

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	Andrew Phillip Maurice and Kelly Ann Collins
Property address (referred to as the “property” in this statement)	2/23 Kingsmill Street, CHERMSIDE QLD 4032
Lot on plan description	Lot 2 on SP 111917

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme:	
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	<i>If Yes, refer to Part 6 of this statement for additional information</i>	<i>If No, please disregard Part 6 of this statement as it does not need to be completed</i>

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 <i>Land Title Act 1994</i> showing interests registered under that Act for the property. <input checked="" type="checkbox"/> Yes
	A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> Yes

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input type="text" value="Start Date: 12/04/26; End Date: 11/04/27"/> » the amount of rent and bond payable: <input type="text" value="Rent: \$590 per week; Bond: \$2,360.00"/> » whether the lease has an option to renew: <input type="text" value="Nil"/> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in <input type="checkbox"/> Yes writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p> </div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>Water and sewer infrastructure traverses the common property of the community titles scheme of which the Lot forms part of ("CP") and/or lot as shown on the attached Qld Urban Utilities Plan. Telstra infrastructure traverses the CP and/or lot as shown on attached Telstra Cable Plan. NBN infrastructure may traverse the CP and/or lot as shown on attached NBN Asset plan. Infrastructure traverse the CP and/or lot as shown on attached Look up and Live map. The term "traverses" (or "traverse") shall include to mean, is situated on, traverses, crosses and/or passes through or over the CP and/or Lot.</p> </div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text" value="12/04/2025"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):		
	MU2 Mixed use (Centre frame)		
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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The following notices are, or have been, given:		
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.		

Part 4 – Buildings and structures

WARNING TO BUYER – The seller does not warrant the structural soundness of the buildings or improvements on the property, or that the buildings on the property have the required approval, or that there is no pest infestation affecting the property. You should engage a licensed building inspector or an appropriately qualified engineer, builder or pest inspector to inspect the property and provide a report and also undertake searches to determine whether buildings and improvements on the property have the required approvals.

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

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount:

Date Range:

OR

The property is currently a rates exempt lot.**

OR

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

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

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

Water

Whichever of the following applies—

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

Amount:

Date Range:

OR

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

Amount:

Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Community Management Statement	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.</p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>	<input checked="" type="checkbox"/> Yes	
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Statutory Warranties	<p>Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>		
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Signatures – SELLER



Andrew Phillip Maurice (Apr 7, 2026 06:19:58 GMT+10)

Signature of seller

Andrew Phillip Maurice

Name of seller

Apr 7, 2026

Date



Kelly Ann Collins (Apr 1, 2026 15:48:31 GMT+11)

Signature of seller

Kelly Ann Collins

Name of seller

Apr 1, 2026

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

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50263069	Search Date: 25/03/2026 09:05
Date Title Created: 16/04/1999	Request No: 55538542
Previous Title: 50237798	

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 111917

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 26740

REGISTERED OWNER

Dealing No: 714930200 11/02/2013

ANDREW PHILLIP MAURICE

KELLY ANN COLLINS

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10109221 (POR 573)
2. MORTGAGE No 720526817 15/01/2021 at 13:38
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

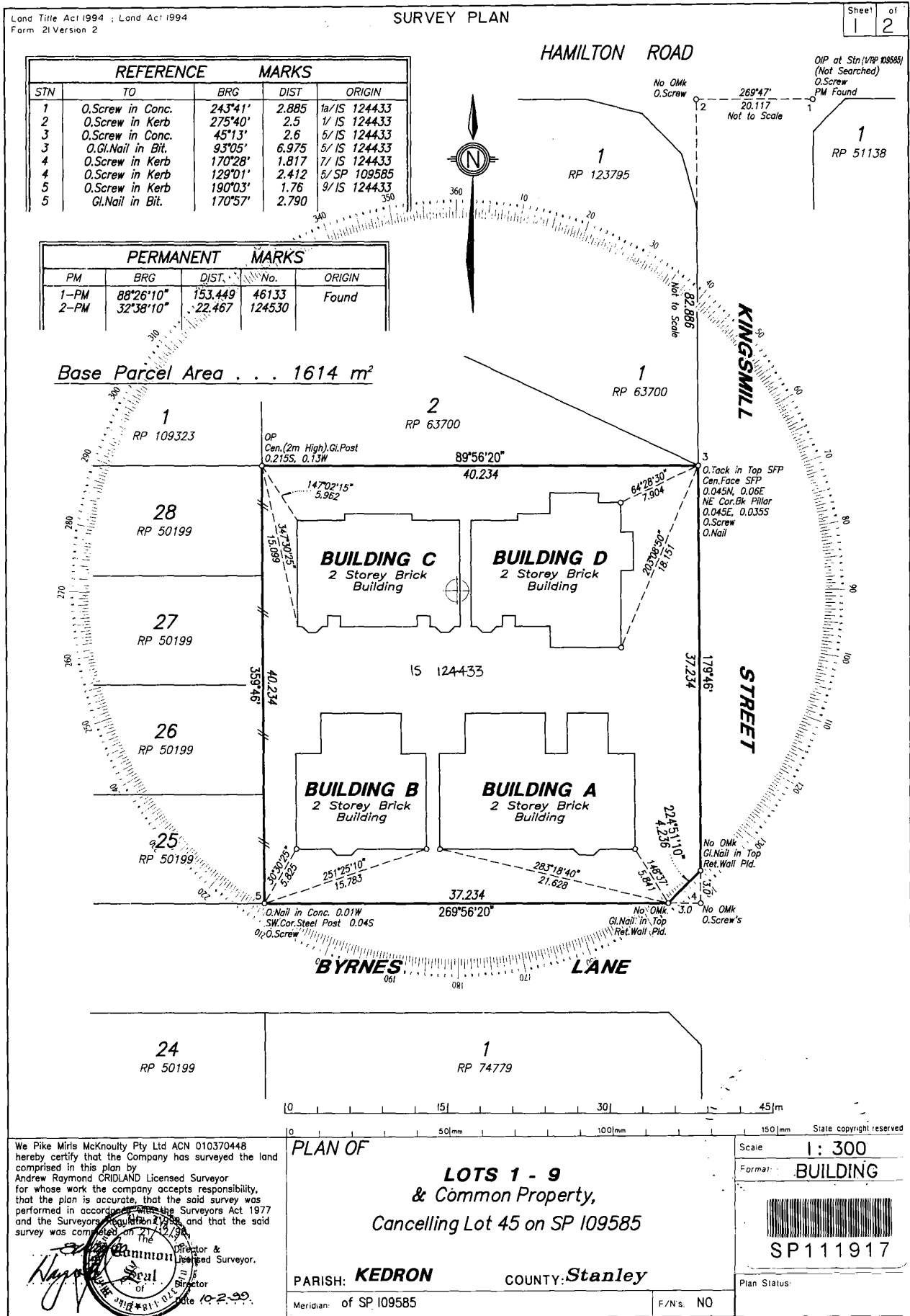
NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



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

703252882
 \$690.00
 29/03/1999 14:50
BE 400 NT

Registered

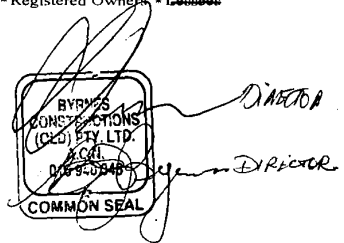
Lodged by
CLAYTON UTZ 232
 MWG
 (Include address, phone number, reference, and Lodger Code)

1 Certificate of Registered Owners or Lessees.
 1/We **BYRNES CONSTRUCTIONS (QLD) Pty Ltd**
ACN 010 948 348

(Names in full)

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

Signature of *Registered Owners *Lessees



* Rule out whichever is inapplicable

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
50237798	45	SP 109585	1-9 & Common Property	-	-

2 Local Government Approval.
BRISBANE CITY COUNCIL
 hereby approves this plan in accordance with the :
 % Local Government (Planning and Environment) Act 1990

Dated this 15TH day of MARCH 1999

A. T. Reid
A. T. REID
 Appointed Officer

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

SHORT FEE REQUISITION FEE
 \$25
12 APR 1999
 Paid Vide No. 51-61-3637

Orig	Lots
7. Portion Allocation :	573
8. Map Reference :	9543-33414
9. Locality :	Chermside
10. Local Government :	Brisbane City Council
11. Passed & Endorsed :	
By : Pike Mirls McKnoulty Pty Ltd	
Date : <u>10-2-99</u>	
Signed : <i>W. B. Bunker</i>	
Designation : Tolson Officer/Delegate	

12 Building Format Plans only.
 I certify that :
 * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
 * Part of the building shown on this plan encroaches onto adjoining lots and road.

Shirley D. 10-2-99
 Licensed Surveyor/Director Date
 * delete words not required

13. Lodgement Fees :

Survey Deposit	\$246
Lodgement	\$87.00
9. New Titles	\$360
Photocopy	\$8.00
Postage	\$
TOTAL	\$690.00

14. Insert Plan Number
SP 111917

3. Plans with Community Management Statement :

CMS Number : 26740
 Name : 23 KINGSMILL STREET

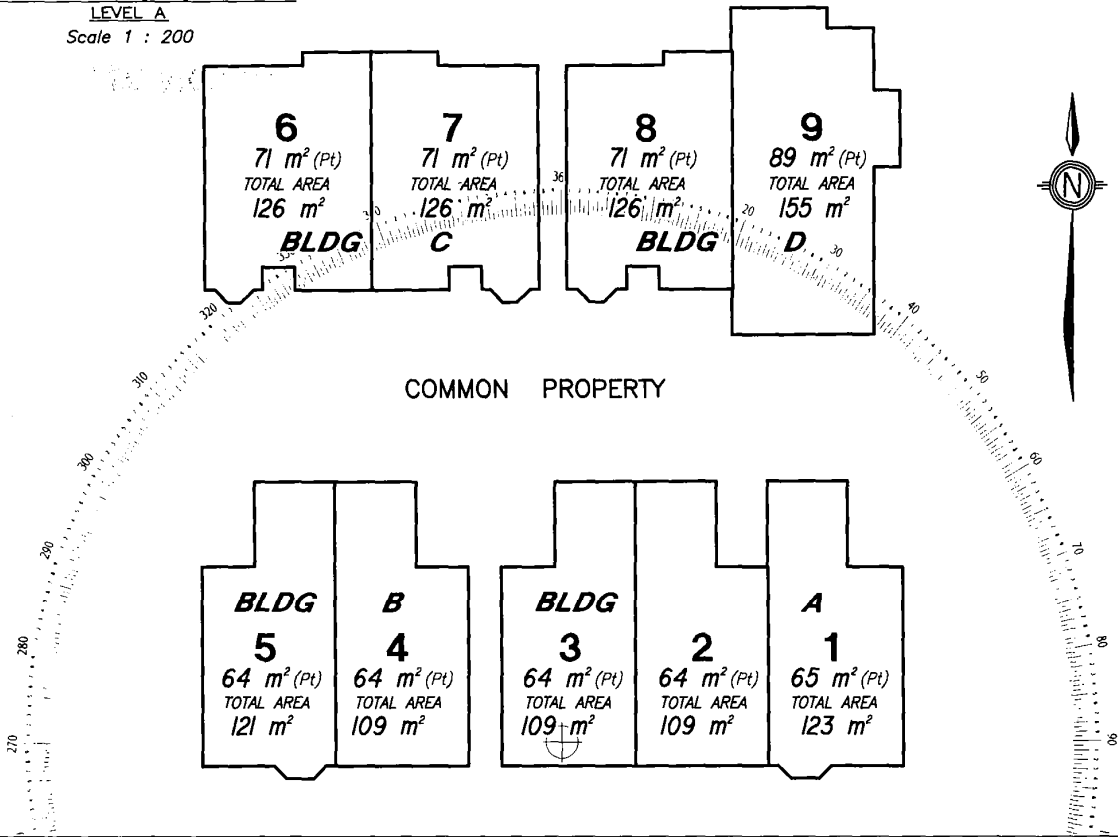
4. References :

Dept File :
 Local Govt :
 Surveyor : 5037

BUILDINGS A, B, C & D

LEVEL A

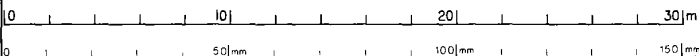
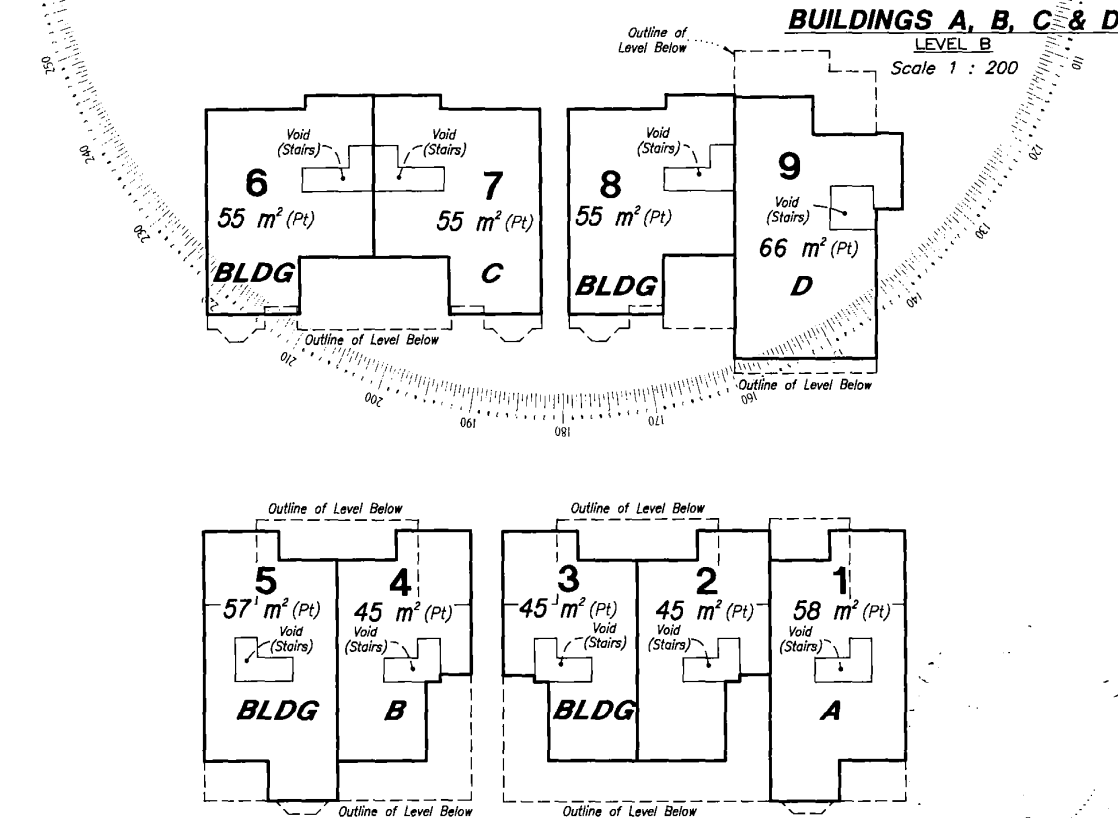
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BUILDINGS A, B, C & D

LEVEL B

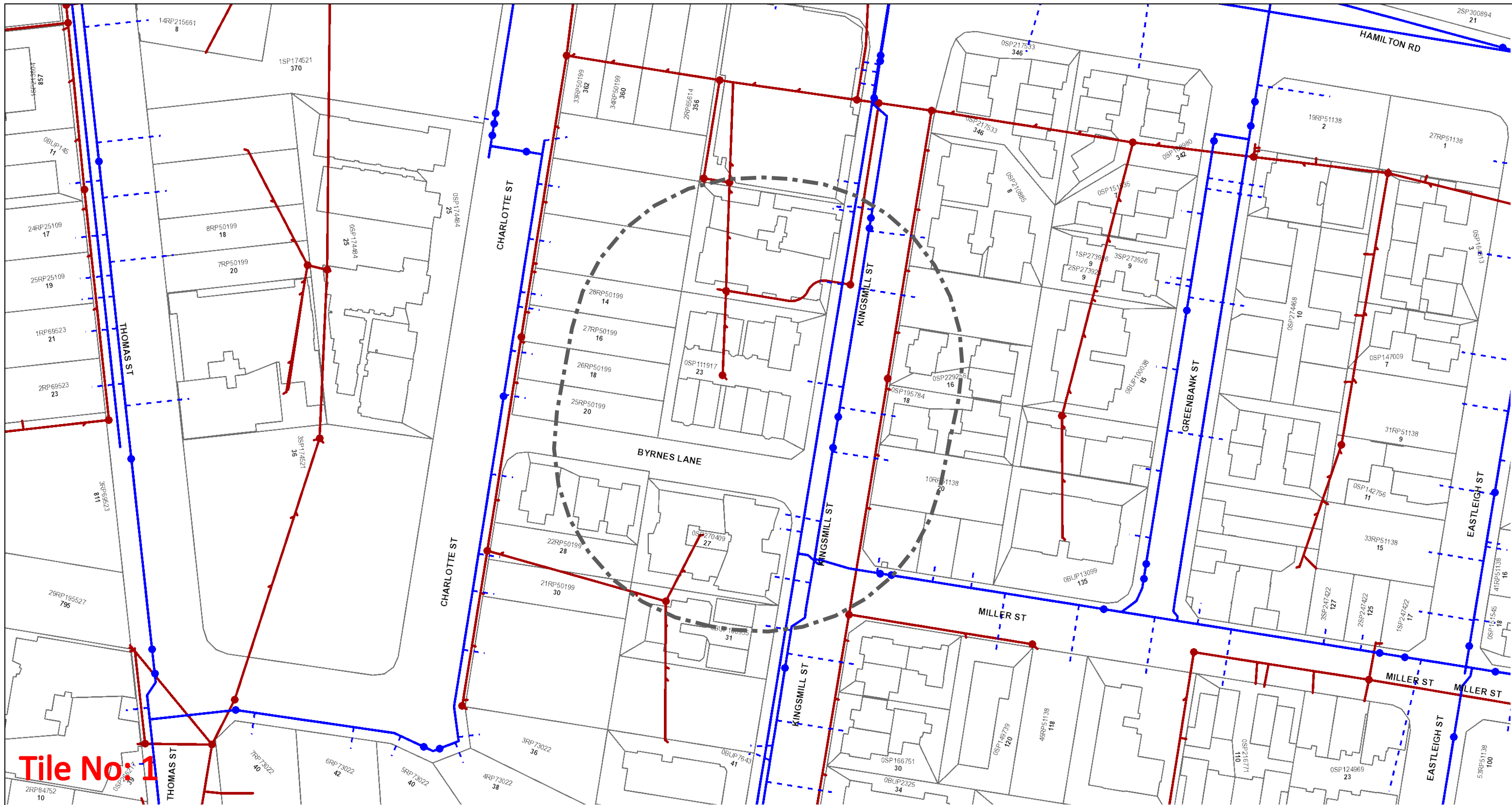
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State copyright reserved

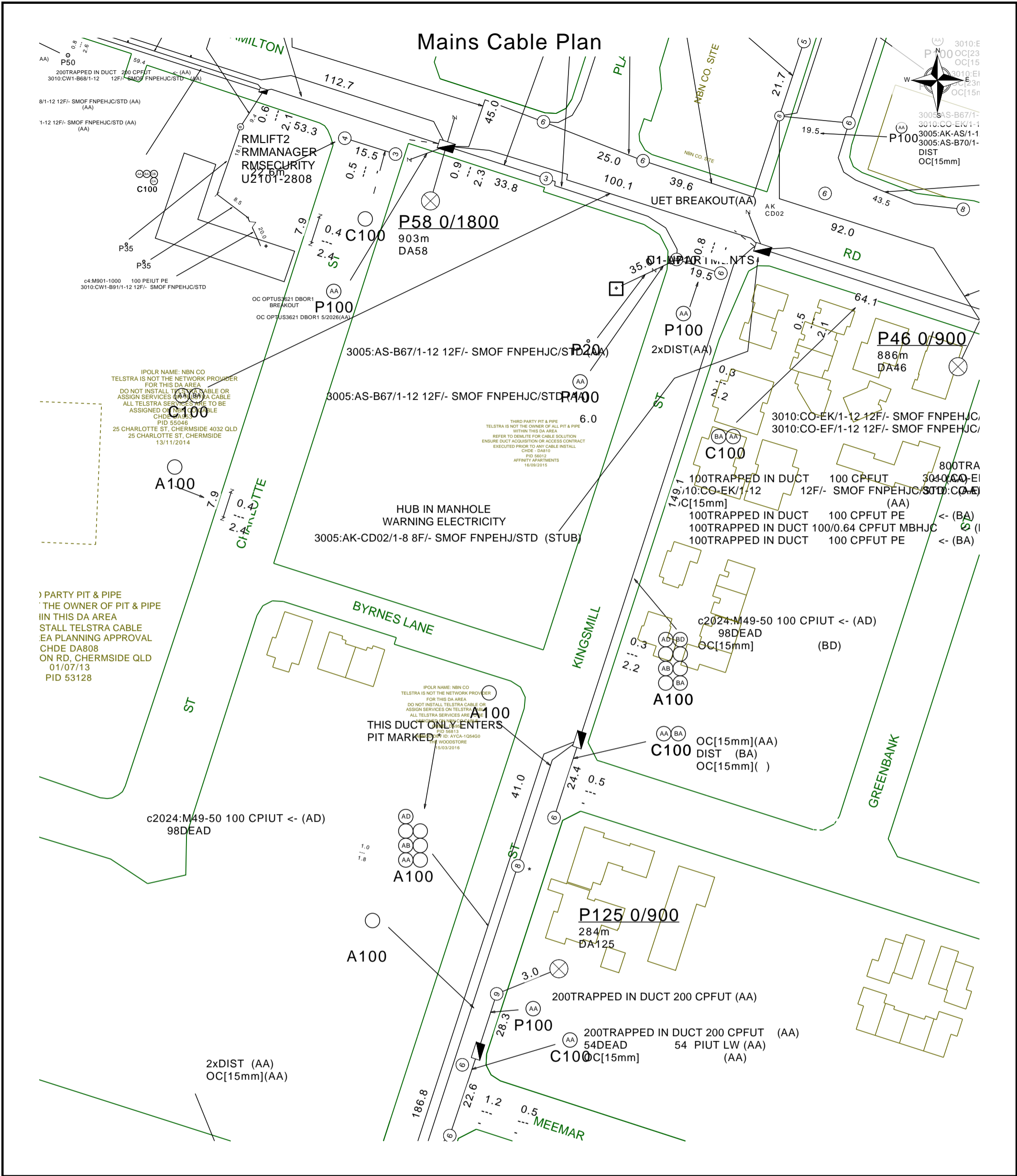
Insert Plan Number **SP 111917**

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 1

 <p>UrbanUtilities</p> <p>N</p> <p>Map Scale 1:1000</p>	<p>Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure</p> <p>BYDA Reference No: 270338200</p> <p>Date BYDA Ref Received: 25/03/2026 Date BYDA Job to Commence: 25/03/2026 Date BYDA Map Produced: 25/03/2026</p> <p>This Map is valid for 30 days Produced By: Urban Utilities</p>	<table border="0"> <tr> <th>Sewer</th> <th>Water</th> <th>Recycled Water</th> </tr> <tr> <td>● Infrastructure</td> <td>● Infrastructure</td> <td>● Infrastructure</td> </tr> <tr> <td>◆ Major Infrastructure</td> <td>◆ Major Infrastructure</td> <td>◆ Major Infrastructure</td> </tr> <tr> <td>— Network Pipelines</td> <td>— Network Pipelines</td> <td>— Network Pipelines</td> </tr> <tr> <td>▨ Network Structures</td> <td>▨ Network Structures</td> <td>▨ Network Structures</td> </tr> <tr> <td></td> <td>- - - Water Service (Indicative only)</td> <td></td> </tr> </table>	Sewer	Water	Recycled Water	● Infrastructure	● Infrastructure	● Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure	— Network Pipelines	— Network Pipelines	— Network Pipelines	▨ Network Structures	▨ Network Structures	▨ Network Structures		- - - Water Service (Indicative only)		<p>While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.</p> <p>The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.</p> <p>Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.</p> <p>This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.</p> <p>Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]</p> <p>For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7). www.urbanutilities.com.au</p> <p>ABN 86 673 835 011</p>
Sewer	Water	Recycled Water																			
● Infrastructure	● Infrastructure	● Infrastructure																			
◆ Major Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure																			
— Network Pipelines	— Network Pipelines	— Network Pipelines																			
▨ Network Structures	▨ Network Structures	▨ Network Structures																			
	- - - Water Service (Indicative only)																				




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

Sequence Number: 270338202

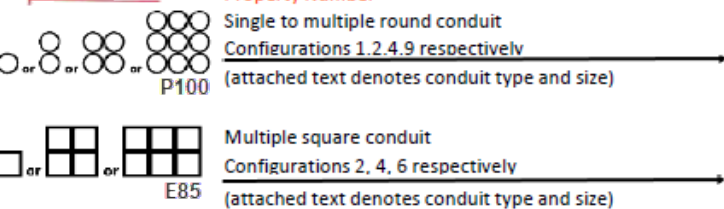
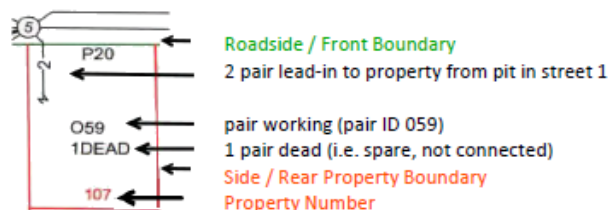
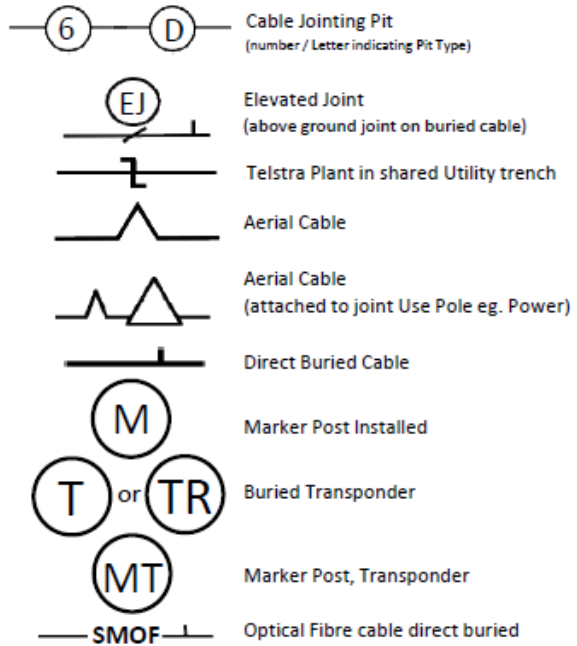
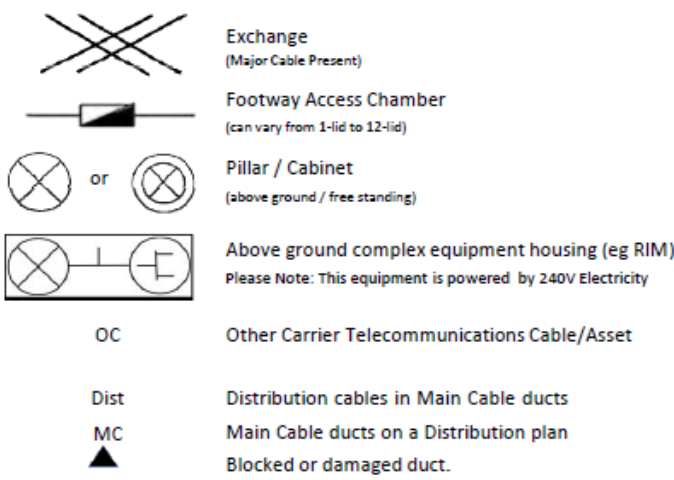
TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 25/03/2026 18:19:06

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

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

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

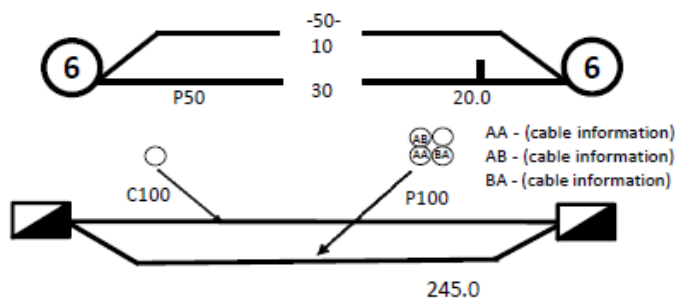
LEGEND



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galanised iron, E - Earthenware
Conduit sizes *nominally* range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



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

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


Protect our Network:

by maintaining the following distances from our assets:

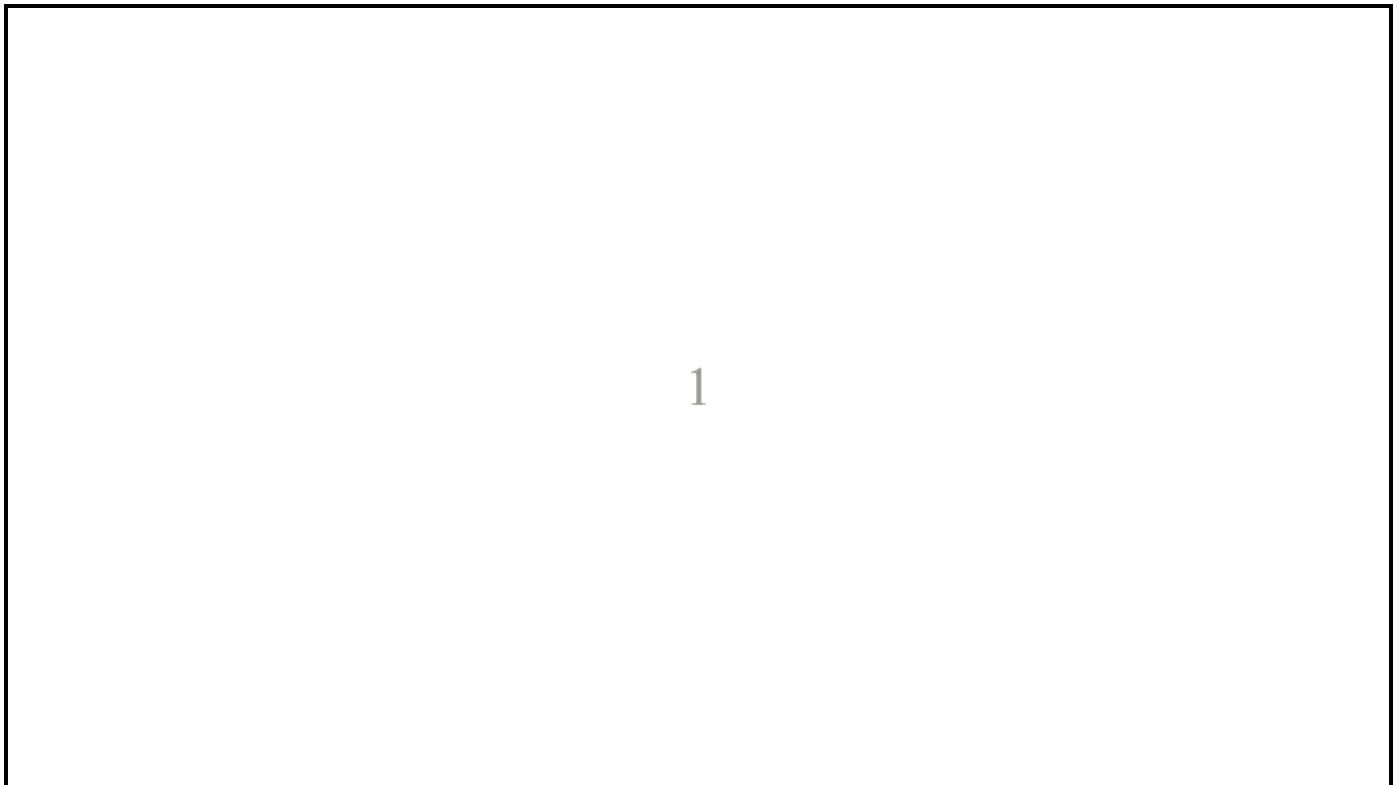
- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

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

To: Vinal Kalyan
Phone: Not Supplied
Fax: Not Supplied
Email: vinal@kalyans.com.au

Dial before you dig Job #:	52725119	
Sequence #	270338197	
Issue Date:	25/03/2026	
Location:	23 Kingsmill Street , Chermside , QLD , 4032	

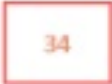




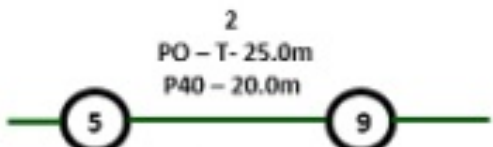
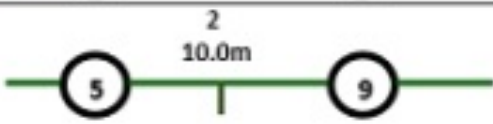




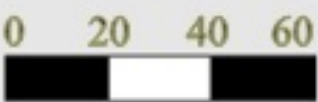
Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

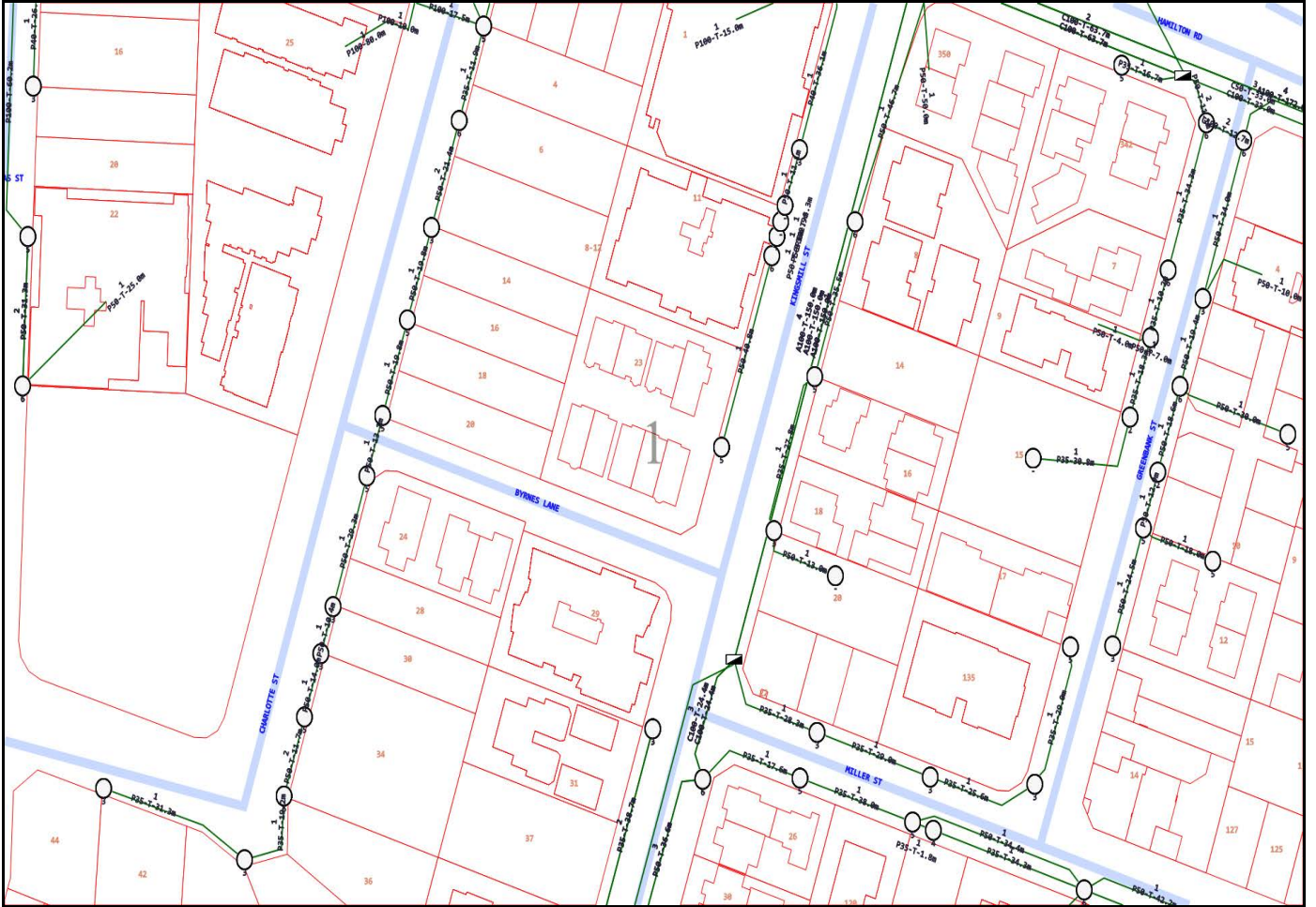




LEGEND



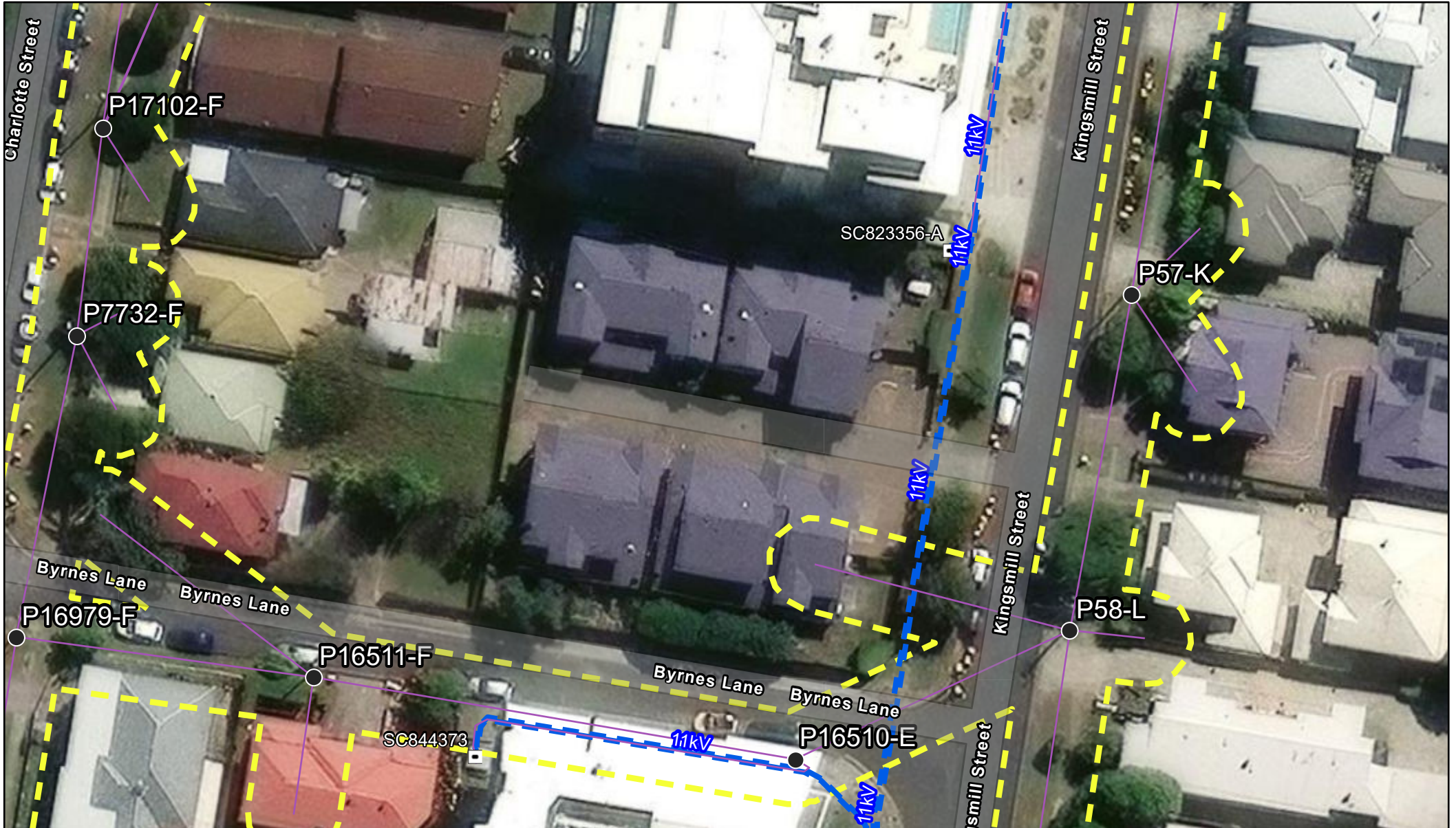
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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



Emergency Contacts

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

Look Up and Live Map



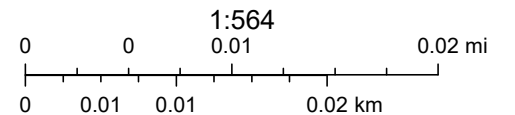
25/03/2026, 17:31:54

Network Device — Network LV

Substation Network HV

Poles — Underground

● Pole - - - LUAL_Exclusion_Zone_Feature_Public



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, City of Moreton Bay

86

FORM 14 Version 2

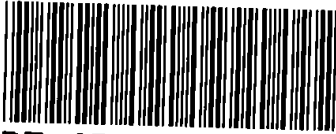
QUEENSLAND LAND REGISTRY

Land Title Act 1994 and Land Act 1994

GENERAL REQUEST

Page 1 of 1

Dealing No



703252852

\$87.00
29/03/1999 14:47

BE 460

Stamp Duty Imprint

1. Nature of request

Lodger Name, address and phone number

Lodger Code

Ⓟ

Request to record first community management statement for 23 Kingsmill Street Community Titles Scheme

Clayton Utz
DX 128, Brisbane
Ph: 3292-7000
Ref: CWS:1277879

232

2. Description of Lot

County

Parish

Title Reference

Lot 45 on SP 109585

Stanley

Kedron

50237798

3. Registered Proprietor/Crown Lessee

Byrnes Constructions (Qld) Pty Ltd ACN 010 948 348

4. Interest

Fee Simple

5. Applicant

Byrnes Constructions (Qld) Pty Ltd ACN 010 948 348

6. Request

Ⓟ

I hereby request that: The first CMS deposited herewith be recorded as the community management statement for 23 Kingsmill Street Community Titles Scheme and that 21 Morgan Road, Albany Creek Qld 4035 be recorded as the address for service of the body corporate for the scheme.

7. Execution by applicant

Execution Date

26/2/99
[Signature]
Director

Applicant's or Solicitor's Signature

BYRNES
CONSTRUCTIONS
(QLD) PTY. LTD.
A.C.N.
010 948 348
COMMON SEAL

✓
Director

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

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

THIS STATEMENT MUST BE LODGED TOGETHER

This statement incorporates and must include the following:

26740

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

CMS LABEL NUMBER

1. Name of community titles scheme

2. Regulation module

23 Kingsmill Street Community Titles Scheme

Standard Module

3. Name of body corporate

23 Body Corporate for *23* Kingsmill Street Community Titles Scheme

4. Scheme land

Description of Lot	County	Parish	Title Reference
Lot 1 on SP111917	Stanley	Kedron	
Lot 2 on SP111917	Stanley	Kedron	
Lot 3 on SP111917	Stanley	Kedron	
Lot 4 on SP111917	Stanley	Kedron	
Lot 5 on SP111917	Stanley	Kedron	
Lot 6 on SP111917	Stanley	Kedron	
Lot 7 on SP111917	Stanley	Kedron	
Lot 8 on SP111917	Stanley	Kedron	
Lot 9 on SP111917	Stanley	Kedron	
<i>23</i> Common Property for <i>23</i> Kingsmill Street Community Titles Scheme			

5. Name and address of original owner

6. Reference to plan lodged with this statement

Byrnes Constructions (Qld) Pty Ltd
ACN 010 948 348 of 21 Morgan Road,
Albany Creek Qld 4035
#first community management statement only

SP111917

7. Local Government community management statement notation

K Williams signed

K WILLIAMS TOWN PLANNER name and destination

BRISBANE CITY COUNCIL name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date

26/2/99



[Signature]
Director

*Execution

[Signature]
Director

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

Title Reference

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on plan	Contribution	Interest
Lot 1 on SP 111917	1	1
Lot 2 on SP 111917	1	1
Lot 3 on SP 111917	1	1
Lot 4 on SP 111917	1	1
Lot 5 on SP 111917	1	1
Lot 6 on SP 111917	1	1
Lot 7 on SP 111917	1	1
Lot 8 on SP 111917	1	1
Lot 9 on SP 111917	1	1
TOTALS	9	9

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Completed Development - no further development of Scheme Land proposed

SCHEDULE C BY-LAWS

The By-Laws in the *Body Corporate and Community Management Act 1997* shall be repealed and replaced with the following:

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, without the body corporate's written approval -

(a) park a vehicle, or allow a vehicle to stand, on the common property; or

(b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, except for the designated visitor car parking which must remain available at all time for the sole use of visitors vehicles.

(2) An approval under subsection (1) must state the period for which it is given, with the exception of designated visitor parking.

(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking.

3. Obstruction

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

Title Reference

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

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.

Title Reference

- (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 of garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for the purpose.
- (2) The occupier of a lot must -
 - (a) comply with the local government local laws about disposal of garbage; 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 common property.
- (2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal on to the lot or the common property.

12. Exclusive Use

- (1) The proprietors and occupiers of lot 1 are entitled to the exclusive use of the area as allocated in Schedule E and marked "1a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.
- (2) The proprietors and occupiers of lot 2 are entitled to the exclusive use of the area as allocated in Schedule E and marked "2a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.
- (3) The proprietors and occupiers of lot 3 are entitled to the exclusive use of the area as allocated in Schedule E and marked "3a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.
- (4) The proprietors and occupiers of lot 4 are entitled to the exclusive use of the area as allocated in Schedule E and marked "4a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.

Title Reference

- (5) The proprietors and occupiers of lot 5 are entitled to the exclusive use of the area as allocated in Schedule E and marked "5a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.
- (6) The proprietors and occupiers of lot 6 are entitled to the exclusive use of the area as allocated in Schedule E and marked "6a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.
- (7) The proprietors and occupiers of lot 7 are entitled to the exclusive use of the area as allocated in Schedule E and marked "7a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.
- (8) The proprietors and occupiers of lot 8 are entitled to the exclusive use of the area as allocated in Schedule E and marked "8a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.
- (9) The proprietors and occupiers of lot 9 are entitled to the exclusive use of the area as allocated in Schedule E and marked "9a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.
- (10) The proprietors of each lot must keep the area of exclusive use granted to that lot and all improvements located in that area in good and tenable repair and in a clean, neat, well kept and sanitary condition, fair wear and tear and damage by fire, storm, tempest, floods, riots, civil commotion or the Queen's enemies excepted. The proprietors or occupiers of each lot are responsible at their own expense to maintain the area of exclusive use allocated to them in good order and condition. However, the maintenance and repair of the fences, retaining walls and underground pipes within or on the boundary of the area of exclusive use remains the responsibility of the Body Corporate.
- (11) Subject to receiving reasonable notice from the Body Corporate, the proprietors or occupiers of each lot will give any person duly authorised by the Body Corporate access to the area of exclusive use to enable the Body Corporate to maintain, repair or replace the items which the Body Corporate is responsible for.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Nil

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

Lot 1 - Courtyard areas indicated by the area marked "1a" on the attached Plan of Exclusive Use.

Lot 2 - Courtyard areas indicated by the area marked "2a" on the attached Plan of Exclusive Use.

Lot 3 - Courtyard areas indicated by the area marked "3a" on the attached Plan of Exclusive Use.

Lot 4 - Courtyard areas indicated by the area marked "4a" on the attached Plan of Exclusive Use.

Lot 5 - Courtyard areas indicated by the area marked "5a" on the attached Plan of Exclusive Use.

Lot 6 - Courtyard areas indicated by the area marked "6a" on the attached Plan of Exclusive Use.

Lot 7 - Courtyard areas indicated by the area marked "7a" on the attached Plan of Exclusive Use.

Title Reference

Lot 8 - Courtyard areas indicated by the area marked "8a" on the attached Plan of Exclusive Use.

Lot 9 - Courtyard areas indicated by the area marked "9a" on the attached Plan of Exclusive Use.

27 March 2026

Mr A Maurice & Ms K Collins

Ref

Fee 114.10 Paid

Although all reasonable care has been taken in preparing this certificate, it is provided in good faith based solely on the records given to BCsystems (body corporate manager) by the body corporate, as at the date of issue. The body corporate manager cannot independently verify the accuracy or completeness of records provided to it by the body corporate.

The body corporate certificate is an extract of some information about the body corporate; it should not be relied upon as a comprehensive disclosure of all matters about the body corporate that may be relevant to a buyer. The buyer receiving the certificate should obtain their own legal or professional advice about the content of the certificate.

The buyer may inspect the body corporate records for important information that is not contained in the body corporate certificate, such as information about defects in the common property; expenses for which levies have not yet been fixed, disputes, and matters raised at recent body corporate meetings.

The buyer or their solicitor should request a second certificate before settlement, to confirm current amounts owed in respect of the lot for settlement adjustment calculation. If the second certificate is ordered within 3 months after the first certificate, a lesser fee applies to it.

Buyer's solicitor: Please provide a BCCM Form 8 promptly after settlement.

BCsystems
info@bcsystems.com.au
07 38990299

BCCM**Form 33**

Department of Justice

Body corporate certificate*Body Corporate and Community Management Act 1997, section 205(4)**This form is effective from 1 August 2025*

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 27/03/2026

Becoming an owner

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

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

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

How to get more information

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

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

Contacting the body corporate

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

Name and number of the community titles scheme

23 Kingsmill Street

CTS No. 26740

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: **Katrina Johnstone**

Company: **BCsystems**

Phone: **0738990299**

Email: **info@bcsystems.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **2**

Plan type and number: **G111917**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Standard

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

Yes

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

listed in the Community Management Statement

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: **1**
 Total contribution schedule lot entitlements for all lots: **9**

Interest schedule

Interest schedule lot entitlement for the lot: **1**
 Total interest schedule lot entitlements for all lots: **9**

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 **2** for the current financial year: \$ **2,500.00**

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
01/05/25 to 31/07/25	01/05/25	684.44	684.44	24/04/25
01/08/25 to 31/10/25	01/08/25	684.44	684.44	28/07/25
01/11/25 to 31/01/26	01/11/25	565.56	565.56	27/10/25
01/02/26 to 30/04/26	01/02/26	565.56	565.56	23/01/26
01/05/26****31/07/26	01/05/26	643.75	643.75	
01/08/26****31/10/26	01/08/26	643.75	643.75	

Amount overdue **Nil**
 Amount Unpaid including amounts billed not yet due **\$643.75**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **2** for the current financial year: \$ **1,980.12**

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
01/05/25 to 31/07/25	01/05/25	495.03	495.03	24/04/25
01/08/25 to 31/10/25	01/08/25	495.03	495.03	28/07/25
01/11/25 to 31/01/26	01/11/25	495.03	495.03	27/10/25
01/02/26 to 30/04/26	01/02/26	495.03	495.03	23/01/26
01/05/26****31/07/26	01/05/26	510.39	510.39	
01/08/26****31/10/26	01/08/26	510.39	510.39	

Amount overdue **Nil**
 Amount Unpaid including amounts billed not yet due **\$510.39**

Special contributions - Administrative Fund (IF ANY)

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

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

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

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

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

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

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

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

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

Other amounts payable by the lot owner

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

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$1,154.14)	Nil

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

Common property and assets

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

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

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

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

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

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

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

Current sinking fund balance (as at date of certificate): \$ 91,865.49

Improvements to common property the lot owner is responsible for

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

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

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
BUILDING AXIS UNDERWRITING SERVICES	P-028283	5,184,870.00	9,921.15	01/05/26	\$2,000 All other claims \$2,000 Water Damage
FLOOD AXIS UNDERWRITING SERVICES	P-028283	INCLUDED		01/05/26	\$2,000 All other claims \$2,000 Water Damage
FLOATING FLOORS AXIS UNDERWRITING SERVICES	P-028283	INCLUDED		01/05/26	\$2,000 All other claims \$2,000 Water Damage
PUBLIC LIABILITY AXIS UNDERWRITING SERVICES	P-028283	10,000,000.00		01/05/26	\$2,000 All other claims \$2,000 Water Damage
OFFICE BEARERS LIA AXIS UNDERWRITING SERVICES	P-028283	1,000,000.00		01/05/26	\$2,000 All other claims \$2,000 Water Damage
COMMON AREA CONTENTS AXIS UNDERWRITING SERVICES	P-028283	51,848.00		01/05/26	\$2,000 All other claims \$2,000 Water Damage
LOSS RENT/TEMP ACCOM AXIS UNDERWRITING SERVICES	P-028283	777,730.00		01/05/26	\$2,000 All other claims \$2,000 Water Damage
LOT OWNER'S FIXTURES AXIS UNDERWRITING SERVICES	P-028283	300,000.00		01/05/26	\$2,000 All other claims \$2,000 Water Damage
VOLUNTARY WORKERS AXIS UNDERWRITING SERVICES	P-028283	\$200,000/\$2,000		01/05/26	\$2,000 All other claims \$2,000 Water Damage
FIDELITY GUARANTEE AXIS UNDERWRITING SERVICES	P-028283	100,000.00		01/05/26	\$2,000 All other claims \$2,000 Water Damage

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
WORKERS COMPENSATION WORKCOVER QUEENSLAND	WAA050612768		200.00	30/06/26	
GOV AUDIT COSTS AXIS UNDERWRITING SERVICES	P-028283	25,000.00		01/05/26	\$2,000 All other claims \$2,000 Water Damage
APPEAL EXPENSES AXIS UNDERWRITING SERVICES	P-028283	100,000.00		01/05/26	\$2,000 All other claims \$2,000 Water Damage
CATASTROPHE AXIS UNDERWRITING SERVICES	P-028283	1,555,461.00		01/05/26	\$2,000 All other claims \$2,000 Water Damage
LEGAL EXPENSES AXIS UNDERWRITING SERVICES	P-028283	50,000.00		01/05/26	\$2,000 All other claims \$2,000 Water Damage

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

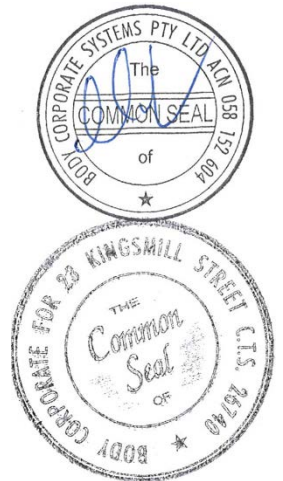
This certificate is signed and given under the authority of the body corporate.

Name/s BCsystems

Positions/s held Body Corporate Manager

Date 27/03/2026

Signature/s _____



Copies of documents given with this certificate:

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

23 Kingsmill Street CTS 26740

23 Kingsmill Street Chermside Qld 4032

BALANCE SHEET

AS AT 30 APRIL 2025

	ACTUAL 30/04/2025	ACTUAL 30/04/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	(1,931.33)	(2,923.48)
Sinking Fund	85,127.90	67,868.26
<u>TOTAL</u>	<u>\$ 83,196.57</u>	<u>\$ 64,944.78</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	77,865.05	41,353.08
B O Q Stratacash A/C 1	0.00	30,000.00
Prepaid Expenses	9,921.15	0.00
<u>TOTAL ASSETS</u>	<u>87,786.20</u>	<u>71,353.08</u>
 <u>LIABILITIES</u>		
Creditors	(848.04)	0.00
Levies In Advance	5,437.67	6,408.30
<u>TOTAL LIABILITIES</u>	<u>4,589.63</u>	<u>6,408.30</u>
 <u>NET ASSETS</u>	<u>\$ 83,196.57</u>	<u>\$ 64,944.78</u>

23 Kingsmill Street CTS 26740

23 Kingsmill Street Chermside Qld 4032

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2024 TO 30 APRIL 2025

	ACTUAL 01/05/24-30/04/25	BUDGET 01/05/24-30/04/25	%	ACTUAL 01/05/23-30/04/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	21,999.96	22,750.00	96.70	22,749.80
Special Admin. Fund Levy	0.00	3,500.00	0.00	0.00
<u>TOTAL ADMIN. FUND INCOME</u>	21,999.96	26,250.00		22,749.80
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>AUDIT & TAXATION COSTS</u>				
Independent Audit Fee	405.35	0.00		0.00
Independent Audit File Prep	0.00	0.00	0.00	220.00
Income Tax Return	220.00	220.00	100.00	220.00
<u>BANK & FINANCIAL CHARGES</u>				
Stratapay Transaction Fee	49.55	60.00	82.58	50.95
<u>UTILITIES</u>				
Electricity - Common Areas	240.45	500.00	48.09	489.04
Electricity Govt Rebate No Gst	(975.00)	0.00	0.00	0.00
<u>INSURANCE</u>				
Insurance Premium	10,994.06	10,994.06	100.00	10,946.16
Insurance Stamp Duty - No Gst	938.94	938.94	100.00	0.00
Workcover	190.48	0.00		190.48
Workcover Stamp Duty - No Gst	9.52	0.00		9.52
<u>PROFESSIONAL ADVICE/FEEES</u>				
Land Titles/Search Fees	0.00	0.00	0.00	42.13
Advice - Strata Additional	845.70	1,000.00	84.57	1,244.10
Advice - Maintenance	176.00	0.00		261.80
<u>LICENCES & PERMITS FEE</u>				
Software & Records Storage	207.90	207.90	100.00	207.90
<u>FIRE PROTECTION</u>				
Fire - R & M General	55.00	150.00	36.67	55.00
<u>PEST CONTROL</u>				
Pest Control Treatment	0.00	800.00	0.00	840.00
Termite Treatment	1,250.00	0.00		0.00
Annual Termite Inspection	0.00	800.00	0.00	735.00
<u>ELECTRICAL</u>				
R&M - Electrical General	1,143.12	500.00	228.62	1,275.20
<u>PLUMBING</u>				
Plumbing General	0.00	200.00	0.00	0.00
<u>BUILDING GENERAL</u>				
R&M - Building General	0.00	200.00	0.00	115.00
<u>GARDENS/GROUNDS</u>				
R&M - Grounds General	3,468.30	4,000.00	86.71	3,327.50

23 Kingsmill Street CTS 26740

23 Kingsmill Street Chermside Qld 4032

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2024 TO 30 APRIL 2025

	ACTUAL 01/05/24-30/04/25	BUDGET 01/05/24-30/04/25	%	ACTUAL 01/05/23-30/04/24
<u>BODY CORPORATE MANAGEMENT</u>				
Fixed Price -Management Time	1,148.40	1,200.00	95.70	789.15
Fixed Price - Disbursements	418.37	430.00	97.30	286.96
Variable Disbursements	221.67	50.00	443.34	162.40
<u>PRIOR MANAGERS CHARGES</u>				
Prev Mgr - Admin Costs	0.00	0.00	0.00	558.66
Prev Mgr - Additional Services	0.00	0.00	0.00	1,062.71
Prev Mgr - Ppst	0.00	0.00	0.00	548.63
<u>GST</u>				
<u>TOTAL ADMIN. EXPENDITURE</u>	21,007.81	22,250.90		23,638.29
<u>SURPLUS / DEFICIT</u>	<u>\$ 992.15</u>	<u>\$ 3,999.10</u>		<u>\$ (888.49)</u>
Opening Admin. Balance	<u>(2,923.48)</u>	<u>(2,923.48)</u>	100.00	<u>(2,034.99)</u>
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ (1,931.33)</u>	<u>\$ 1,075.62</u>		<u>\$ (2,923.48)</u>

23 Kingsmill Street CTS 26740

23 Kingsmill Street Chermside Qld 4032

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2024 TO 30 APRIL 2025

	ACTUAL 01/05/24-30/04/25	BUDGET 01/05/24-30/04/25	%	ACTUAL 01/05/23-30/04/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	17,285.04	17,285.00	100.00	15,120.00
Special Sinking Fund Levy	1,485.00	0.00		1,980.00
<u>INTEREST</u>				
Interest Received	1,515.15	0.00		0.00
<u>TOTAL SINKING FUND INCOME</u>	20,285.19	17,285.00		17,100.00
<u>EXPENDITURE - SINKING FUND</u>				
<u>FEE/REPORTS</u>				
Report - Sinking Fund	0.00	369.00	0.00	0.00
<u>ELECTRICAL</u>				
Electrical General	2,475.55	0.00		0.00
<u>BUILDING</u>				
Gutters/Downpipes	550.00	0.00		0.00
<u>GST</u>				
<u>TOTAL SINK. FUND EXPENDITURE</u>	3,025.55	369.00		0.00
<u>SURPLUS / DEFICIT</u>	\$ 17,259.64	\$ 16,916.00		\$ 17,100.00
Opening Sinking Fund Balance	67,868.26	67,868.26	100.00	50,768.26
<u>SINKING FUND BALANCE</u>	\$ 85,127.90	\$ 84,784.26		\$ 67,868.26

Details of improvements to common property that the lot owner is responsible for

The prospective purchaser of the lot will automatically become responsible for any improvements to common property that were made by the current or previous owner/s of that lot.

By definition, any part of the building that is not original to the construction is an "improvement" - a thing that was added, modified, or removed later by an owner at the time of that lot. The responsibility for an improvement always rests with the current owner of the lot.

Example of an improvement to common property by a lot owner:

In a building format plan townhouse scheme, Lot 1 requests approval to install an awning over their front entry door, so they can be protected from rain as they unlock their front door. The body corporate approves this request, but the installation is made by Lot 1 at their own cost.

The installation of the awning is technically located on the common property (being on the exterior of the lot). Had that awning been original to the development, it would have been a body corporate obligation to maintain it based on its location on common property.

However, as it is an 'improvement to common property' made by Lot 1 for their own benefit, that awning will forever be the maintenance responsibility of Lot 1. If Lot 1 sells, the future owner of Lot 1 will inherit the responsibility.

The following information is provided by the Queensland Government:

An owner can make an improvement to common property if approved by the committee or the body corporate at a general meeting.

The committee can approve an improvement by an owner if the:

- *total cost is less than \$3,000*
- *improvement does not detract from the appearance of a lot*
- *body corporate is satisfied that the use and enjoyment of the improvement is not likely to be a breach of the owner's duties as an occupier (e.g. by causing a nuisance to others in the scheme).*

If the committee cannot approve the work it must be authorised by ordinary resolution at a general meeting.

The owner must:

- *comply with any conditions of approval, and*
- *maintain the improvement.*

When an improvement is made to the common property by a lot owner they must give the body corporate details of the type of work and value of the improvement.

If the improvement increases the body corporate's insurance premium, the owner may have to pay the extra.

From <<https://www.qld.gov.au/law/housing-and-neighbours/body-corporate/maintenance/improvements>>

How to identify a specific obligation

Improvements to common property include both:

- *Authorised* improvements (being approved at either a committee meeting or general meeting; AND
- *Unauthorised* improvements (i.e. improvements made without approval).

As improvements may have been made without obtaining the body corporate's approval (*unauthorised improvements*), the absence of approval records does not guarantee that the thing is an original part of the common property.

Common examples of improvements:

The following are common examples of improvements made to common property by and for the benefit of a lot:

- Air-conditioner condensers situated on the exterior of a building
- Private (non-shared) hot water systems
- Additional door locks, electronic locks, peep-holes,
- Security screen doors, flyscreens or insect screens
- External shutters and blinds on windows, or on balconies or patios
- Solar panels and associated equipment
- Security cameras, electronic doorbells
- Motors on garage roller doors and tilt doors (where the original construction was manually operated doors)
- Internet cabling, TV antenna, satellite dish
- Enhanced or new areas of garden directly adjacent to the lot
- Changes to the exterior ground surface - Pavers, pathways, gravel, garden beds, fencing
- Changes to any patio, terrace, courtyard area which is subject to an exclusive use by-law
- Garden sheds
- Carports and carport slabs
- Window awnings

Historical improvements

Improvements may have been made at any time from the original construction, to the current date. In older schemes, improvements may have been made over a very long period of time. The responsibility to maintain those aged improvements still transfers to the current owner of the lot, though they may be more difficult to identify with certainty.

By definition, any part of the building that is not original to the construction is an "improvement" - a thing that was added, modified, or removed later by an owner at the time of that lot.

Improvement as a 'removal' of something

The *removal* of something may also be an 'improvement' for which a lot owner is responsible.

If for example a lot owner requested permission to remove some lattice or fencing from common property to improve the view out of their window, then a subsequent owner of that lot could not expect the body corporate to reinstate that lattice or fencing later.

If the reinstatement of the lattice or fencing was required later, that would be a cost for the owner of lot which originally had it removed.

Further right to information

A prospective purchaser is eligible to inspect the full records of the body corporate for a minor statutory cost. The buyer may inspect personally, or may appoint an agent to inspect the records on their behalf.

A full records inspection may identify the relevant minutes of the meeting at which an improvement was approved (if it is an authorised improvement), or may identify other correspondence or records identifying improvements for which the lot owner is responsible to maintain.









261157 - Form 2 - Seller's Disclosure Statement - 2/23 Kingsmill Street, Chermside

Final Audit Report

2026-04-06

Created:	2026-03-30
By:	Vinod Kalyan (vinal@kalyans.com.au)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHtNe7yezZYzrpInj_Ucs80tjxfEwjIMK

"261157 - Form 2 - Seller's Disclosure Statement - 2/23 Kingsmill Street, Chermside" History

-  Document created by Vinod Kalyan (vinal@kalyans.com.au)
2026-03-30 - 1:50:56 PM GMT
-  Document emailed to Kelly Ann Collins (dr.kellycollins@gmail.com) for signature
2026-03-30 - 1:52:34 PM GMT
-  Document emailed to Andrew Phillip Maurice (amau0710@proton.me) for signature
2026-03-30 - 1:52:34 PM GMT
-  Email viewed by Kelly Ann Collins (dr.kellycollins@gmail.com)
2026-04-01 - 4:48:02 AM GMT
-  Document e-signed by Kelly Ann Collins (dr.kellycollins@gmail.com)
Signature Date: 2026-04-01 - 4:48:31 AM GMT - Time Source: server
-  Email viewed by Andrew Phillip Maurice (amau0710@proton.me)
2026-04-04 - 1:08:04 AM GMT
-  Document e-signed by Andrew Phillip Maurice (amau0710@proton.me)
Signature Date: 2026-04-06 - 8:19:58 PM GMT - Time Source: server
-  Agreement completed.
2026-04-06 - 8:19:58 PM GMT