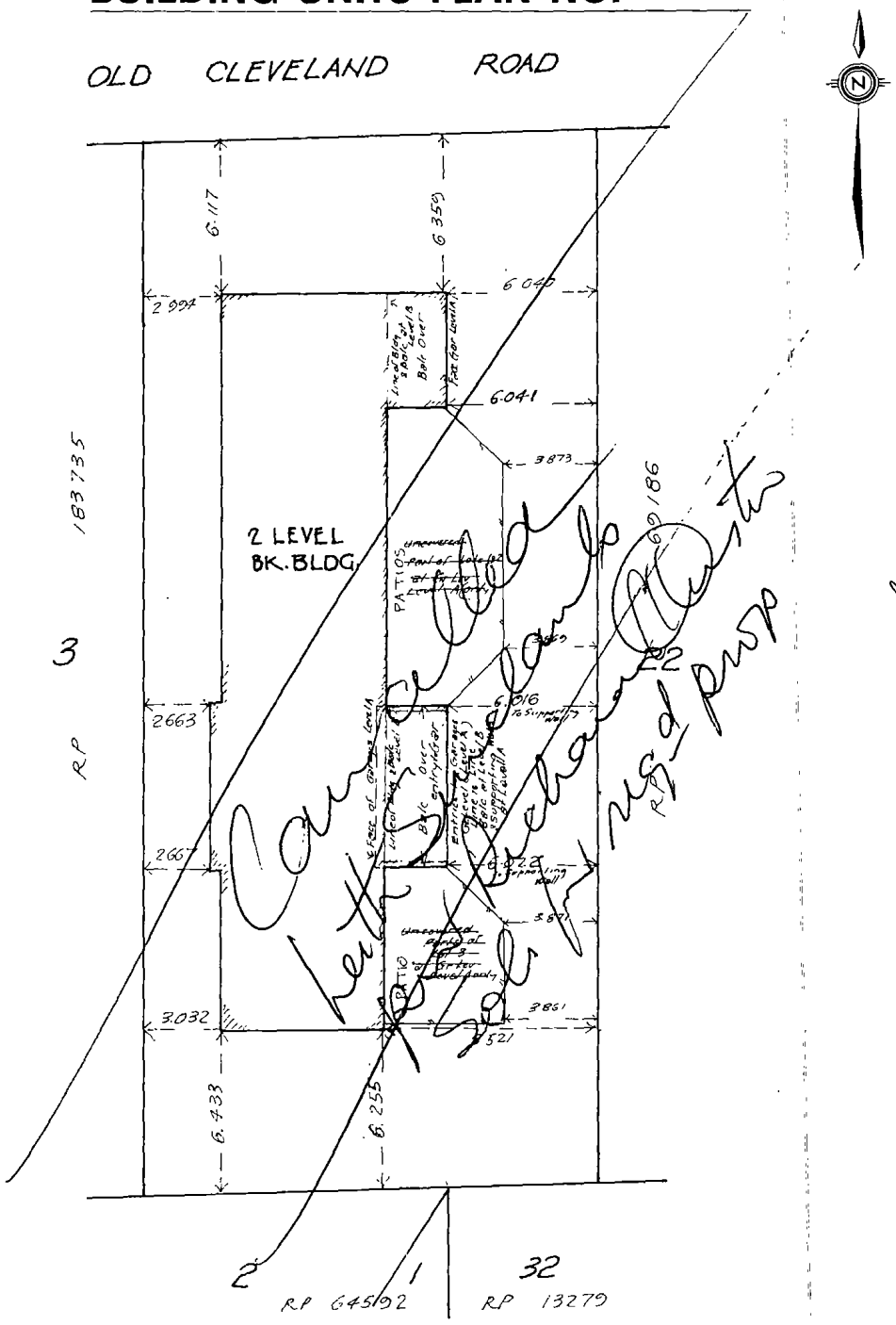
Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Building: BERLINA LODGE

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

BUILDING UNITS PLAN NO.



SCALE. 1:200

T. J. GRIFFITHS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

~~Shire~~ Clerk
Town

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

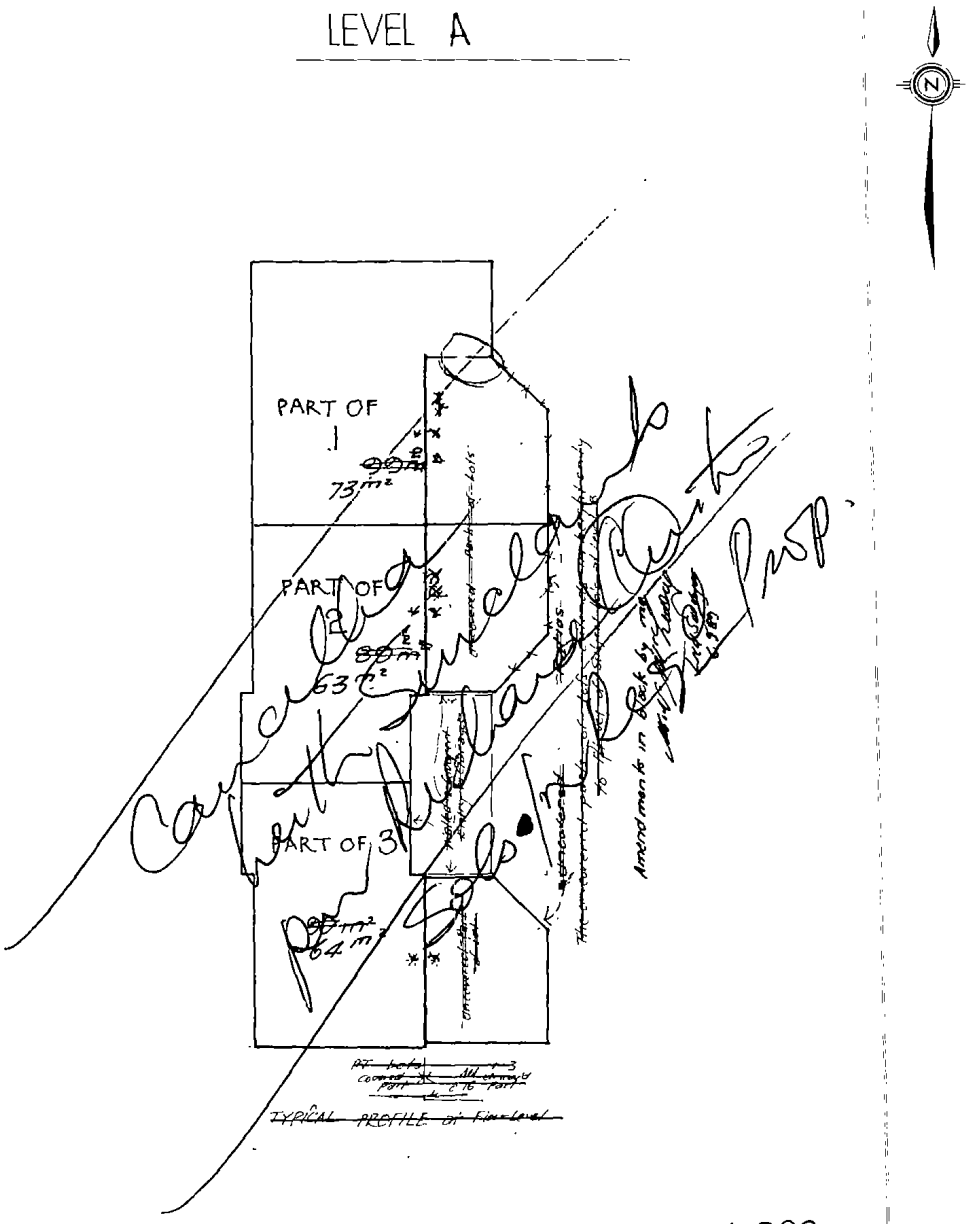
Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: BERLINA LODGE

Regulation 8(1)
Sheet No 7 of 8 Sheets

BUILDING UNITS PLAN NO.

LEVEL A



Scale: 1:200

Floor areas are approximate only

SIGNATURE OF REGISTERED PROPRIETOR:

T. J GRIFFITHS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

~~Shire~~ Clerk
Town

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

EAGLE BODY CORPORATE
MANAGERS & CONSULTANTS

206 Logan Rd
Woolloongabba QLD 4102
P (07) 3517 1900
E reception@eaglebodycorporate.com.au

22 October 2026

BERLINA LODGE CTS 5817
Not registered for GST

Mr J C Salm
91 Camrose Street
CHANDLER QLD 4155

Ref

Re Lot 1 BERLINA LODGE CTS 5817

Fee 161.95 Paid

This certificate contains the following information:

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

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

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

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

Your access ID: 5817EAGLE 1097029140.

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

Office of the Commissioner for Body Corporate and Community Management

Queensland Government

Department of Justice

BCCM Form 33

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 22/10/2026

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

BERLINA LODGE CTS No. **5817**

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: **David Morgan** Company: **Eagle Real Estate BC 1 Pty Ltd**
Phone: **35171900** Email:

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: **1**

Plan type and number: **BUP9506**

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

A consolidated set of the by-laws for the scheme is given with this certificate.

Exclusive use areas

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

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

No

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

Date of Resolution	Lot	Description	Conditions

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: **35**

Total contribution schedule lot entitlements for all lots: **100**

Interest schedule

Interest schedule lot entitlement for the lot: **35**

Total interest schedule lot entitlements for all lots: **100**

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 **1** for the current financial year: $ **3,115.00**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/07/26 to 30/09/26	01/08/26	700.00	700.00	25/08/26
01/10/26 to 31/12/26	01/10/26	700.00	700.00	
01/01/27 to 31/03/27	01/01/27	857.50	857.50	
01/04/27 to 30/06/27	01/04/27	857.50	857.50	
01/07/27****30/09/27	01/07/27	778.75	778.75	
01/10/27****31/12/27	01/10/27	778.75	778.75	
			Amount overdue	**$38.50**
			Amount Unpaid including amounts billed not yet due	**$38.50**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: $ **1,050.00**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/07/26 to 30/09/26	01/08/26	262.50	262.50	25/08/26
01/10/26 to 31/12/26	01/10/26	262.50	262.50	05/10/26
01/01/27 to 31/03/27	01/01/27	262.50	262.50	
01/04/27 to 30/06/27	01/04/27	262.50	262.50	
01/07/27****30/09/27	01/07/27	262.50	262.50	
01/10/27****31/12/27	01/10/27	262.50	262.50	
			Amount overdue	**Nil**
			Amount Unpaid including amounts billed not yet due	**Nil**

Special contributions - Administrative Fund (IF ANY)

Date determined: **20/10/26** (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): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid

Amount overdue **Nil**

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

Due date	Amount due	Amount due if discount applied	Paid

Amount overdue **Nil**

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

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	**$38.50**
Special contributions	**Nil**
Other contributions	**Nil**
Other payments	**Nil**
Penalties	**Nil**
Total amount overdue (Total Amount Unpaid including not yet due $38.50)	**$38.50**

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

Common property and assets

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

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

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

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

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

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

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

Current sinking fund balance (as at date of certificate): $ 13,861.31

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions

Body corporate assets

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

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

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
WORKCOVER POLICY WORKCOVER QUEENSLAND	WCA140953384		200.00	30/06/27	NIL
BUILDING Lloyds of London	HRS11013786	1,862,188.00	4,523.00	30/06/27	$1,000 Building & Contents + $500 Earthquake See Policy
PUBLIC LIABILITY Lloyds of London	HRS11013786	20,000,000.00		30/06/27	$1,000 Building & Contents + $500 Earthquake See Policy
OFFICE BEARERS Lloyds of London	HRS11013786	1,000,000.00		30/06/27	$1,000 Building & Contents + $500 Earthquake See Policy
BUILDING CATASTROPHE Lloyds of London	HRS11013786	558,656.00		30/06/27	$1,000 Building & Contents + $500 Earthquake See Policy
COMMON CONTENTS Lloyds of London	HRS11013786	29,287.00		30/06/27	$1,000 Building & Contents + $500 Earthquake See Policy
LOSS OF RENT Lloyds of London	HRS11013786	279,328.00		30/06/27	$1,000 Building & Contents + $500 Earthquake See Policy
VOLUNTARY WORKERS Lloyds of London	HRS11013786	$200,000 /$2,000		30/06/27	$1,000 Building & Contents + $500 Earthquake See Policy
FIDELITY GUARANTEE Lloyds of London	HRS11013786	100,000.00		30/06/27	$1,000 Building & Contents + $500 Earthquake See Policy
LEGAL EXPENSES Lloyds of London	HRS11013786	50,000.00		30/06/27	$1,000 Building & Contents + $500 Earthquake See Policy
LOT OWNERS FIXTURES Lloyds of London	HRS11013786	186,219.00		30/06/27	$1,000 Building & Contents + $500 Earthquake See Policy
GOVERNMENT AUDIT COS Lloyds of London	HRS11013786	25,000.00		30/06/27	$1,000 Building & Contents + $500 Earthquake See Policy
APPEAL EXPENSES (H & Lloyds of London	HRS11013786	100,000.00		30/06/27	$1,000 Building & Contents + $500 Earthquake See Policy
FLOOD COVER Lloyds of London	HRS11013786	Insured		30/06/27	$1,000 Building & Contents + $500 Earthquake See Policy
CYBER Lloyds of London	HRS11013786	10,000.00		30/06/27	$1,000 Building & Contents + $500 Earthquake See Policy

Alternative insurance

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

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

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.
A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as ' management rights'.

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

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

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

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

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 Eagle Real Estate BC 1 Pty Ltd

Positions/s held Body Corporate Manager

Date 22/10/2026

Signature/s Eagle Body Corporate Management

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

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EAGLE BODY CORPORATE
MANAGERS & CONSULTANTS

206 Logan Rd
Woolloongabba QLD 4102
P (07) 3517 1900
E reception@eaglebodycorporate.com.au

BERLINA LODGE CTS 5817

861 Old Cleveland Road Carina Qld 4152

BALANCE SHEET

AS AT 22 OCTOBER 2026

	ACTUAL 22/10/2026	ACTUAL 30/06/2026
OWNERS FUNDS		
Administrative Fund	(4,621.87)	(736.98)
Sinking Fund	13,861.31	12,361.31
TOTAL	**$ 9,239.44**	**$ 11,624.33**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Cash At Bank	7,990.44	7,418.22
Prepaid Expenses	0.00	4,510.61
Levies In Arrears	1,050.50	4,020.00
Other Arrears	38.50	38.50
TOTAL ASSETS	**9,079.44**	**15,987.33**
LIABILITIES		
Creditors	(160.00)	4,363.00
TOTAL LIABILITIES	**(160.00)**	**4,363.00**
NET ASSETS	**$ 9,239.44**	**$ 11,624.33**

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2026 TO 22 OCTOBER 2026

	ACTUAL 01/07/26-22/10/26	BUDGET 01/07/26-30/06/27	ACTUAL 01/07/25-30/06/26
ADMINISTRATIVE FUND			
INCOME			
Levies - Administrative Fund	4,000.00	8,900.00	8,000.00
TOTAL ADMIN. FUND INCOME	**4,000.00**	**8,900.00**	**8,000.00**
EXPENDITURE - ADMIN. FUND			
Stratapay Trans/Svce	5.70	15.00	7.60
Gardening	2,040.00	1,700.00	1,680.00
Insurance	4,758.11	4,600.00	12.39
Insurance Work Cover	200.00	200.00	200.00
R & M - Electrical	0.00	200.00	0.00
R & M - Plumbing	0.00	200.00	0.00
R & M - Pest Control	0.00	330.00	136.00
Debt Collection	(38.50)	0.00	0.00
Strata Management Fees	198.00	615.00	585.84
Strata Management Admin/Other	394.62	730.00	709.44
Strata Management Disbursement	45.96	150.00	136.32
Strata Management Extra Servs	105.00	500.00	1,571.25
Income Tax Preparation	176.00	176.00	176.00
TOTAL ADMIN. EXPENDITURE	**7,884.89**	**9,416.00**	**5,214.84**
SURPLUS / DEFICIT	**$ (3,884.89)**	**$ (516.00)**	**$ 2,785.16**
Opening Admin. Balance	(736.98)	(736.98)	(3,522.14)
ADMINISTRATIVE FUND BALANCE	**$ (4,621.87)**	**$ (1,252.98)**	**$ (736.98)**

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EAGLE BODY CORPORATE
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BERLINA LODGE CTS 5817

861 Old Cleveland Road Carina Qld 4152

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2026 TO 22 OCTOBER 2026

	ACTUAL 01/07/26-22/10/26	BUDGET 01/07/26-30/06/27	ACTUAL 01/07/25-30/06/26
SINKING FUND			
INCOME			
Levies - Sinking Fund	1,500.00	3,000.00	3,000.00
TOTAL SINKING FUND INCOME	**1,500.00**	**3,000.00**	**3,000.00**
EXPENDITURE - SINKING FUND			
R & M - Building / Grounds	0.00	0.00	3,249.40
TOTAL SINK. FUND EXPENDITURE	**0.00**	**0.00**	**3,249.40**
SURPLUS / DEFICIT	**$ 1,500.00**	**$ 3,000.00**	**$ (249.40)**
Opening Sinking Fund Balance	12,361.31	12,361.31	12,610.71
SINKING FUND BALANCE	**$ 13,861.31**	**$ 15,361.31**	**$ 12,361.31**

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EAGLE BODY CORPORATE
MANAGERS & CONSULTANTS

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Woolloongabba QLD 4102
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E reception@eaglebodycorporate.com.au

BERLINA LODGE CTS 5817

ABN 85 403 649 887

STATEMENT

Mr J C Salm
91 Camrose Street
CHANDLER QLD 4155

Statement Period			
01 Jul 25 to 22 Oct 26			
A/c No	1	Lot No	1
Page Number	1	Unit No	1

Transfer Date: 24/07/90

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
01/07/25	Administrative Fund	01/07/25 to 30/09/25	I0000262	786.10		786.10
01/07/25	Sinking Fund	01/07/25 to 30/09/25	I0000265	73.15		859.25
04/07/25	Receipt	Administrative Fund	R0000131		786.10	73.15
04/07/25	Receipt	Sinking Fund	RA000131		73.15	0.00
27/08/25	Administrative Fund	01/10/25 to 31/12/25	I0000268	786.10		786.10
27/08/25	Sinking Fund	01/10/25 to 31/12/25	I0000271	73.15		859.25
03/10/25	Receipt	Administrative Fund	R0000136		786.10	73.15
03/10/25	Receipt	Sinking Fund	RA000136		73.15	0.00
30/04/26	Administrative Fund	01/01/26 to 31/03/26	I0000274	613.90		613.90
30/04/26	Sinking Fund	01/01/26 to 31/03/26	I0000277	451.85		1,065.75
27/05/26	Administrative Fund	01/04/26 to 30/06/26	I0000280	613.90		1,679.65
27/05/26	Sinking Fund	01/04/26 to 30/06/26	I0000283	451.85		2,131.50
04/06/26	Receipt	Administrative Fund	R0000138		613.90	1,517.60
04/06/26	Receipt	Sinking Fund	RA000138		451.85	1,065.75
24/06/26	Administrative Fund	01/07/26 to 30/09/26	I0000286	700.00		1,765.75
24/06/26	Sinking Fund	01/07/26 to 30/09/26	I0000289	262.50		2,028.25
01/07/26	Receipt	Administrative Fund	R0000139		613.90	1,414.35
More details on next page...				$4,812.50	$3,398.15	$1,414.35

Over 90 Days	90 Days	60 Days	30 Days	Current
0.00	0.00	0.00	0.00	38.50

BALANCE DUE: $38.50

Date Paid	Amount Paid

Payment Options

Tel: 1300 552 311 Ref: 1359 8541 6	**Telephone:** Call this number to pay by credit card. International: +613 8648 0158
www.stratamax.com.au Ref: 1359 8541 6	**Internet:** Make credit card payments online Visit www.stratamax.com.au
www.stratapay.com/ddr Ref: 1359 8541 6	**Direct Debit:** Make auto payments from your credit card or bank account. Visit stratapay.com/ddr to register
Biller Code: 74625 Ref: 1359 8541 6	**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: 1359 8541 6	**In Person:** Present this bill in store at Australia Post to make cheque or EFTPOS payments.
Make cheque payable to: StrataPay 1359 8541 6	**Mail:** Send cheque with this slip by mail to: **StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia**
BSB: 067-970 Acct No: 1359 8541 6 (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.

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.

STRATAPAY

StrataPay Reference
1359 8541 6

Amount	Due Date
$38.50	**22 Oct 26**

EAGLE BODY CORP MANAGEMENT P/L
5817/02100001 Lot 1/1

Mr J C Salm
91 Camrose Street
CHANDLER QLD 4155

*3599 135985416

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

EAGLE BODY CORPORATE
MANAGERS & CONSULTANTS

206 Logan Rd
Woolloongabba QLD 4102
P *(07) 3517 1900*
E *reception@eaglebodycorporate.com.au*

BERLINA LODGE CTS 5817

ABN 85 403 649 887

STATEMENT

Mr J C Salm
91 Camrose Street
CHANDLER QLD 4155

Statement Period			
01 Jul 25 to 22 Oct 26			
A/c No	1	Lot No	1
Page Number	2	Unit No	1

Transfer Date: 24/07/90

Date	Type	Details	Reference	Debit	Credit	Balance
01/07/26	Receipt	Sinking Fund	RA000139		451.85	962.50
18/08/26	Other	Arrears Notice Fee	M0000032	38.50		1,001.00
24/08/26	Administrative Fund	01/10/26 to 31/12/26	I0000292	700.00		1,701.00
24/08/26	Sinking Fund	01/10/26 to 31/12/26	I0000295	262.50		1,963.50
25/08/26	Receipt	Administrative Fund	R0000143		700.00	1,263.50
25/08/26	Receipt	Sinking Fund	RA000143		262.50	1,001.00
05/10/26	Receipt	Administrative Fund	R0000145		661.50	339.50
05/10/26	Receipt	Sinking Fund	RA000145		262.50	77.00
05/10/26	Receipt	Other	RB000145		38.50	38.50
				$5,813.50	$5,775.00	$38.50

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

EAGLE BODY CORPORATE
MANAGERS & CONSULTANTS

206 Logan Rd
Woolloongabba QLD 4102
P (07) 3517 1900
E reception@eaglebodycorporate.com.au

BERLINA LODGE CTS 5817

INSURANCE DETAILS

22 October 2026

Type	Insurer	Policy No	Sum Insured	Due Date
WORKCOVER POLICY	Workcover Queensland	WCA140953384		30/06/27
BUILDING	Lloyds of London	HRS11013786	$1,862,188	30/06/27
PUBLIC LIABILITY	Lloyds of London	HRS11013786	$20,000,000	30/06/27
OFFICE BEARERS	Lloyds of London	HRS11013786	$1,000,000	30/06/27
BUILDING CATASTROPHE	Lloyds of London	HRS11013786	$558,656	30/06/27
COMMON CONTENTS	Lloyds of London	HRS11013786	$29,287	30/06/27
LOSS OF RENT	Lloyds of London	HRS11013786	$279,328	30/06/27
VOLUNTARY WORKERS	Lloyds of London	HRS11013786	$200,000 /$2,000	30/06/27
FIDELITY GUARANTEE	Lloyds of London	HRS11013786	$100,000	30/06/27
LEGAL EXPENSES	Lloyds of London	HRS11013786	$50,000	30/06/27
LOT OWNERS FIXTURES	Lloyds of London	HRS11013786	$186,219	30/06/27
GOVERNMENT AUDIT COS	Lloyds of London	HRS11013786	$25,000	30/06/27
APPEAL EXPENSES (H &	Lloyds of London	HRS11013786	$100,000	30/06/27
FLOOD COVER	Lloyds of London	HRS11013786	Insured	30/06/27
CYBER	Lloyds of London	HRS11013786	$10,000	30/06/27

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Titles QUEENSLAND

Registration Confirmation Statement

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Lodger Code: BE

Title Reference:	**19209506**
Lodgement No:	6040663
Office:	BRISBANE

EAGLE BODY CORPORATE
206 LOGAN ROAD
WOOLLOONGABBA, QLD 4102

This is the current status of the title as at 14:44 on 24/10/2023

LAND DESCRIPTION

COMMON PROPERTY OF BERLINA LODGE COMMUNITY TITLES SCHEME 5817

COMMUNITY MANAGEMENT STATEMENT 5817

Local Government: BRISBANE CITY

REGISTERED OWNER

BODY CORPORATE FOR BERLINA LODGE COMMUNITY TITLES SCHEME 5817
EAGLE BODY CORPORATE
206 LOGAN ROAD
WOOLLOONGABBA Q 4102

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10126146 (POR 204A)
2. CHANGE OF BY-LAWS No 601150374 (K349473T) 19/10/1990
   THE BY-LAWS HAVE BEEN CHANGED
3. REQUEST FOR NEW CMS No 704180901 15/07/2000 at 11:15
   New COMMUNITY MANAGEMENT STATEMENT 5817
   STANDARD MODULE

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

DEALINGS REGISTERED

722822389 C BC ADDRESS

Caution - Charges do not necessarily appear in order of priority

** End of Registration Confirmation Statement **

Registrar of Titles and Registrar of Water Allocations

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

IMPORTANT INFORMATION FOR BUYERS

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

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

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

MEMBERSHIP OF BODY CORPORATE

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

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

WARNINGS

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

SELLER STATEMENTS

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

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

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

- At completion of the contract, there are no circumstances known to the seller in relation to the affairs of the body corporate likely to materially prejudice the buyer;
- To the seller's knowledge, there are no other unregistered or statutory easements, covenants or encumbrances affecting the property that will not be released at settlement other than those disclosed with this statement;
- The seller states that written notice is not required under the *Environmental Protection Act 1994*, section 347, 362 or 408, unless notice is given with this statement;
- The seller states that there are no tree orders or applications under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property unless notice is given with this statement;
- The seller states that no building work has been carried out by an unlicensed person in the last six years unless a notice under the *Queensland Building and Construction Commission Act 1991*, section 47 is given with this statement;
- No warranties are given about the structural soundness of the building/s or improvements on the property. It is recommended that a buyer engage a licensed building inspector to inspect the building and provide a report;
- If the property is a commercial office building of more than 1000m^2 a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register;
- To the seller's knowledge, there are no current orders, notices or transport infrastructure proposals affecting the land issued by a State or local government or other relevant authority that may affect the title to or use of the land after settlement, except as disclosed in this statement.

SHORT TERM LETTING IN COMMUNITY TITLES SCHEMES

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

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

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

OBTAINING FURTHER INFORMATION

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

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

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

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Residential Strata Policy Certificate of Currency

The Insured

Policy Number		HRS11013786
PDS and Policy Wording		Hutch Residential Strata version HRS8
The Insured		BERLINA LODGE CARINA
Situation		861 Old Cleveland Road, Carina QLD 4152
Period of Insurance:	Commencement Date	4.00pm on 30/06/2026
	Expiry Date	4.00pm on 30/06/2027

Date of Issue 28/07/2026

Policy Limits / Sums Insured

Section 1	Buildings	$1,862,188
	Common Area Contents	$29,287
	Temporary Accommodation & Loss of Rent	$279,328
	Flood	Selected
	Additional Catastrophe Cover	$558,656
	Unit Owners' Fixtures and Improvements	$186,219
Section 2	Property Owner's Legal Liability	$20,000,000
Section 3	Voluntary Workers Personal Accident	$200,000 /$2,000 weekly
Section 4	Fidelity Guarantee	$100,000
Section 5	Office Bearers Liability	$1,000,000
Section 6	Machinery Breakdown	Section not taken
Section 7	Part A: Government Audit Expenses	$25,000
	Part B: Health & Safety Legal Expenses	$100,000
	Part C: Legal Expenses	$50,000
Section 8	Cyber	$10,000

Insurer	Certain Underwriters at Lloyds led by Arch Managing Agency Limited, Syndicate 2012.
Insurer Participation	100%
Agreement Numbers (UMR)	B200800000STR2025

This Policy has been issued by Hutch Underwriting Pty Ltd ABN 846 552 56 134, of L6, 7-15 Macquarie Place, Sydney, NSW, 2000, Authorised Representative number 001296345 on behalf of certain underwriters at Lloyds and confirms that on the Date of Issue a policy existing for the Period of Insurance and sums insured shown herein.

Hutch is an authorised representative of CoverRadar Group Pty Ltd ABN 146 412 25 809 AFS Licence number 523647 of L6, 7-15 Macquarie Place, Sydney NSW 2000.

The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this certificate without further notice to the holder of this certificate.

It is issued as a matter of information only and does not confer any rights on the holder or any noted interested parties. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Schedule 4
By-laws

section 168

1 Noise

The 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.

2 Vehicles

(1)The occupier of a lot must not—

(a)park a vehicle, or allow a vehicle to stand, in a regulated parking area; or

(b)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

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

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

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

(4)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.

3 Obstruction

The occupier of a lot must not obstruct the lawful use of the common property by someone else.

4 Damage to lawns etc.

(1)The occupier of a lot must not, without the body corporate's written approval—

(a)damage a lawn, garden, tree, shrub, plant or flower on the common property; or

(b)use a part of the common property as a garden.

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

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

5 Damage to common property

(1)An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.

(2)However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.

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

6 Behaviour of invitees

An occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or someone else's peaceful enjoyment of the common property.

7 Leaving of rubbish etc. on the common property

The occupier of 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.

8 Appearance of lot

(1)The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.

(2)The occupier of a lot must not, without the body corporate's written approval—

(a)hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or

(b)display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.

(3)Subsection (2)(b) does not apply to a real estate advertising sign for the sale or letting of the lot if the sign is of a reasonable size.

(4)This section does not apply to a lot created under a standard format plan of subdivision.

Note—

Under the *Building Act 1975*, sections 246R and 246S, a body corporate can not withhold consent for particular activities stated in the sections that might change the external appearance of a lot.

9 Storage of flammable materials

(1)The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.

(2)The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.

(3)However, this section does not apply to the storage of fuel in—

(a)the fuel tank of a vehicle, boat, or internal-combustion engine; or

(b)a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

10 Garbage disposal

(1)Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

covered on the lot, or on a part of the common property designated by the body corporate for the purpose.

(2)The occupier of a lot must—

(a)comply with all of the following laws about the disposal of garbage—

(i)if the lot is in a priority development area—PDA by-laws, and any local laws that apply;

(ii)if the lot is not in a priority development area—local laws; and

(b)ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

11 Keeping of animals

(1)The occupier of a lot must not, without the body corporate's written approval—

(a)bring or keep an animal on the lot or the common property; or

(b)permit an invitee to bring or keep an animal on the lot or the common property.

Note—

See section 181 in relation to the right of the owner or occupier of a lot to keep a guide, hearing or assistance dog on the lot.

(2)The body corporate may grant the approval subject to conditions that are, in the circumstances, reasonable and appropriate.

(3)If the body corporate grants the approval, the body corporate must give the occupier a written notice stating—

(a)the body corporate's approval; and

(b)if the approval is subject to conditions—the conditions.

(4)The body corporate's approval may be withdrawn if the occupier does not comply with the conditions stated in the notice.

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STATEMENT

Section 285. Body Corporate and Community Management Act 1997

Dealing: 704180901
Title Reference: 19209506
Lodgment: 1065052
Date: 15/07/2000 11:15:25

1. Name of Community Title Scheme

BERLINA LODGE

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR BERLINA LODGE COMMUNITY TITLES SCHEME 5817

4. Address for service of documents on the body corporate

AF CONNOR & ASSOCIATES
PO BOX 2029
TINGALPA QLD 4173

5. By-Laws

Taken to be those in effect as at 13 July 2000
[section 285 (5)(a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule

Lot	Entitlement
1 in BUP9506	35
2 in BUP9506	32
3 in BUP9506	33

Total Lots: 3 Aggregate 100

7. Interest Schedule

Lot	Entitlement
1 in BUP9506	35
2 in BUP9506	32
3 in BUP9506	33

Total Lots: 3 Aggregate 100

***** End *****

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Look up and Live - 54584880



Poles
- Pole
- Tower

Devices
- Pillar
- Substation

Network TR
- Overhead
- Underground
- Submarine

Newtwork SWER
- Overhead
- Underground

Network HV
- Overhead
- Underground
- Submarine

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Network LV

Overhead

Underground

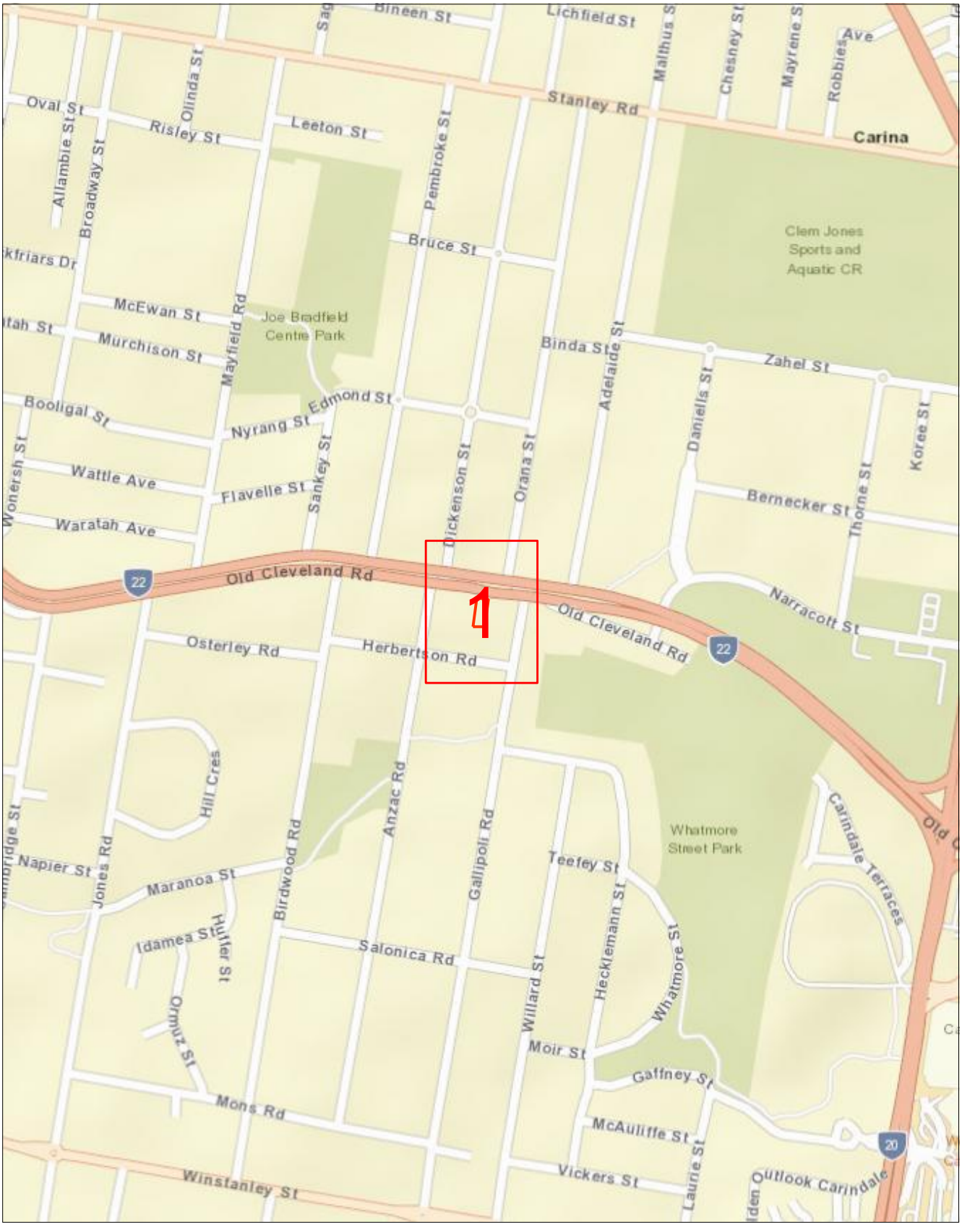
Network Other

Network Other

LUAL_NoData_Public



Site Address:	Unit 1 861 Old Cleveland Rd Carina QLD 4152	**Sequence Number:**	281485067



Scale 1: 6000

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

Enquiry Area

Map Key Area

Site Address: Unit 1 861 Old Cleveland Rd
Carina
QLD 4152

Sequence Number: 281485067



Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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N W E S

Enquiry Area

Map Key Area

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	*not applicable*			*not applicable*
Hydrogen blended (aqua dash)	*not applicable*			*not applicable*

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				*not applicable*

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

Buried valve

Regulator station

Gas connected property

CP test station

CP anode

CP bond wire

CP rectifier terminal

Syphon

Marker

Part service^

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

PIPE CODE AND MATERIAL

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

INTERPRETATION EXAMPLE

40P6 in 80C2 — High pressure, 40 mm polyethylene in an 80 mm cast iron casing

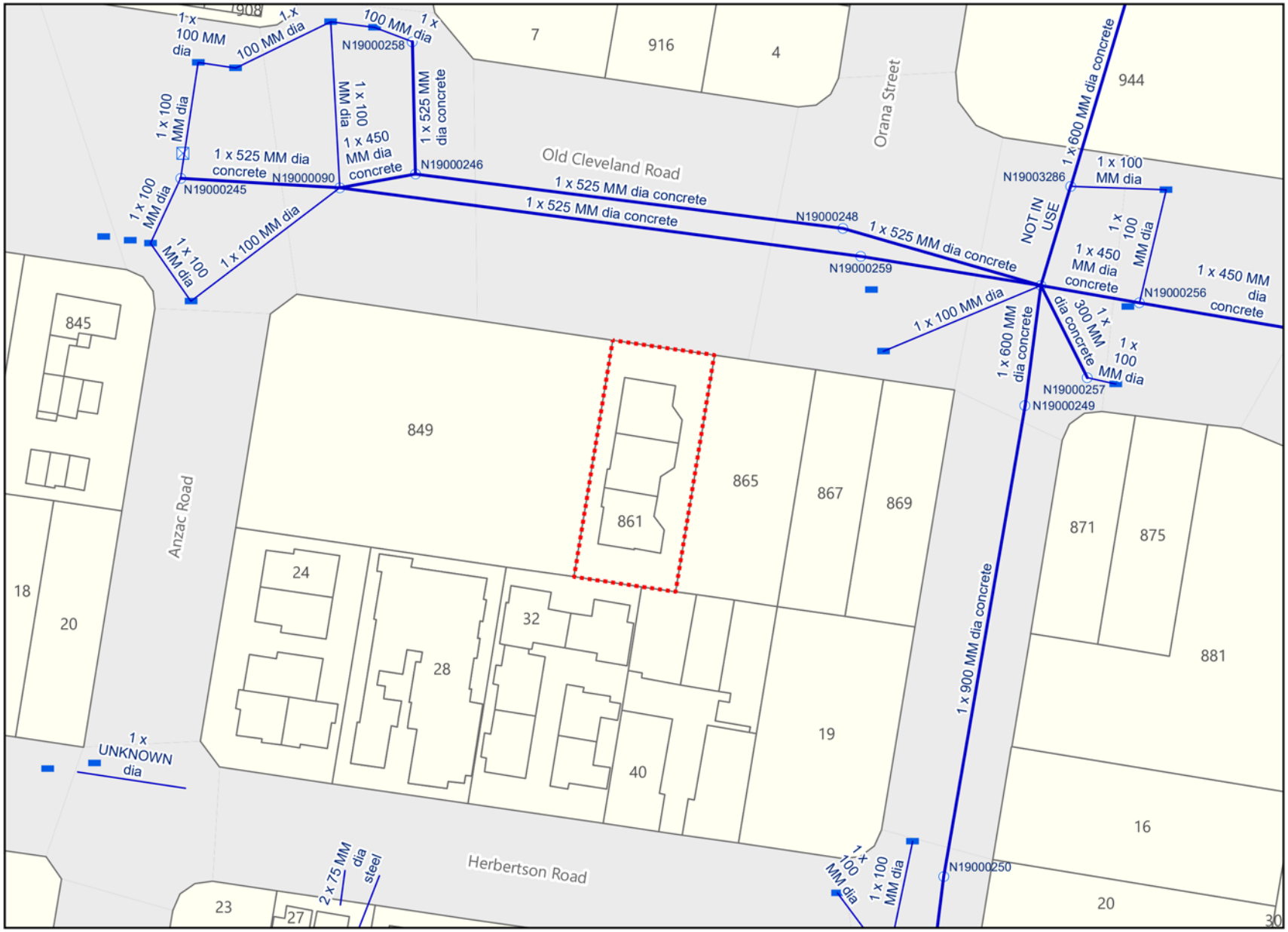
63S8 — Medium pressure, 63 mm steel

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

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Job # 54584880
Seq # 281485063
Provider: Brisbane City Council
Telephone: (07) 3403 8888


Old Cleveland Road
Orana Street
Anzac Road
Herbertson Road
1 x 525 MM dia concrete
1 x 525 MM dia concrete
1 x 525 MM dia concrete
1 x 525 MM dia concrete
1 x 450 MM dia concrete
1 x 450 MM dia concrete
1 x 600 MM dia concrete
1 x 600 MM dia concrete
1 x 900 MM dia concrete
1 x 300 MM dia concrete
1 x 100 MM dia
1 x 100 MM dia
1 x 100 MM dia

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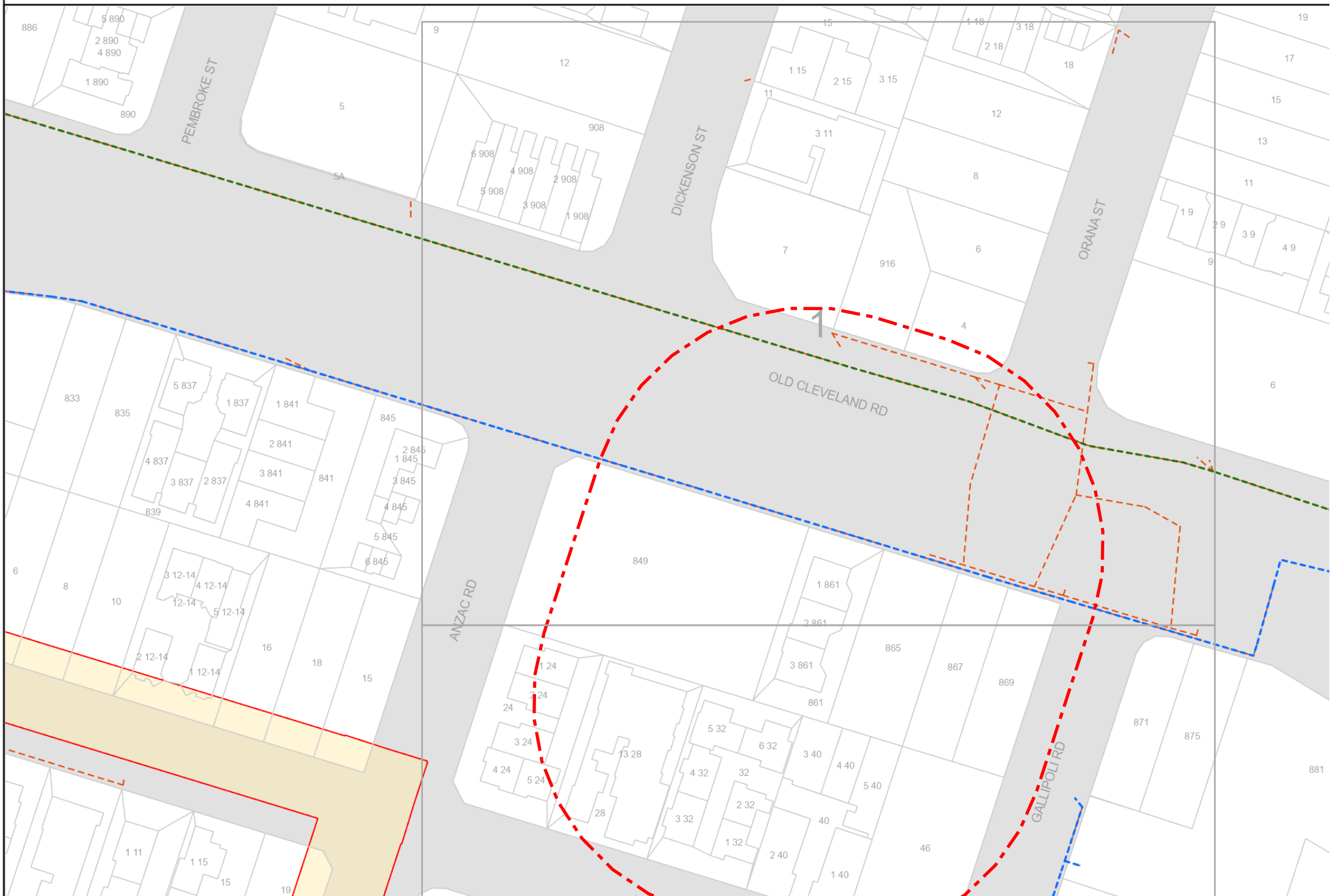

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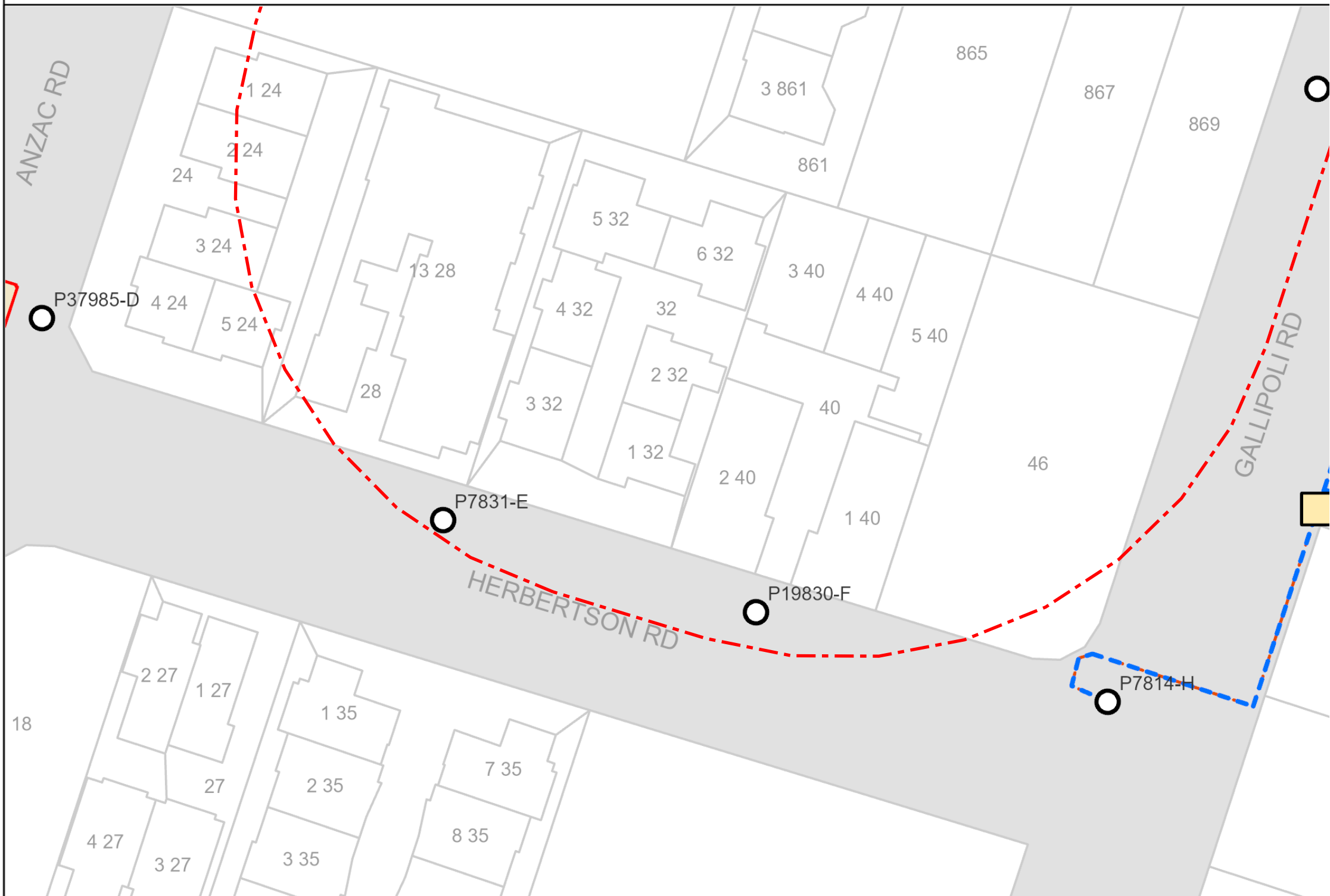
Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Al... not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.



Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

LEGEND

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

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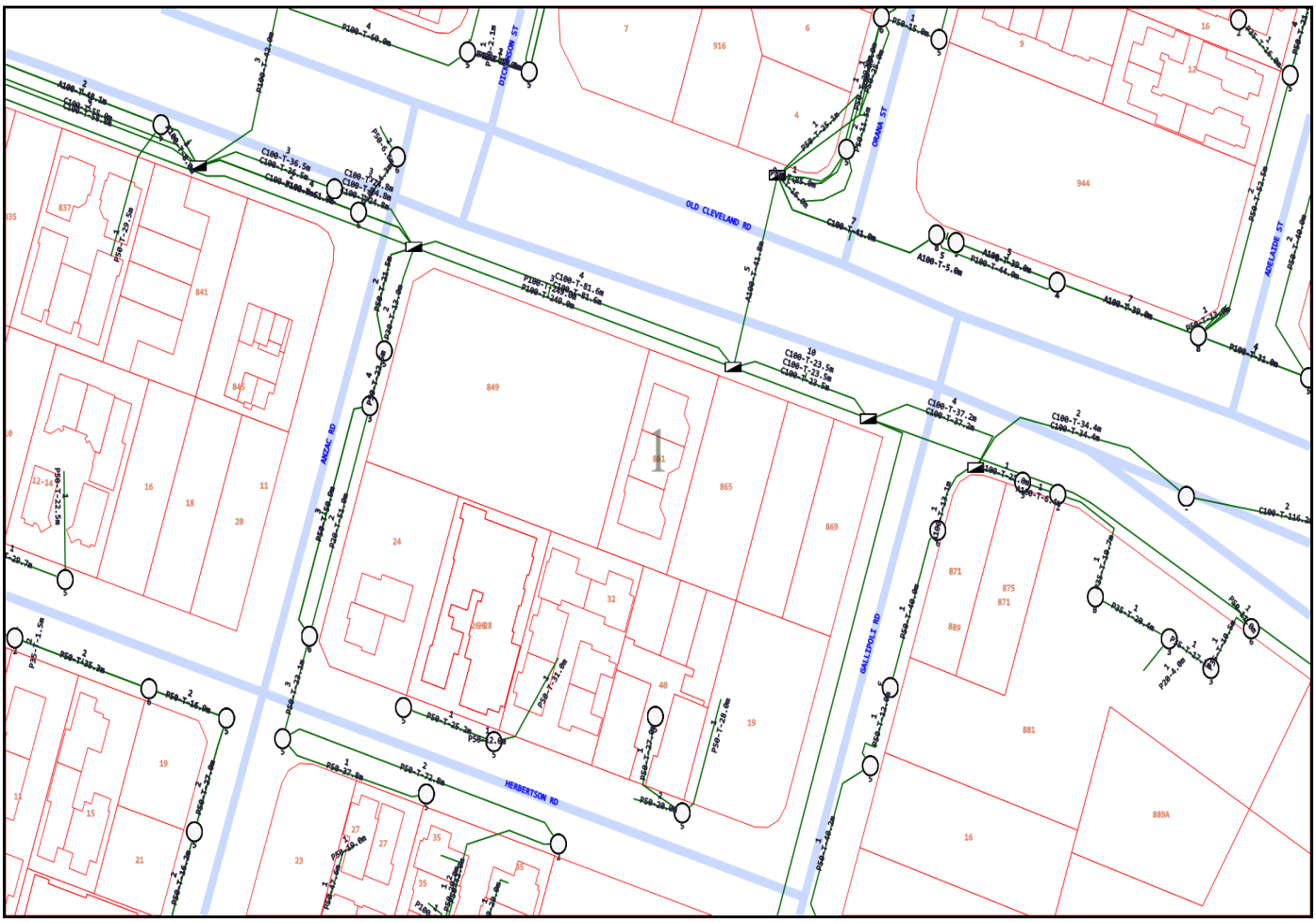

Emergency Contacts

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

Map 1

Enquiry No: 281485066

Unit 1 861 Old Cleveland Rd Carina



Powerlink Queensland makes every effort that the information contained on this map is up to date and correct but accepts no responsibility for this information.

The information is provided as a guide only. For up to date and specific information you should contact our Virginia office on (07) 3866 1313.

N W E S

0 0.02km

Imagery sourced from Open StreetMaps

LEGEND:

- Powerlink Substation
- Other Substation
- Possible Comms
- High Voltage Cable
- Pilot Cable
- Optic Fibre
- Decommissioned

Affected BYDA Work Area Symbols

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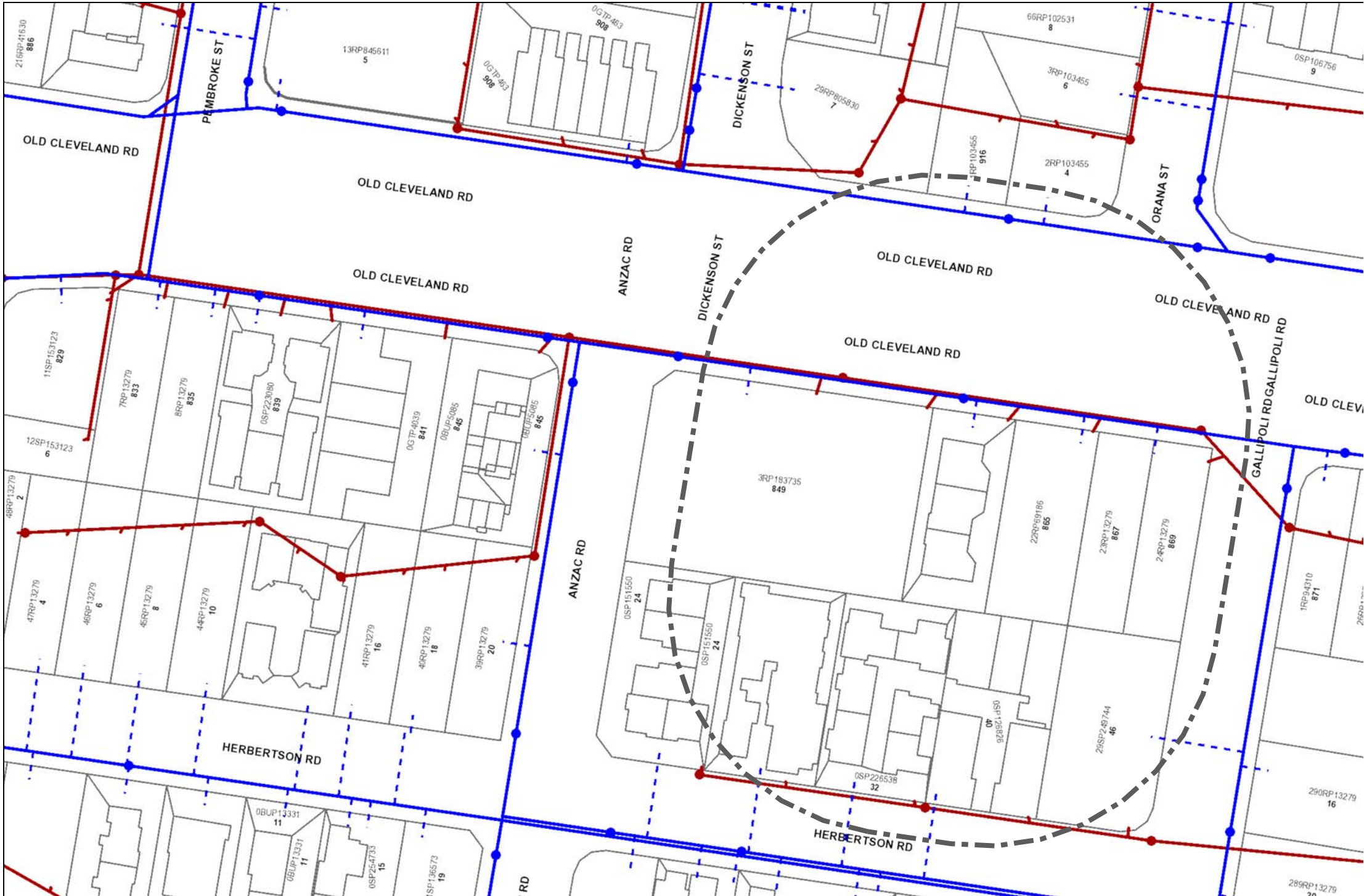
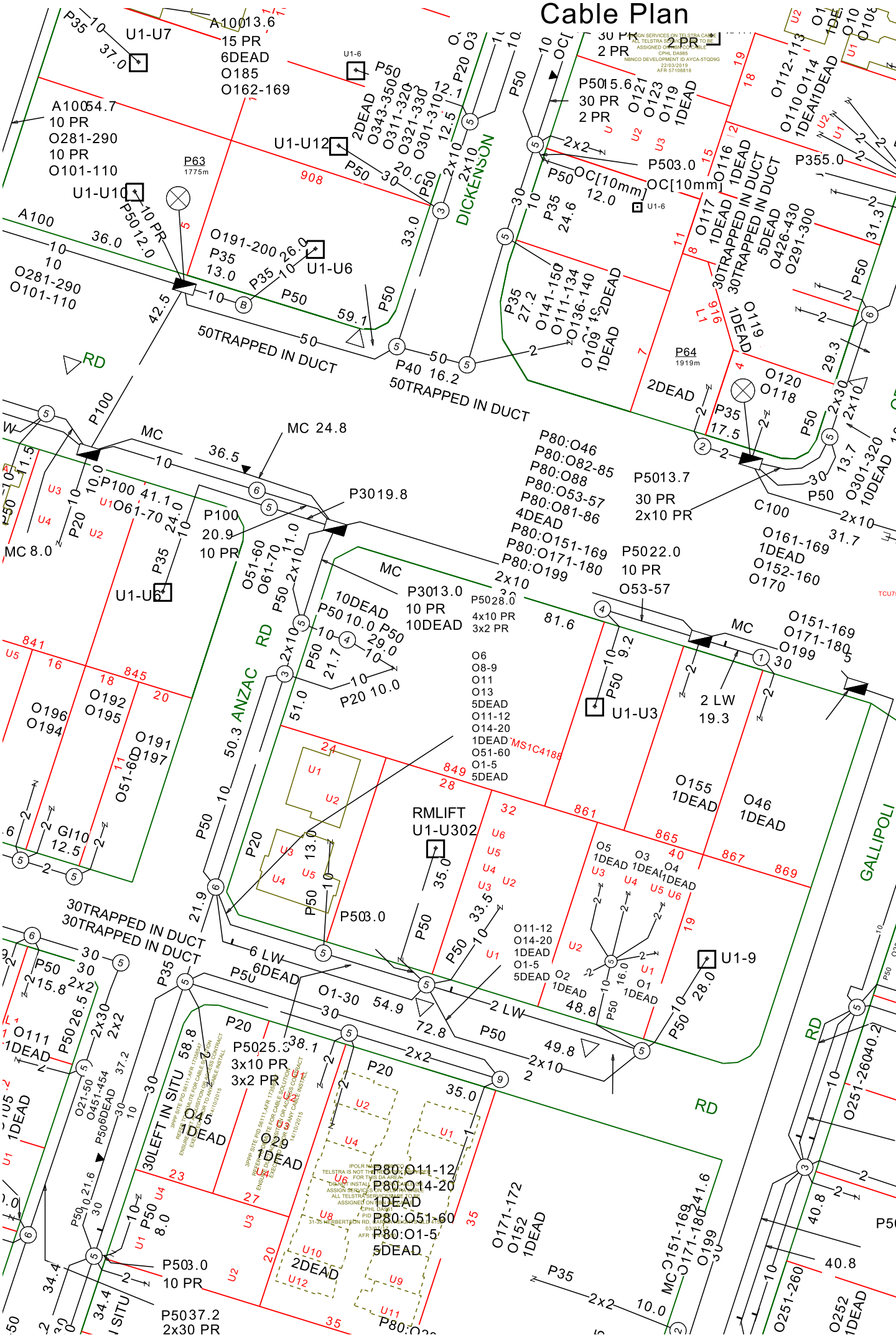
Urban Utilities - Water, Recycled Water and Sewer Infrastr



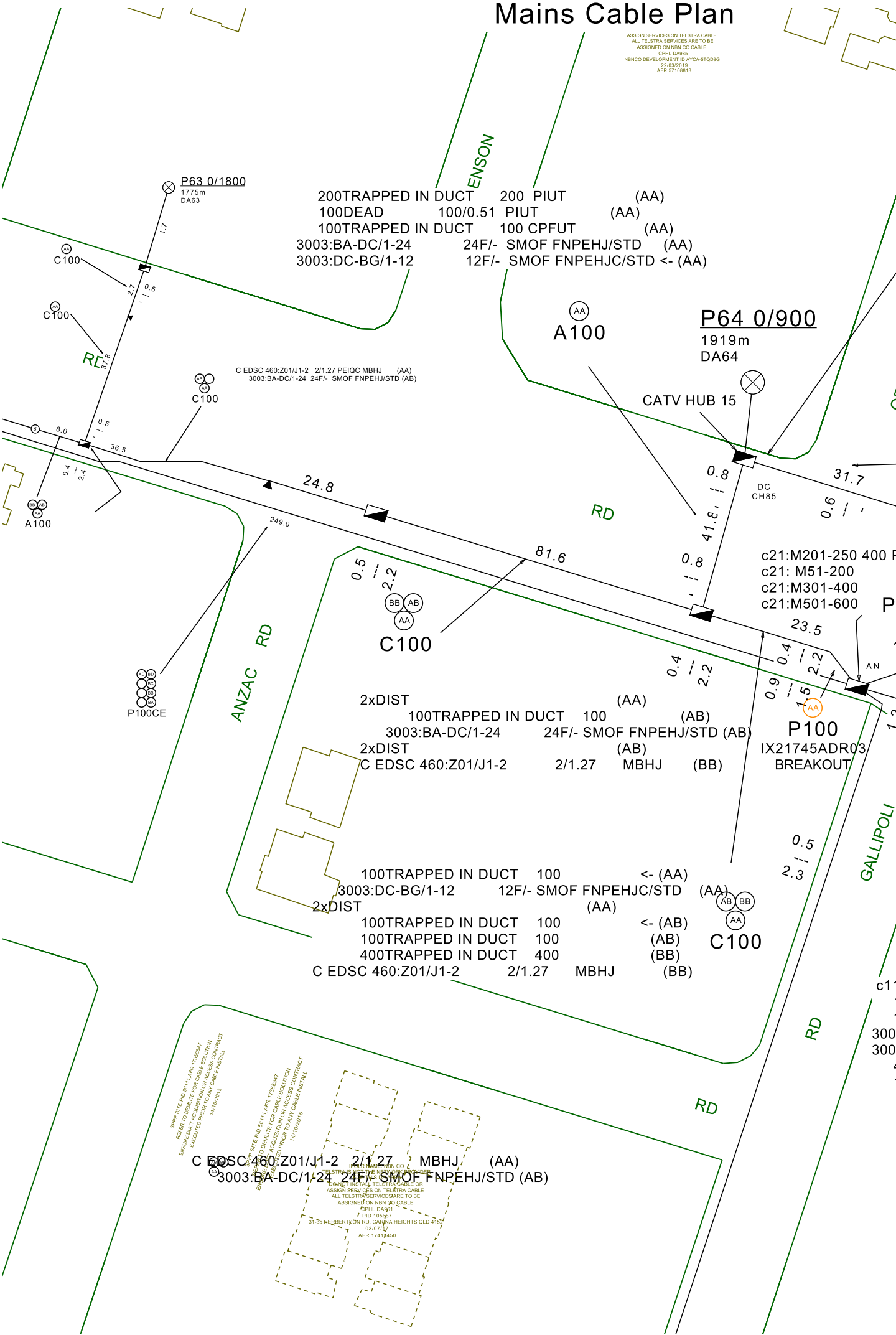
Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Cable Plan



Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Mains Cable Plan



Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

LEGEND

Leadin terminates at a Customer Address

Exchange
Major Cable Present

Pillar / Cabinet
Above ground Free Standing

Above ground Complex Equipment
Please note: Powered by 240v electricity

OC — Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned

DIST — Distribution cables in Main Cable Ducts

MC — Main Cable ducts on a Distribution Plan

Blocked or Damaged Duct

Footway Access Chamber
(can vary between 1-lid to 12-lid

NBN Pillar

Third Party Owned Network Non-Telstra

6 D — Cable Jointing Pit Number / Letter indi

EJ — Elevated Joint (above ground joint

Telstra Plant in shar

Aerial cable / or cab

Aerial cable (attached to joint us

M — Marker Post Installed

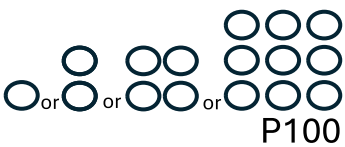
T or TR — Buried Transponder

MT — Marker Post & Transpond

SMOF — Optical Fibre Cable Di

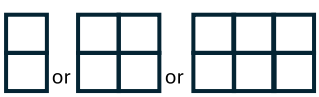
Direct Buried Cable

nbn owned network



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

(attached text denotes conduit type and size)



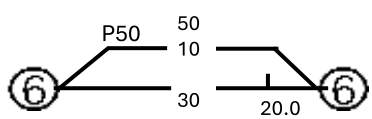
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

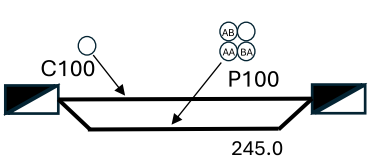
Some examples of conduit type and s

A - Asbestos cement, P - PVC / Plastic,
GI - Galvanised Iron, E - Earthenware
Conduit sizes nominally range from 20r
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

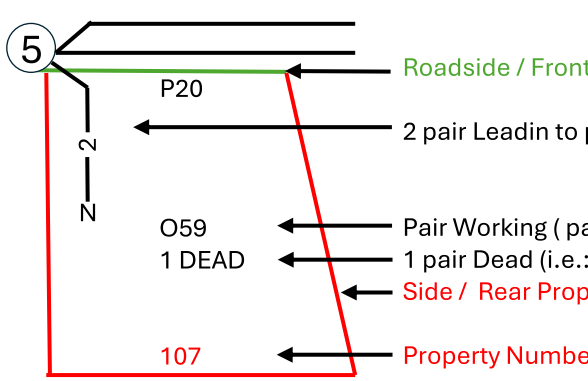
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.



The 5 Ps of Safe Excavation

https://www.byda.com.au/before-you-dig

Plan

Plan your job. Use the BYDA service at least one day before your job is

Prepare

Prepare by communicating with asset owners if you need

Pothole

Potholing is physically sighting the asset by hand digging or hydro

Protect

Protecting and supporting the exposed infrastructure is the

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Property Fact Pack

develo

u1/861 Old Cleveland Road
Carina QLD 4152

YOUR DIGITAL COPY

- Zoning
- Local Plans
- Easements
- Flood Risk
- Overland Flow Flood Risk
- Flood History
- Flood Planning Risk
- Coastal Flood Risk
- State Flood Planning

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

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	NO CONSIDERATIONS IDENTIFIED
Character	NO CONSIDERATIONS IDENTIFIED
Vegetation	NO CONSIDERATIONS IDENTIFIED
Environment	NO CONSIDERATIONS IDENTIFIED
Bushfire Risk	CONSIDERATIONS IDENTIFIED
Noise	CONSIDERATIONS IDENTIFIED

DATE OF REPORT
26th of October, 2026

ADDRESS
u1/861 OLD CLEVELAND ROAD

LOT PLAN
1/BUP9506

COUNCIL
Brisbane

ZONING
- Lmr2 Low-Medium Density Residential (3 Or 4 Storey Mix)

UTILITIES
- Water

SCHOOL CATCHMENTS
- Carina SS
- Whites Hill State College

CLOSEST CITY
Brisbane - 7km

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Zoning

What zone is my property?



Sources: Brisbane City 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
- Lmr2 Low-Medium Density Residential (3 Or 4 Storey Mix)
- Nc Neighbourhood Centre
- Os1 Open Space (Local)

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Easements

What access rights exist over the property?



Sources: Department Of Natural Resources And Mines, Manufacturing And Regional And Rural Development

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
- Secondary Interest: Easement

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Flood Risk

Is the property in a potential flood area?



Sources: Brisbane City 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.

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
- High Likelihood (5.0% Annual Chance)
- Medium Likelihood (1.0% Annual Chance)
- Low Likelihood (0.2% Annual Chance)
- Very Low Likelihood (0.05% Annual Chance)

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Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Brisbane City Council

THINGS TO KNOW

Overland flow refers to water running over the ground's surface during heavy rain. This can happen when stormwater systems are overwhelmed, drainage paths are blocked, or the land cannot absorb water quickly enough.

Unlike river or coastal flooding, overland flow is usually localised but can cause water pooling, damage to structures, and flooding of yards or low-lying areas. Urban areas are particularly vulnerable due to surfaces like roads and concrete, which prevent water from soaking into the ground.

If your property is in an overland flow area, future development of the site may require specific measures like improving drainage, raising building platforms, or adding landscaping features to safely redirect water.

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

Note: Government overland flow maps are general guides and may not reflect site-specific conditions. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Flooding may still occur outside mapped areas due to local factors. Newly subdivided lots may have already considered flooding risks and designed flows away from residential lots, rendering the mapping invalid. For tailored advice, consult your local authority or a qualified professional.

Questions to ask

- Are there specific regulations for overland flow that affect your property?
- What building or landscaping measures can help manage water flow?

LEGEND

- Selected Property
- Overland Flow - High Impact
- Overland Flow - Moderate Impact
- Overland Flow - Low Impact
- Overland Flow

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Flood Planning Risk

What planning overlays impact development of this property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Planning Area 4 - Low Risk
- Planning Area 5 - Very Low Risk

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Character

Is the property in a character or heritage area?



THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

Selected Property

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Historic Imagery

Historic Aerial Imagery



THINGS TO KNOW

Houses built before a certain historical period (e.g., pre-1946) are generally required to be preserved, with any extensions or alterations designed to complement their original architectural style.

If historic records or aerial imagery show a house on the site and the original structure remains, it may be protected by heritage regulations. Heritage and character provide a vital link to the past, showcasing a city's evolution while offering opportunities to celebrate and shape its future identity.

New homes in these areas should be designed to complement the existing streetscape and maintain the area's character and charm.

Advice from a town planner or heritage architect is recommended if the property is identified as built in or before a historical period to ensure compliance with regulations.

Questions to ask:

- Is the property protected by Character protection?
- Can the building be demolished or modified?
- How do these protections affect renovations, extensions, or new builds?

LEGEND

Selected Property

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Vegetation

Is the property in an area with vegetation protection?



Sources: Brisbane City Council

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
- Significant Native Vegetation - Nall
- Waterway And Wetland Vegetation - Nall
- Waterway Corridor

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Environment

Are there any environmental values present on the property?



Sources: Brisbane City Council, Queensland Goverment

THINGS TO KNOW

Environmental values are areas identified by government authorities to help protect biodiversity through the planning system and environmental protection frameworks. These values may include:

- national parks and protected environmental areas
- protected species and their habitats
- important wetlands and waterways
- endangered or of concern regional ecosystems and riparian zones

If an environmental value is identified on your property, it's important to understand what this means for land use. In many cases, especially in urban or built-up areas, these values may not affect how you use or develop the land. However, they may place restrictions on construction or activities such as clearing native trees.
To find out what implications these values have for your property, consult a qualified environmental professional or contact the relevant government authority.

Note: The accompanying map highlights areas where restrictions may apply to vegetation clearing or land use restrictions. It is based on broad modelling assumptions and does not assess each site individually. In newly subdivided areas, environmental values may have already been considered during the subdivision approval process.

Questions to ask

- Where are the areas with environmental value located on the property?
- What type of vegetation or habitat is protected, and how does it contribute to local biodiversity?
- How might these environmental values influence development or use of the property?

LEGEND

- Selected Property
- Wildlife Habitat - Mses
- Biodiversity Area (High Ecological Significance)
- Core Koala Habitat Area

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Bushfire Risk

Is the property in a potential bushfire area?



Sources: Brisbane City Council

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
- Bushfire Buffer Area - High Or Medium (Council)
- High Potential Bushfire Area (Council)
- Medium Potential Bushfire Area (Council)

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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

29m

16m

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Noise

Is the property in a potential noise area?



Sources: Brisbane City Council

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
- High Noise Area (Council)
- High To Mod. Noise Area (Council)
- Moderate Noise Area (Council)

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Water

Are there any water pipes nearby?



Sources: Urban Utilities

3m from property

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 Connection
- Water Pipe

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

7m from property

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?

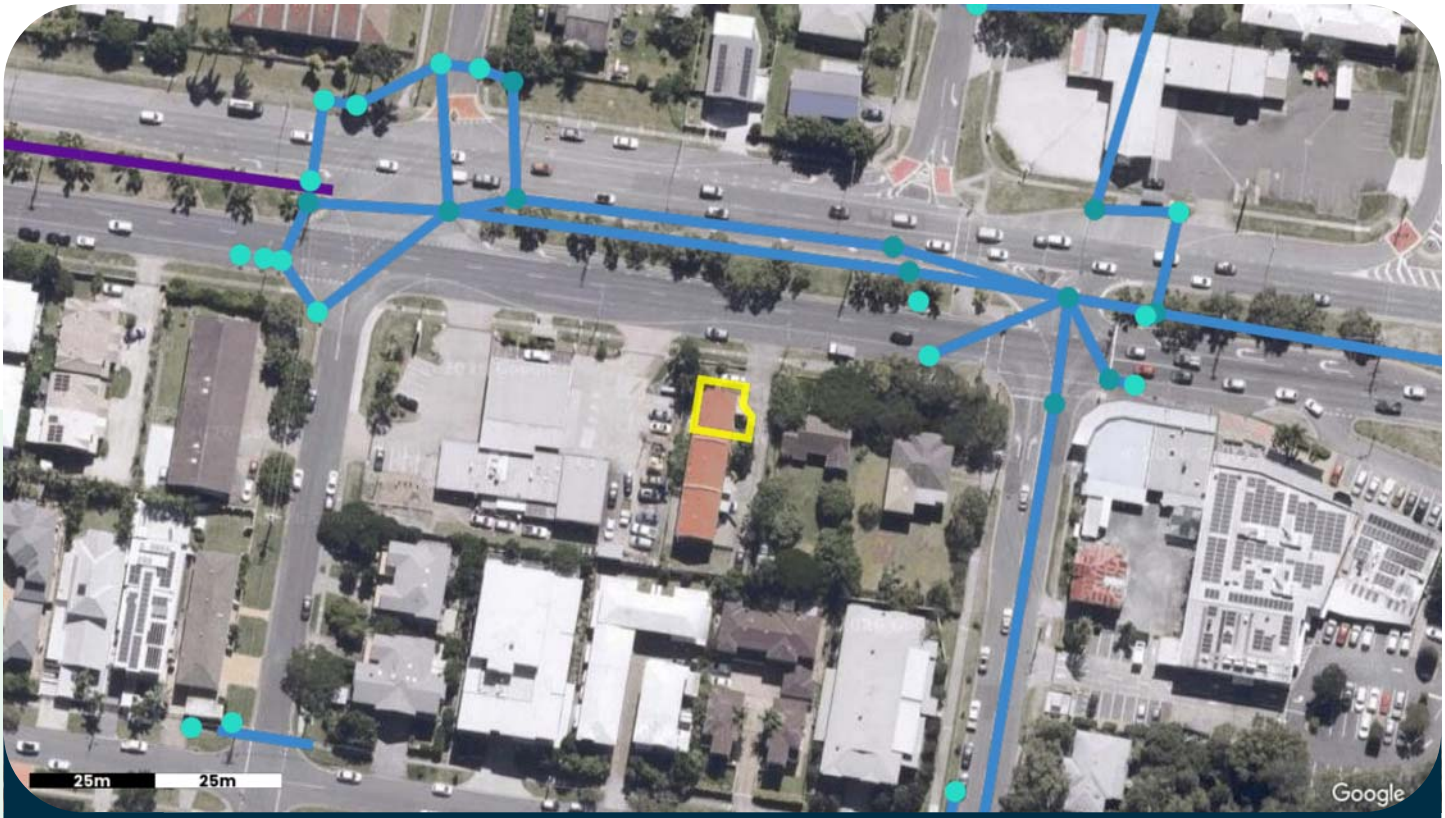
LEGEND

- Selected Property
- Maintenance Structure
- Sewer Connection
- Sewer Pipe

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Stormwater

Are there stormwater pipes on or near the property?



Sources: Brisbane City Council

27m from property

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
- Inlet Structure
- Maintenance Structure
- Stormwater Pipe Or Culvert
- Surface Drain

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Power

Are there any power lines on or near the property?



Sources: Energex

7m from property

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)
- Pole Transformer
- Power Line Or Cable
- Power Pillar
- Power Pole
- Substation
- Underground Power Cable (HV)
- Underground Power Cable (LV)

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Internet Availability

What internet connection is available for this property?



Sources: Nbn

THINGS TO KNOW

This page identifies the mapped broadband service information available for the property. This may include whether the property is within a service available area, build commenced area, fixed line area, fixed wireless area, satellite area or other fibre provider area.

The type of connection available may influence the internet providers, plans and speeds available at the property. Some properties may have access to a fixed line connection, while others may rely on fixed wireless, satellite or another network technology.

If the property is within a service available area, it generally means a broadband connection may be available. However, some properties may still require additional work before a service can be connected.

Note: Information is based on third-party network mapping and is provided as a guide only and does not guarantee service availability, speeds, provider plans or address-specific outcomes. Network coverage and services may change over time. Always confirm availability, plans and expected speeds with your preferred provider.

Questions to ask

- Is the property serviced by fixed line, fixed wireless, satellite or another fibre network?
- What connection works are required before internet can be activated?
- What plans and speeds are available from providers at this address?

LEGEND

- Selected Property
- Nbn Fixed Line

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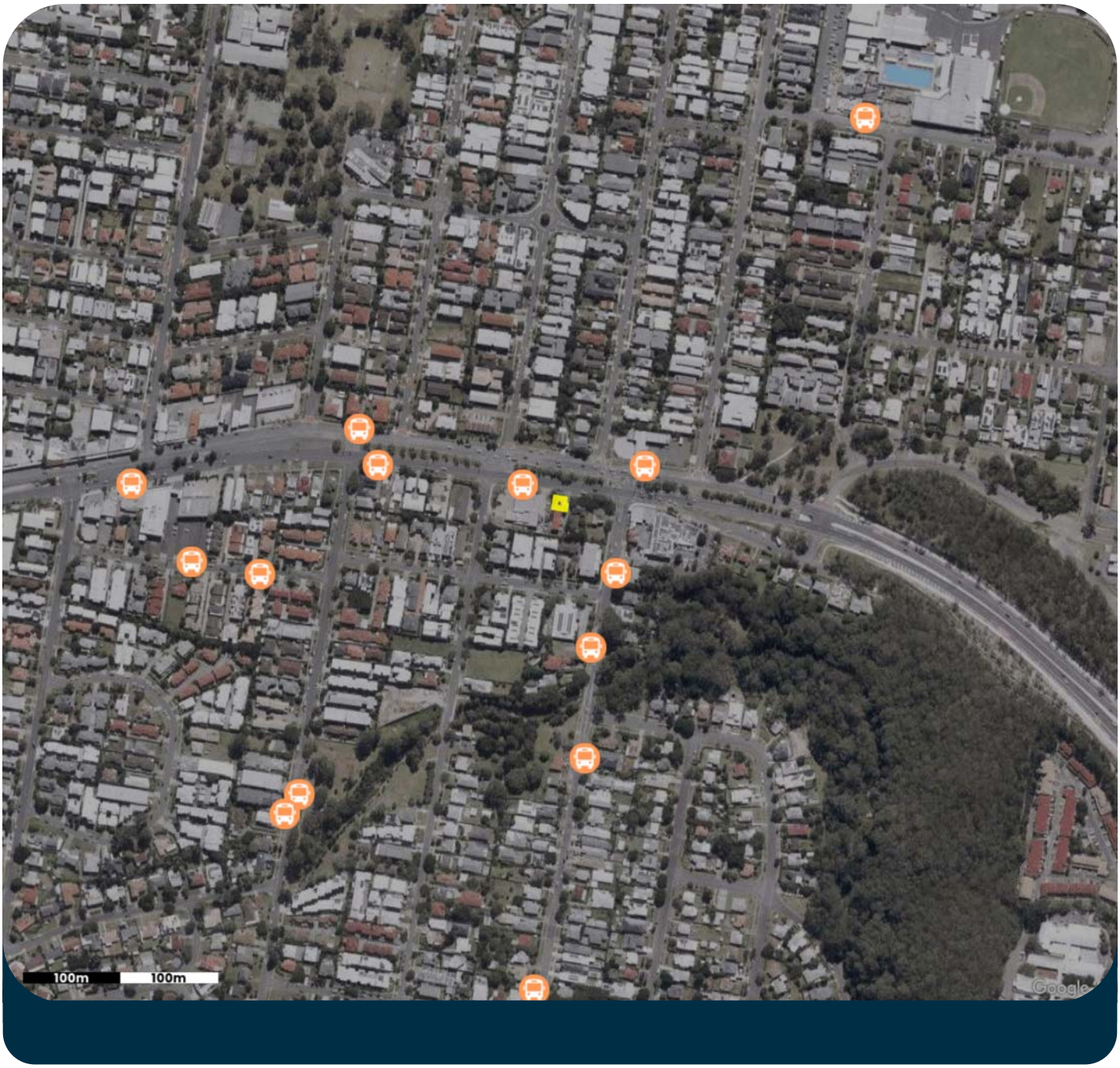
Public Transport

Is there any public transport stops nearby?



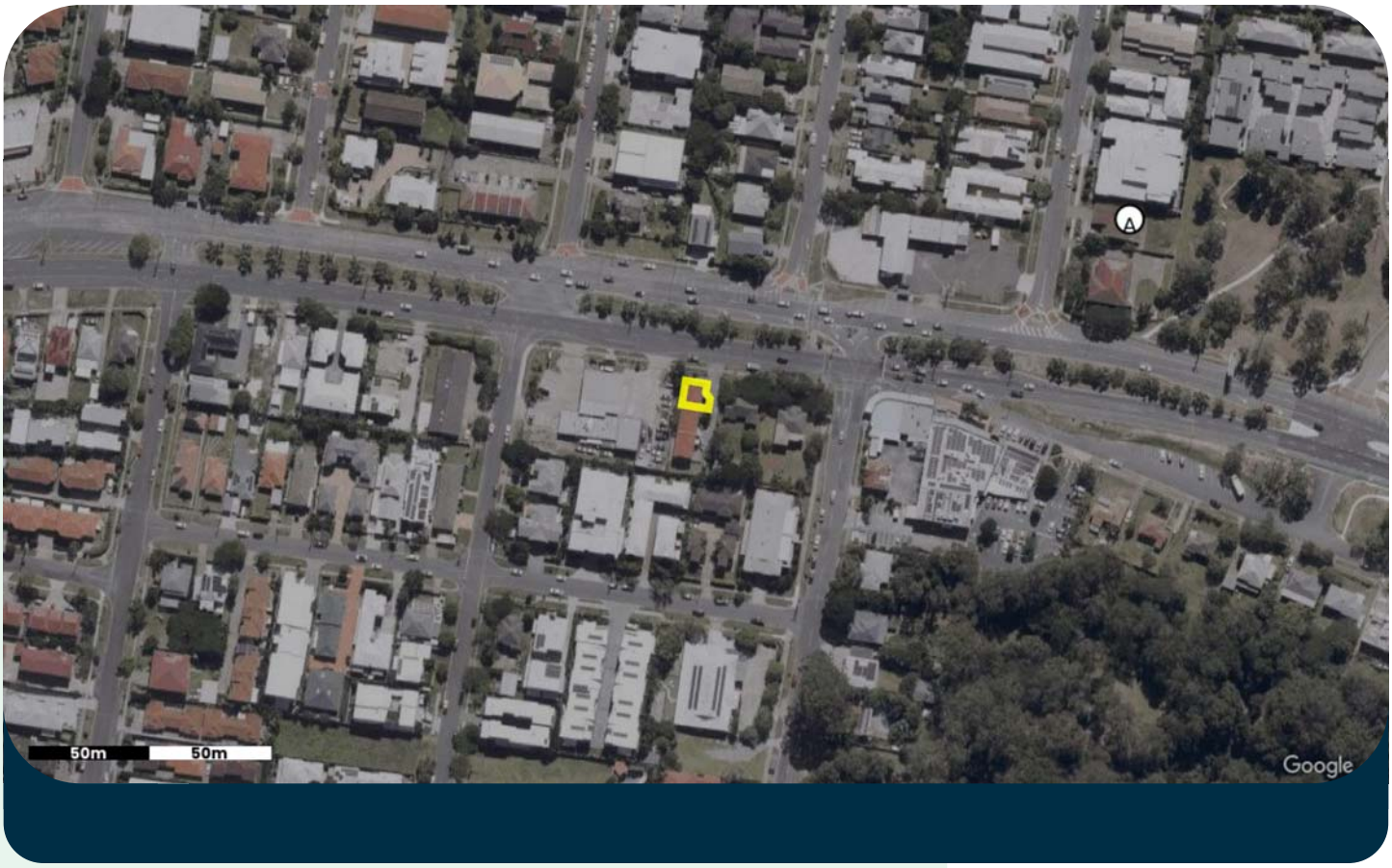
LEGEND

- Selected Property
- Bus Stop

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Development Applications

Find nearby applications



THINGS TO KNOW

Development applications, approvals and permits are planning applications submitted to Council for the property and the surrounding area. They provide valuable insight into current and proposed developments, such as apartment buildings, townhouse developments, subdivisions, commercial projects and community infrastructure. Understanding these applications can help you identify how the neighbourhood may evolve over time and how future development could affect the character and amenity of the area.

Planning approval from Council is generally only required for larger-scale developments and therefore excludes building approvals such as new houses, internal renovations, extensions and other minor building works.

The level of detail provided depends on the availability of data within each Council area and may be limited in some locations. Before making any property purchase or development decisions, you should contact the relevant Council to confirm development applications and approvals.

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Development Applications

Find nearby applications

Map	Status	Submitted	Reference	Address	Summary
A	In Progress	21/10/2026	A007135000	9 Adelaide St Carina Qld 4152	9 ADELAIDE ST CARINA QLD 4152 - Reconfigure a Lot - Scotmore Pty Ltd (Primary Applicant), Mecone (Consultant)

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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: ~99m2, Perimeter: ~40m

LEGEND

Selected Property

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

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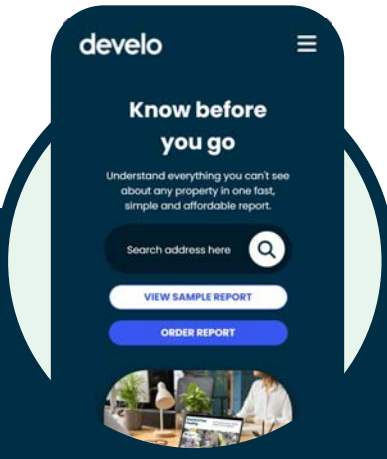
By accessing this report, you acknowledge and accept the above terms and assume full responsibility for verifying all information independently prior to undertaking any development, renovation, or transaction.



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QUEENSLAND GOVERNMENT

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference: 1057464 Date: 26 October 2026

Search Request reference: OR-1FK2H5KBG3WOEB

Applicant details

Applicant: Joe Hoyes, , DBL Solicitors - Brisbane

jhoyes@dbl.com.au

Buyer: TBA TBA

Search response:

Your request for a property search on Lot **1** on Plan **BUP9506** at **at 1/861 OLD CLEVELAND RD CARINA 4152** has been processed.

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

Note:

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

Disclaimer:

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

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

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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)

Dye & Durham
GPO Box 1612
Brisbane QLD 4001

Transaction ID: 51229895 EMR Site Id: 26 October 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 1 Plan: BUP9506
1/861 OLD CLEVELAND RD
CARINA

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

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Queensland Government

Search results for enforcement actions

← Return to the main page (../)

Search again (../search/enforcement.php)

Showing result(s) for:

Location: 861 old cleveland ✖ (enforcement.php?reference=&permitnumber=&holder=&status[]=&type[]=&activity[]=&industry[]=&date_from=&date_to=&location=&postcode=4152&locality[]=&l

Postcode: 4152 ✖ (enforcement.php?reference=&permitnumber=&holder=&status[]=&type[]=&activity[]=&industry[]=&date_from=&date_to=&location=861 old cleveland&postcode=&locality[]=&lga[]=)

Data last refreshed: 2026-10-26

Show 50 records

Export view

Enforcement number	Enforcement type	Issued to	Issued date	Status
Your search did not match any records... return to search page (../search/enforcement.php)				

Showing 0 to 0 of 0 entries

Previous Next

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Queensland Government (https://www.qld.gov.au/)

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Tree orders register

The tree orders register shows orders affecting land made under the Neighbourhoo (Dividing Fences and Trees) Act 2011, including who is responsible for carrying out t the timeframe.

You can search for a tree order by entering a suburb, street name, order name (e.g. N name of the applicant or respondent in the matter.

The tree orders register shows orders affecting land made under the *Neighbourhood (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the timeframe.

Orders are added to the register within 14 days of the order being made. The tree re list tree dispute applications or pending proceedings. To identify existing applicatior request a search of the register of proceedings.

No results found.

Search for

1/861 old cleveland road carina

Submit

Date of order	Order	Address
23/10/2026	NDR110-26 (PDF, 160.3 KB)	21-23 Penelope Drive CORNUBIA
15/10/2026	NDR045-24 (PDF, 1.2 MB)	76 Plateau Crescent CARRARA QL
13/10/2026	NDR212-24 (PDF, 154.1 KB)	16 Donna Avenue ROCHEDALE SC 4123
12/10/2026	NDR272-25 (PDF, 310.0 KB)	53 Hewitt Street COOLUM BEACH

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Queensland Heritage Act 1992

Section 33(1)(b) Certificate of Affect

Certificate number:	COA-018208	**Result number**	1 of 1
Date of issue:	26-Oct-2026	Receipt No:	7264834
Client Reference	OR-1FK2H5KBG3WOEB		
Requested by:	The Search People GPO Box 2213 Brisbane QLD 4001 certificates@thesearchpeople.com.au 0733286111		

This is a certificate issued under section 33(1)(b) of the *Queensland Heritage Act 1992* (Heritage Act) as to whether a place or area is affected by: entry in the Queensland Heritage Register (QHR) as a State heritage place or protected area, a heritage agreement, a current QHR application, or is excluded from entry in the QHR.

RESULT

This response certifies that the place identified as:

Place Ref: None

Place Name: None

Lot: 1 Plan: BUP9506

Located at:

is neither on the QHR nor the subject of a QHR application under the Heritage Act.

ADDITIONAL ADVICE

Note: This certificate is valid at the date of issue only

If you have any queries in relation to this search, please contact the Planning and Heritage Branch on 13 QGOV (137 468) or heritage@detsi.qld.gov.au.

Issued by the Chief Executive's delegate under the *Queensland Heritage Act 1992*

DELIVERING FOR QUEENSLAND | Queensland Government

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Pool Register

Property location

Show Map

Address

1/861 OLD CLEVELAND RD, CARINA QLD 415

Lot on plan (RPD)

1/BUP/9506

Council

BRISBANE CITY

Details

No pools are registered for this property.

Back

Register pool

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Pool Register

Property location

Show Map

Address

861 OLD CLEVELAND RD, CARINA QLD 4152

Lot on plan (RPD)

9999/BUP/9506

Council

BRISBANE CITY

Details

No pools are registered for this property.

Back

Register pool

Docusign Envelope ID: 135502FF-CF35-8149-83CA-AEF247412DF8

Owner builder register

Lot/Plan number

1

BUP 9506

You can search by owner builder number, name, lot/plan number or address.

Glossary of terms

Sorry, no matching items found.

Contact Us

Get in touch for enquiries, feedback, complaints and compliments.

Phone: 139 333

Contact us