WELCOME HOME
CONVEYANCING

Seller Disclosure Statement

PREPARED BY THE LEGAL TEAM AT
WELCOME HOME CONVEYANCING



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 Margaret Jane Reilly , Jerome Edward Reilly

Property address (referred to as the "property" in this statement) 9/75 Levington Rd, Eight Mile Plains

Lot on plan description LOT 9 ON SP 232001

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**

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: 19/12/2025 to 24/12/2026 » the amount of rent and bond payable: $680 per week Bond $2720 » whether the lease has an option to renew: no
	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:* Rights and interests reserved to the Crown by Deed of Grant No. 10075141 (POR 40) Deed of Grant No. 10372034 (POR 41)
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)* 19/12/2025 **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.

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)*: Lmr2 Low-Medium Density Residential (2 or 3 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.	☐ **Yes**	☑ **No**
	*If **Yes**, a copy of the order or application must be given by the seller.*		
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.		

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.		

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: $611.80 Date Range: 1 July 2026 to 30 Sept. 2026 OR The property is currently a rates exempt lot.** ☐ OR The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. ☐

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

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

Water	**Whichever of the following applies—**
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is: Amount: $357.71 Date Range: 19/3/26 to 15/6/26 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*.

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**

Signatures – SELLER



Signature of seller



Signature of seller

M J Reilly

Name of seller

J E Reilly

Name of seller

12/08/2026

Date

12/08/2026

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

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**50838100**	**Search Date:**	13/08/2026 08:00
Date Title Created:	08/02/2011	**Request No:**	57222177
Previous Title:	15411206		

ESTATE AND LAND

Estate in Fee Simple

LOT 9 SURVEY PLAN 232001
Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 42258

REGISTERED OWNER — INTEREST

Dealing No: 713776039 24/03/2011

JEROME REILLY	1/10
MARGARET JANE REILLY	9/10

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 10075141 (POR 40)
   Deed of Grant No. 10372034 (POR 41)

2. MORTGAGE No 716021848 17/09/2014 at 14:23
   QANTAS STAFF CREDIT UNION LIMITED A.C.N. 087 650 557

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

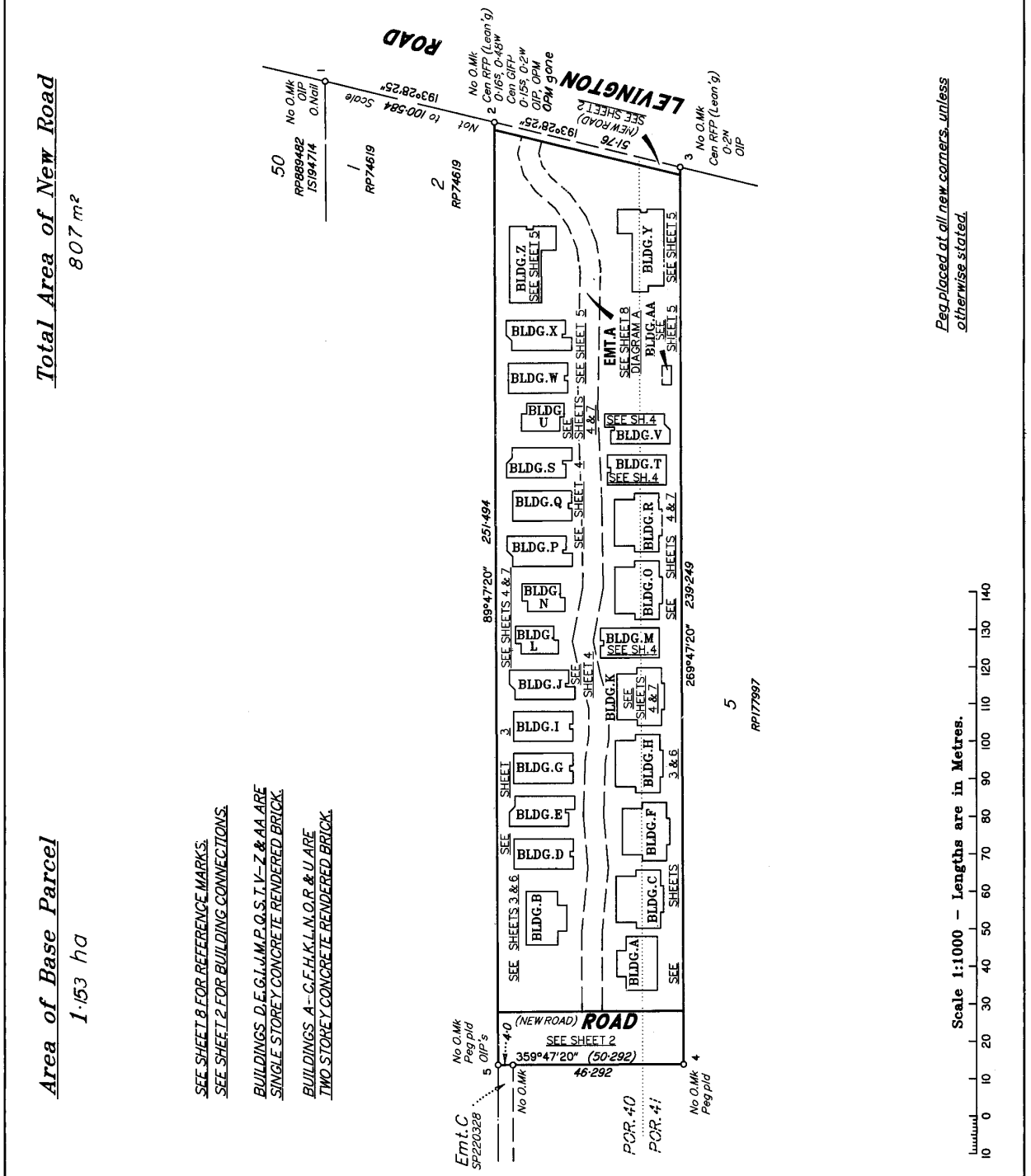
** End of Current Title Search **

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

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

SURVEY PLAN

Sheet 1 of 8



Total Area of New Road
807 m²

Area of Base Parcel
1.53 ha

SEE SHEET 8 FOR REFERENCE MARKS.
SEE SHEET 2 FOR BUILDING CONNECTIONS.

BUILDINGS D,E,G,I,J,M,P,Q,S,T,V-Z & AA ARE SINGLE STOREY CONCRETE RENDERED BRICK.

BUILDINGS A-C,F,H,K,L,N,O,R & U ARE TWO STOREY CONCRETE RENDERED BRICK.

Peg placed at all new corners unless otherwise stated.

Wolter Group Holdings Pty Ltd (ACN 121 396 174) hereby certify that the land comprised in this plan was surveyed by the corporation, by Thomas Warwick HERBERT, Surveying Graduate for whose work the corporation accepts responsibility, under the supervision of Anthony William GERAGHTY, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 05-[illegible]-2010

WOLTER GROUP HOLDINGS PTY LTD A.C.N. 121 396 174 Seal

Director

Director

Date 03-12-2010

0 50mm 100mm 150mm

State copyright reserved.

Plan of Lots 1-34, Common Property & Easement A in Common Property

Cancelling Lot 1 on RP91527

PARISH: YEERONGPILLY COUNTY: Stanley

Meridian: IS195548 F/N's: No

Scale: 1:1000

Format: BUILDING

SP232001

Plan Status:

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

713702342

$2853.30
07/02/2011 14:37

BE 400 NT

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

Registered

5. Lodged by
Tobin King Lateef
GPO Box 713
BRISBANE Q 4001
PH : 3224 3000
BE218A
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We GOLD COAST VIEWS PTY LTD ACN 126 346 254

(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~~

GOLD COAST VIEWS PTY LTD ACN 126 346 254 by its duly constituted Attorney BEDE FARRELL KING under registered Power of Attorney No. 710803499

* Rule out whichever is inapplicable

6.

Existing		Created				
Title Reference	Description	New Lots	Road	Emts	Cov.	Profit a prendre
15411206	Lot 1 on RP91527	1-34,CP	New Rd	A	——	——

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited	Lots Partially Benefited
712800753 (Emt.C on SP220328)	1-34,CP	——

2. Local Government Approval.

* BRISBANE CITY COUNCIL

hereby approves this plan in accordance with the :

% INTEGRATED PLANNING ACT 1997

DATE OF DEVELOPMENT APPROVAL
25-08-2009

Lots	Orig
23,24,27,29,31,32,34 3,4,7,8,11,14,15,18,20,	40
19,21,22,25,26,28,30,33,CP 1,2,5,6,9,10,12,13,16,17,	40,41

7. Portion Allocation :

8. Map Reference :
9542-44213

9. Locality :
EIGHT MILE PLAINS

10. Local Government :
BRISBANE CITY

11. Passed & Endorsed :
By : Wolter Group Holdings Pty Ltd
Date : ~~03-12-2010~~ 25/1/11
Signed :
Designation : Liaison Officer

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~~

03-12-2010
Cadastral Surveyor/Director* Date
*delete words not required

Dated this 4th day of February, 2011

LESLIE HOWARD ACWORTH
Appointed Officer

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

3. Plans with Community Management Statement :
CMS Number : 42258
Name : LEVINGTON VIEWS

4. References :
Dept File :
Local Govt :
Surveyor : C1181

13. Lodgement Fees :

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

14. Insert Plan Number SP232001

Land Title Act 1994; Land Act 1994
Form 21A Version 1

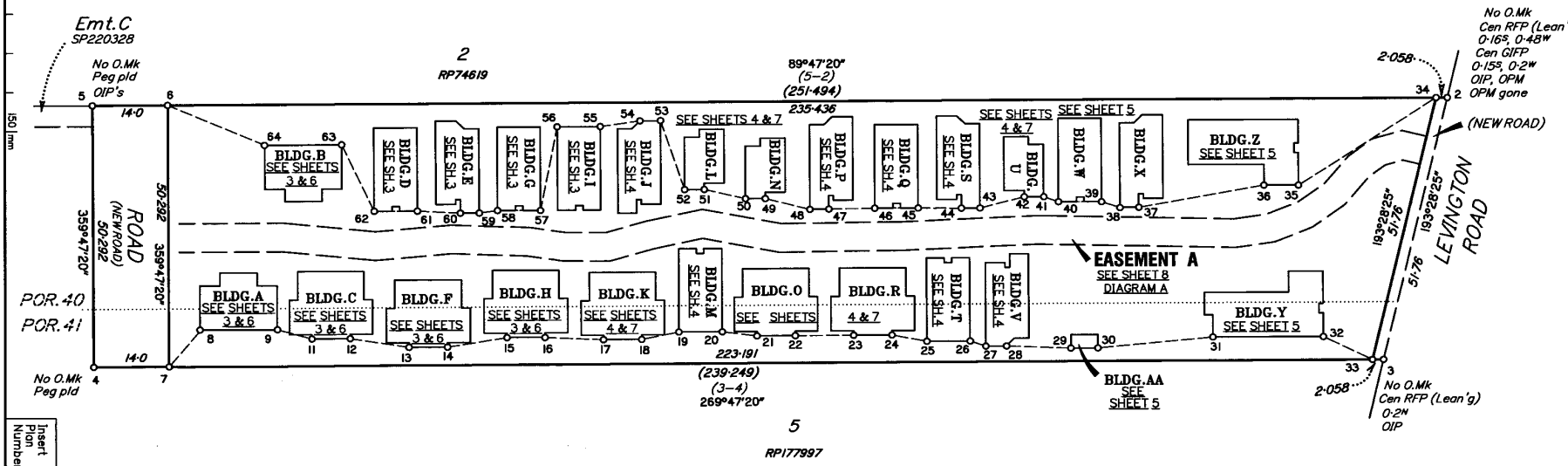
ADDITIONAL SHEET

BUILDING CONNECTIONS

SCALE 1: 750

TRAVERSES ETC

LINE	BEARING	DISTANCE
7–8	38°54'	9·105
8–9	89°48'	14·35
9–11	105°37'45"	6·69
11–12	89°51'	7·11
12–13	99°0'	11·04
13–14	89°46'	7·09
14–15	80°47'30"	11·16
15–16	89°52'30"	7·09
16–17	92°21'	10·885
17–18	89°50'20"	7·11
18–19	78°32'	7·01
19–20	89°51'30"	8·055
20–21	97°13'	6·5
21–22	89°48'	7·1
22–23	89°46'20"	10·855
23–24	89°43'	7·095
24–25	100°45'	6·575
25–26	89°50'	8·04
26–27	108°38'	3·08
27–28	89°47'40"	3·845
28–29	92°06'	11·94
29–30	89°47'20"	5·01
30–31	84°27'	21·435
31–32	89°53'	20·415
32–33	115°55'	10·125
34–35	236°52'30"	30·615
35–36	270°02'45"	6·37
36–37	259°41'20"	23·605
37–38	269°11'	3·485
38–39	288°30'20"	3·595
39–40	270°02'30"	8·0
40–41	289°33'30"	2·885
41–42	269°52'45"	3·65
42–43	255°26'	8·485
43–44	269°47'20"	3·46
44–45	270°20'40"	8·03
45–46	269°51'	8·035
46–47	269°02'45"	8·53
47–48	269°12'30"	3·495
48–49	284°18'40"	8·57
49–50	270°02'	3·67
50–51	283°04'30"	7·865
51–52	269°50'	3·66
52–53	341°36'30"	14·0
53–54	269°32'45"	3·815
54–55	261°48'	7·46
55–56	269°47'45"	8·03
56–57	190°58'45"	16·36
57–58	269°49'50"	8·015
58–59	262°26'40"	3·43
59–60	269°47'	3·485
60–61	273°01'	7·915
61–62	269°49'40"	8·0
62–63	334°48'	14·155
63–64	269°47'	14·35
64–6	293°13'	19·525



Scale 1:750 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110

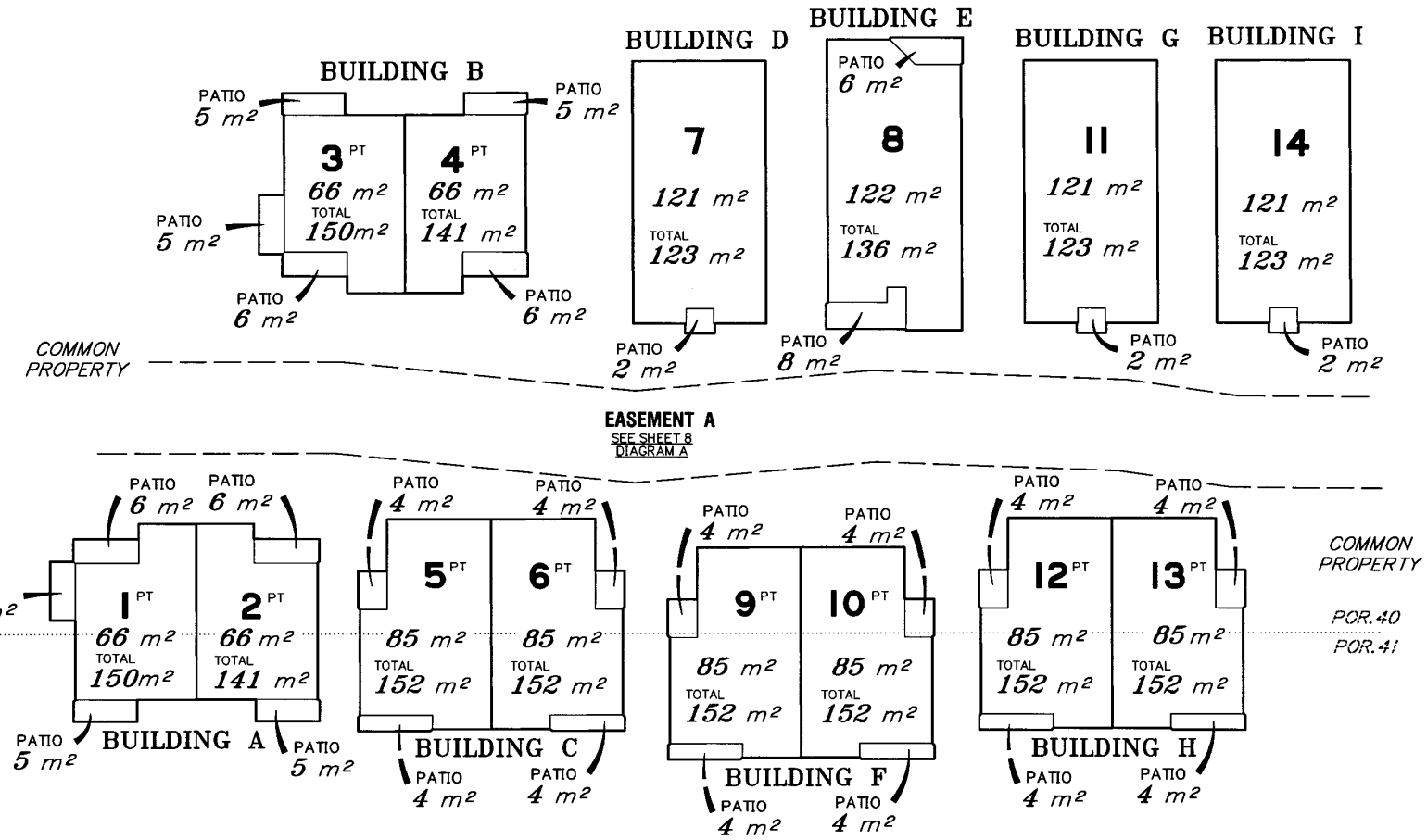
Insert Plan Number SP232001

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Sheet 2 of 8

LEVEL A

SCALE 1:250



Scale 1:250 – Lengths are in Metres.

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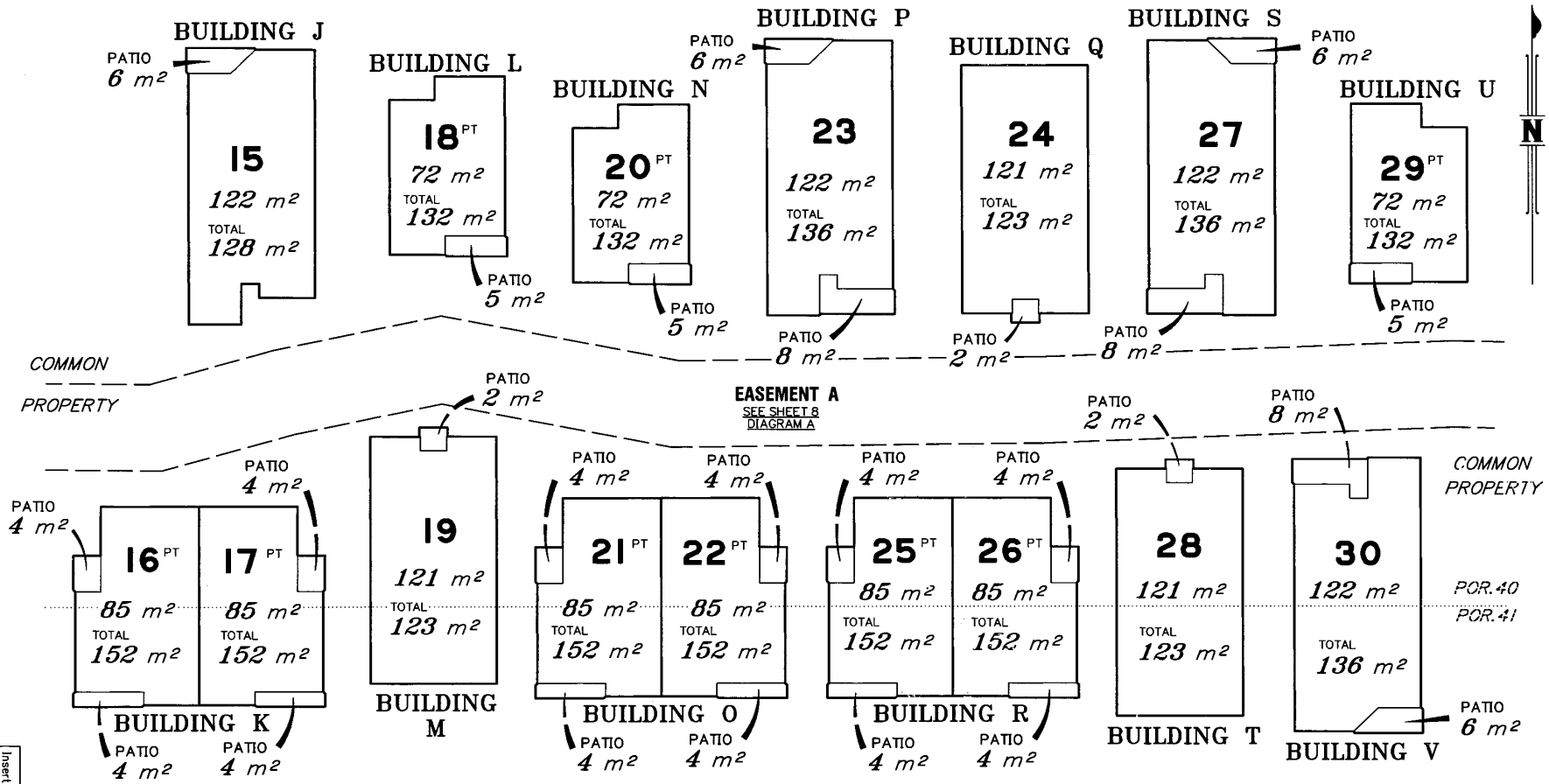
ADDITIONAL SHEET

Insert Plan Number SP232001

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LEVEL A

SCALE 1:250



Scale 1:250 – Lengths are in Metres.

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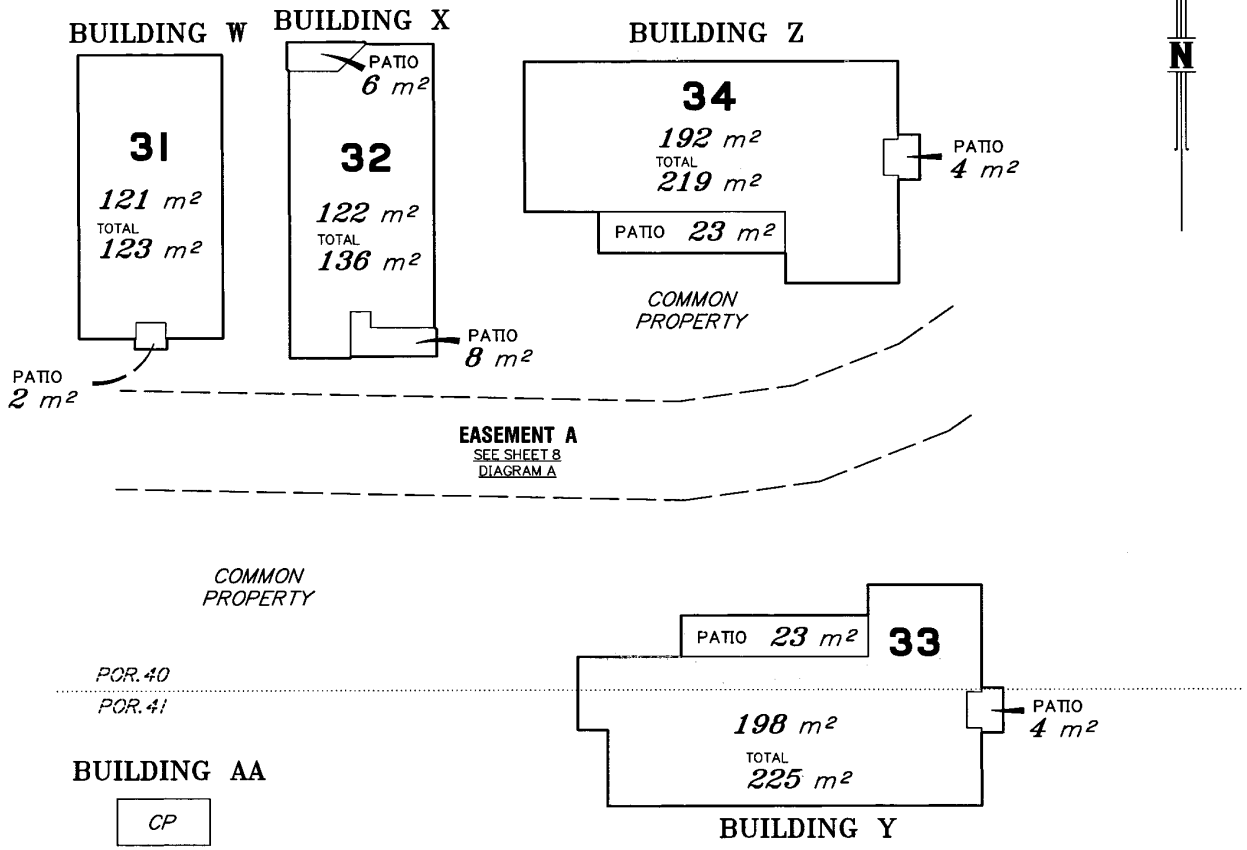
ADDITIONAL SHEET

Insert Plan Number SP232001

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LEVEL A

SCALE 1:250



ADDITIONAL SHEET

Insert Plan Number SP232001

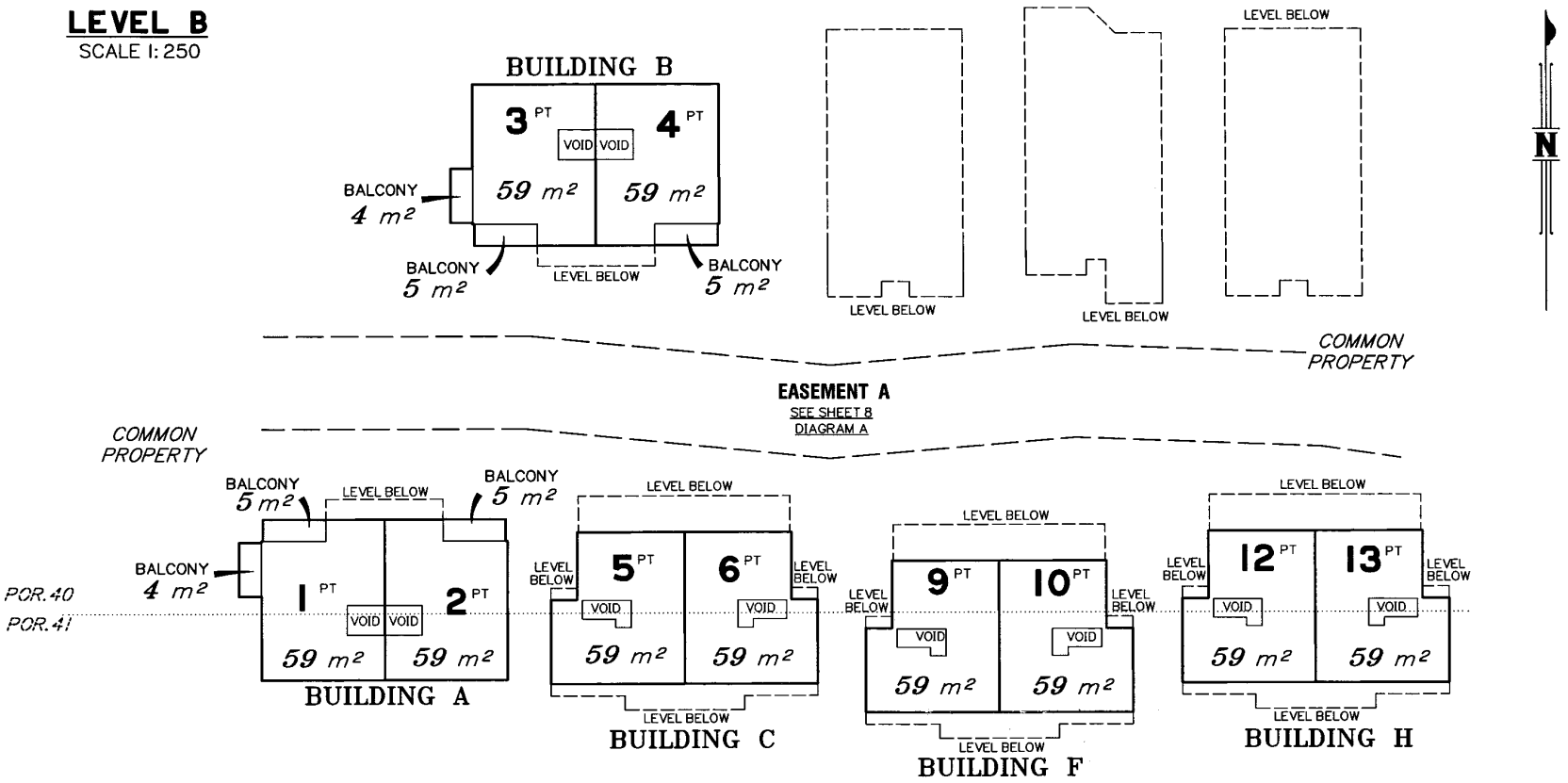
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Scale 1:250 – Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38

LEVEL B

SCALE 1:250



Scale 1:250 – Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38

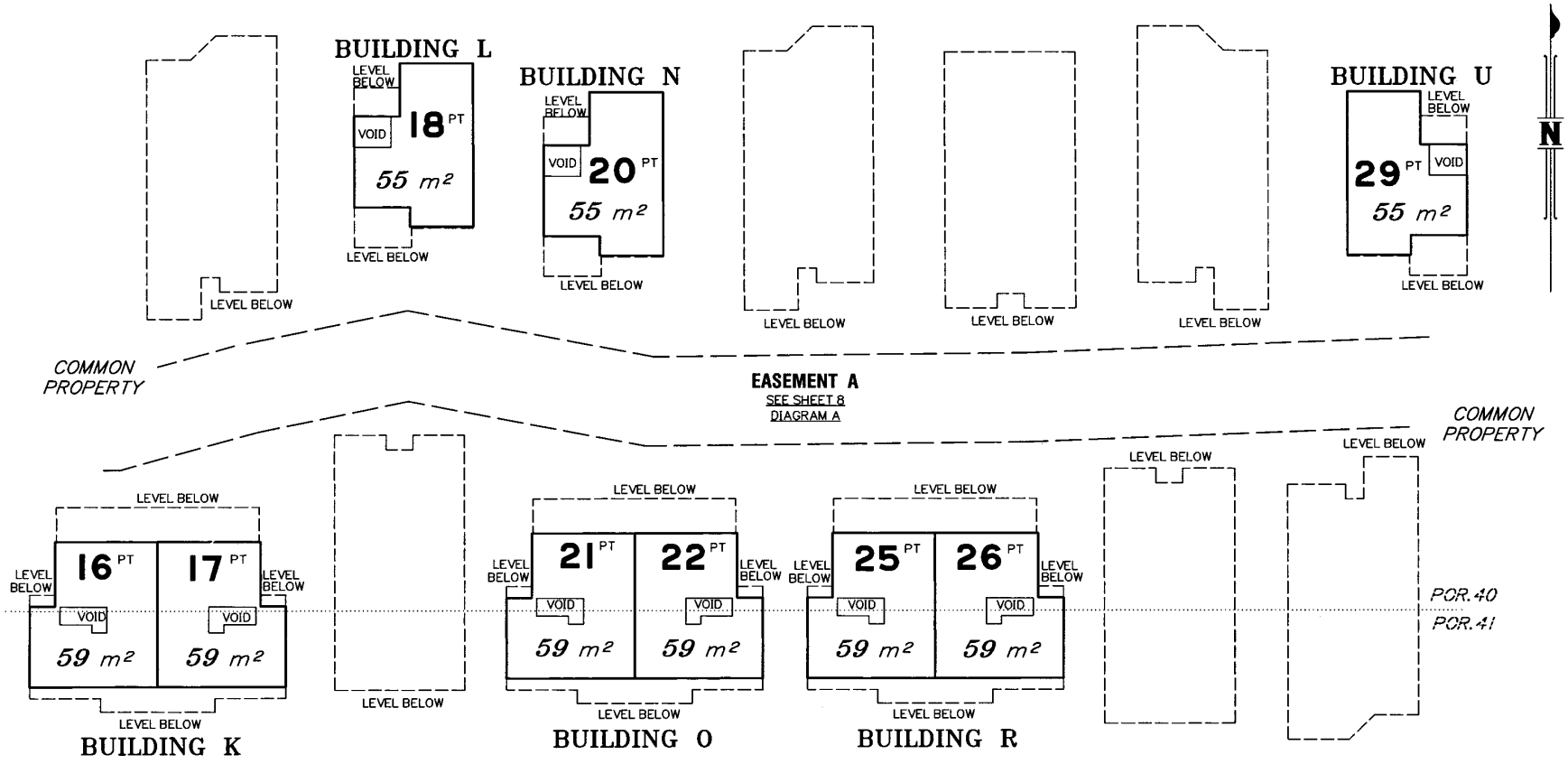
ADDITIONAL SHEET

Insert Plan Number SP232001

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LEVEL B

SCALE 1:250



Scale 1:250 – Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38

Insert Plan Number SP232001

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ADDITIONAL SHEET

ADDITIONAL SHEET

REFERENCE MARKS

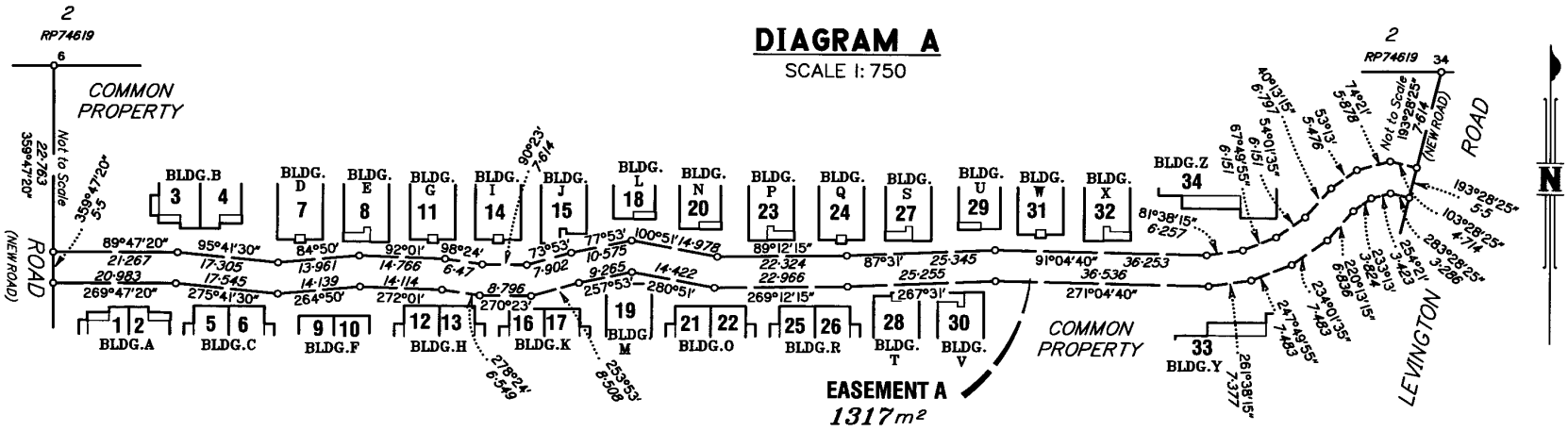
STN	TO	ORIGIN	BEARING	DIST	
1	OIP	RP74619	89°47'20"	1·034	
1	O.Nail in MH Surround	SP220328	48°37'30"	9·739	
2	OIP	IS195548	88°19'	1·018	
3	OIP	RP177997	90°16'25"	1·073	
4	Pin		213°37'35"	7·397	
5	Pin		16°43'15"	3·497	
5	OIP	SP220328	92°13'45"	22·13	Removed during construction
5	OIP	SP220328	101°47'15"	108·757	Removed during construction
41	Nail in Kerb		175°18'30"	9·53	
48	Nail in Kerb		207°0'	2·583	

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
2–OPM	DP214059	78°11'45"	20·181	170902	
2–OPM gone	SP220328	17°52'	182·312	155452	
6–PM		231°01'	4·875	178930	Mini Mark

DIAGRAM A

SCALE 1: 750



Scale 1:750 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110

Insert Plan Number **SP232001**

State copyright reserved.

Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Mailing Code EMAIL

Property Location 9/75 LEVINGTON RD
EIGHT MILE PLAINS

Issue Date 10 Jul 2026

Bill number
5000 1051 0258 976

Bill number **including donation**
5800 1051 0258 976

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jul 2026 - 30 Sep 2026

500010510258976/E-1/S-1/I-1/H-6

MR JEROME REILLY & MRS MARGARET J REILLY
LEVINGTON VIEWS
33/75 LEVINGTON RD
EIGHT MILE PLAINS QLD 4113

Donate to the Lord Mayor's Charitable Trust to help those in need

You can make a $15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more about the work of the Trust visit lmct.org.au

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the *Collections Act 1966*.

LORD MAYOR'S
CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date.
Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Payment assistance - If you would like to arrange a payment extension or a payment plan please contact Council on (07) 3403 8888.

Nett Amount Payable
$611.80

Due Date
10 Aug 2026

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	546.81
State Government Charges	65.00
Gross Amount	611.81
Discount and/or Rounding (where applicable)	0.01 CR
Nett Amount Payable	611.80
Optional Lord Mayor's Charitable Trust donation received by the Due Date	626.80

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

Including Lord Mayor's Charitable Trust $15 donation

POST billpay *439 580010510258976

BPAY Biller Code: 319186
Ref: 5800 0000 4872 517
Amt: $626.80 by 10 Aug 2026

Excluding Lord Mayor's Charitable Trust $15 donation

POST billpay *439 500010510258976

BPAY Biller Code: 78550
Ref: 5000 0000 4872 517
Amt: $611.80 by 10 Aug 2026

Pay using your smartphone

Sniip · Google play · Available on the App Store

MR JEROME REILLY & MRS MARGARET J REILLY

Due Date		Gross Amount	Nett Amount
10 Aug 2026	50	$611.81	$611.80

<0000061180> <004440> <500010510258976> >

Rating and rebate information

As a ratepayer, it is your responsibility to ensure that the charges and rating category are correct and matches your property's predominant use.

Rating information and Category - general rates are calculated based on the land valuation issued by the Queensland Government and the rating category of the property. Please refer to the rating category statement or visit brisbane.qld.gov.au/rating-categories for more information.

Change your contact details - It is important you advise Council of changes to your phone number, postal and email addresses by phone on 07 3403 8888 or visit brisbane.qld.gov.au/change-rates-contact-details to notify us online.

Rebates - Council offers a range of rates rebates, including pensioner, not for profit and owner occupier. Phone 07 3403 8888 or visit brisbane.qld.gov.au/rates-rebates for more information.

Interest - Compounding interest of 12.19% per annum will accrue daily on any amount owing immediately after the due date.

Payment options

Online
To pay online go to brisbane.qld.gov.au/pay-rates
Payment is accepted by American Express, Mastercard and Visa, or with Apple Pay and Google Pay linked to these cards. Minimum payment $10.

By Mobile
Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. *(Sniip is not available for iPads or tablets.)* Payment is accepted by American Express, Mastercard or Visa. Minimum payment $10.

Mail
Allow sufficient time for mail delivery as payment must be received on or before the due date to receive discount.
Return the bottom slip with cheque made payable to Brisbane City Council to:

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Direct Debit
Pay a nominated amount by Direct Debit transfer from your transaction account. To apply please visit brisbane.qld.gov.au/pay-rates and complete the online form.

Phone Pay
Call 1300 309 311 to pay by American Express, Mastercard or Visa. Minimum payment $10.

Mobile and Internet Banking - BPAY®
Make this payment from your cheque, savings, debit, credit card or transaction account. More info: bpay.com.au
Minimum payment $10.
®Registered to BPAY Pty Ltd ABN 69 079 137 518

Instore
Pay in-store at Australia Post
Billpay Code: *439

Brisbane City Council Customer Centre
Pay at any Customer Centre. Payment is accepted by cash, cheque, eftpos, Mastercard or Visa. Minimum payment $10.

Use and Disclosure Notice

Your property ownership and rates details are used for a range of Council functions and to provide services to you.

English
If you need this information in another language, please phone the Translating and Interpreting Service (TIS) on 131450 and ask to be connected to Brisbane City Council on (07) 3403 8888.

Italian
Per avere queste informazioni in un'altra lingua, telefonate al TIS (*Translating and Interpreting Service*, cioè Servizio Traduttori e Interpreti) al numero 131450 e chiedete di essere collegati con il numero (07) 3403 8888 del municipio di Brisbane *(Brisbane City Council)*.

Spanish
Si necesitara esta información en otro idioma, se le ruega llamar al Servicio de Traducción e Interpretación *["TIS"]*, teléfono 131450, y pedir conexión con el Municipio de Brisbane, teléfono (07) 3403 8888.

Chinese 如果您需要用另一種語言獲悉此文件的內容，請致電131450到翻譯與傳譯服務部（TIS），請他們給您轉接（07）34038888到布里斯本（Brisbane）市政廳。

CC144/2 (28 May 2026)
© Brisbane City Council - Corporate Forms

Property Details

Owner	**MR JEROME REILLY & MRS MARGARET J REILLY**	
Property Location	**9/75 LEVINGTON RD EIGHT MILE PLAINS**	
Real Property Description	**L.9 SP.232001 PAR Y'PILLY 1/34**	
Valuation effective from	1 Jul 2024	$129,412
	1 Jul 2025	$135,294
	1 Jul 2026	$135,294
Average Rateable Valuation (A R V)		$133,333

Account Details

Account Number 5000 0000 4872 517

Opening Balance		
Closing Balance Of Last Bill	548.82	
Payment Received - 22-Apr-2026	548.80	CR
Discount/Rounding Allowed	0.02	CR
Total	**0.00**	

Period: 1 Jul 2026 - 30 Sep 2026

Brisbane City Council Rates & Charges	
General Rates - Category 14 (Annually 0.3176 Cents In The A R V $) @ Parity Factor (P/F) 1.130150	366.41
Waste Utility Charge - 1 Charge(S) @ $144.02 Qtr	144.02
Bushland Preservation Levy Category 14 (Annual 0.0117 Cents In The A R V $) @ P/F 1.130150	13.47
Environmental Mgt Compliance Levy Category 14 (Annual 0.0199 Cents In The A R V $) @ P/F 1.130150	22.91
Total	**546.81**

State Government Charges	
Emergency Management Levy - Group 2	65.00
Total	**65.00**

Other Information

Your rating category statement can be found by visiting our website at brisbane.qld.gov.au and entering 'how rates are calculated'. The category statement will provide information about each rating category.

The Queensland Government waste levy for general waste is now $135 per tonne. Council has received a payment of $34,087,407 for the 2026-27 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 60% of the amount required to be paid by Council to the Queensland Government as a levy for household waste to landfill. The Waste Utility Charge covers costs associated with managing waste in Brisbane, including the gap between the Queensland Government levy charged to Council and the 60% rebate received by Council.

Urban Utilities
ABN 86 673 835 011

Water and Sewerage Quarterly Account

Account Enquiries 13 26 57
Faults and Emergencies 13 23 64
www.urbanutilities.com.au

QUUR74_A4B/E-1/S-1/I-1/
MR JEROME REILLY & MRS MARGARET J REILLY
UNIT 33 LEVINGTON VIEWS
75 LEVINGTON ROAD
EIGHT MILE PLAINS QLD 4113

Customer reference number	10 1061 3415 0000 7
Bill number	1061 3415 61
Date issued	19/06/2026
Total due	**$357.71**
Current charges due date	**25/07/2026**

Property Location: LEVINGTON VIEWS 9
75 LEVINGTON ROAD
EIGHT MILE PLAINS 4113

Your water usage

Water usage (kL)	27
Days charged	89

Average daily water usage (litres)

Current period	303
Same period last year	203

Account Summary

Period 19/03/2026 - 15/06/2026

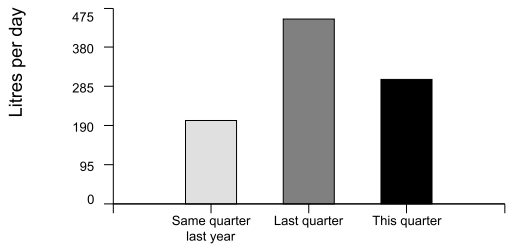
Your Last Account

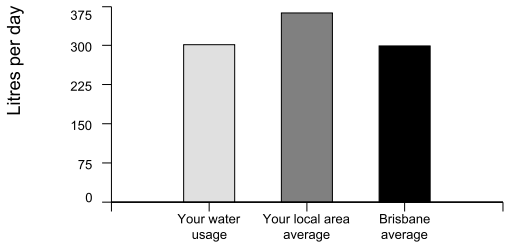
Amount Billed	$467.90
Amount Paid	$467.90CR

Your Current Account

Balance	$0.00
Current Charges	$357.71
Total Due	**$357.71**

If full payment is not received by the due date, simple interest (at an annual interest rate of 11%) will apply to each outstanding transaction.





BS0120



YOUR BILL COVERS SO MUCH MORE THAN JUST THE WATER YOU USE *Scan to learn more*

Payment options

Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit

Telephone and internet banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking.
More info: www.bpay.com.au
® Registered to BPAY Pty Ltd ABN 69 079 137 518

Internet
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a surcharge.
We accept Mastercard or Visa credit cards.

By phone
Call 1300 123 141 to pay your account using your MasterCard or Visa card.

Mail
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124

In person
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

Amount paid

Date paid

Receipt number

YOUR CHARGES for 19/03/2026 - 15/06/2026 (89 days)

Customer ref. no. 10 1061 3415 0000 7

LEVINGTON VIEWS 9
75 LEVINGTON ROAD
EIGHT MILE PLAINS 4113

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ADC2202560	19/03/2026	561		
	16/06/2026	588	27kL	

Water Usage

State bulk water price

State Bulk Water Charge 2025/26	27kL @ $3.517000/kL	$94.95

Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	27kL @ $0.981000/kL	$26.48
	Subtotal	**$121.43**

Water Services

Urban Utilities water service charge

Water service charge 2025/26	89 days	$61.76
	Subtotal	**$61.76**

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2025/26	89 days	$174.52
	Subtotal	**$174.52**

Water usage	**$121.43**
Water services	**$61.76**
Sewerage services	**$174.52**
Your total charges 19/03/2026 - 15/06/2026	**$357.71**

Your usage was 27 kilolitres.

That's an average of 303 litres per day.



NEED HELP UNDERSTANDING YOUR BILL?

Learn about each item on your bill and the services it helps pay for

SCAN HERE

INTERPRETER SERVICE 13 14 50

当您需要口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
통역사가 필요하시면 13 14 50 으로 연락하십시오
Cuando necesite un intérprete llame al 13 14 50

© Urban Utilities 2026

Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.

UrbanUtilities

Water and Sewerage Account
In Person / Mail Payment Advice
Name: MR JEROME REILLY &
MRS MARGARET J REILLY

BPAY Biller Code: 112144
Ref: 10 1061 3415 0000 7

BPAY® this payment via Internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au

*4001 101061341500007

CommonwealthBank Credit
Commonwealth Bank of Australia
ABN 48 123 123 124
240 Queen Street, Brisbane, QLD

POST billpay

Current charges due date: 25/07/2026

For Credit **Urban Utilities**

Trans Code	User ID	Customer Reference No.
831	066840	101061341500007

Date
Cash
Teller Stamp & Initials
Cheques

Total Due: $ 357.71

+757+

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

TAX INVOICE
ABN 94 597 043 871

Jerome & Margaret Reilly
BM42258 William Chan
levington.views.emp@gmail.com

Date of Notice		24 June 2026	
A/c No		9	
Lot No	9	Unit Number	9
Contrib Ent.		1	
Interest Ent.		1	

Body Corporate for

LEVINGTON VIEWS CTS 42258

75 Levington Road Eight Mile Plains Qld 4113

Account	Period	**Due Date**	Amount	Discount	If paid by	Net Amount
Admin Fund - General	01/08/26 to 31/10/26	**01/08/2026**	$970.00	$0.00		$970.00
Sink. Fund - General	01/08/26 to 31/10/26	**01/08/2026**	$211.00	$0.00		$211.00
Totals (Levies include GST)			$1,181.00	$0.00		**$1,181.00**

GST component on levies of $1,073.64 is $107.36

Teller stamp and initials

To arrange automatic payment of levies by the due date please contact Stratapay:
www.stratapay.com.au/directdebit or Tel: 1300 135 610
For your Stratapay Reference Number contact QBS: levies@qbsmanagement.com.au

Amount Paid
$

Date Paid
/ /

MACQUARIE BANK
DEFT PAYMENT SYSTEMS

QBS STRATA MANAGEMENT

CARD OR DIRECT DEBIT

DEFT Reference Number:
216885285 1000 0000 094

Visit www.deft.com.au to pay by direct debit.

BPAY

Biller Code: 96503
Ref: 216885285 1000 0000 094

Internet & Telephone Banking - BPAY
Make this payment from your preferred bank account
BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518

Lot 9/ Unit 9
Levington Views

Post Billpay

Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
Body Corporate for Levington Views CTS 42258

*496 216885285 10000000094

TOTAL AMOUNT DUE
DUE DATE 01/08/26

$1,181.00

QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION

FORM 23
POOL SAFETY CERTIFICATE

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

1. Pool safety certificate number

Identification number: PSC0276684

2. Location of the swimming pool

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

Street address: 75 LEVINGTON RD

EIGHT MILE PLAINS QLD Postcode 4113

Lot and plan details: 9999/SP/232001 Local government area: BRISBANE CITY

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

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

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Pool properties Shared pool ☑ Non-shared pool ☐ Number of pools 1

5. Pool safety certificate validity

Effective date: 19/11/2025 Expiry date: 19/11/2026

6. Certification

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

Name: NICHOLAS ALFRED EDWARD ROBSON

Pool safety inspector licence number: PS100859

Signature:

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

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

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

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

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

Property Fact Pack

develo

u9/75 Levington Road
Eight Mile Plains QLD 4113

YOUR DIGITAL COPY

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

At a glance

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

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

DATE OF REPORT
3rd of August, 2026

ADDRESS
u9/75 LEVINGTON ROAD

LOT PLAN
9/SP232001

COUNCIL
Brisbane

ZONING
- Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)

SCHOOL CATCHMENTS
- Eight Mile Plains SS
- Runcorn SHS

CLOSEST CITY
Logan City - 6km

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
- Cf7 Health Care Purposes
- Ldr Low Density Residential
- Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)
- Os1 Open Space (Local)
- Os2 Open Space (District)

Local Plans

Is my property in a Local Area or Neighbourhood Plan?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Eight Mile Plains Gateway Neighbourhood Plan
- Potential Development Areas Npp-005

Easements

What access rights exist over the property?



Sources: Queensland Government

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Easement Or Covenant

Flood Risk

Is the property in a potential flood area?



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

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

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

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

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
- Significant Urban Vegetation - Nall
- Waterway And Wetland Vegetation - Nall
- Significant Vegetation Or Tree(S)
- Waterway Corridor

Environment

Are there any environmental values present on the property?



Sources: Brisbane City Council

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
- Biodiversity Area (High Ecological Significance Strategic)

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Property Est. Fall: ~0m
- Property High: ~44m
- Property Low: ~44m



Noise

Is the property in a potential noise area?



Sources: Geoscience Australia, Brisbane City Council, Department Of Transport And Main Roads

THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- High Noise (Road)
- Moderate Noise (Road)
- Mod. To Low Noise (Road)
- Low Noise (Road)
- High Noise Area (Council)
- High To Mod. Noise Area (Council)
- Moderate Noise Area (Council)
- Mod. To Low Noise Area (Council)
- Within 100M Of National Or State Highway

Water

Are there any water pipes nearby?



Sources: Urban Utilities

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

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

Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

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
- Sewer Maintenance Structure
- Sewer Pipe
- Sewer Pipe Connection

Stormwater

Are there stormwater pipes on or near the property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Inlet Structure
- Maintenance Structure
- Stormwater Pipe Or Culvert

Power

Are there any power lines on or near the property?



Sources: Energex

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
- Underground Power Cable (LV)

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

Public Transport

Is there any public transport stops nearby?

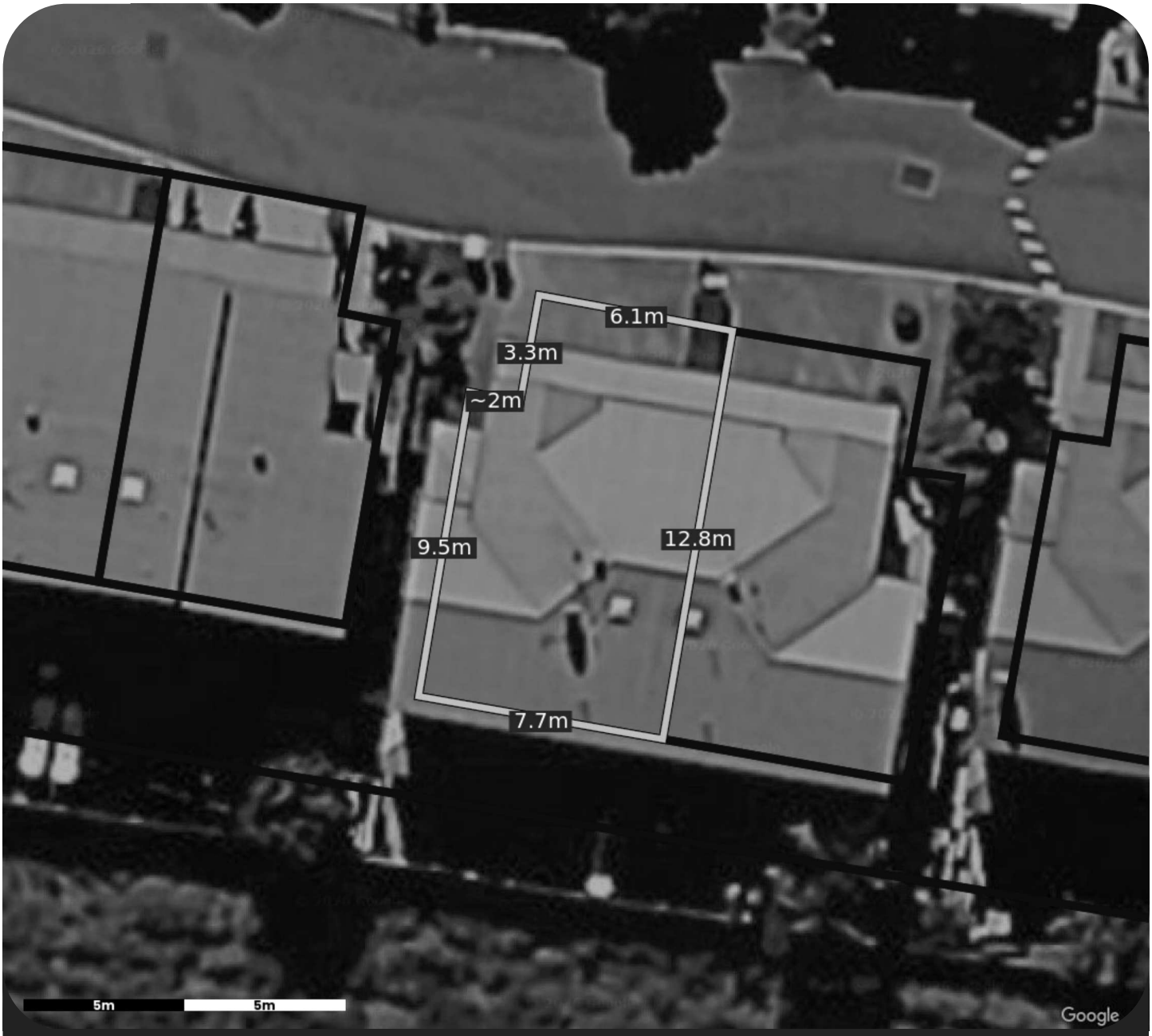


LEGEND

- Selected Property
- Bus Stop

Boundary

View your property boundaries



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

Area: ~94m2, Perimeter: ~41m

LEGEND

- Selected Property

DISCLAIMER

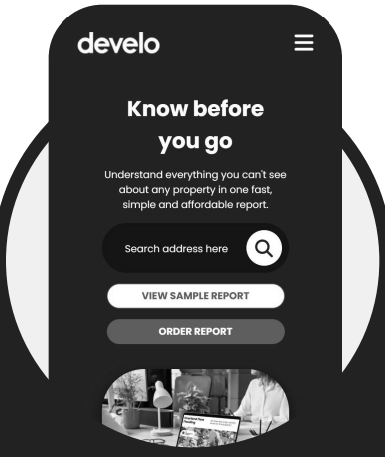
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QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

GENERAL REQUEST

Form 14 Version 4
Page 1 of 1

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BE 460

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

1. Nature of request

Request to record First Community Management Statement for LEVINGTON VIEWS Community Titles Scheme

Lodger (Name, address & phone number)
Tobin King Lateef Lawyers
GPO Box 713, Brisbane QLD 4001
Ph: 3224 3000
Ref: BFK:AC:1005066

Lodger Code
BE 218A

2. Lot on Plan Description	County	Parish	Title Reference
LOT 1 ON RP 91527	STANLEY	YEERONGPILLY	15411206

3. Registered Proprietor/State Lessee

GOLD COAST VIEWS PTY LTD A.C.N. 126 346 254

4. Interest

In fee simple

5. Applicant

GOLD COAST VIEWS PTY LTD A.C.N. 126 346 254

6. Request

I hereby request that: the first Community Management Statement deposited herewith be recorded as the CMS for LEVINGTON VIEWS Community Titles Scheme and that Unit 301 / 50 Marine Parade, Southport Qld 4215 be recorded as an address for service on the body corporate for the scheme.

7. Execution by applicant

07/02/11
Execution Date

.....
Applicant's or Solicitor's Signature

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

GLENN DANIEL WEEKES
Solicitor
Brisbane

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QUEENSLAND LAND REGISTRY
Body Corporate and Community Management Act 1997

FIRST COMMUNITY MANAGEMENT STATEMENT

CMS Version 3 29
Page 1 of 28

42258

CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name of community titles scheme

Levington Views Community Titles Scheme

2. Regulation module

Accommodation Module

3. Name of body corporate

Body Corporate for Levington Views Community Titles Scheme

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
Lots 1 to 34 on SP 232001	Stanley	Yeerongpilly	Title to issue (15411206)
Common Property of Levington Views CTS	Stanley	Yeerongpilly	15411206 (title to issue)

5. #Name and address of original owner

Gold Coast Views Pty Ltd A.C.N. 126 346 254
Unit 301 / 50 Marine Parade
SOUTHPORT QLD 4215

6. Reference to plan lodged with this statement

SP 232001

first community management statement only

7. Local Government community management statement notation

.....signed

SHIRLEY SHANNON, SENIOR URBAN PLANNER.....name and designation

.....BRISBANE CITY COUNCIL.....name of Local Government

8. Execution by original owner/Consent of body corporate

22/11/2010
Execution Date

.....
***Execution**

GOLD COAST VIEWS PTY LTD A.C.N. 126 346 254 by its duly constituted Attorney BEDE FARRELL KING under registered Power of Attorney No. 710803499

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

Privacy Statement
Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see http://www.nrw.qld.gov.au/about/privacy/index.html.

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
1 on SP 232001	1	1
2 on SP 232001	1	1
3 on SP 232001	1	1
4 on SP 232001	1	1
5 on SP 232001	1	1
6 on SP 232001	1	1
7 on SP 232001	1	1
8 on SP 232001	1	1
9 on SP 232001	1	1
10 on SP 232001	1	1
11 on SP 232001	1	1
12 on SP 232001	1	1
13 on SP 232001	1	1
14 on SP 232001	1	1
15 on SP 232001	1	1
16 on SP 232001	1	1
17 on SP 232001	1	1
18 on SP 232001	1	1
19 on SP 232001	1	1
20 on SP 232001	1	1
21 on SP 232001	1	1
22 on SP 232001	1	1
23 on SP 232001	1	1
24 on SP 232001	1	1
25 on SP 232001	1	1
26 on SP 232001	1	1
27 on SP 232001	1	1
28 on SP 232001	1	1
29 on SP 232001	1	1
30 on SP 232001	1	1
31 on SP 232001	1	1
32 on SP 232001	1	1
33 on SP 232001	1	1
34 on SP 232001	1	1
TOTALS	34	34

It is acknowledged that where two or more lots are owned by the one Owner, the Owner may amalgamate the lots to create one lot. In such circumstances the lot entitlements of the lots being amalgamated will be added together to give the lot entitlement for the new lot.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Section 66 (1) (f) & (g) of the Body Corporate and Community Management Act 1997 do not apply.

SCHEDULE C BY-LAWS

DEFINITIONS

In these by-laws, the following words have the following meaning, unless the context otherwise requires:

"Act" the *Body Corporate and Community Management Act 1997* as amended from time to time. If the Act is repealed, then the replacement Act.

"Approved Drawings" or **"Approved Drawings and Documents"** means the drawings, plans and related documents as approved under the terms of the Brisbane City Council Decision Notice A002097450 dated 25 August 2009.

"Body Corporate" means the Body Corporate created upon the establishment of the Scheme pursuant to the Act.

"Body Corporate Manager" or **"Manager"** means the person appointed by the Body Corporate at any time pursuant to the Act as the manager of the Body Corporate.

"Building" means the building and all improvements comprised in the Development.

"Building Manager" means the person appointed by the Body Corporate at any time pursuant to the Act for the better management, control, use and enjoyment of the Common Property and for the better exercise and performance of the Body Corporate's powers and duties.

"Building Manager's Lot" means a lot in the Development owned by the person appointed by the Body Corporate in writing as the Service Contractor and Letting Agent for the Scheme as those terms are defined in the Act.

"CMS" means the Community Management Statement that is registered over the Land which benefits and burdens the Land.

"Committee" means the Body Corporate Committee appointed pursuant to the Act.

"Common Property" means the common property created upon establishment of the Scheme and being so much of the Building and Land which is not comprised in any Lot.

"Decision Notice" means the Decision Notice specified in the Approved Drawings and Documents.

"Development" means the residential complex comprising of Thirty-Four (34) lots for residential purposes, facilities and the Common Property of the Scheme

"Land" means all the land referred to in the Building Format Plan for the Scheme.

"Letting Agent" means the person authorised by the Body Corporate as a letting agent for the Scheme.

"Lot" means a lot in the Scheme.

"Occupier" means the Owner or a person or entity who occupies or uses a Lot with the consent of the Owner.

"Original Owner" means Gold Coast Views Pty Ltd A.C.N. 126 346 254.

"Owner" means the registered Owner from time to time of a Lot.

"Owner's Invitees" or **"Invitees"** means each of the Owners or if the case may be the Occupiers officers, employees, agents, visitors, invitees, lessees, licensees, contractors and other claiming through or under the Owner or Occupier.

"Regulation Module" means the *Body Corporate and Community Management (Accommodation Module) Regulation 2008.*

"Scheme" means the Levington Views Community Titles Scheme established pursuant to the Act.

RULES FOR INTERPRETATION

In these by-laws unless the context indicated a contrary intention:-

(a) references to any right, power or authority of the Body Corporate or Committee to do any thing extend to all people authorised by them;

(b) references to a Lot, the Common Property, Building, Land or to any thing includes any part of it;

(c) any obligation on an Owner not to do any act or thing includes an obligation not to permit such act or thing to be done and to prevent such act or thing being done by the Occupiers and Owner's Invitees;

(d) any obligation on an Owner to do any act or thing includes an obligation to ensure such act or thing is done by the Occupiers and Owner's Invitees;

(e) words denoting the singular include the plural number and vice versa;

(f) words importing a gender include any gender;

(g) words denoting a natural person include companies, partnerships, trusts, or bodies corporate;

(h) headings are for convenience only and do not affect the interpretation of these by-laws;

(i) derivatives of any word or expression defined in these by-laws will have a corresponding meaning;

(j) any notice to be given or any consent or approval required to be obtained from the Body Corporate or Committee under these by-laws must be given to obtained in writing; and

(k) anything to be done by the Body Corporate may be done by the Committee if authorised by the Act.

BY-LAWS

1. Vehicles

   (a) An Owner must not, without the Committee's written approval:

      (i) park a vehicle, or allow a vehicle to stand, on the Common Property; or

      (ii) permit an Invitee to park a vehicle, or allow a vehicle to stand, on the Common Property, except for the designated visitor parking which must remain available at all times for the sole use of visitors vehicles.

   (b) An approval under sub-section (a) must state the period for which it is given, with the exception of designated visitor parking.

   (c) However, the Committee may cancel the approval issued under sub-section 1(a) by giving seven (7) days written notice to the Owner, with the exception of designated visitor parking.

2. Roads and Other Common Property

   An Owner shall not:-

   (a) obstruct the roadways, pathways, drives and other Common Property and any easement giving access to the Land or be used by them for any purpose other than the reasonable ingress and egress to and from their respective Lots or the parking areas provided;

   (b) drive or permit to be driven any vehicle in excess of two (2) tonnes weight onto or over the Common Property other than such vehicles necessary to complete the construction and/or occupation of any Building erected on the Land, and any vehicles entitled by any statute and/or local authority ordinances;

   (c) permit any Invitees' vehicles to be parked on the roadway forming part of the Common Property at any time. Any Invitees shall park their vehicles in the visitors' parking bays on the Common Property and shall use such area only for its intended purpose of casual parking;

   (d) exceed the speed limit of 5 kilometres per hour.

3. Car Spaces

   (a) The following vehicles are permitted to be parked in the Lot's allocated car space: motor car or motor bike.

(b) The following vehicles are only permitted after obtaining the written approval of the Committee: boat, trailer, caravan, campervan or mobile home.

(c) All vehicles shall at all times be kept in a roadworthy and the like condition and the car space is to be tidy and free of all litter.

4. Deleted.

5. Obstruction

An Owner shall not obstruct lawful use of the Common Property by any person.

6. Damage to Common Property

An Owner shall not:

(a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon the Common Property; or

(b) except with the consent in writing of the Committee, use for his own purposes as a garden any portion of the Common Property;

(c) mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Common Property unless written approval if given by the Committee.

7. Depositing Rubbish etc. on Common Property

An Owner shall not deposit or throw upon the Common Property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of any other Owner or Occupier or any person lawfully using the Common Property.

8. Garbage Disposal

An Owner shall:

(a) save where the Body Corporate provides some other means of disposal of garbage, maintain within their Lot, or on such part of the Common Property as may be authorised by the Body Corporate, in clean and dry condition and adequately covered, a receptacle for garbage;

(b) only dispose of rubbish in ways approved by or specified by the Committee;

(c) comply with all local authority by laws and ordinances relating to the disposal of garbage;

(d) ensure that the health, hygiene and comfort of the Owner or Occupier of any other Lot is not adversely affected by their disposal of garbage;

(e) shall not restrict access to the Common Property by the Council or Body Corporate, or their contractors or workmen, in collecting and disposing of rubbish.

9. Appearance of Buildings

(a) The Committee has established rules and standards (including specifications) in relation to items affecting the appearance of a Building. An Owner must comply with any such rules and standards. Such standards include:-

(i) An Owner shall not hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of their Lot in such a way as to be visible from the Common Property or any other Lot.

(ii) An Owner shall not cause to have erected any sign, advertisement, placard, banner, pamphlet or like matter on any part of the Common Property whatsoever.

(iii) An Owner shall not close in balconies or terraces (which must remain unenclosed with no shutters, glazing, louvers or similar permanent structures unless otherwise approved by the Council).

(iv) An Owner shall not erect on their Lot or any part of the Common Property outside wireless and television aerials and satellite dishes (or similar devices) without the written permission of the Committee.

(v) An Owner of a Lot which contains a balcony, terrace or garden area, pot plants or planter box is responsible for the maintenance of such balcony, terrace or garden area, pot plant or planter box, whether it is part of the title to the Lot or part of the Lot by way of exclusive use.

(vi) An Owner must ensure that all trees, shrubs, creepers and plants in or on any balcony, terrace or garden area, pot or planter box contained on their Lot:

(1) are kept and maintained in good health and condition;

(2) do not extend beyond the boundaries of the Lot; and

(3) do not obstruct the views from any other Lot or interfere with the use and enjoyment of any other Lot.

(vii) An Owner must take care when watering or carrying out maintenance so as to cause minimum disturbance to any other Owner or Occupier.

(b) The Committee may implement any additional rules and standards as it considers appropriate.

10. Inflammable Liquids Gases or Other Materials

An Owner shall not bring to, do or keep anything in their Lot which shall increase the rate of fire insurance on any other Lot or the Common Property of the Scheme or which may conflict with the laws and/or regulations relating to fires or any insurance policy upon any other Lot or the Common Property of the Scheme or the regulations or ordinances of any public authority for the time being in force. Gas cooking barbecues are permitted within the Lots.

11. Keeping of Animals

(a) Subject to the provision of the Act an Owner shall not keep any animal upon its Lot or the Common Property without the prior written approval of the Committee.

(b) Upon written approval of the Committee, an Owner may keep one (1) (unless otherwise approved by the Committee) cat or dog on the Lot as long as the animal:

(i) does not disturb others; and

(ii) is a domesticated pet; and

(iii) is toilet trained.

(c) In addition to the criteria and conditions set out in sub-section 11(b), the Committee may implement any further conditions or criteria as it deems appropriate.

(d) If challenged, the Owner has the onus of proof (balance of probabilities) with respect to the matters contained in this by-law. The Body Corporate may order an animal to be removed from the Lot if the animal does not meet all of the criteria set out in this by-law and by the Committee.

12. Auction Sales

An Owner shall not permit any auction sale to be conducted or to take place in their Lot or within any part of the Development without the prior written approval of the Committee.

13. Right of Entry

An Owner, upon receiving reasonable notice from the Body Corporate, shall allow the Body Corporate or any contractors, sub contractors, workmen or other person authorised by it, the right of access to their Lot for the purpose of carrying out works or effecting repairs on mains, pipes, wires or connections of any water, sewerage, drainage, gas, electricity, telephone or other system or service, whether to their Lot or to an adjoining Lot.

14. Dividing Fences

An Owner shall not erect any fence on the Lot without the written approval of the Committee and unless the same is of a construction approved by the Committee.

15. Noise

(a) An Owner shall not make or permit any noise likely to interfere in any way with the peaceful enjoyment of any other Owner or Occupier or of any person lawfully using the Common Property. In particular, an Owner shall not hold or permit to be held any social gathering in their Lot which would cause any noise which unlawfully interferes with the peace and quietness of any other Owner or Occupier, at any time of day or night and in particular shall comply in all respects with the *Noise Abatement Act 1979* and the *Environmental Protection (Noise) Policy 1997*, as amended.

(b) In the event of any unavoidable noise in a Lot at any time, the Owner shall take all practical means to minimise annoyance to other Owners or Occupiers by closing all doors, windows and curtains of their Lot and also such further steps as may be within their power for the same purpose.

(c) Invitees leaving after 11.00pm shall be requested by their hosts to leave quietly. Quietness also shall be observed when an Owner or Occupier returns to or leaves their Lot after 10.00pm and before 7.00am.

(d) An Owner shall not operate or permit to be operated within their Lot or any part of the Common Property any radio, two way radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use upon the Common Property or in any other Lot.

16. Use of Lots

An Owner shall not use that Lot or permit the same to be used otherwise than as a residence, except for the Building Manager's Lot which may be used in accordance with by-law 40 and save and except the Original Owner who may use or cause to be used any Lot in accordance with by-law 32, nor for any purpose that may cause a nuisance or hazard or for any illegal or immoral purpose or for any other purpose that may endanger the safety or good reputation of persons residing within the Development.

17. Infectious Diseases

In the event of any infectious disease which may require notification by virtue of any Statute, Regulation or Ordinance happening in any Lot, the Owner of such Lot shall give written notice thereof and any other information which may be required relative thereto to the Committee and shall pay to the Committee the expenses incurred by the Committee of disinfecting the Lot and any part of the Common Property required to be disinfected and replacing any articles or things the destruction of which may be rendered necessary by such disease.

18. Alteration to Lots and Common Property

(a) An Owner of a Lot must not without the Committee's written approval make a change to the internal appearance or structure of the Lot at any time.

(b) An Owner of a Lot must not without the Committee's written approval and any conditions imposed by the Committee remove or install any hard floor surfaces unless it achieves a minimum field impact isolation class of 55 under relevant Building Code Regulations and is suitably acoustically treated.

(c) An Owner of a Lot must not interfere with any ceiling acoustic treatment.

(d) An Owner of a Lot shall not construct or permit the construction or erection of any fence, pergola, screen, awning or other structure or outbuilding of any kind within or upon a Lot or on Common Property without the approval in writing of the Committee.

(e) Any alteration made to the Common Property or any fixture or fitting attached to the Common Property by an Owner or Occupier, whether made or attached with or without the approval of the Committee, shall, unless otherwise provided by resolution of a general meeting or of a meeting of the Committee, be repaired and maintained by that Owner of which the aforesaid Owner was such Owner.

(f) There shall be no external structural alterations or extensions or repainting to a Lot without written approval of the Committee. An Owner shall submit to the Committee all plans and specifications for any such structural alteration or extension.

(g) An Owner shall not alter the external colour scheme of their Lot without the written approval of the Committee pursuant to a resolution of a meeting of the Body Corporate. In giving such approvals, the Committee shall ensure so far as practicable that the external colour scheme used in all Lots presents a uniform appearance when viewed from Common Property or any other Lot and complies with the Decision Notice.

19. Window Coverings / Tinting

An Owner shall not install, remove or replace any window coverings (including without limitation, a shutter, curtain, curtain backing, blind or window tinting) unless the colour and design has the written approval of the Committee. In giving such approvals, the Committee shall ensure so far as practicable that curtain backing and window tinting used in all Lots presents a uniform appearance when viewed from Common Property or any other Lot. However, the consent of the Body Corporate will not be required provided the backing of the window covering is white as seen from the exterior of the Building.

20. Maintenance of Lots

(a) An Owner shall be responsible for the maintenance of their Lot and shall ensure that their Lot is so kept and maintained as not to be offensive in appearance to any other Owner or Occupier through the accumulation of excess rubbish or otherwise.

(b) All Lots are to be so maintained as to prevent the excessive growth of grass and other vegetation making Lots unsightly, increasing fire risks or contributing to the spread of noxious weeds to other Lots.

(c) The Body Corporate shall be responsible for the care and maintenance of the garden area between the front of the Building created on each Lot and the Common Property adjoining the roadway to ensure uniformity of appearance of all Lots within the Development.

21. Security for Lots

An Owner or person authorised by him is permitted to install:-

(a) any locking or other safety device for protection of their Lot against intruders; or

(b) any screen or other device to prevent entry of animals or insects upon their Lot,

provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a workmanlike manner, is maintained in a state of good and serviceable repair by the Owner and does not detract from the amenity of the Building. All doors and windows to the premises shall be securely fastened on all occasions when the premises are left unoccupied and the Committee reserves the right to enter and fasten same if left insecurely fastened.

22. Replacement of Glass

Windows shall be kept clean and promptly replaced by the Owner of that Lot at their expense with fresh glass of the same kind and weight as at present if broken or cracked. This by-law does not prohibit an Owner from making a claim on the Body Corporate insurance.

23. Taps

An Owner shall not waste water and shall see that all water taps in their Lot are promptly turned off after use. Should the Lot be unoccupied for a period of more than a month, then the stopcock on the hot water system must be turned off.

24. Water Closets and Conveniences

The water closets and conveniences and other water apparatus including waste pipes, drains and fire hoses (if any) located on the Common Property shall not be used for any purposes other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein. Any damage or blockage resulting to such water closets, conveniences, water apparatus, waste pipes, fire hoses and drains from misuse or negligence shall be borne by the Owner whether the same is caused by their own actions or their Invitees or Occupiers.

25. Behaviour of Invitees

(a) An Owner shall take all reasonable steps to ensure that their Invitees do not behave in a manner likely to interfere with the peaceful enjoyment of any other Owner or Occupier or of any person lawfully using the Common Property.

(b) An Owner shall be liable to compensate the Body Corporate in respect of all damage to the Common Property or personal property vested in it caused by such Owner or their Invitees or Occupiers.

(c) An Owner of a Lot which is the subject of a lease or licence agreement shall take all reasonable steps, including any action available to them under any such lease or licence agreement, to ensure that any Occupier or their Invitees comply with the provisions of the by-laws.

(d) The duties and obligations imposed by these by-laws on an Owner shall be observed not only by the Owner but also by the Occupiers and the Owner's Invitees.

(e) Where the Body Corporate expends money to make good damage caused by a breach of the Act or of these by-laws by any Owner or Occupier or Invitees or any of them, the Committee shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the Owner at the time when the breach occurred.

26. Notice of Defect

An Owner shall give the Committee and/or the Building Manager prompt notice of any accident to or defect in the water pipes, gas pipes, electric installations or fixtures on their Lot or any part of the Common Property which comes to their knowledge and the Committee shall have authority by its agents or servants in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as it may deem necessary for the safety and preservation of the Development and improvements contained within it as often as may be necessary.

27. Duties of the Body Corporate

(a) The Body Corporate shall ensure that the overall appearance of the Development shall remain uniform and as such will perform the duty of the Owners to repaint the external surfaces of all Buildings requiring such repainting situated within the Development and will ensure that all such external surfaces are kept in a state of good repair and reasonable wear and tear, not unlike the duties of a Body Corporate constituted by the registration of a building format plan.

All expenses incurred as a result of this by-law shall be paid from funds contributed to the sinking fund.

(b) Authority to expend funds in excess of the prescribed amount pursuant to the Act to perform work required by this by-law may be given to the Committee by an ordinary resolution of the Body Corporate at a general meeting to which at least two quotations for the performance of this work have been tabled for consideration.

(c) Insurance

(i) In addition to insurance effected pursuant to the Act, the Body Corporate shall insure and keep insured all Buildings within the Development and any improvements thereon under a damage policy to the reinstatement or replacement value thereof.

(ii) The Body Corporate shall effect and keep current in respect of all improvements made in the Development, property damage insurance in the joint names of those persons recorded from time to

time on the roll as Owners of the Lots in the Scheme in an amount nominated by the Body Corporate in a general meeting from time to time. Such insurance shall be taken out with a reputable insurance company and shall cover the rebuilding and/or repair of the Buildings due to damage and destruction by fire, storm, tempest, explosion or any other occurrence usually provided for in such insurance cover.

(iii) All insurance premiums payable by the Body Corporate under this by-law shall be paid from funds contributed to the Administrative Fund.

(iv) An Owner shall be responsible for the insurance of Owners fixtures as defined in the Act including all electrical equipment, carpets, drapes and improvements within their Lot.

28. Use of Swimming Pool

(a) A swimming pool and surrounding areas ("Swimming Pool Area") are located on the Common Property and are intended to be used for the purposes of a swimming pool and associated community and recreational purposes by Owners and Occupiers and their Invitees. The Body Corporate shall be responsible for the maintenance of and operating costs of the Swimming Pool Area.

(b) The rules for use of the Swimming Pool Area located on the Common Property are as follows:-

(i) the Swimming Pool Area may only be used between the hours of 6.00am and 10.00pm daily;

(ii) the Swimming Pool Area may only be used by an Owner or Occupier and their Invitees accompanied by the Owner or Occupier;

(iii) glass items must not be taken within the Swimming Pool Area;

(iv) the gates surrounding the Swimming Pool Area must be closed immediately after entry or exit;

(v) alcoholic beverages are not taken to or consumed within the Swimming Pool Area;

(vi) there is to be no smoking within the Swimming Pool Area;

(vii) children below the age of thirteen (13) years are not permitted within the Swimming Pool Area unless accompanied by an adult Owner or Occupier exercising effective control over them;

(viii) persons must not allow an animal within the Swimming Pool Area;

(ix) Owners or Occupiers and their Invitees shall exercise caution at all times and shall not run or splash or behave in any manner that is likely to interfere with the use and enjoyment of the Swimming Pool Area by other persons;

(x) people using the Swimming Pool Area must use it only for its intended purposes, keep it clean and not leave it in an untidy or littered state;

(xii) the Body Corporate has the power to pass and change rules setting minimum dress standards for people in the Swimming Pool Area.

(c) The Body Corporate may close the Swimming Pool Area for maintenance purposes.

(d) In addition to the rules set out in sub-section (b), the Committee may implement any further rules in relation to the Swimming Pool Area as it deems appropriate.

29. Maintenance of Swimming Pool, Pool Pump and Pool Filter

(a) An Owner shall not without proper authority operate, adjust or interfere with the operation of any equipment associated with the swimming pool or add any chemical or other substance to the same.

(b) The use of the pool pump and pool filter are to comply with the following requirements:-

(i) Noise levels for the pool filter and pump are to comply with the Environmental Protection Agency noise levels as stated in Section 6Y(1) of the *Environmental Protection Regulation 1998* as amended from time to time;

(ii) The pool filter and pump may only be used between the house of 6.00am and 10.00pm daily;

(iii) The pool must be fitted with a pool cover.

30. Use of Barbecue Area

(a) A barbeque and associated facilities ("Barbeque Area") are located on the Common Property and are intended to be used for the purposes of a barbeque and associated community and recreational purposes by Owners and Occupiers and their Invitees. The Body Corporate shall be responsible for the maintenance of and operating costs of the Barbeque Area.

(b) The rules for use of the Barbeque Area located on the Common Property are as follows:-

(i) the Barbeque Area may only be used between the hours of 6.00am and 10.00pm daily;

(ii) the Barbeque Area may only be used by an Owner or Occupier and their Invitees accompanied by the Owner or Occupier;

(iii) No use shall be made of the Barbecue Area which involves damage, inconvenience or nuisance to any Owner or Occupier or Invitee nor which causes damage to the surface, fixture or fittings of the Barbecue Area;

(iv) alcoholic beverages are not taken to or consumed within the Barbeque Area;

(v) there is to be no smoking within the Barbeque Area;

(vi) persons must not allow an animal within the Barbeque Area;

(vii) people using the Barbeque Area must use it only for its intended purposes, keep it clean and not leave it in an untidy or littered state.

(c) The Body Corporate may close the Barbeque Area for maintenance purposes.

(d) In addition to the rules set out in sub-section (b), the Committee may implement any further rules in relation to the Barbeque Area as it deems appropriate.

31. Deleted.

32. Display Unit

While the Original Owner remains an Owner whether by lease, licence or otherwise of any Lot, it and its officers, servants and/or agents shall be entitled to use any Lot of which it remains an Owner as a display Lot and shall be entitled to allow prospective purchasers or any other person with the authority of the Original Owner to inspect any such Lot and for such purposes shall be entitled to use such signs, advertising or display material in or about the Lot and the Development as it thinks fit. Such signs shall be attractive and tasteful having regard to the general appearance of the Development and shall not at any time and from time to time be more in terms of number and size than is reasonably necessary.

33. Instructions to Contractors etc.

An Owner shall not directly instruct any contractors or workmen employed by the Body Corporate unless so authorised.

34. Correspondence

All complaints or applications to the Body Corporate or its Committee shall be addressed in writing to the Secretary or the Body Corporate Manager of the Body Corporate.

35. Requests to the Secretary

An Owner shall direct all requests for consideration of any particular matter to be referred to the Committee or to the Secretary and not to the Chairman or any member of the Committee.

36. Notices

An Owner and their Invitees shall observe the terms of any notice displayed in the Common Property by authority of the Committee or of any statutory authority.

37. Copy of By-Laws to be Produced Upon Request

Where any Lot or Common Property is leased or rented, otherwise than to an Owner, the lessor or, as the case may be, landlord shall upon the request of the lessee or tenant produce or cause to be produced to the lessee or tenant for their inspection a copy of these by-laws for the time being in force in respect of the plan.

38. Power of Committee

The Committee may make rules relating to the Common Property and in particular in relation to the Swimming Pool Area, Barbecue Area or any other facilities provided, not inconsistent with these by-laws and the same shall be observed by the Owners or Occupiers and their Invitees unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.

39. Recovery of Costs

An Owner shall pay on demand the whole of the Body Corporate costs and expenses (including solicitor and own client costs), which amount shall be deemed to be a liquidated debt due, in recovering all and any levies or moneys duly levied upon such Owner by the Body Corporate pursuant to the Act. Where the Body Corporate expends money to make good damage caused by a breach of the Act or of these by-laws by any Owner or Occupier or their Invitees or any of them, the Committee shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the Owner of the Lot at the time when the breach occurred.

(a) Interest

If a contribution levied under the Act is unpaid thirty (30) days after it falls due for payment, then the amount of the unpaid contribution will bear interest at an annual rate to be determined by the Committee from time to time. If no such resolution has been made, then at a rate of 2% per month or any part thereof.

(b) Joint Liability

If, at the time a person becomes the Owner of a Lot, another person is liable in respect of the Lot to pay interest on a contribution, the Owner is jointly and severally liable with the other person for the payment of the interest.

(c) Character of Interest

The amount of any interest is recoverable by the Body Corporate as a liquidated debt.

40. Management of the Common Property and Special Privileges Use of Common Property

(a) The Building Manager's Lot may be used for residential purposes and for the purposes of management of the Scheme and for the letting of Lots in the Scheme on behalf of the Owners and the rendering of such other services to Owners and Occupiers as are authorised in writing by the Body Corporate.

(b) The Owner or Occupier of the Building Manager's Lot may without the consent of the Committee display signs or notices for the purposes of offering for lease or for letting any Lot in the Scheme in or about the Common Property for the purposes aforesaid.

(c) The Body Corporate shall grant to the Owner or Occupier of the Building Manager's Lot the right to carry on the business of letting of Lots in the Scheme within the Development and for that purpose shall enter into from time to time an appropriate agreement on such terms and conditions as the Body Corporate may deem fit.

(d) For as long as there is in existence an agreement with the Body Corporate for a Building Manager to provide services for the control, management and administration of the Common Property (a "Caretaking Agreement") and/or an agreement for a Letting Agent to provide letting and ancillary services to such Owners or Occupiers who wish to avail themselves of such services (a "Letting Agreement") then:-

(i) The Body Corporate will not itself, directly or indirectly, provide any of the services set out in the Caretaking Agreement and/or Letting Agreement;

(ii) The Body Corporate will not enter into with any other person or entity an agreement similar to the Caretaking Agreement and/or Letting Agreement;

(iii) The Building Manager and/or Letting Agent will be entitled to erect or display signs or notices in or on the Common Property advertising any of the services it provides pursuant to the Caretaking Agreement and/or Letting Agreement;

(iv) The Body Corporate confers on the Building Manager and/or Letting Agent special privileges in respect of the whole of the Common Property to use same in connection with the business carried out pursuant to the Caretaking Agreement and/or Letting Agreement;

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

(vi) The Body Corporate must not make any part of the Common Property available to any person or corporation for the purpose of conducting a letting business.

(e) The Body Corporate may use or authorise the use of appropriate parts of the Common Property to store equipment used for the performance of the Body Corporate's duties pursuant to the Act in respect of any Common Property. These areas may be locked and access prohibited without the authority of the Body Corporate.

41. Restricted Access Areas

The Body Corporate must ensure that any parts of the Common Property used for:-

(a) electrical substations or control panels; or

(b) fire service control panels; or

(c) telephone exchanges; or

(d) swimming pool pump room; or

(e) other services to the Lots and Common Property,

are kept locked unless there is a legal requirement to the contrary. Owners or Occupiers of a Lot may not enter or open or tamper with such areas without the consent of the Body Corporate.

42. Exclusive Use – Private Courtyard

(a) The Owner for the time being of each Lot set out in Schedule E is entitled to the exclusive use and enjoyment of that part of the Common Property allocated to the Lot in Schedule E shown and marked on the sketch plan attached and marked Annexure "A" for the purpose of a courtyard.

(b) The Owner of a Lot having exclusive use and enjoyment of the courtyard area pursuant to this by-law shall keep the courtyard and/or terrace area together with the fixtures attached in a clean and tidy condition and in a state of good and serviceable repair.

(c) The Owner of each of the Lots is responsible for the cost of the maintenance and operating costs of the exclusive use area granted to it.

43. Moving of Furniture

An Owner shall give at least twenty-four (24) hours notice to the Body Corporate or its representative before any furniture, fittings or equipment may be moved in or out of any Lot. Any such moving must be done in a manner and at the time directed by the representative of the Body Corporate PROVIDED THAT nothing restricts the movement of such items if they can be safely and adequately moved by one person and are of a nature such that damage cannot be occasioned to any items of Common Property or of property belonging to the Owner of any other Lot. The cost to repair any damage resulting from such movement shall be borne by the Owner.

44. Development Approval Conditions

The Body Corporate and Owners and Occupiers acknowledge that the following conditions of the Decision Notice apply to the Development and to the extent that such conditions are not separately set out in this Community Management Statement or otherwise provided for the establishment of the Scheme, the Body Corporate and Owners or Occupiers agree as follows:-

(a) The Development (including all landscaping, parking, driveways and other external spaces) must be maintained in accordance with the Approved Drawings and Documents;

(b) The direct vehicle access to Levington Road is temporary and is to be closed to vehicle traffic once dedicated access to vehicle traffic is provided to Levington Road via the Future Access Road along the western boundary of the Development;

(c) Subject to by-law 44(d), signage which alerts Owner or Occupiers that the access to and from Levington Road is a temporary connection only must be maintained;

(d) Once alternative vehicle access to Levington Road is provided via the Future Access Road along the western boundary of the Development, within a reasonable time of a request being made by the Brisbane City Council, the Body Corporate is to, at its cost:

(i) remove the direct temporary access to Levington Road and construct a barrier preventing vehicle ingress or egress to Levington Road; and

(ii) remove the 4.5 metre wide crossover to Levington Road and reinstate kerb and channel in accordance with Councils' Subdivision and Development Guidelines; and

(iii) remove all signage altering Owner or Occupiers that access to and from Levington Road is temporary.

(e) All balconies and terraces shown on the Approved Drawings and Documents are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those where other conditions of the Decision Notice require sun shading devices or similar and those consistent with the relevant Residential Design Code/s in the Brisbane City Plan and clearly depicted on the Approved Drawings;

(f) The communal open space areas, recreation area, internal footpaths/pedestrian circulation routes, buffer landscaping, storage area, visitor parking spaces, driveway and car/vehicle turning areas as shown on the Approved Drawings are to be included in Common Property and are not to be included in any lot entitlement and/or designated for the exclusive use of any Lot;

(g) The Bio-Retention Basin located in the north-west corner of the Development is to remain in Common Property and must be regularly maintained. The Bio-Retention Basin is to be fenced with a gate (pool fencing type with minimum 50% transparency) for maintenance purposes;

(h) A minimum of 9 visitor car parking spaces (including one space that is suitable for people with disabilities) for the shared use by bon-fide visitors to any Lot must be maintained at all times;

(i) No gates or similar devices are to be placed at the vehicle entry of the Development preventing vehicle access to the Development;

(j) A suitable lighting system to operate from dusk to dawn for the driveway between the vehicle entrance to the Development and the visitor car parking spaces is must be maintained at all times;

(k) Refuse and recyclable bins are to be stored within the individual garages of the Lots and on collection day are to be transferred by Owners or Occupiers to the nominated refuse collection points and after collection returned to their respective garages on the same day;

(l) The refuse collection points within the Development must be maintained at all times;

(m) The screen and acoustic fencing to the northern and southern boundary of the Development must remain as Common Property;

(n) The Eucalyptus Tereticornis Trees fronting Levington Road and the Leopard Tree in the north-east corner of the Development are to be retained and included in Common Property. These trees must be inspected annually by a qualified Arborist (minimum AQD Level 5 Diploma in Arboriculture) and maintained in accordance with the Arborist's recommendations;

(o) Newly planted trees within the Development must be allowed to reach their natural height. Pruning to reduce height must not to be undertaken;

(p) All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter;

(q) Any metal grills, metal places or similar subject to vehicle traffic must be acoustically damped to prevent environmental nuisance;

(r) No unscreened installations for any externally mounted air-conditions or mechanical plant installations are to be visible from the surrounding sites.

45. Energy Supply

(a) If permitted by relevant legislation governing the supply of electricity and/or gas ("Energy") the Body Corporate may:-

(i) establish and maintain an electricity supply system and/or gas supply system ("System") for the Development; and

(ii) as an on-supplier:-

(1) purchase Energy from an Energy supplier; and

(2) on-supply Energy to Owners.

(b) The Body Corporate may enter into agreements, contracts, licences, leases or other arrangements of any nature in connection with:-

(i) the supply of Energy to the Body Corporate by an Energy supplier;

(ii) the on-supply of Energy to Owners;

(iii) service infrastructure uses in connection with the System,

including, without limitation, agreements contemplated by the Regulation Module for the Scheme setting out the basis on which charges are made for supply of Energy and the recovery of the costs to the Body Corporate of supplying that service.

(c) The Body Corporate must calculate charges for Energy supply to Owners only as permitted under the relevant legislation governing on-supply or, if there is not applicable legislative provision, levy charges only to the extent required to ensure that the Body Corporate complies with its obligations to recover the costs of supplying the service to Owners.

(d) If the Body Corporate charges Owners a tariff rate for the supply of Energy which is higher than the rate at which the Body Corporate purchases Energy from the supplier, any surplus funds generated in the hands of the Body Corporate as a result must be applied by the Body Corporate to its administrative fund in reduction of liabilities of the Body Corporate and, in this way, for the benefit of the Owners.

(e) If the Body Corporate operates and maintains a System under this by-law, it may:-

(i) enter into agreements with Owners for the supply of Energy through the System, setting out the terms on which the Body Corporate will charge for the provision of services under the System and recover the costs of providing that service (as required by the Act and the Regulation Module for the Scheme) including charges for:-

(1) Energy supply;

(2) installation and connection to the System;

(3) servicing and maintenance of the System to the extent it is utilised in the provision of the service to a particular Owner;

(4) disconnection and reconnection fees;

(5) advance payments or security deposits to be provided in connection with Energy supply through the System.

(ii) establish the basis of Energy charges for those Owners which are not supplied by separate meter (if any) and for any Common Property based on an estimate of consumption taking into account the number and type of fittings, points, installations, plant and equipment, and appliances and the use to which those are put by the relevant Owner or the Body Corporate;

(iii) establish a system of accounts and invoices in connection with the supply of Energy through the System and render those accounts to Owners as appropriate;

(iv) recover any amounts when due and payable from any Owner under applicable accounts rendered and if an account is unpaid by the due date:

(1) recover any unpaid amount as a liquidated debt;

(2) recover interest on any unpaid account;

(3) disconnect the supply of Energy to the relevant Owner;

(4) charge a reconnection fee to restore Energy supply to that Owner;

(5) increase the advance payment or security deposit for Energy supply to the relevant Owner.

(f) The Body Corporate is not liable for any loss or damage suffered by any Owner as a result of any failure of the supply of Energy due to breakdowns, repairs, maintenance, strikes, accidents or any other causes affecting the System.

(g) The Body Corporate is not required to supply any Owner with Energy to any greater extent than the authority from which the Body Corporate obtains supply could provide at any given time.

(h) Each Owner must:-

(i) allow the Body Corporate and its agents, contractors, or employees access to any service infrastructure used in connection with Energy supply under the System;

(ii) comply with all requirements of the Body Corporate imposed in connection with Energy supply through the System;

(iii) maintain any service infrastructure used in connection with the System and which is located in or on a Lot and which is used in connection with Energy supply under the System.

(i) Nothing in this by-law obliges an Owner to purchase Energy from the Body Corporate or limits or restricts the rights of any Owner to utilise service infrastructure under any implied easement or other right contained in the Act or other applicable legislation.

46. Bulk Supply of Utilities

The Body Corporate may at its election supply or engage another person to supply utilities in the Land and in such case the following will apply:-

(a) "Utility" means: water (portable and non-portable), telecommunications, cable TV and the like;

(b) the Body Corporate has the power to enter into a contract for the purchase of reticulated Utility, on the most economical basis, for the whole of the Land from the relevant Authority;

(c) the Body Corporate has the power to sell reticulated Utility to each Owner or Occupier in the Scheme;

(d) each Owner or Occupier must purchase and use all Utility consumed in the Owner's or Occupier's Lot direct from the Body Corporate and must not purchase Utility from any other source;

(e) the Body Corporate is not required to supply to any Owner or Occupier Utility requirements beyond those requirements which the relevant Authority could supply at any particular time;

(f) the Body Corporate may charge for the services (including for the installation of, and the costs associated with, utility infrastructure for the services) but only to the extent necessary for reimbursing the Body Corporate for supplying the services;

(g) the Body Corporate may render accounts to each Owner or Occupier and such accounts are payable to the Body Corporate within fourteen (14) days of the delivery of such accounts;

(h) in respect of an account which has been rendered pursuant to this by-law, then an Owner or Occupier is liable, jointly and severally with any person who was liable to pay that account when the Owner or Occupier became the Owner or Occupier of that Lot;

(i) in the event that a proper account for the supply of reticulated Utility is not paid by its due date for payment, then the Body Corporate is entitled to:-

(i) recover the amount of the unpaid account or accounts (whether or not a formal demand has been made) as a liquidated debt due to it in any Court of competent jurisdiction; and/or

(ii) disconnect the supply of reticulated Utility to the relevant Lot;

(j) the Body Corporate is not, under any circumstances whatsoever, responsible or liable for any failure of the supply of Utility due to breakdowns, repairs, maintenance, strikes, accidents or causes of any class or description;

(k) the Body Corporate may, from time to time, determine a security deposit to be paid by each Owner or Occupier who is connected to the supply of the reticulated Utility as a guarantee against non-payment of accounts for the supply of the reticulated Utility.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

1. Services Location Diagram

Service Easements as defined in the *Body Corporate and Community Management Act 1997* are present on the parcel. The appropriate location of these services are as shown on the Services Location Diagram attached and marked Annexure "B".

2. Statutory and Service Easements

Each Lot, as specified below, to the extent applicable and necessary having regard to the relatives positioning of the Lots in respect of each other has the benefit and burden of the statutory and service easements as follows:

Lot on Plan	Statutory Easement	Service Easement
1 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
2 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
3 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage

4 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
5 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
6 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
7 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
8 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
9 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
10 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
11 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
12 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
13 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
14 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
15 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
16 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
17 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
18 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
19 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
20 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
21 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
22 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
23 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
24 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
25 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
26 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
27 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
28 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
29 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
30 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
31 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
32 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
33 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
34 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
Common Property of Levington Views CTS	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage

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

LOT ON PLAN	EXCLUSIVE USE AREA
Lot 1 on SP 232001	1A
Lot 2 on SP 232001	2A
Lot 3 on SP 232001	3A
Lot 4 on SP 232001	4A
Lot 5 on SP 232001	5A
Lot 6 on SP 232001	6A
Lot 7 on SP 232001	7A
Lot 8 on SP 232001	8A
Lot 9 on SP 232001	9A
Lot 10 on SP 232001	10A
Lot 11 on SP 232001	11A
Lot 12 on SP 232001	12A
Lot 13 on SP 232001	13A
Lot 14 on SP 232001	14A
Lot 15 on SP 232001	15A
Lot 16 on SP 232001	16A
Lot 17 on SP 232001	17A

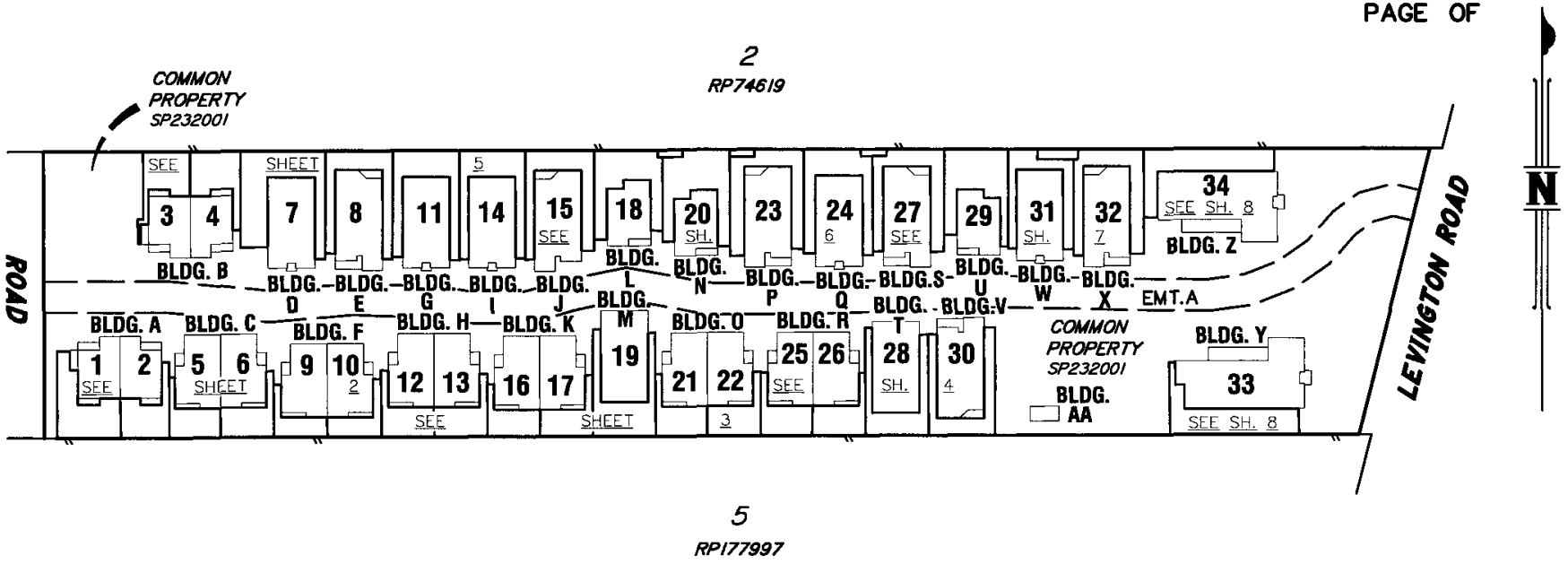
LOT ON PLAN	EXCLUSIVE USE AREA
Lot 18 on SP 232001	18A
Lot 19 on SP 232001	19A
Lot 20 on SP 232001	20A
Lot 21 on SP 232001	21A
Lot 22 on SP 232001	22A
Lot 23 on SP 232001	23A
Lot 24 on SP 232001	24A
Lot 25 on SP 232001	25A
Lot 26 on SP 232001	26A
Lot 27 on SP 232001	27A
Lot 28 on SP 232001	28A
Lot 29 on SP 232001	29A
Lot 30 on SP 232001	30A
Lot 31 on SP 232001	31A
Lot 32 on SP 232001	32A
Lot 33 on SP 232001	33A
Lot 34 on SP 232001	34A

(as specified on the sketch plan attached and marked Annexure "A" to be used for the purposes of by-law 42)

LEVINGTON VIEWS COMMUNITY TITLES SCHEME
TITLE REFERENCE:

Sheet 1 of 8

PAGE OF



Wolter Group Holdings Pty Ltd (ACN 121 396 174) hereby certify that the details shown in this sketch plan was surveyed by the corporation, by Christopher Neil WATTS, Surveying Graduate for whose work the corporation accepts responsibility, under the supervision of Anthony William GERAGHTY, Cadastral Surveyor and that the sketch plan is correct.

Common Seal
WOLTER GROUP HOLDINGS PTY LTD
A.C.N. 121 396 174

Director

Director

Date 04-02-2011

B. AMEND LOTS 1-4, 18, 20, 29, REMOVE PAD MOUNT.. 11-03-2010
C. REMOVE PATIO FROM UNIT 15..... 01-07-2010
D. AMEND EXCLUSIVE USE AREAS..... 04-02-2011

Scale 1:1000 @ A4 Lengths are in Metres.

10 0 10 20 30 40 50

LICENSED SURVEYORS TOWN PLANNERS
DEVELOPMENT CONSULTANTS
SUITE 1
30 FLORENCE ST.
NEWSTEAD
P.O.Box 436
NEW FARM
QLD 4005
(07) 36665200
F (07) 36665202
E- surveying@wolterconsulting.com.au

Plan of Exclusive Use Areas of Common Property on SP232001 Level A

LEVINGTON VIEWS C.T.S.

PARISH: ***YEERONGPILLY*** COUNTY: *STANLEY*

Scale: *1:1000*

C1181_04_D

NOTES:
AREAS AND DIMENSIONS ARE SUBJECT TO REGISTRATION OF PLANS IN THE DEPARTMENT OF ENVIRONMENT & RESOURCE MANAGEMENT.

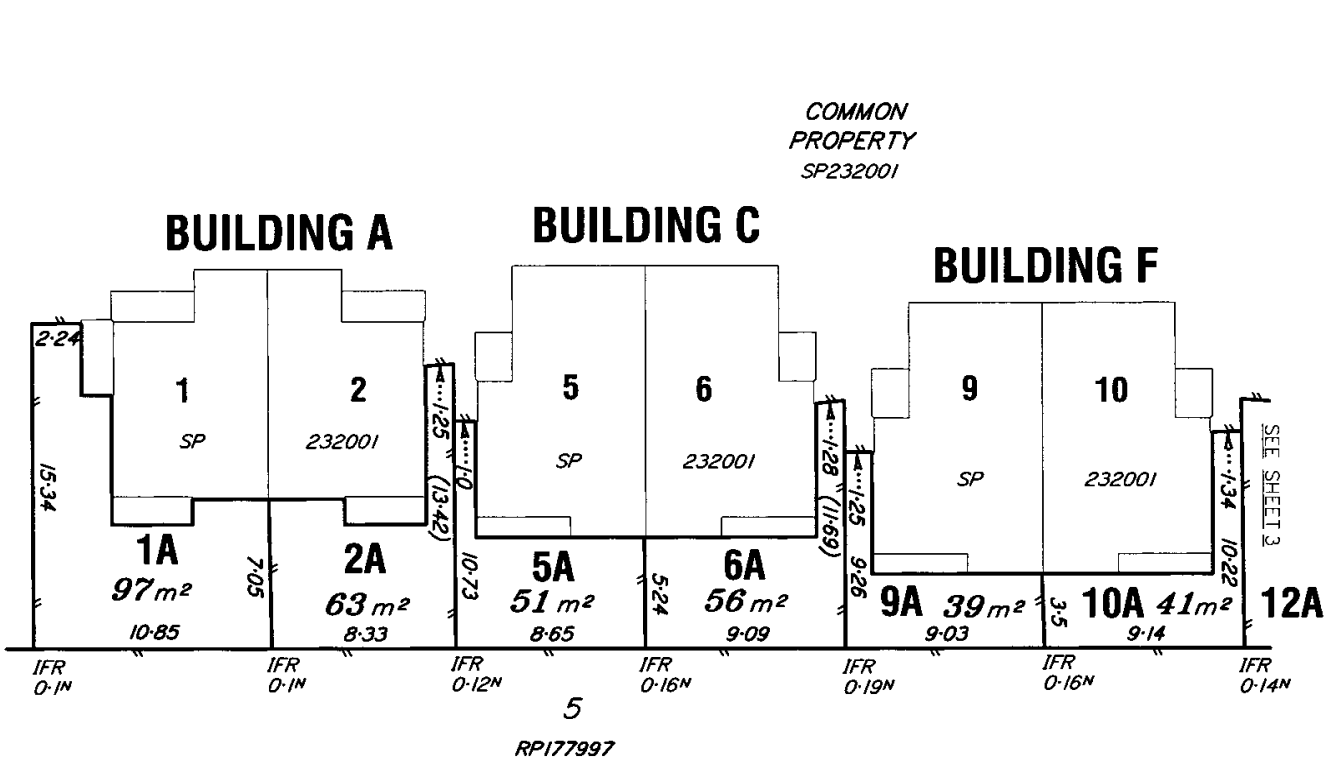
EXCLUSIVE USE AREAS ARE DEFINED BY THE FACE OF BUILDING WALLS, FENCE LINES, EDGE OF CONCRETE SLABS AND FACE OF BLOCK RETAINING WALLS UNLESS OTHERWISE NOTED.

Title Reference 15411206 (title to issue) ANNEXURE "A" Page 19 of 29

LEVINGTON VIEWS COMMUNITY TITLES SCHEME
TITLE REFERENCE:

Sheet 2 of 8

PAGE OF



IFR DENOTES INTERSECTION OF FENCE RAIL

Scale 1:300 @ A4

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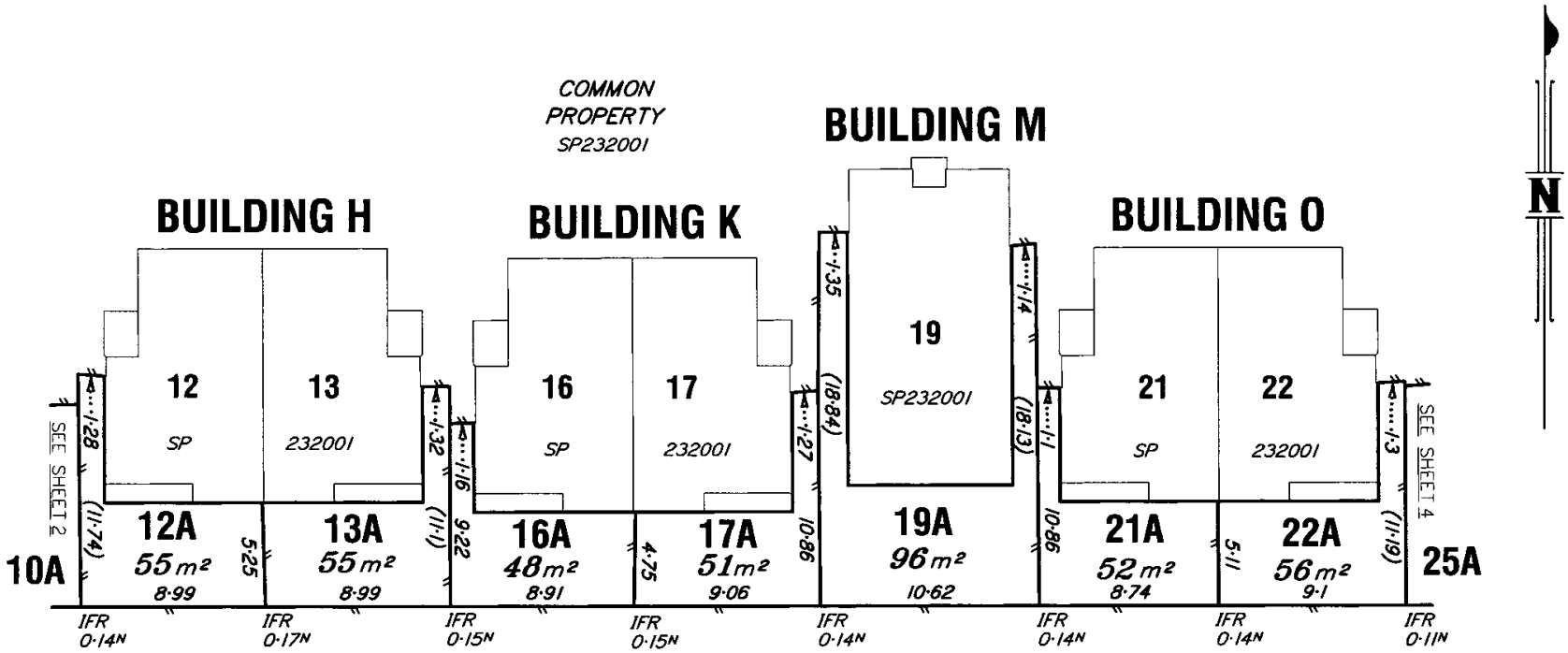
C1181-04-D

Title Reference 15411206 (title to issue)

LEVINGTON VIEWS COMMUNITY TITLES SCHEME
TITLE REFERENCE:

Sheet 3 of 8

PAGE OF



5
RP177997

IFR DENOTES INTERSECTION OF FENCE RAIL

Scale 1:300 @ A4

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C1181-04-D

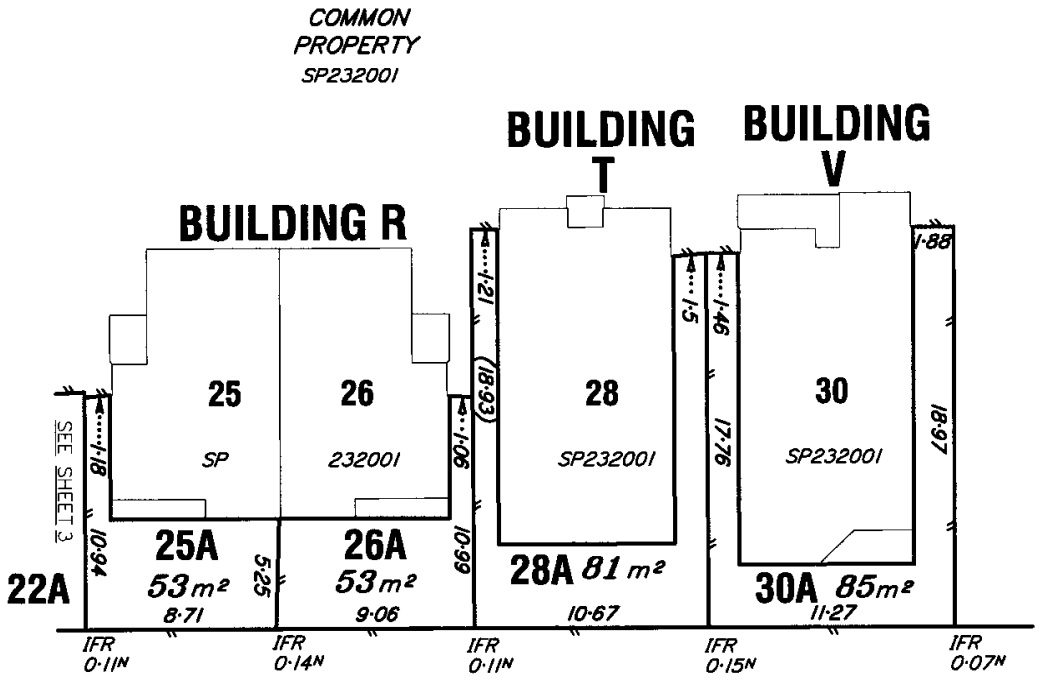
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Page 21 of 29

LEVINGTON VIEWS COMMUNITY TITLES SCHEME
TITLE REFERENCE:

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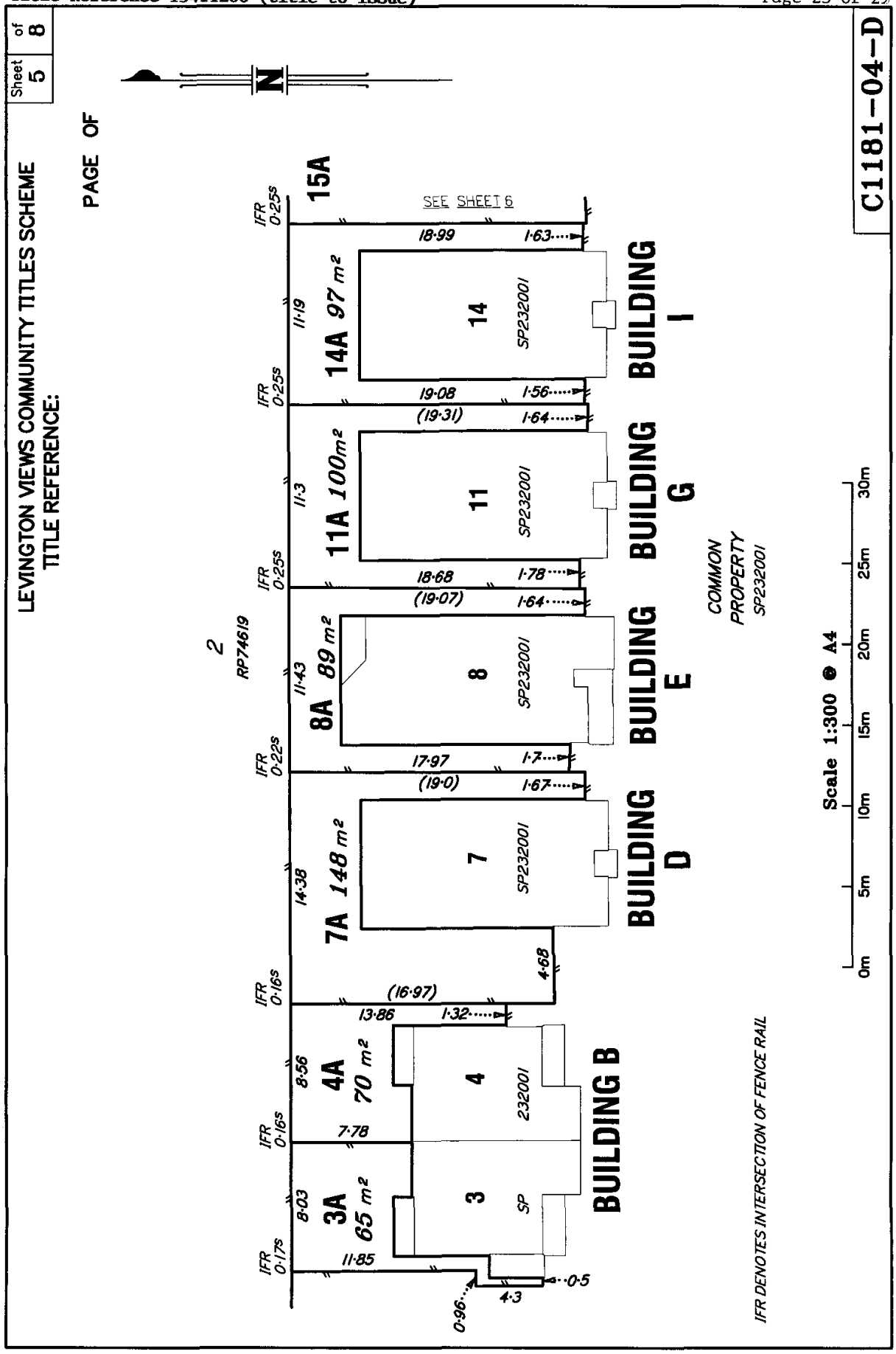
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C1181-04-D

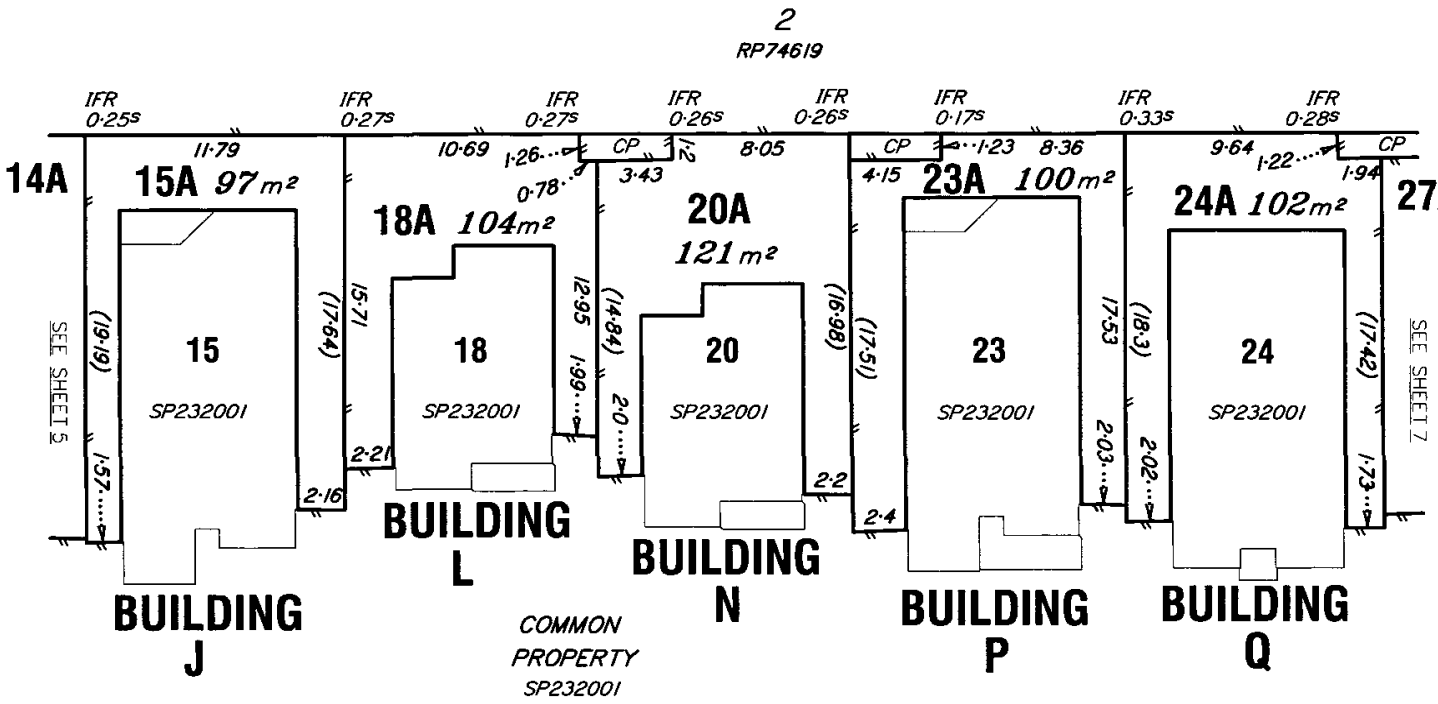
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Sheet 5 of 8
C1181-04-D
LEVINGTON VIEWS COMMUNITY TITLES SCHEME
TITLE REFERENCE:
PAGE OF
N
SEE SHEET 6
15A
14A 97 m²
14
SP232001
11A 100m²
11
SP232001
8A 89 m²
8
SP232001
7A 148 m²
7
SP232001
4A 70 m²
4
232001
3A 65 m²
3
SP
2
RP74619
BUILDING I
BUILDING G
BUILDING E
BUILDING D
BUILDING B
COMMON PROPERTY SP232001
IFR 0·25S
IFR 0·22S
IFR 0·16S
IFR 0·17S
18·99
1·63
19·08
1·56
(19·31)
1·64
18·68
1·78
(19·07)
1·64
17·97
1·7
(19·0)
1·67
14·38
4·68
(16·97)
13·86
1·32
8·56
7·78
8·03
11·85
0·5
4·3
0·96
11·19
11·3
11·43
Scale 1:300 @ A4
0m 5m 10m 15m 20m 25m 30m
IFR DENOTES INTERSECTION OF FENCE RAIL

LEVINGTON VIEWS COMMUNITY TITLES SCHEME
TITLE REFERENCE:

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PAGE OF



IFR DENOTES INTERSECTION OF FENCE RAIL

Scale 1:300 @ A4

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C1181-04-D

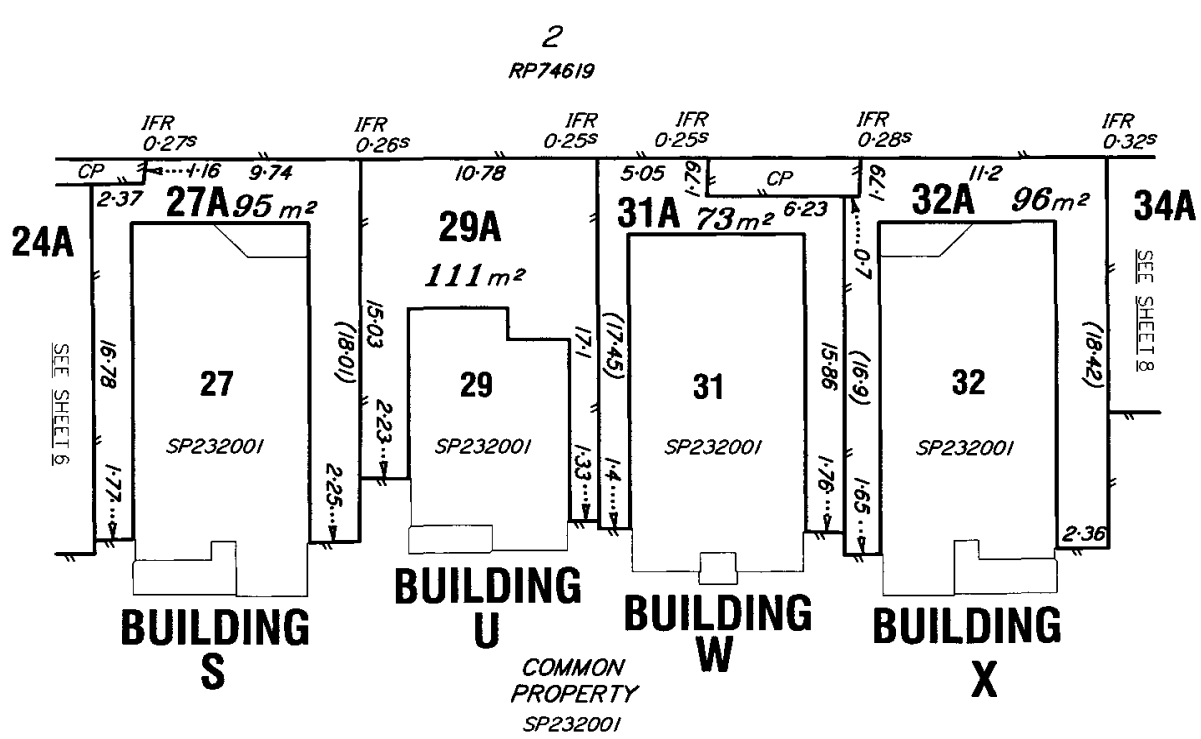
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LEVINGTON VIEWS COMMUNITY TITLES SCHEME
TITLE REFERENCE:

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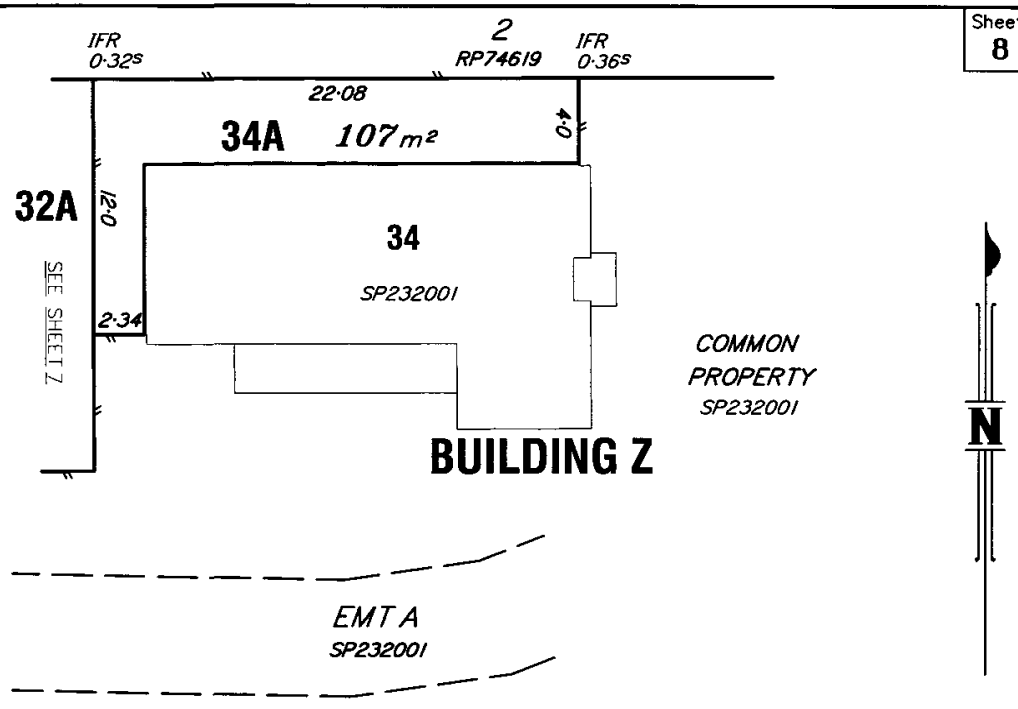
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C1181-04-D

Title Reference 15411206 (title to issue)



IFR DENOTES INTERSECTION OF FENCE RAIL

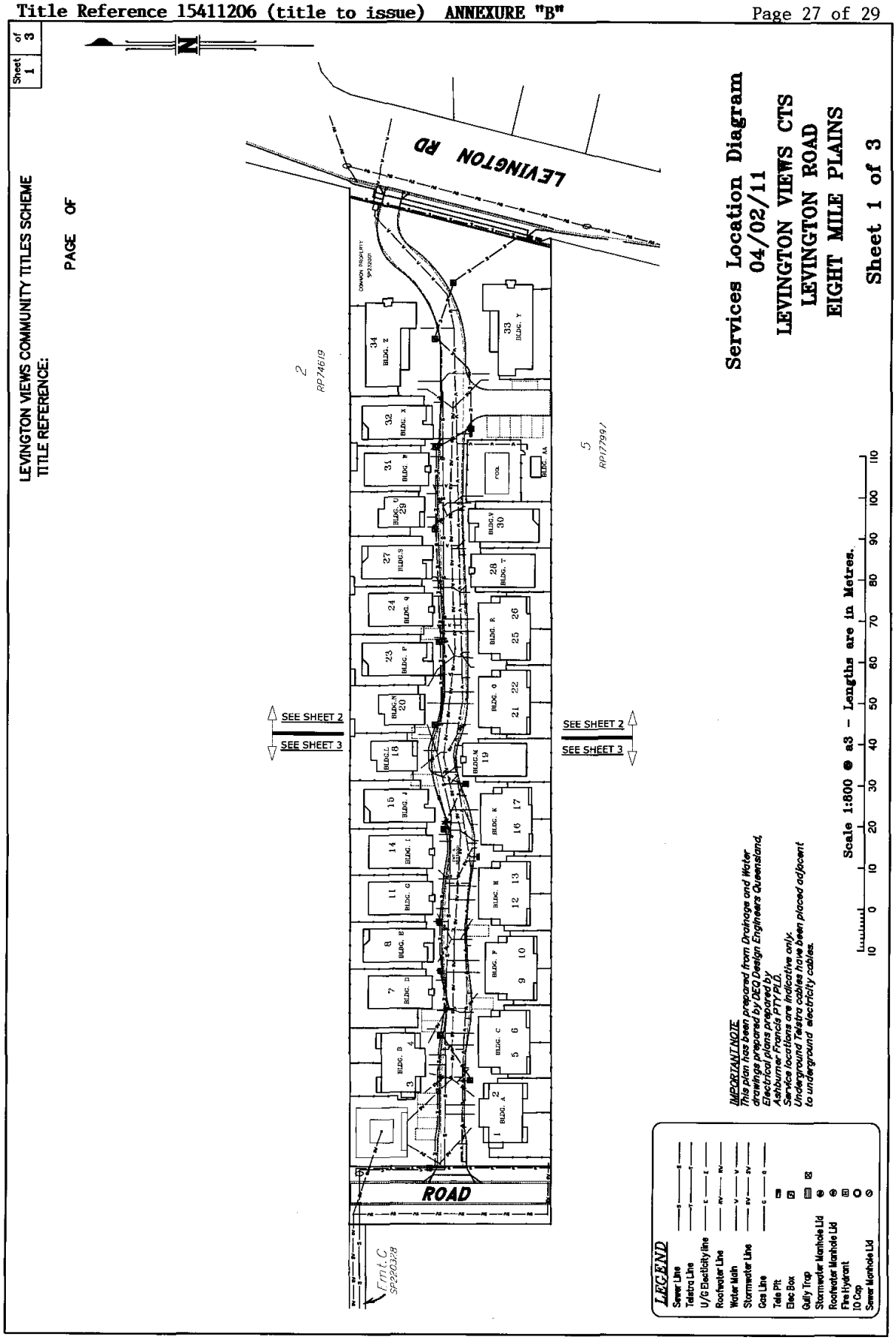
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TITLE REFERENCE:

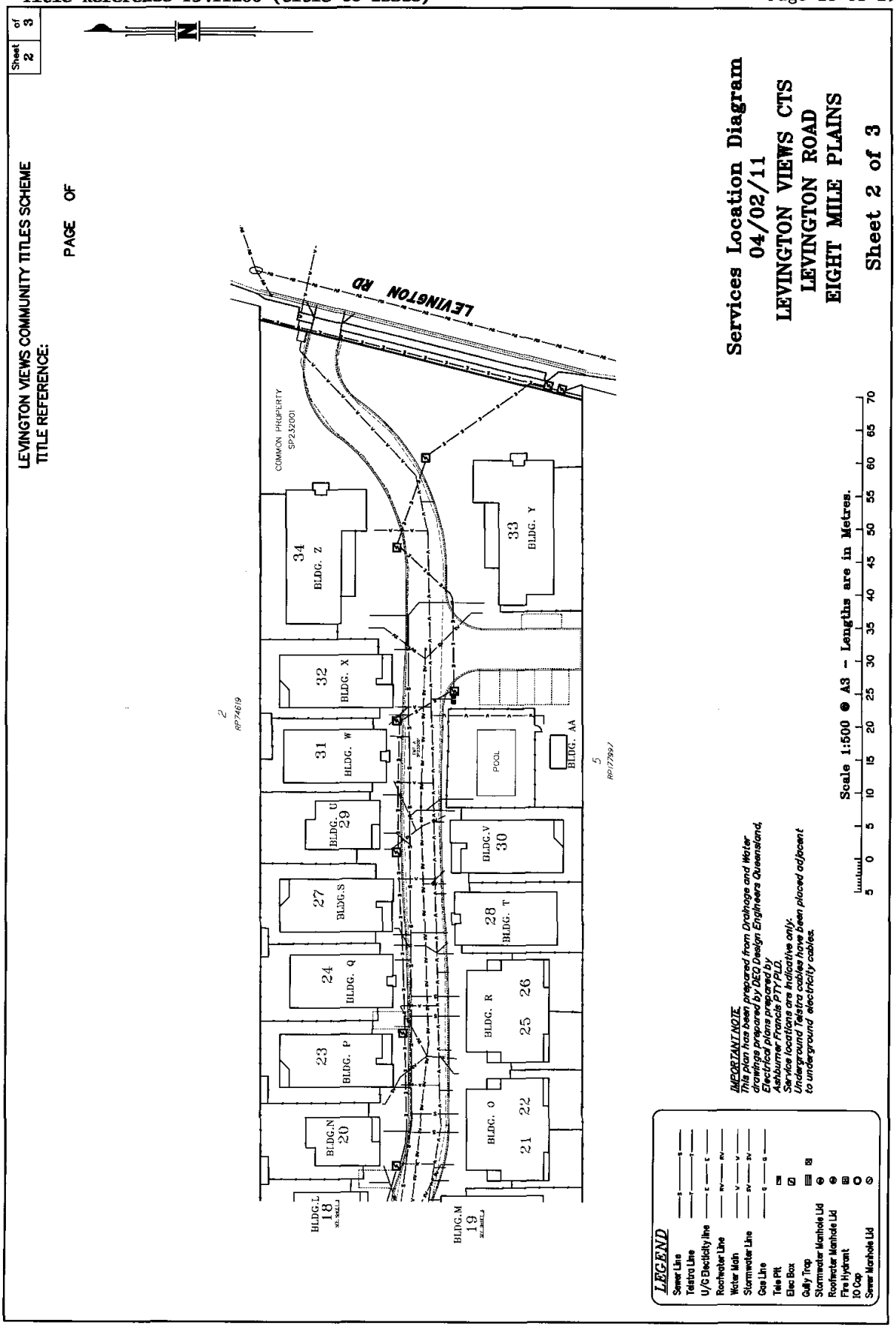
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Scale 1:300 @ A4

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C1181-04-D


Sheet 1 of 3
LEVINGTON VIEWS COMMUNITY TITLES SCHEME
TITLE REFERENCE:
PAGE OF
Services Location Diagram
04/02/11
LEVINGTON VIEWS CTS
LEVINGTON ROAD
EIGHT MILE PLAINS
Sheet 1 of 3
LEVINGTON RD
ROAD
SEE SHEET 2
SEE SHEET 3
SEE SHEET 2
SEE SHEET 3
2 RP74619
5 RP177991
Fmt.C SP220328
LEGEND
Sewer Line
Telstra Line
U/G Electricity line
Roofwater Line
Water Main
Stormwater Line
Gas Line
Tele Pit
Elec Box
Gully Trap
Stormwater Manhole Lid
Roofwater Manhole Lid
Fire Hydrant
10 Cap
Sewer Manhole Lid
IMPORTANT NOTE
This plan has been prepared from Drainage and Water drawings prepared by DEQ Design Engineers Queensland, Electrical plans prepared by Ashburner Francis PTY LTD.
Service locations are indicative only.
Underground Telstra cables have been placed adjacent to underground electricity cables.
Scale 1:800 @ a3 - Lengths are in Metres.
10 0 10 20 30 40 50 60 70 80 90 100 110


Sheet 2 of 3
LEVINGTON VIEWS COMMUNITY TITLES SCHEME
TITLE REFERENCE:
PAGE OF
Services Location Diagram
04/02/11
LEVINGTON VIEWS CTS
LEVINGTON ROAD
EIGHT MILE PLAINS
Sheet 2 of 3
LEVINGTON RD
COMMON PROPERTY
SP232001
BLDG. Z
BLDG. Y
BLDG. X
BLDG. W
BLDG. U
BLDG. AA
POOL
BLDG. V
BLDG. S
BLDG. T
BLDG. Q
BLDG. R
BLDG. P
BLDG. O
BLDG.N
BLDG.L
BLDG.M
RP74619
RP172997
IMPORTANT NOTE
This plan has been prepared from Drainage and Water drawings prepared by DEO Design Engineers Queensland, Electrical plans prepared by Ashburner Francis PTY LTD.
Service locations are indicative only.
Underground Telstra cables have been placed adjacent to underground electricity cables.
Scale 1:500 @ A3 - Lengths are in Metres.
LEGEND
Sewer Line
Telstra Line
U/G Electricity line
Roofwater Line
Water Main
Stormwater Line
Gas Line
Tele Pit
Elec Box
Gully Trap
Stormwater Manhole Lid
Roofwater Manhole Lid
Fire Hydrant
IO Cap
Sewer Manhole Lid

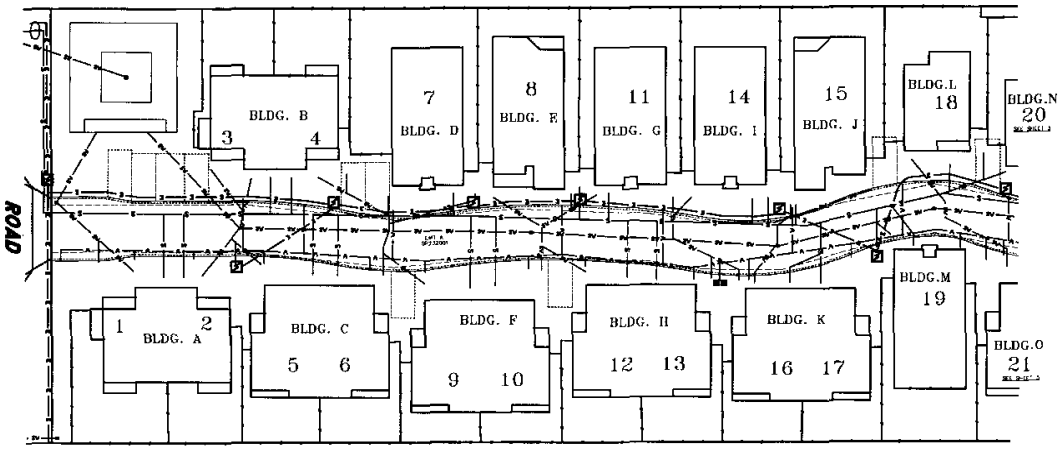
LEVINGTON VIEWS COMMUNITY TITLES SCHEME
TITLE REFERENCE:

PAGE OF

Sheet 3 of 3

N

2
RP74619



5
RP177997

LEGEND

- Sewer Line
- Telstra Line
- U/G Electicity line
- Roofwater Line
- Water Main
- Stormwater Line
- Gas Line
- Tele Pit
- Elec Box
- Gully Trap
- Stormwater Manhole Lid
- Roofwater Manhole Lid
- Fire Hydrant
- IO Cap
- Sewer Manhole Lid

IMPORTANT NOTE
This plan has been prepared from Drainage and Water drawings prepared by DEQ Design Engineers Queensland, Electrical plans prepared by Ashburner Francis PTY LTD.
Service locations are indicative only.
Underground Telstra cables have been placed adjacent to underground electricity cables.

Scale 1:500 @ A3 – Lengths are in Metres.

5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70

Services Location Diagram
04/02/11
LEVINGTON VIEWS CTS
LEVINGTON ROAD
EIGHT MILE PLAINS

Sheet 3 of 3

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

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

InfoTrack
PO Box 10314 Adelaide St
Brisbane QLD QLD 4001

Transaction ID: 51203529 EMR Site Id: 13 August 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 9 Plan: SP232001
9/75 LEVINGTON RD
EIGHT MILE PLAINS

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

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 14/08/2026

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

LEVINGTON VIEWS CTS No. **42258**

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: **Natasha Bates** Company: **QBS Strata Management**
Phone: **07 5519 9000** Email: **reception@qbsmanagement.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: **9**

Plan type and number: **232001**

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:

Accommodation

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:

given with this certificate and listed below

Date of Resolution	Lot	Description	Conditions
01/08/25	ALL	For specified Lots	refer to CMS

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: **34**

Interest schedule

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

Total interest schedule lot entitlements for all lots: **34**

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 **9** for the current financial year: $ **3,560.00**

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
01/02/26 to 30/04/26	01/02/26	810.00	810.00	22/01/26
01/05/26 to 31/07/26	01/05/26	810.00	810.00	26/03/26
01/08/26 to 31/10/26	01/08/26	970.00	970.00	22/07/26
01/11/26 to 31/01/27	01/11/26	970.00	970.00	
01/02/27****30/04/27	01/02/27	970.00	970.00	
01/05/27****31/07/27	01/05/27	970.00	970.00	

Amount overdue **Nil**

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

Sinking fund contributions

Total amount of contributions (before any discount) for lot **9** for the current financial year: $ **844.00**

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
01/02/26 to 30/04/26	01/02/26	211.00	211.00	22/01/26
01/05/26 to 31/07/26	01/05/26	211.00	211.00	26/03/26
01/08/26 to 31/10/26	01/08/26	211.00	211.00	22/07/26
01/11/26 to 31/01/27	01/11/26	211.00	211.00	
01/02/27****30/04/27	01/02/27	211.00	211.00	
01/05/27****31/07/27	01/05/27	211.00	211.00	

Amount overdue **Nil**

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

Special contributions - Administrative Fund (IF ANY)

Date determined: **28/05/26** (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	**Nil**
Special contributions	**Nil**
Other contributions	**Nil**
Other payments	**Nil**
Penalties	**Nil**
Total amount overdue (Total Amount Unpaid including not yet due $0.00)	**Nil**

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 08/11/24

Current sinking fund balance (as at date of certificate): $ 151,688.41

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions

Body corporate assets

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

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

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
Stihl HS56C HedgeTrimmer	Plant and Machinery		Farmrite Mowers 3412 Pacific Highway SPRINGWOOD QLD 4127	$620.00	$0.00	$620.00
PSLWB506SK Self Propelled Steel Deck Mower No Shb22f Ser	Plant and Machinery	18/11/11	ACACIA MOWER CENTRE Unit4/15 Overlord Place ACACIA RIDGE QLD 4110	$700.00	$0.00	$700.00
Stihl HS46C-EZ 550mm	Plant and Machinery	28/09/12	FARMRITE MOWERS	$699.00	$0.00	$699.00

Body corporate assets

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

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

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
Blade H/Trimmer			3412 Pacific Highway SPRINGWOOD QLD 4127			
Smooth Cream Garden Shed	Plant and Machinery	20/06/13	BRISBANE GARDEN SHEDS 270 Orange Grove Road SALISBURY QLD 4107	$2,178.90	$0.00	$2,178.90
Supatuf 2.00HP Pump	Furniture & Fittings	29/06/16	SWIMART SUNNYBANK Sunnybank Plaza Mains Road SUNNYBANK QLD 4109	$1,080.00	$0.00	$1,080.00
Truyard CM200 Chipmaster Chipper	Plant and Machinery	29/03/17	THE MOWER MARKET P O Box 2 SPRINGWOOD QLD 4127	$1,305.00	$0.00	$1,450.00
Chlorinator	Plant and Machinery	23/05/22	SWIMART SUNNYBANK Shop3/148 Turton Street Corner of Station Road SUNNYBANK QLD 4109	$2,290.00	$0.00	$2,290.00
Zodiac Clearwater Tri Large chlorinator replacement spare cell electrode 187038796314	Plant and Machinery	07/06/26	Poolpumpshop			$680.00

Insurance

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

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

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

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING LONGITUDE INSURANCE (BAC)	LNG-STR-20332290	19,296,837.00	32,283.47	08/02/27	Water/Pipes $3500 / Audit $500 Legal $1000 +10% / Standard $2000
RENT LOSS/ALT ACCOM LONGITUDE INSURANCE (BAC)	LNG-STR-20332290	2,894,526.00	32,283.47	08/02/27	Water/Pipes $3500 / Audit $500 Legal $1000 +10% / Standard $2000
COMMON AREA CONTENTS LONGITUDE INSURANCE (BAC)	LNG-STR-20332290	192,968.00	32,283.47	08/02/27	Water/Pipes $3500 / Audit $500 Legal $1000 +10% / Standard $2000
PUBLIC LIABILITY LONGITUDE INSURANCE (BAC)	LNG-STR-20332290	10,000,000.00	32,283.47	08/02/27	Water/Pipes $3500 / Audit $500 Legal $1000 +10% / Standard $2000
VOLUNTARY WORKERS LONGITUDE INSURANCE (BAC)	LNG-STR-20332290	200,000.00	32,283.47	08/02/27	Water/Pipes $3500 / Audit $500 Legal $1000 +10% / Standard $2000
FIDELITY GUARANTEE LONGITUDE INSURANCE (BAC)	LNG-STR-20332290	100,000.00	32,283.47	08/02/27	Water/Pipes $3500 / Audit $500 Legal $1000 +10% / Standard $2000

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
OFFICE BEARERS LONGITUDE INSURANCE (BAC)	LNG-STR-20332290	1,000,000.00	32,283.47	08/02/27	Water/Pipes $3500 / Audit $500 Legal $1000 +10% / Standard $2000
BUILDING CATASTROPHE LONGITUDE INSURANCE (BAC)	LNG-STR-20332290	15%	32,283.47	08/02/27	Water/Pipes $3500 / Audit $500 Legal $1000 +10% / Standard $2000
LOT OWNER FIXTURE/IM LONGITUDE INSURANCE (BAC)	LNG-STR-20332290	300,000.00	32,283.47	08/02/27	Water/Pipes $3500 / Audit $500 Legal $1000 +10% / Standard $2000
FLOOD COVER LONGITUDE INSURANCE (BAC)	LNG-STR-20332290	Included	32,283.47	08/02/27	Water/Pipes $3500 / Audit $500 Legal $1000 +10% / Standard $2000

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?

Yes - Name of caretaking service contractor engaged: Wai Hung Chan & Huan Tao Huo

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

Yes - Name of authorised letting agent: Wai Hung Chan & Huan Tao Huo

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 QBS Strata Management

Positions/s held Body Corporate Manager

Date 14/08/2026

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

QBS Strata Management
PO Box 1079, Oxenford, QLD 4210
Phone: (07) 5519 9000 Email: reception@qbsmanagement.com.au
Website: picagroup.com.au/qbs-strata-management ACN: 114 635 193
Trustee for S.E. QLD Corporate Management Unit Trust, where ABN 86 965 584 736 is the ABN of the trust.

qbs strata management
powered by pica group

LEVINGTON VIEWS CTS 42258

75 Levington Road Eight Mile Plains Qld 4113

BALANCE SHEET

AS AT 14 AUGUST 2026

	ACTUAL 14/08/2026	ACTUAL 31/01/2026
OWNERS FUNDS		
Administrative Fund	11,623.91	2,439.71
Sinking Fund	151,688.41	133,377.90
TOTAL	**$ 163,312.32**	**$ 135,817.61**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Cash At Bank	166,466.00	134,805.65
Levies In Arrears	4,664.00	0.00
Other Arrears	33.00	0.00
Insurance Prepayments	0.00	32,283.47
TOTAL ASSETS	**171,163.00**	**167,089.12**
LIABILITIES		
Gst Clearing A/C	2,885.81	0.00
Creditors	981.38	1,246.02
Levies In Advance	3,958.00	30,000.00
Provision For Income Tax	25.49	25.49
TOTAL LIABILITIES	**7,850.68**	**31,271.51**
NET ASSETS	**$ 163,312.32**	**$ 135,817.61**

QBS Strata Management
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qbs strata management
powered by pica group

LEVINGTON VIEWS CTS 42258

75 Levington Road Eight Mile Plains Qld 4113

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 FEBRUARY 2026 TO 14 AUGUST 2026

	ACTUAL 01/02/26-14/08/26	BUDGET 01/02/26-31/01/27	ACTUAL 01/02/25-31/01/26
ADMINISTRATIVE FUND			
INCOME			
Levies - Admin Fund	82,558.18	110,036.40	110,024.00
TOTAL ADMIN FUND INCOME	**82,558.18**	**110,036.40**	**110,024.00**
EXPENDITURE			
Bank Charges	0.00	0.00	13.85
Bank Charges (Gst)	7.14	20.00	0.00
Body Corporate Admin	4,030.05	10,000.00	9,226.80
Body Corporate - Additional	296.35	0.00	0.00
Quarterly Bas	460.33	1,000.00	0.00
Income Tax Preparation	344.15	250.00	364.00
Cleaning	0.00	400.00	232.95
Electricity	1,268.17	3,000.00	2,616.53
Grounds And Gardens	792.11	1,400.00	1,359.10
Insurance - Build / Public Lia	27,218.09	27,220.00	28,350.00
Insurance - Stamp Duty	2,343.57	2,350.00	0.00
Caretakers Fees	25,730.70	52,000.00	53,878.20
R & M - Building	2,225.52	1,300.00	1,239.48
Electrical	0.00	250.00	128.85
Fire Protection	881.74	1,250.00	792.00
Plumbing	500.00	400.00	275.00
Pool	1,009.36	1,000.00	963.35
Pest Control	3,527.27	4,300.00	4,450.00
Communications & Outlays	2,215.59	4,500.00	4,493.52
Software Fees	352.93	720.00	689.51
Rates	170.91	700.00	653.22
TOTAL ADMIN FUND EXPENDITURE	**73,373.98**	**112,060.00**	**109,726.36**
SURPLUS / DEFICIT	**$ 9,184.20**	**$ (2,023.60)**	**$ 297.64**
Opening Balance	2,439.71	2,439.71	2,142.07
ADMINISTRATIVE FUND BALANCE	**$ 11,623.91**	**$ 416.11**	**$ 2,439.71**

QBS Strata Management
PO Box 1079, Oxenford, QLD 4210
Phone: (07) 5519 9000 Email: reception@qbsmanagement.com.au
Website: picagroup.com.au/qbs-strata-management ACN: 114 635 193
Trustee for S.E. QLD Corporate Management Unit Trust, where ABN 86 965 584 736 is the ABN of the trust.

LEVINGTON VIEWS CTS 42258

75 Levington Road Eight Mile Plains Qld 4113

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 FEBRUARY 2026 TO 14 AUGUST 2026

	ACTUAL 01/02/26-14/08/26	BUDGET 01/02/26-31/01/27	ACTUAL 01/02/25-31/01/26
SINKING FUND			
INCOME			
Levies - Sinking Fund	20,217.64	26,087.30	28,832.00
Interest Received	292.87	0.00	500.82
TOTAL SINKING FUND INCOME	**20,510.51**	**26,087.30**	**29,332.82**
EXPENDITURE			
Income Tax	0.00	0.00	25.49
Grounds & Gardens	2,200.00	0.00	4,700.00
R & M Building	0.00	0.00	18,496.16
Plumbing	0.00	0.00	1,980.00
TOTAL SINKING FUND EXPENDITURE	**2,200.00**	**0.00**	**25,201.65**
SURPLUS / DEFICIT	**$ 18,310.51**	**$ 26,087.30**	**$ 4,131.17**
Opening Balance	133,377.90	133,377.90	129,246.73
SINKING FUND BALANCE	**$ 151,688.41**	**$ 159,465.20**	**$ 133,377.90**

CONTRACTS REGISTER

LEVINGTON VIEWS CTS 42258

Contractor Name & Address	Details of Duties	Delegated Powers	Basis of Remuneration	Commencement Date	Term of Contract	Options	Copy of Agreement on File	Workers Comp No	Termination Date	Name of Financier	Date of Advice from Financier	Withdrawal
Olympic Fire Services												
PO Box 62 CANNON HILL QLD 4170	Fire Maintenance		Invoiced	01/10/12	30 Days Notice		N					
QBS Strata Management Pty Ltd												
PO Box 1079 OXENFORD QLD 4210	Body Corporate Manager	Body Corporate Manager	Monthly	01/05/26	One Year		Y					
Wai Hung Chan & Huan Tao Huo												
Unit 33, 75 Levington Road EIGHT MILE PLAINS QLD 4113	Caretaker/Building Manager		Monthly in arrears	08/02/11	10 Years		Y					
Unit 33, 75 Levington Road EIGHT MILE PLAINS QLD 4113	Letting Agent		Monthly in Arrears	08/02/11	10 Years		Y					

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

TAX INVOICE
ABN 94 597 043 871

Info Track Qld
PO Box 10314
BRISBANE QLD 4000

Date of Notice		14 August 2026	
A/c No		9	
Lot No	9	Unit Number	9
Contrib Ent.		1	
Interest Ent.		1	

Body Corporate for

LEVINGTON VIEWS CTS 42258

75 Levington Road Eight Mile Plains Qld 4113

Account	Period	**Due Date**	Amount	Discount	If paid by	Net Amount
Admin Fund - General	01/08/26 to 31/10/26	**01/08/2026**	$970.00	$0.00		$970.00
Sink. Fund - General	01/08/26 to 31/10/26	**01/08/2026**	$211.00	$0.00		$211.00
PREPAYMENTS			($1,181.00)			($1,181.00)
Totals (Levies include GST)			$0.00	$0.00		**$0.00**

GST component on levies of $1,073.64 is $107.36

Teller stamp and initials

Amount Paid
$

Date Paid
/ /

QBS STRATA MANAGEMENT

DEFT PAYMENT SYSTEMS
MACQUARIE BANK

CARD OR DIRECT DEBIT

DEFT Reference Number:
216885285 1000 0000 094

Visit www.deft.com.au to pay by direct debit.

BPAY

Biller Code: 96503
Ref: 216885285 1000 0000 094

Internet & Telephone Banking - BPAY
Make this payment from your preferred bank account
BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518

Lot 9/ Unit 9
Levington Views

Post Billpay

Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
Body Corporate for Levington Views CTS 42258

*496 216885285 10000000094

TOTAL AMOUNT DUE
DUE DATE 01/08/26

$0.00

LEVINGTON VIEWS CTS 42258

ABN 94 597 043 871

STATEMENT

Statement Period			
01 Feb 26 to 14 Aug 26			
A/c Number	9		
Lot Number	9	Unit Number	9

Transfer Date: 08/03/11

Page Number

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			1,021.00	-1,021.00
01/02/26	Admin Fund - General	01/02/26 to 30/04/26	I0004132	810.00		-211.00
01/02/26	Sink. Fund - General	01/02/26 to 30/04/26	I0004166	211.00		0.00
17/03/26	Admin Fund - General	01/05/26 to 31/07/26	I0004200	810.00		810.00
17/03/26	Sink. Fund - General	01/05/26 to 31/07/26	I0004234	211.00		1,021.00
26/03/26	Receipt	Admin Fund - General	R0002325		810.00	211.00
26/03/26	Receipt	Sink. Fund - General	RA002325		211.00	0.00
24/06/26	Admin Fund - General	01/08/26 to 31/10/26	I0004268	970.00		970.00
24/06/26	Sink. Fund - General	01/08/26 to 31/10/26	I0004302	211.00		1,181.00
22/07/26	Receipt	Admin Fund - General	R0002387		970.00	211.00
22/07/26	Receipt	Sink. Fund - General	RA002387		211.00	0.00
				$3,223.00	$3,223.00	$0.00

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE:	Nil
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

QBS STRATA MANAGEMENT

MACQUARIE BANK DEFT PAYMENT SYSTEMS

CARD OR DIRECT DEBIT

DEFT Reference Number:
216885285 1000 0000 094

Visit www.deft.com.au to pay by direct debit.

BPAY

Biller Code: 96503
Ref: 216885285 1000 0000 094

Internet & Telephone Banking - BPAY
Make this payment from your preferred bank account
BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518

Lot 9/ Unit 9
Levington Views

Post Billpay

Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
Body Corporate for Levington Views CTS 42258

*496 216885285 10000000094

TOTAL AMOUNT DUE
DUE DATE

$0.00

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

GENERAL REQUEST

Form 14 Version 4
Page 1 of 1

713702314

Duty Imprint

$127.90
07/02/2011 14:33

BE 460

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

1. Nature of request

Request to record First Community Management Statement for LEVINGTON VIEWS Community Titles Scheme

Lodger (Name, address & phone number)
Tobin King Lateef Lawyers
GPO Box 713, Brisbane QLD 4001
Ph: 3224 3000
Ref: BFK:AC:1005066

Lodger Code
BE 218A

2. Lot on Plan Description	County	Parish	Title Reference
LOT 1 ON RP 91527	STANLEY	YEERONGPILLY	15411206

3. Registered Proprietor/State Lessee

GOLD COAST VIEWS PTY LTD A.C.N. 126 346 254

4. Interest

In fee simple

5. Applicant

GOLD COAST VIEWS PTY LTD A.C.N. 126 346 254

6. Request

I hereby request that: the first Community Management Statement deposited herewith be recorded as the CMS for LEVINGTON VIEWS Community Titles Scheme and that Unit 301 / 50 Marine Parade, Southport Qld 4215 be recorded as an address for service on the body corporate for the scheme.

7. Execution by applicant

07/02/11
Execution Date

Applicant's or Solicitor's Signature

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

GLENN DANIEL WEEKES
Solicitor
Brisbane

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FIRST COMMUNITY MANAGEMENT STATEMENT

42258

CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name of community titles scheme

Levington Views Community Titles Scheme

2. Regulation module

Accommodation Module

3. Name of body corporate

Body Corporate for Levington Views Community Titles Scheme

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
Lots 1 to 34 on SP 232001	Stanley	Yeerongpilly	Title to issue (15411206)
Common Property of Levington Views CTS	Stanley	Yeerongpilly	15411206 (title to issue)

5. #Name and address of original owner

Gold Coast Views Pty Ltd A.C.N. 126 346 254
Unit 301 / 50 Marine Parade
SOUTHPORT QLD 4215

6. Reference to plan lodged with this statement

SP 232001

first community management statement only

7. Local Government community management statement notation

S. Shannon ..... signed

SHIRLEY SHANNON, SENIOR URBAN PLANNER ..... name and designation

BRISBANE CITY COUNCIL ..... name of Local Government

8. Execution by original owner/Consent of body corporate

22/11/2010
Execution Date

..... ***Execution**

GOLD COAST VIEWS PTY LTD A.C.N. 126 346 254 by its duly constituted Attorney BEDE FARRELL KING under registered Power of Attorney No. 710803499

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

Privacy Statement
Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see http://www.nrw.qld.gov.au/about/privacy/index.html.

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
1 on SP 232001	1	1
2 on SP 232001	1	1
3 on SP 232001	1	1
4 on SP 232001	1	1
5 on SP 232001	1	1
6 on SP 232001	1	1
7 on SP 232001	1	1
8 on SP 232001	1	1
9 on SP 232001	1	1
10 on SP 232001	1	1
11 on SP 232001	1	1
12 on SP 232001	1	1
13 on SP 232001	1	1
14 on SP 232001	1	1
15 on SP 232001	1	1
16 on SP 232001	1	1
17 on SP 232001	1	1
18 on SP 232001	1	1
19 on SP 232001	1	1
20 on SP 232001	1	1
21 on SP 232001	1	1
22 on SP 232001	1	1
23 on SP 232001	1	1
24 on SP 232001	1	1
25 on SP 232001	1	1
26 on SP 232001	1	1
27 on SP 232001	1	1
28 on SP 232001	1	1
29 on SP 232001	1	1
30 on SP 232001	1	1
31 on SP 232001	1	1
32 on SP 232001	1	1
33 on SP 232001	1	1
34 on SP 232001	1	1
TOTALS	34	34

It is acknowledged that where two or more lots are owned by the one Owner, the Owner may amalgamate the lots to create one lot. In such circumstances the lot entitlements of the lots being amalgamated will be added together to give the lot entitlement for the new lot.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Section 66 (1) (f) & (g) of the Body Corporate and Community Management Act 1997 do not apply.

SCHEDULE C BY-LAWS

DEFINITIONS

In these by-laws, the following words have the following meaning, unless the context otherwise requires:

"Act" the *Body Corporate and Community Management Act 1997* as amended from time to time. If the Act is repealed, then the replacement Act.

"Approved Drawings" or **"Approved Drawings and Documents"** means the drawings, plans and related documents as approved under the terms of the Brisbane City Council Decision Notice A002097450 dated 25 August 2009.

"Body Corporate" means the Body Corporate created upon the establishment of the Scheme pursuant to the Act.

"Body Corporate Manager" or **"Manager"** means the person appointed by the Body Corporate at any time pursuant to the Act as the manager of the Body Corporate.

"Building" means the building and all improvements comprised in the Development.

"Building Manager" means the person appointed by the Body Corporate at any time pursuant to the Act for the better management, control, use and enjoyment of the Common Property and for the better exercise and performance of the Body Corporate's powers and duties.

"Building Manager's Lot" means a lot in the Development owned by the person appointed by the Body Corporate in writing as the Service Contractor and Letting Agent for the Scheme as those terms are defined in the Act.

"CMS" means the Community Management Statement that is registered over the Land which benefits and burdens the Land.

"Committee" means the Body Corporate Committee appointed pursuant to the Act.

"Common Property" means the common property created upon establishment of the Scheme and being so much of the Building and Land which is not comprised in any Lot.

"Decision Notice" means the Decision Notice specified in the Approved Drawings and Documents.

"Development" means the residential complex comprising of Thirty-Four (34) lots for residential purposes, facilities and the Common Property of the Scheme

"Land" means all the land referred to in the Building Format Plan for the Scheme.

"Letting Agent" means the person authorised by the Body Corporate as a letting agent for the Scheme.

"Lot" means a lot in the Scheme.

"Occupier" means the Owner or a person or entity who occupies or uses a Lot with the consent of the Owner.

"Original Owner" means Gold Coast Views Pty Ltd A.C.N. 126 346 254.

"Owner" means the registered Owner from time to time of a Lot.

"Owner's Invitees" or **"Invitees"** means each of the Owners or if the case may be the Occupiers officers, employees, agents, visitors, invitees, lessees, licensees, contractors and other claiming through or under the Owner or Occupier.

"Regulation Module" means the *Body Corporate and Community Management (Accommodation Module) Regulation 2008*.

"Scheme" means the Levington Views Community Titles Scheme established pursuant to the Act.

RULES FOR INTERPRETATION

In these by-laws unless the context indicated a contrary intention:-

(a) references to any right, power or authority of the Body Corporate or Committee to do any thing extend to all people authorised by them;

(b) references to a Lot, the Common Property, Building, Land or to any thing includes any part of it;

(c) any obligation on an Owner not to do any act or thing includes an obligation not to permit such act or thing to be done and to prevent such act or thing being done by the Occupiers and Owner's Invitees;

(d) any obligation on an Owner to do any act or thing includes an obligation to ensure such act or thing is done by the Occupiers and Owner's Invitees;

(e) words denoting the singular include the plural number and vice versa;

(f) words importing a gender include any gender;

(g) words denoting a natural person include companies, partnerships, trusts, or bodies corporate;

(h) headings are for convenience only and do not affect the interpretation of these by-laws;

(i) derivatives of any word or expression defined in these by-laws will have a corresponding meaning;

(j) any notice to be given or any consent or approval required to be obtained from the Body Corporate or Committee under these by-laws must be given to obtained in writing; and

(k) anything to be done by the Body Corporate may be done by the Committee if authorised by the Act.

BY-LAWS

1. Vehicles

(a) An Owner must not, without the Committee's written approval:

(i) park a vehicle, or allow a vehicle to stand, on the Common Property; or

(ii) permit an Invitee to park a vehicle, or allow a vehicle to stand, on the Common Property, except for the designated visitor parking which must remain available at all times for the sole use of visitors vehicles.

(b) An approval under sub-section (a) must state the period for which it is given, with the exception of designated visitor parking.

(c) However, the Committee may cancel the approval issued under sub-section 1(a) by giving seven (7) days written notice to the Owner, with the exception of designated visitor parking.

2. Roads and Other Common Property

An Owner shall not:-

(a) obstruct the roadways, pathways, drives and other Common Property and any easement giving access to the Land or be used by them for any purpose other than the reasonable ingress and egress to and from their respective Lots or the parking areas provided;

(b) drive or permit to be driven any vehicle in excess of two (2) tonnes weight onto or over the Common Property other than such vehicles necessary to complete the construction and/or occupation of any Building erected on the Land, and any vehicles entitled by any statute and/or local authority ordinances;

(c) permit any Invitees' vehicles to be parked on the roadway forming part of the Common Property at any time. Any Invitees shall park their vehicles in the visitors' parking bays on the Common Property and shall use such area only for its intended purpose of casual parking;

(d) exceed the speed limit of 5 kilometres per hour.

3. Car Spaces

(a) The following vehicles are permitted to be parked in the Lot's allocated car space: motor car or motor bike.

(b) The following vehicles are only permitted after obtaining the written approval of the Committee: boat, trailer, caravan, campervan or mobile home.

(c) All vehicles shall at all times be kept in a roadworthy and the like condition and the car space is to be tidy and free of all litter.

4. Deleted.

5. Obstruction

An Owner shall not obstruct lawful use of the Common Property by any person.

6. Damage to Common Property

An Owner shall not:

(a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon the Common Property; or

(b) except with the consent in writing of the Committee, use for his own purposes as a garden any portion of the Common Property;

(c) mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Common Property unless written approval if given by the Committee.

7. Depositing Rubbish etc. on Common Property

An Owner shall not deposit or throw upon the Common Property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of any other Owner or Occupier or any person lawfully using the Common Property.

8. Garbage Disposal

An Owner shall:

(a) save where the Body Corporate provides some other means of disposal of garbage, maintain within their Lot, or on such part of the Common Property as may be authorised by the Body Corporate, in clean and dry condition and adequately covered, a receptacle for garbage;

(b) only dispose of rubbish in ways approved by or specified by the Committee;

(c) comply with all local authority by laws and ordinances relating to the disposal of garbage;

(d) ensure that the health, hygiene and comfort of the Owner or Occupier of any other Lot is not adversely affected by their disposal of garbage;

(e) shall not restrict access to the Common Property by the Council or Body Corporate, or their contractors or workmen, in collecting and disposing of rubbish.

9. Appearance of Buildings

(a) The Committee has established rules and standards (including specifications) in relation to items affecting the appearance of a Building. An Owner must comply with any such rules and standards. Such standards include:-

(i) An Owner shall not hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of their Lot in such a way as to be visible from the Common Property or any other Lot.

(ii) An Owner shall not cause to have erected any sign, advertisement, placard, banner, pamphlet or like matter on any part of the Common Property whatsoever.

(iii) An Owner shall not close in balconies or terraces (which must remain unenclosed with no shutters, glazing, louvers or similar permanent structures unless otherwise approved by the Council).

(iv) An Owner shall not erect on their Lot or any part of the Common Property outside wireless and television aerials and satellite dishes (or similar devices) without the written permission of the Committee.

(v) An Owner of a Lot which contains a balcony, terrace or garden area, pot plants or planter box is responsible for the maintenance of such balcony, terrace or garden area, pot plant or planter box, whether it is part of the title to the Lot or part of the Lot by way of exclusive use.

(vi) An Owner must ensure that all trees, shrubs, creepers and plants in or on any balcony, terrace or garden area, pot or planter box contained on their Lot:

(1) are kept and maintained in good health and condition;

(2) do not extend beyond the boundaries of the Lot; and

(3) do not obstruct the views from any other Lot or interfere with the use and enjoyment of any other Lot.

(vii) An Owner must take care when watering or carrying out maintenance so as to cause minimum disturbance to any other Owner or Occupier.

(b) The Committee may implement any additional rules and standards as it considers appropriate.

10. Inflammable Liquids Gases or Other Materials

An Owner shall not bring to, do or keep anything in their Lot which shall increase the rate of fire insurance on any other Lot or the Common Property of the Scheme or which may conflict with the laws and/or regulations relating to fires or any insurance policy upon any other Lot or the Common Property of the Scheme or the regulations or ordinances of any public authority for the time being in force. Gas cooking barbecues are permitted within the Lots.

11. Keeping of Animals

(a) Subject to the provision of the Act an Owner shall not keep any animal upon its Lot or the Common Property without the prior written approval of the Committee.

(b) Upon written approval of the Committee, an Owner may keep one (1) (unless otherwise approved by the Committee) cat or dog on the Lot as long as the animal:

(i) does not disturb others; and

(ii) is a domesticated pet; and

(iii) is toilet trained.

(c) In addition to the criteria and conditions set out in sub-section 11(b), the Committee may implement any further conditions or criteria as it deems appropriate.

(d) If challenged, the Owner has the onus of proof (balance of probabilities) with respect to the matters contained in this by-law. The Body Corporate may order an animal to be removed from the Lot if the animal does not meet all of the criteria set out in this by-law and by the Committee.

12. Auction Sales

An Owner shall not permit any auction sale to be conducted or to take place in their Lot or within any part of the Development without the prior written approval of the Committee.

13. Right of Entry

An Owner, upon receiving reasonable notice from the Body Corporate, shall allow the Body Corporate or any contractors, sub contractors, workmen or other person authorised by it, the right of access to their Lot for the purpose of carrying out works or effecting repairs on mains, pipes, wires or connections of any water, sewerage, drainage, gas, electricity, telephone or other system or service, whether to their Lot or to an adjoining Lot.

14. Dividing Fences

An Owner shall not erect any fence on the Lot without the written approval of the Committee and unless the same is of a construction approved by the Committee.

15. Noise

(a) An Owner shall not make or permit any noise likely to interfere in any way with the peaceful enjoyment of any other Owner or Occupier or of any person lawfully using the Common Property. In particular, an Owner shall not hold or permit to be held any social gathering in their Lot which would cause any noise which unlawfully interferes with the peace and quietness of any other Owner or Occupier, at any time of day or night and in particular shall comply in all respects with the *Noise Abatement Act 1979* and the *Environmental Protection (Noise) Policy 1997*, as amended.

(b) In the event of any unavoidable noise in a Lot at any time, the Owner shall take all practical means to minimise annoyance to other Owners or Occupiers by closing all doors, windows and curtains of their Lot and also such further steps as may be within their power for the same purpose.

(c) Invitees leaving after 11.00pm shall be requested by their hosts to leave quietly. Quietness also shall be observed when an Owner or Occupier returns to or leaves their Lot after 10.00pm and before 7.00am.

(d) An Owner shall not operate or permit to be operated within their Lot or any part of the Common Property any radio, two way radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use upon the Common Property or in any other Lot.

16. Use of Lots

An Owner shall not use that Lot or permit the same to be used otherwise than as a residence, except for the Building Manager's Lot which may be used in accordance with by-law 40 and save and except the Original Owner who may use or cause to be used any Lot in accordance with by-law 32, nor for any purpose that may cause a nuisance or hazard or for any illegal or immoral purpose or for any other purpose that may endanger the safety or good reputation of persons residing within the Development.

17. Infectious Diseases

In the event of any infectious disease which may require notification by virtue of any Statute, Regulation or Ordinance happening in any Lot, the Owner of such Lot shall give written notice thereof and any other information which may be required relative thereto to the Committee and shall pay to the Committee the expenses incurred by the Committee of disinfecting the Lot and any part of the Common Property required to be disinfected and replacing any articles or things the destruction of which may be rendered necessary by such disease.

18. Alteration to Lots and Common Property

(a) An Owner of a Lot must not without the Committee's written approval make a change to the internal appearance or structure of the Lot at any time.

(b) An Owner of a Lot must not without the Committee's written approval and any conditions imposed by the Committee remove or install any hard floor surfaces unless it achieves a minimum field impact isolation class of 55 under relevant Building Code Regulations and is suitably acoustically treated.

(c) An Owner of a Lot must not interfere with any ceiling acoustic treatment.

(d) An Owner of a Lot shall not construct or permit the construction or erection of any fence, pergola, screen, awning or other structure or outbuilding of any kind within or upon a Lot or on Common Property without the approval in writing of the Committee.

(e) Any alteration made to the Common Property or any fixture or fitting attached to the Common Property by an Owner or Occupier, whether made or attached with or without the approval of the Committee, shall, unless otherwise provided by resolution of a general meeting or of a meeting of the Committee, be repaired and maintained by that Owner of which the aforesaid Owner was such Owner.

(f) There shall be no external structural alterations or extensions or repainting to a Lot without written approval of the Committee. An Owner shall submit to the Committee all plans and specifications for any such structural alteration or extension.

(g) An Owner shall not alter the external colour scheme of their Lot without the written approval of the Committee pursuant to a resolution of a meeting of the Body Corporate. In giving such approvals, the Committee shall ensure so far as practicable that the external colour scheme used in all Lots presents a uniform appearance when viewed from Common Property or any other Lot and complies with the Decision Notice.

19. Window Coverings / Tinting

An Owner shall not install, remove or replace any window coverings (including without limitation, a shutter, curtain, curtain backing, blind or window tinting) unless the colour and design has the written approval of the Committee. In giving such approvals, the Committee shall ensure so far as practicable that curtain backing and window tinting used in all Lots presents a uniform appearance when viewed from Common Property or any other Lot. However, the consent of the Body Corporate will not be required provided the backing of the window covering is white as seen from the exterior of the Building.

20. Maintenance of Lots

(a) An Owner shall be responsible for the maintenance of their Lot and shall ensure that their Lot is so kept and maintained as not to be offensive in appearance to any other Owner or Occupier through the accumulation of excess rubbish or otherwise.

(b) All Lots are to be so maintained as to prevent the excessive growth of grass and other vegetation making Lots unsightly, increasing fire risks or contributing to the spread of noxious weeds to other Lots.

(c) The Body Corporate shall be responsible for the care and maintenance of the garden area between the front of the Building created on each Lot and the Common Property adjoining the roadway to ensure uniformity of appearance of all Lots within the Development.

21. Security for Lots

An Owner or person authorised by him is permitted to install:-

(a) any locking or other safety device for protection of their Lot against intruders; or

(b) any screen or other device to prevent entry of animals or insects upon their Lot,

provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a workmanlike manner, is maintained in a state of good and serviceable repair by the Owner and does not detract from the amenity of the Building. All doors and windows to the premises shall be securely fastened on all occasions when the premises are left unoccupied and the Committee reserves the right to enter and fasten same if left insecurely fastened.

22. Replacement of Glass

Windows shall be kept clean and promptly replaced by the Owner of that Lot at their expense with fresh glass of the same kind and weight as at present if broken or cracked. This by-law does not prohibit an Owner from making a claim on the Body Corporate insurance.

23. Taps

An Owner shall not waste water and shall see that all water taps in their Lot are promptly turned off after use. Should the Lot be unoccupied for a period of more than a month, then the stopcock on the hot water system must be turned off.

24. Water Closets and Conveniences

The water closets and conveniences and other water apparatus including waste pipes, drains and fire hoses (if any) located on the Common Property shall not be used for any purposes other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein. Any damage or blockage resulting to such water closets, conveniences, water apparatus, waste pipes, fire hoses and drains from misuse or negligence shall be borne by the Owner whether the same is caused by their own actions or their Invitees or Occupiers.

25. Behaviour of Invitees

(a) An Owner shall take all reasonable steps to ensure that their Invitees do not behave in a manner likely to interfere with the peaceful enjoyment of any other Owner or Occupier or of any person lawfully using the Common Property.

(b) An Owner shall be liable to compensate the Body Corporate in respect of all damage to the Common Property or personal property vested in it caused by such Owner or their Invitees or Occupiers.

(c) An Owner of a Lot which is the subject of a lease or licence agreement shall take all reasonable steps, including any action available to them under any such lease or licence agreement, to ensure that any Occupier or their Invitees comply with the provisions of the by-laws.

(d) The duties and obligations imposed by these by-laws on an Owner shall be observed not only by the Owner but also by the Occupiers and the Owner's Invitees.

(e) Where the Body Corporate expends money to make good damage caused by a breach of the Act or of these by-laws by any Owner or Occupier or Invitees or any of them, the Committee shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the Owner at the time when the breach occurred.

26. Notice of Defect

An Owner shall give the Committee and/or the Building Manager prompt notice of any accident to or defect in the water pipes, gas pipes, electric installations or fixtures on their Lot or any part of the Common Property which comes to their knowledge and the Committee shall have authority by its agents or servants in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as it may deem necessary for the safety and preservation of the Development and improvements contained within it as often as may be necessary.

27. Duties of the Body Corporate

(a) The Body Corporate shall ensure that the overall appearance of the Development shall remain uniform and as such will perform the duty of the Owners to repaint the external surfaces of all Buildings requiring such repainting situated within the Development and will ensure that all such external surfaces are kept in a state of good repair and reasonable wear and tear, not unlike the duties of a Body Corporate constituted by the registration of a building format plan.

All expenses incurred as a result of this by-law shall be paid from funds contributed to the sinking fund.

(b) Authority to expend funds in excess of the prescribed amount pursuant to the Act to perform work required by this by-law may be given to the Committee by an ordinary resolution of the Body Corporate at a general meeting to which at least two quotations for the performance of this work have been tabled for consideration.

(c) Insurance

(i) In addition to insurance effected pursuant to the Act, the Body Corporate shall insure and keep insured all Buildings within the Development and any improvements thereon under a damage policy to the reinstatement or replacement value thereof.

(ii) The Body Corporate shall effect and keep current in respect of all improvements made in the Development, property damage insurance in the joint names of those persons recorded from time to

time on the roll as Owners of the Lots in the Scheme in an amount nominated by the Body Corporate in a general meeting from time to time. Such insurance shall be taken out with a reputable insurance company and shall cover the rebuilding and/or repair of the Buildings due to damage and destruction by fire, storm, tempest, explosion or any other occurrence usually provided for in such insurance cover.

(iii) All insurance premiums payable by the Body Corporate under this by-law shall be paid from funds contributed to the Administrative Fund.

(iv) An Owner shall be responsible for the insurance of Owners fixtures as defined in the Act including all electrical equipment, carpets, drapes and improvements within their Lot.

28. Use of Swimming Pool

(a) A swimming pool and surrounding areas ("Swimming Pool Area") are located on the Common Property and are intended to be used for the purposes of a swimming pool and associated community and recreational purposes by Owners and Occupiers and their Invitees. The Body Corporate shall be responsible for the maintenance of and operating costs of the Swimming Pool Area.

(b) The rules for use of the Swimming Pool Area located on the Common Property are as follows:-

(i) the Swimming Pool Area may only be used between the hours of 6.00am and 10.00pm daily;

(ii) the Swimming Pool Area may only be used by an Owner or Occupier and their Invitees accompanied by the Owner or Occupier;

(iii) glass items must not be taken within the Swimming Pool Area;

(iv) the gates surrounding the Swimming Pool Area must be closed immediately after entry or exit;

(v) alcoholic beverages are not taken to or consumed within the Swimming Pool Area;

(vi) there is to be no smoking within the Swimming Pool Area;

(vii) children below the age of thirteen (13) years are not permitted within the Swimming Pool Area unless accompanied by an adult Owner or Occupier exercising effective control over them;

(viii) persons must not allow an animal within the Swimming Pool Area;

(ix) Owners or Occupiers and their Invitees shall exercise caution at all times and shall not run or splash or behave in any manner that is likely to interfere with the use and enjoyment of the Swimming Pool Area by other persons;

(x) people using the Swimming Pool Area must use it only for its intended purposes, keep it clean and not leave it in an untidy or littered state;

(xii) the Body Corporate has the power to pass and change rules setting minimum dress standards for people in the Swimming Pool Area.

(c) The Body Corporate may close the Swimming Pool Area for maintenance purposes.

(d) In addition to the rules set out in sub-section (b), the Committee may implement any further rules in relation to the Swimming Pool Area as it deems appropriate.

29. Maintenance of Swimming Pool, Pool Pump and Pool Filter

(a) An Owner shall not without proper authority operate, adjust or interfere with the operation of any equipment associated with the swimming pool or add any chemical or other substance to the same.

(b) The use of the pool pump and pool filter are to comply with the following requirements:-

(i) Noise levels for the pool filter and pump are to comply with the Environmental Protection Agency noise levels as stated in Section 6Y(1) of the *Environmental Protection Regulation 1998* as amended from time to time;

(ii) The pool filter and pump may only be used between the house of 6.00am and 10.00pm daily;

(iii) The pool must be fitted with a pool cover.

30. Use of Barbecue Area

(a) A barbeque and associated facilities ("Barbeque Area") are located on the Common Property and are intended to be used for the purposes of a barbeque and associated community and recreational purposes by Owners and Occupiers and their Invitees. The Body Corporate shall be responsible for the maintenance of and operating costs of the Barbeque Area.

(b) The rules for use of the Barbeque Area located on the Common Property are as follows:-

(i) the Barbeque Area may only be used between the hours of 6.00am and 10.00pm daily;

(ii) the Barbeque Area may only be used by an Owner or Occupier and their Invitees accompanied by the Owner or Occupier;

(iii) No use shall be made of the Barbecue Area which involves damage, inconvenience or nuisance to any Owner or Occupier or Invitee nor which causes damage to the surface, fixture or fittings of the Barbecue Area;

(iv) alcoholic beverages are not taken to or consumed within the Barbeque Area;

(v) there is to be no smoking within the Barbeque Area;

(vi) persons must not allow an animal within the Barbeque Area;

(vii) people using the Barbeque Area must use it only for its intended purposes, keep it clean and not leave it in an untidy or littered state.

(c) The Body Corporate may close the Barbeque Area for maintenance purposes.

(d) In addition to the rules set out in sub-section (b), the Committee may implement any further rules in relation to the Barbeque Area as it deems appropriate.

31. Deleted.

32. Display Unit

While the Original Owner remains an Owner whether by lease, licence or otherwise of any Lot, it and its officers, servants and/or agents shall be entitled to use any Lot of which it remains an Owner as a display Lot and shall be entitled to allow prospective purchasers or any other person with the authority of the Original Owner to inspect any such Lot and for such purposes shall be entitled to use such signs, advertising or display material in or about the Lot and the Development as it thinks fit. Such signs shall be attractive and tasteful having regard to the general appearance of the Development and shall not at any time and from time to time be more in terms of number and size than is reasonably necessary.

33. Instructions to Contractors etc.

An Owner shall not directly instruct any contractors or workmen employed by the Body Corporate unless so authorised.

34. Correspondence

All complaints or applications to the Body Corporate or its Committee shall be addressed in writing to the Secretary or the Body Corporate Manager of the Body Corporate.

35. Requests to the Secretary

An Owner shall direct all requests for consideration of any particular matter to be referred to the Committee or to the Secretary and not to the Chairman or any member of the Committee.

36. Notices

An Owner and their Invitees shall observe the terms of any notice displayed in the Common Property by authority of the Committee or of any statutory authority.

37. Copy of By-Laws to be Produced Upon Request

Where any Lot or Common Property is leased or rented, otherwise than to an Owner, the lessor or, as the case may be, landlord shall upon the request of the lessee or tenant produce or cause to be produced to the lessee or tenant for their inspection a copy of these by-laws for the time being in force in respect of the plan.

38. Power of Committee

The Committee may make rules relating to the Common Property and in particular in relation to the Swimming Pool Area, Barbecue Area or any other facilities provided, not inconsistent with these by-laws and the same shall be observed by the Owners or Occupiers and their Invitees unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.

39. Recovery of Costs

An Owner shall pay on demand the whole of the Body Corporate costs and expenses (including solicitor and own client costs), which amount shall be deemed to be a liquidated debt due, in recovering all and any levies or moneys duly levied upon such Owner by the Body Corporate pursuant to the Act. Where the Body Corporate expends money to make good damage caused by a breach of the Act or of these by-laws by any Owner or Occupier or their Invitees or any of them, the Committee shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the Owner of the Lot at the time when the breach occurred.

(a) Interest

If a contribution levied under the Act is unpaid thirty (30) days after it falls due for payment, then the amount of the unpaid contribution will bear interest at an annual rate to be determined by the Committee from time to time. If no such resolution has been made, then at a rate of 2% per month or any part thereof.

(b) Joint Liability

If, at the time a person becomes the Owner of a Lot, another person is liable in respect of the Lot to pay interest on a contribution, the Owner is jointly and severally liable with the other person for the payment of the interest.

(c) Character of Interest

The amount of any interest is recoverable by the Body Corporate as a liquidated debt.

40. Management of the Common Property and Special Privileges Use of Common Property

(a) The Building Manager's Lot may be used for residential purposes and for the purposes of management of the Scheme and for the letting of Lots in the Scheme on behalf of the Owners and the rendering of such other services to Owners and Occupiers as are authorised in writing by the Body Corporate.

(b) The Owner or Occupier of the Building Manager's Lot may without the consent of the Committee display signs or notices for the purposes of offering for lease or for letting any Lot in the Scheme in or about the Common Property for the purposes aforesaid.

(c) The Body Corporate shall grant to the Owner or Occupier of the Building Manager's Lot the right to carry on the business of letting of Lots in the Scheme within the Development and for that purpose shall enter into from time to time an appropriate agreement on such terms and conditions as the Body Corporate may deem fit.

(d) For as long as there is in existence an agreement with the Body Corporate for a Building Manager to provide services for the control, management and administration of the Common Property (a "Caretaking Agreement") and/or an agreement for a Letting Agent to provide letting and ancillary services to such Owners or Occupiers who wish to avail themselves of such services (a "Letting Agreement") then:-

(i) The Body Corporate will not itself, directly or indirectly, provide any of the services set out in the Caretaking Agreement and/or Letting Agreement;

(ii) The Body Corporate will not enter into with any other person or entity an agreement similar to the Caretaking Agreement and/or Letting Agreement;

(iii) The Building Manager and/or Letting Agent will be entitled to erect or display signs or notices in or on the Common Property advertising any of the services it provides pursuant to the Caretaking Agreement and/or Letting Agreement;

(iv) The Body Corporate confers on the Building Manager and/or Letting Agent special privileges in respect of the whole of the Common Property to use same in connection with the business carried out pursuant to the Caretaking Agreement and/or Letting Agreement;

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

(vi) The Body Corporate must not make any part of the Common Property available to any person or corporation for the purpose of conducting a letting business.

(e) The Body Corporate may use or authorise the use of appropriate parts of the Common Property to store equipment used for the performance of the Body Corporate's duties pursuant to the Act in respect of any Common Property. These areas may be locked and access prohibited without the authority of the Body Corporate.

41. Restricted Access Areas

The Body Corporate must ensure that any parts of the Common Property used for:-

(a) electrical substations or control panels; or

(b) fire service control panels; or

(c) telephone exchanges; or

(d) swimming pool pump room; or

(e) other services to the Lots and Common Property,

are kept locked unless there is a legal requirement to the contrary. Owners or Occupiers of a Lot may not enter or open or tamper with such areas without the consent of the Body Corporate.

42. Exclusive Use – Private Courtyard

(a) The Owner for the time being of each Lot set out in Schedule E is entitled to the exclusive use and enjoyment of that part of the Common Property allocated to the Lot in Schedule E shown and marked on the sketch plan attached and marked Annexure "A" for the purpose of a courtyard.

(b) The Owner of a Lot having exclusive use and enjoyment of the courtyard area pursuant to this by-law shall keep the courtyard and/or terrace area together with the fixtures attached in a clean and tidy condition and in a state of good and serviceable repair.

(c) The Owner of each of the Lots is responsible for the cost of the maintenance and operating costs of the exclusive use area granted to it.

43. Moving of Furniture

An Owner shall give at least twenty-four (24) hours notice to the Body Corporate or its representative before any furniture, fittings or equipment may be moved in or out of any Lot. Any such moving must be done in a manner and at the time directed by the representative of the Body Corporate PROVIDED THAT nothing restricts the movement of such items if they can be safely and adequately moved by one person and are of a nature such that damage cannot be occasioned to any items of Common Property or of property belonging to the Owner of any other Lot. The cost to repair any damage resulting from such movement shall be borne by the Owner.

44. Development Approval Conditions

The Body Corporate and Owners and Occupiers acknowledge that the following conditions of the Decision Notice apply to the Development and to the extent that such conditions are not separately set out in this Community Management Statement or otherwise provided for the establishment of the Scheme, the Body Corporate and Owners or Occupiers agree as follows:-

(a) The Development (including all landscaping, parking, driveways and other external spaces) must be maintained in accordance with the Approved Drawings and Documents;

(b) The direct vehicle access to Levington Road is temporary and is to be closed to vehicle traffic once dedicated access to vehicle traffic is provided to Levington Road via the Future Access Road along the western boundary of the Development;

(c) Subject to by-law 44(d), signage which alerts Owner or Occupiers that the access to and from Levington Road is a temporary connection only must be maintained;

(d) Once alternative vehicle access to Levington Road is provided via the Future Access Road along the western boundary of the Development, within a reasonable time of a request being made by the Brisbane City Council, the Body Corporate is to, at its cost:

(i) remove the direct temporary access to Levington Road and construct a barrier preventing vehicle ingress or egress to Levington Road; and

(ii) remove the 4.5 metre wide crossover to Levington Road and reinstate kerb and channel in accordance with Councils' Subdivision and Development Guidelines; and

(iii) remove all signage altering Owner or Occupiers that access to and from Levington Road is temporary.

(e) All balconies and terraces shown on the Approved Drawings and Documents are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those where other conditions of the Decision Notice require sun shading devices or similar and those consistent with the relevant Residential Design Code/s in the Brisbane City Plan and clearly depicted on the Approved Drawings;

(f) The communal open space areas, recreation area, internal footpaths/pedestrian circulation routes, buffer landscaping, storage area, visitor parking spaces, driveway and car/vehicle turning areas as shown on the Approved Drawings are to be included in Common Property and are not to be included in any lot entitlement and/or designated for the exclusive use of any Lot;

(g) The Bio-Retention Basin located in the north-west corner of the Development is to remain in Common Property and must be regularly maintained. The Bio-Retention Basin is to be fenced with a gate (pool fencing type with minimum 50% transparency) for maintenance purposes;

(h) A minimum of 9 visitor car parking spaces (including one space that is suitable for people with disabilities) for the shared use by bon-fide visitors to any Lot must be maintained at all times;

(i) No gates or similar devices are to be placed at the vehicle entry of the Development preventing vehicle access to the Development;

(j) A suitable lighting system to operate from dusk to dawn for the driveway between the vehicle entrance to the Development and the visitor car parking spaces is must be maintained at all times;

(k) Refuse and recyclable bins are to be stored within the individual garages of the Lots and on collection day are to be transferred by Owners or Occupiers to the nominated refuse collection points and after collection returned to their respective garages on the same day;

(l) The refuse collection points within the Development must be maintained at all times;

(m) The screen and acoustic fencing to the northern and southern boundary of the Development must remain as Common Property;

(n) The Eucalyptus Tereticornis Trees fronting Levington Road and the Leopard Tree in the north-east corner of the Development are to be retained and included in Common Property. These trees must be inspected annually by a qualified Arborist (minimum AQD Level 5 Diploma in Arboriculture) and maintained in accordance with the Arborist's recommendations;

(o) Newly planted trees within the Development must be allowed to reach their natural height. Pruning to reduce height must not to be undertaken;

(p) All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter;

(q) Any metal grills, metal places or similar subject to vehicle traffic must be acoustically damped to prevent environmental nuisance;

(r) No unscreened installations for any externally mounted air-conditions or mechanical plant installations are to be visible from the surrounding sites.

45. Energy Supply

(a) If permitted by relevant legislation governing the supply of electricity and/or gas ("Energy") the Body Corporate may:-

(i) establish and maintain an electricity supply system and/or gas supply system ("System") for the Development; and

(ii) as an on-supplier:-

(1) purchase Energy from an Energy supplier; and

(2) on-supply Energy to Owners.

(b) The Body Corporate may enter into agreements, contracts, licences, leases or other arrangements of any nature in connection with:-

(i) the supply of Energy to the Body Corporate by an Energy supplier;

(ii) the on-supply of Energy to Owners;

(iii) service infrastructure uses in connection with the System,

including, without limitation, agreements contemplated by the Regulation Module for the Scheme setting out the basis on which charges are made for supply of Energy and the recovery of the costs to the Body Corporate of supplying that service.

(c) The Body Corporate must calculate charges for Energy supply to Owners only as permitted under the relevant legislation governing on-supply or, if there is not applicable legislative provision, levy charges only to the extent required to ensure that the Body Corporate complies with its obligations to recover the costs of supplying the service to Owners.

(d) If the Body Corporate charges Owners a tariff rate for the supply of Energy which is higher than the rate at which the Body Corporate purchases Energy from the supplier, any surplus funds generated in the hands of the Body Corporate as a result must be applied by the Body Corporate to its administrative fund in reduction of liabilities of the Body Corporate and, in this way, for the benefit of the Owners.

(e) If the Body Corporate operates and maintains a System under this by-law, it may:-

(i) enter into agreements with Owners for the supply of Energy through the System, setting out the terms on which the Body Corporate will charge for the provision of services under the System and recover the costs of providing that service (as required by the Act and the Regulation Module for the Scheme) including charges for:-

(1) Energy supply;

(2) installation and connection to the System;

(3) servicing and maintenance of the System to the extent it is utilised in the provision of the service to a particular Owner;

(4) disconnection and reconnection fees;

(5) advance payments or security deposits to be provided in connection with Energy supply through the System.

(ii) establish the basis of Energy charges for those Owners which are not supplied by separate meter (if any) and for any Common Property based on an estimate of consumption taking into account the number and type of fittings, points, installations, plant and equipment, and appliances and the use to which those are put by the relevant Owner or the Body Corporate;

(iii) establish a system of accounts and invoices in connection with the supply of Energy through the System and render those accounts to Owners as appropriate;

(iv) recover any amounts when due and payable from any Owner under applicable accounts rendered and if an account is unpaid by the due date:

(1) recover any unpaid amount as a liquidated debt;

(2) recover interest on any unpaid account;

(3) disconnect the supply of Energy to the relevant Owner;

(4) charge a reconnection fee to restore Energy supply to that Owner;

(5) increase the advance payment or security deposit for Energy supply to the relevant Owner.

(f) The Body Corporate is not liable for any loss or damage suffered by any Owner as a result of any failure of the supply of Energy due to breakdowns, repairs, maintenance, strikes, accidents or any other causes affecting the System.

(g) The Body Corporate is not required to supply any Owner with Energy to any greater extent than the authority from which the Body Corporate obtains supply could provide at any given time.

(h) Each Owner must:-

(i) allow the Body Corporate and its agents, contractors, or employees access to any service infrastructure used in connection with Energy supply under the System;

(ii) comply with all requirements of the Body Corporate imposed in connection with Energy supply through the System;

(iii) maintain any service infrastructure used in connection with the System and which is located in or on a Lot and which is used in connection with Energy supply under the System.

(i) Nothing in this by-law obliges an Owner to purchase Energy from the Body Corporate or limits or restricts the rights of any Owner to utilise service infrastructure under any implied easement or other right contained in the Act or other applicable legislation.

46. Bulk Supply of Utilities

The Body Corporate may at its election supply or engage another person to supply utilities in the Land and in such case the following will apply:-

(a) "Utility" means: water (portable and non-portable), telecommunications, cable TV and the like;

(b) the Body Corporate has the power to enter into a contract for the purchase of reticulated Utility, on the most economical basis, for the whole of the Land from the relevant Authority;

(c) the Body Corporate has the power to sell reticulated Utility to each Owner or Occupier in the Scheme;

(d) each Owner or Occupier must purchase and use all Utility consumed in the Owner's or Occupier's Lot direct from the Body Corporate and must not purchase Utility from any other source;

(e) the Body Corporate is not required to supply to any Owner or Occupier Utility requirements beyond those requirements which the relevant Authority could supply at any particular time;

(f) the Body Corporate may charge for the services (including for the installation of, and the costs associated with, utility infrastructure for the services) but only to the extent necessary for reimbursing the Body Corporate for supplying the services;

(g) the Body Corporate may render accounts to each Owner or Occupier and such accounts are payable to the Body Corporate within fourteen (14) days of the delivery of such accounts;

(h) in respect of an account which has been rendered pursuant to this by-law, then an Owner or Occupier is liable, jointly and severally with any person who was liable to pay that account when the Owner or Occupier became the Owner or Occupier of that Lot;

(i) in the event that a proper account for the supply of reticulated Utility is not paid by its due date for payment, then the Body Corporate is entitled to:-

  (i) recover the amount of the unpaid account or accounts (whether or not a formal demand has been made) as a liquidated debt due to it in any Court of competent jurisdiction; and/or

  (ii) disconnect the supply of reticulated Utility to the relevant Lot;

(j) the Body Corporate is not, under any circumstances whatsoever, responsible or liable for any failure of the supply of Utility due to breakdowns, repairs, maintenance, strikes, accidents or causes of any class or description;

(k) the Body Corporate may, from time to time, determine a security deposit to be paid by each Owner or Occupier who is connected to the supply of the reticulated Utility as a guarantee against non-payment of accounts for the supply of the reticulated Utility.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

1. Services Location Diagram

Service Easements as defined in the *Body Corporate and Community Management Act 1997* are present on the parcel. The appropriate location of these services are as shown on the Services Location Diagram attached and marked Annexure "B".

2. Statutory and Service Easements

Each Lot, as specified below, to the extent applicable and necessary having regard to the relatives positioning of the Lots in respect of each other has the benefit and burden of the statutory and service easements as follows:

Lot on Plan	Statutory Easement	Service Easement
1 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
2 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
3 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage

4 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
5 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
6 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
7 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
8 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
9 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
10 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
11 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
12 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
13 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
14 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
15 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
16 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
17 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
18 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
19 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
20 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
21 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
22 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
23 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
24 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
25 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
26 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
27 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
28 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
29 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
30 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
31 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
32 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
33 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
34 on SP 232001	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
Common Property of Levington Views CTS	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage

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

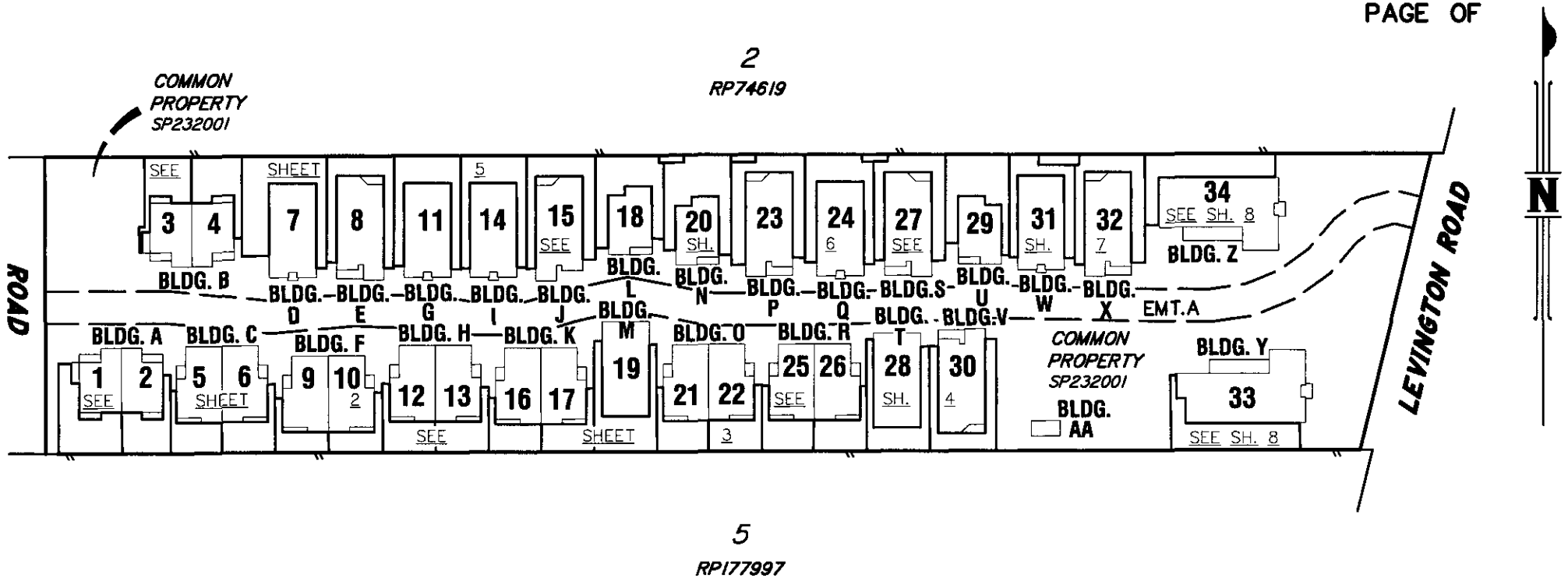
LOT ON PLAN	EXCLUSIVE USE AREA
Lot 1 on SP 232001	1A
Lot 2 on SP 232001	2A
Lot 3 on SP 232001	3A
Lot 4 on SP 232001	4A
Lot 5 on SP 232001	5A
Lot 6 on SP 232001	6A
Lot 7 on SP 232001	7A
Lot 8 on SP 232001	8A
Lot 9 on SP 232001	9A
Lot 10 on SP 232001	10A
Lot 11 on SP 232001	11A
Lot 12 on SP 232001	12A
Lot 13 on SP 232001	13A
Lot 14 on SP 232001	14A
Lot 15 on SP 232001	15A
Lot 16 on SP 232001	16A
Lot 17 on SP 232001	17A

LOT ON PLAN	EXCLUSIVE USE AREA
Lot 18 on SP 232001	18A
Lot 19 on SP 232001	19A
Lot 20 on SP 232001	20A
Lot 21 on SP 232001	21A
Lot 22 on SP 232001	22A
Lot 23 on SP 232001	23A
Lot 24 on SP 232001	24A
Lot 25 on SP 232001	25A
Lot 26 on SP 232001	26A
Lot 27 on SP 232001	27A
Lot 28 on SP 232001	28A
Lot 29 on SP 232001	29A
Lot 30 on SP 232001	30A
Lot 31 on SP 232001	31A
Lot 32 on SP 232001	32A
Lot 33 on SP 232001	33A
Lot 34 on SP 232001	34A

(as specified on the sketch plan attached and marked Annexure "A" to be used for the purposes of by-law 42)

LEVINGTON VIEWS COMMUNITY TITLES SCHEME
TITLE REFERENCE:

PAGE OF



Wolter Group Holdings Pty Ltd (ACN 121 396 174) hereby certify that the details shown in this sketch plan was surveyed by the corporation, by Christopher Neil WATTS, Surveying Graduate for whose work the corporation accepts responsibility, under the supervision of Anthony William GERAGHTY, Cadastral Surveyor and that the sketch plan is correct.

Common Seal
WOLTER GROUP HOLDINGS PTY LTD
A.C.N. 121 396 174

Director

Director

Date 04-02-2011

B. AMEND LOTS 1-4, 18, 20, 29, REMOVE PAD MOUNT.. 11-03-2010
C. REMOVE PATIO FROM UNIT 15.....01-07-2010
D. AMEND EXCLUSIVE USE AREAS.....04-02-2011

Scale 1:1000 @ A4 Lengths are in Metres.

10 0 10 20 30 40 50

■ LICENSED SURVEYORS ■ TOWN PLANNERS
■ DEVELOPMENT CONSULTANTS
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NEWSTEAD
P.O.Box 436
NEW FARM
QLD 4005
☎ (07) 36665200
F (07) 36665202
E- surveying@wolterconsulting.com.au

NOTES:
AREAS AND DIMENSIONS ARE SUBJECT TO REGISTRATION OF PLANS IN THE DEPARTMENT OF ENVIRONMENT & RESOURCE MANAGEMENT.

EXCLUSIVE USE AREAS ARE DEFINED BY THE FACE OF BUILDING WALLS, FENCE LINES, EDGE OF CONCRETE SLABS AND FACE OF BLOCK RETAINING WALLS UNLESS OTHERWISE NOTED.

Plan of Exclusive Use Areas of Common Property on SP232001 Level A

LEVINGTON VIEWS C.T.S.

PARISH: ***YEERONGPILLY*** COUNTY: *STANLEY*

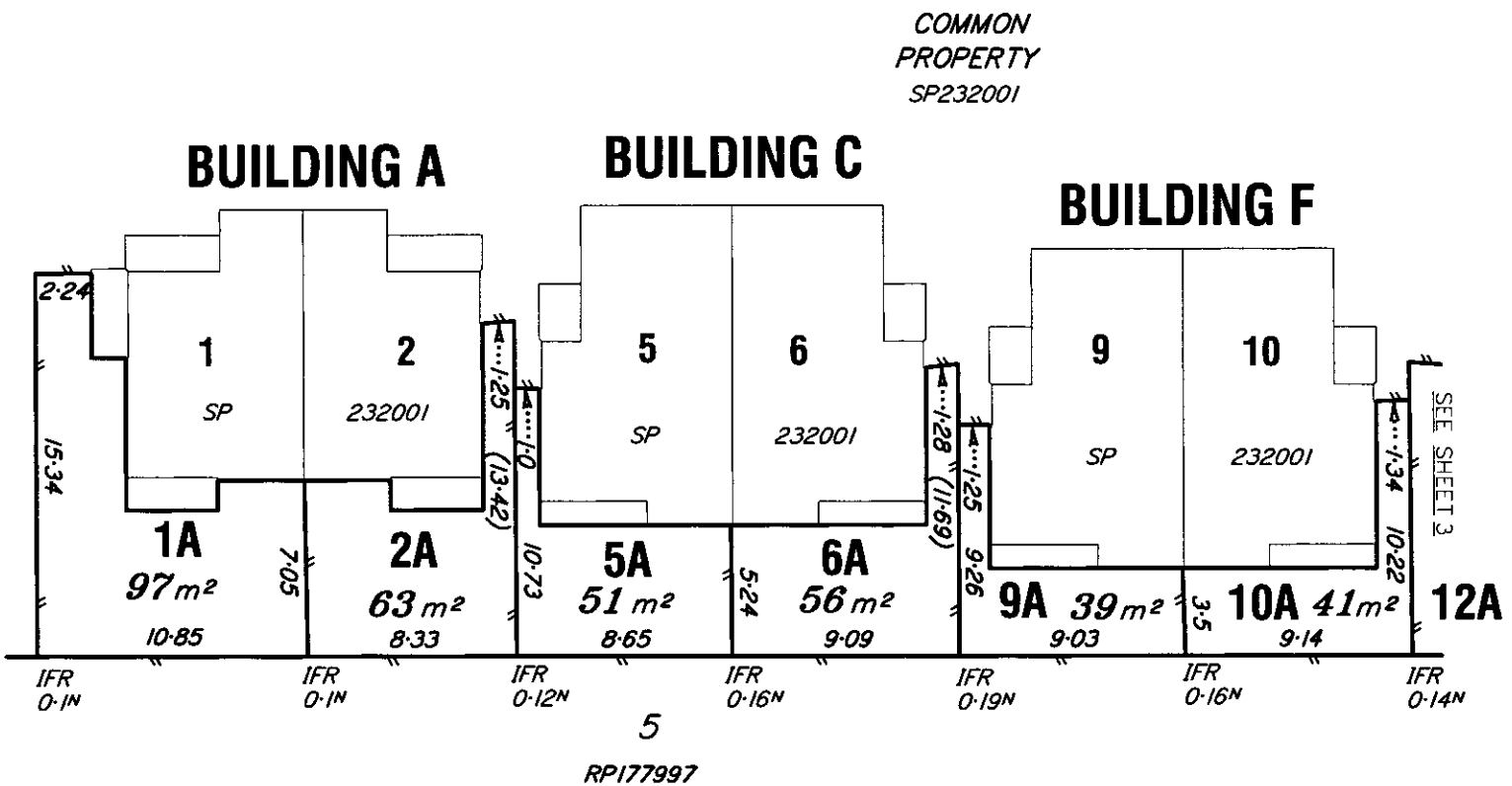
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Title Reference 15411206 (title to issue) ANNEXURE "A"

LEVINGTON VIEWS COMMUNITY TITLES SCHEME
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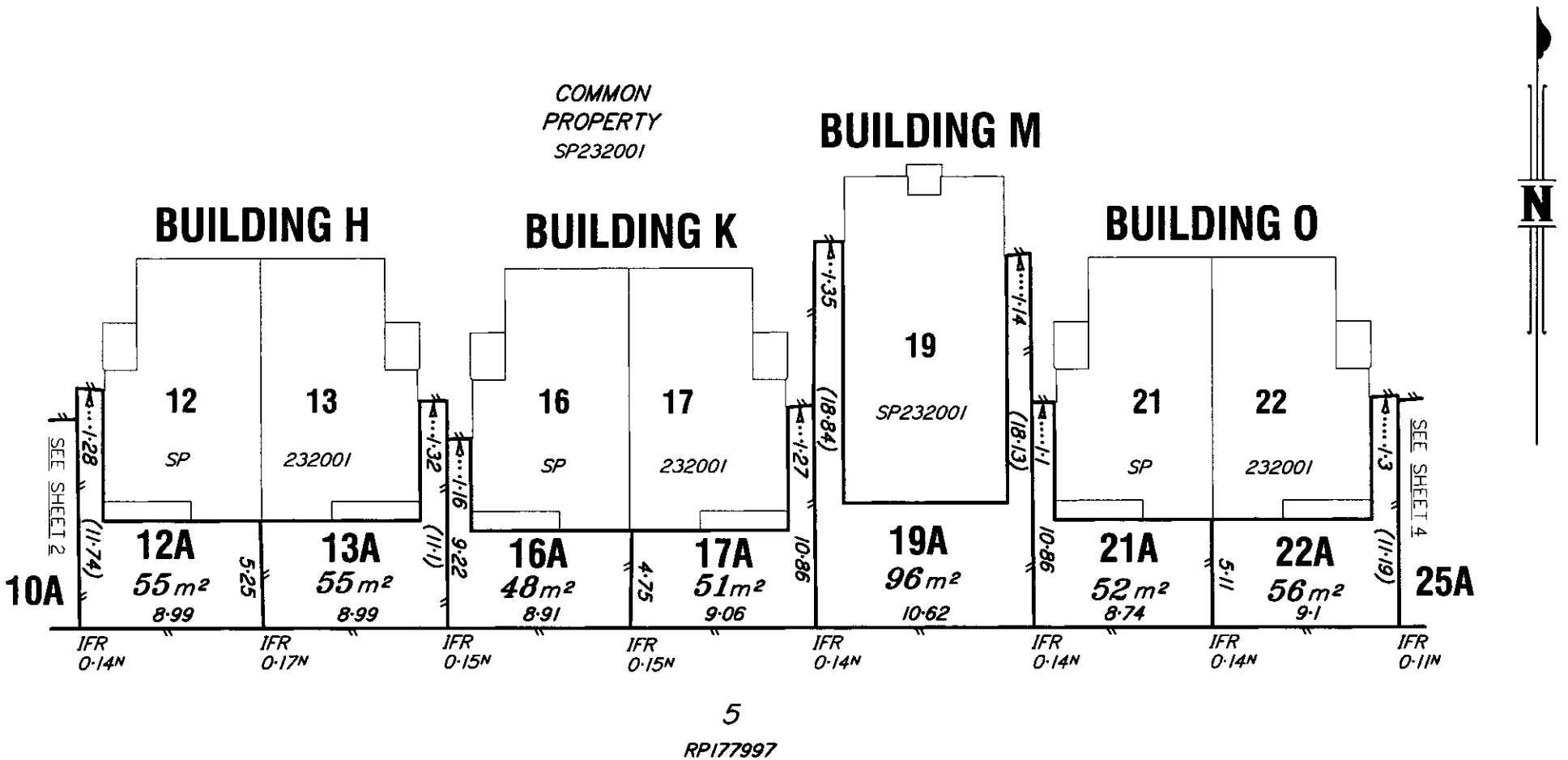
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LEVINGTON VIEWS COMMUNITY TITLES SCHEME
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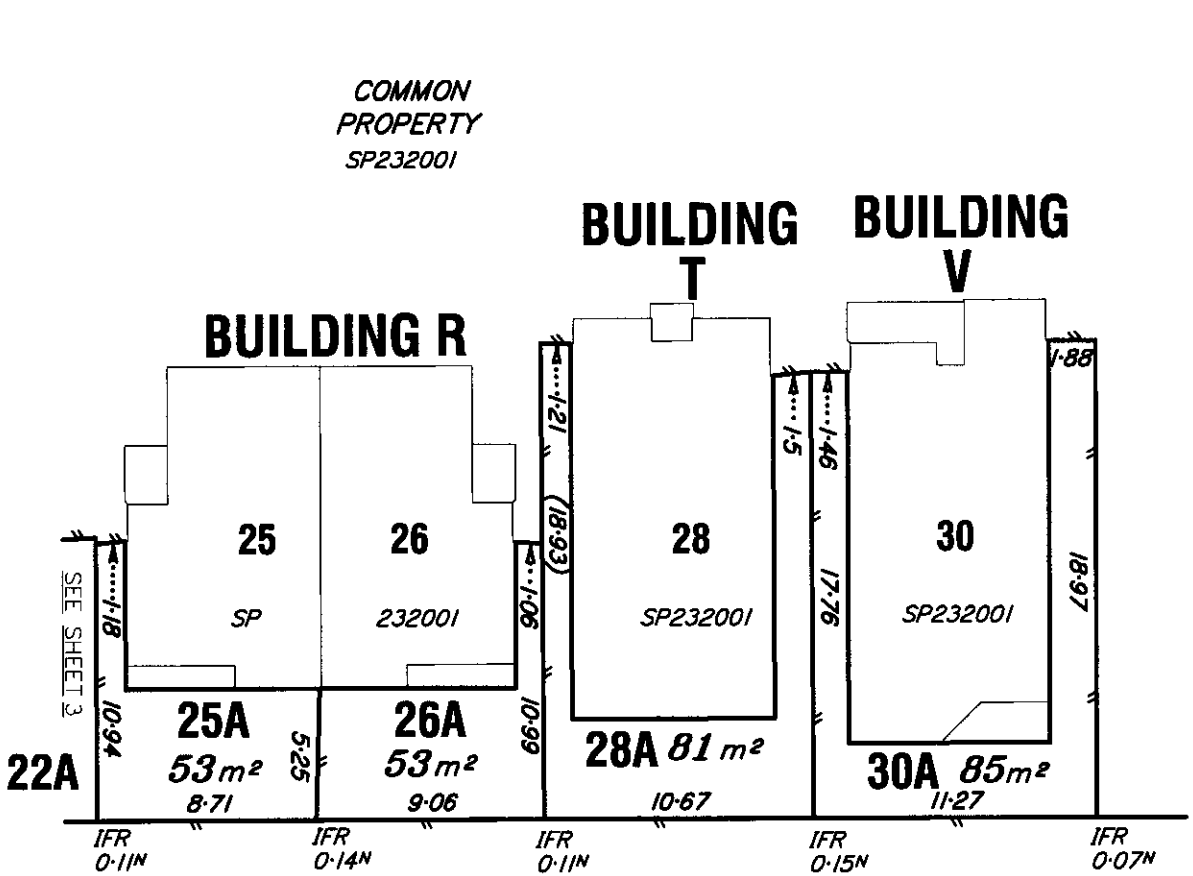
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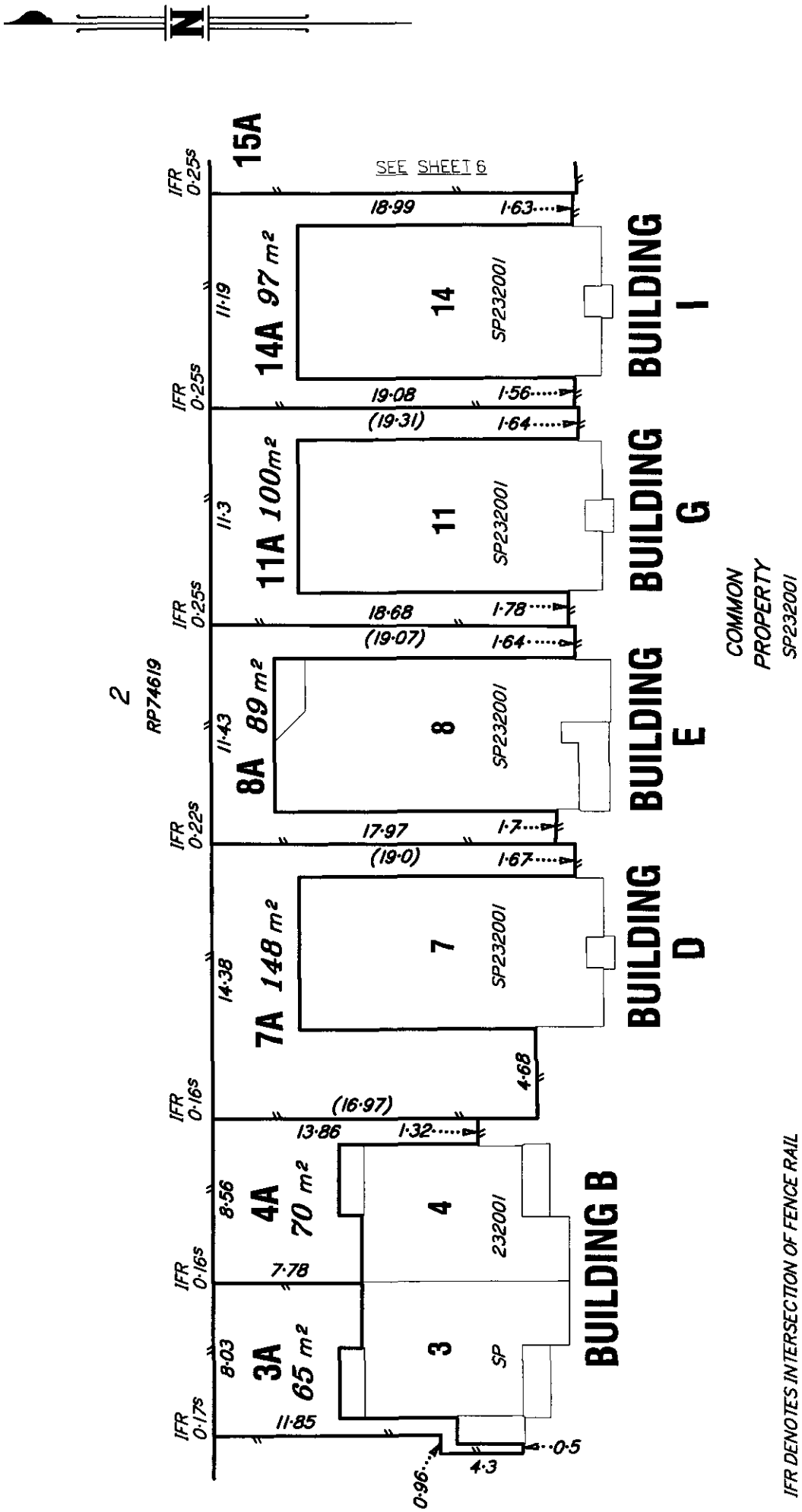
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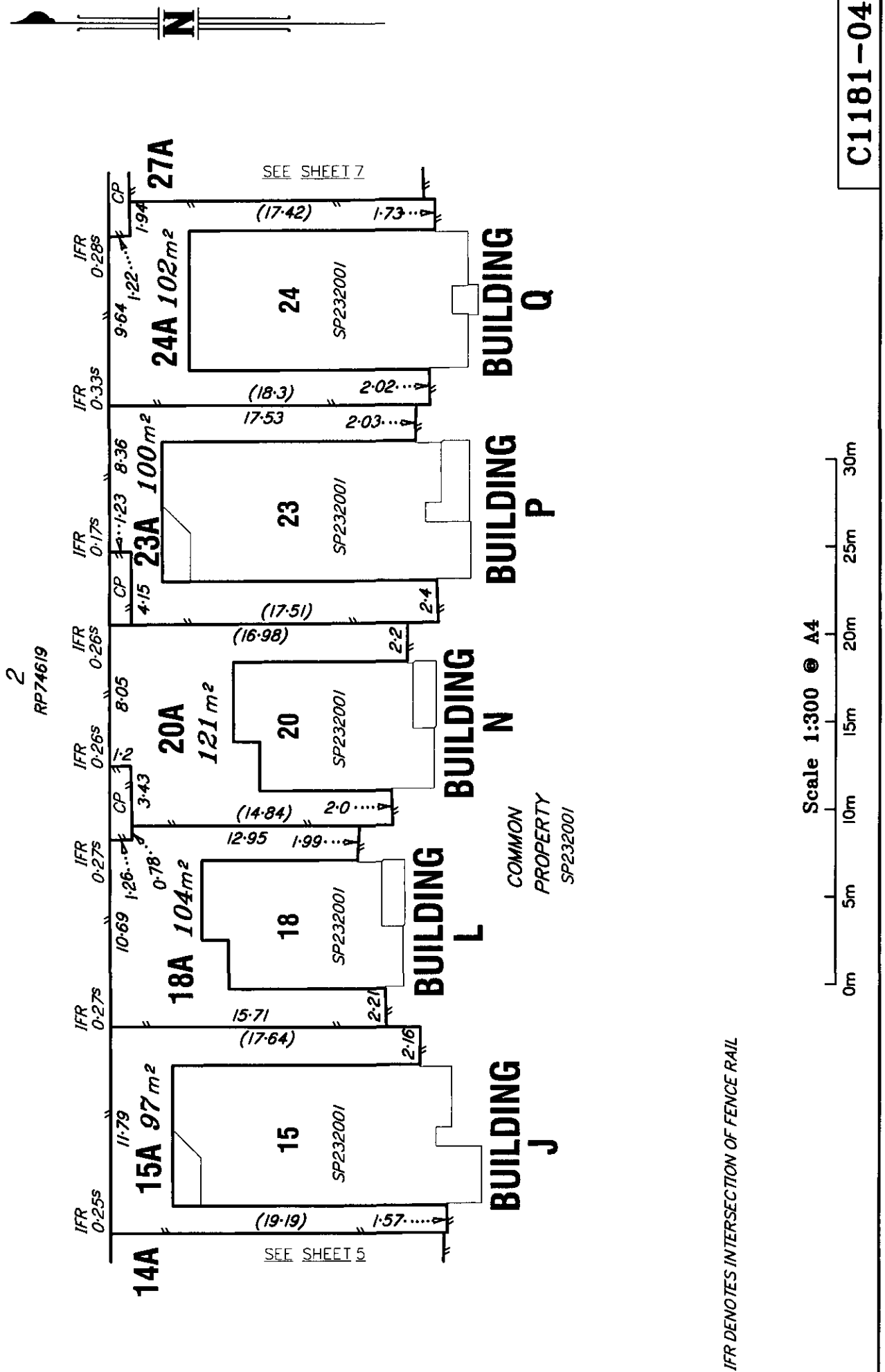
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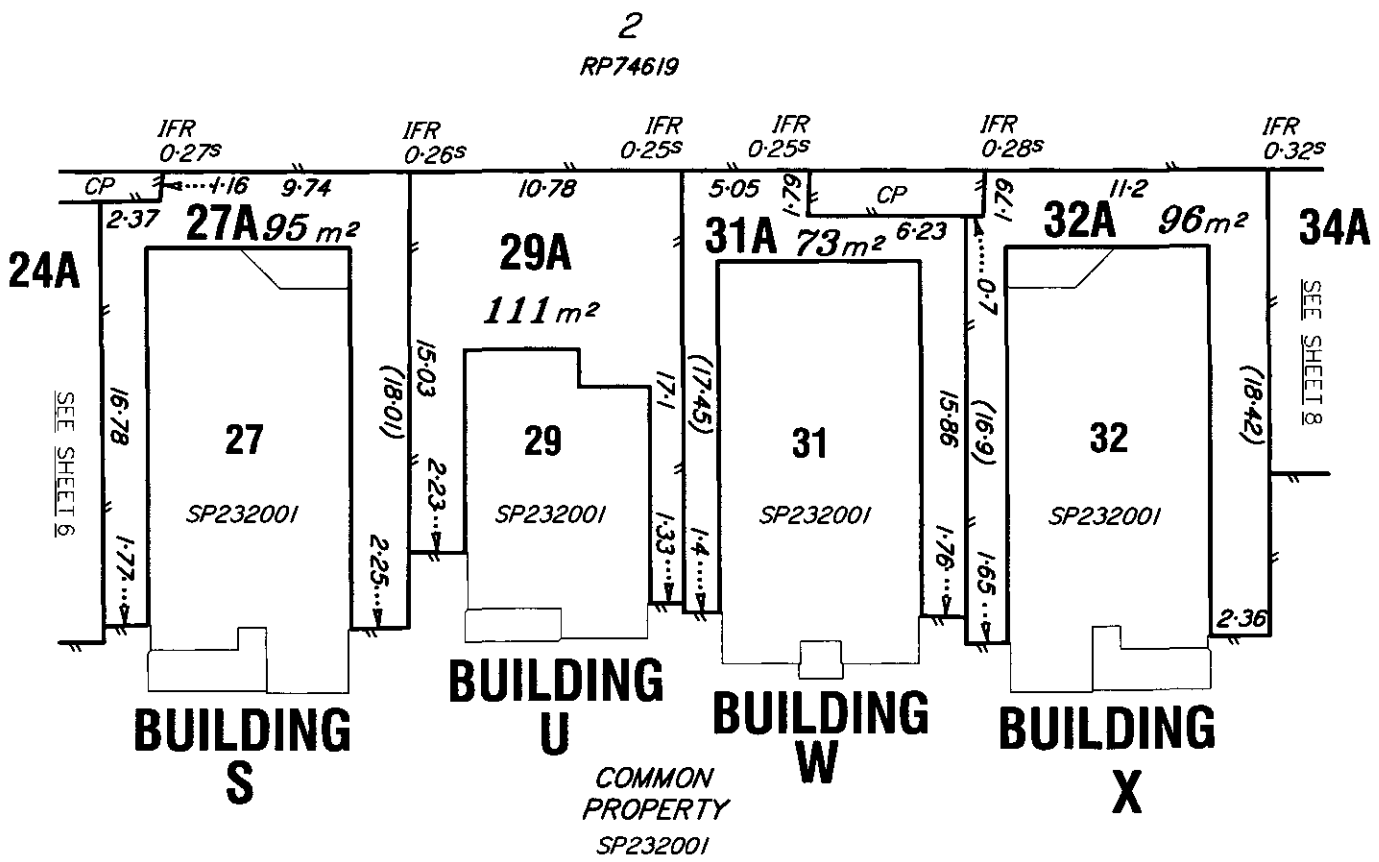
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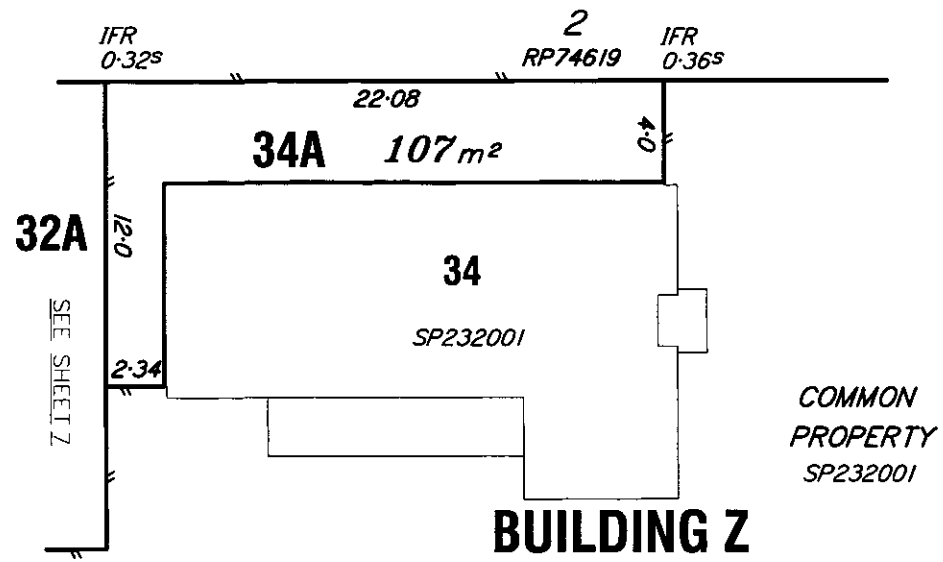
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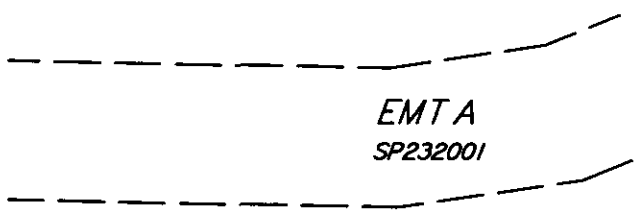
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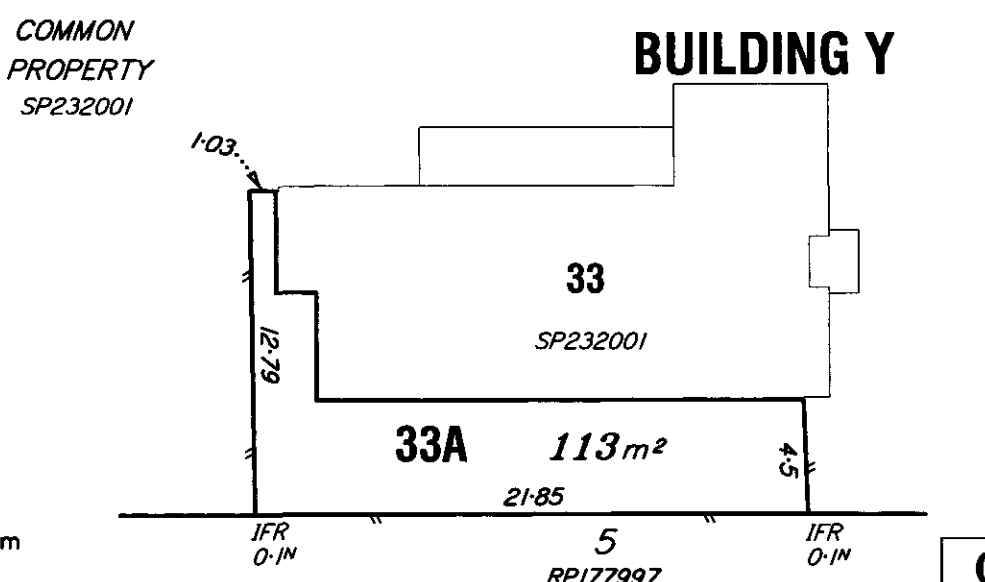
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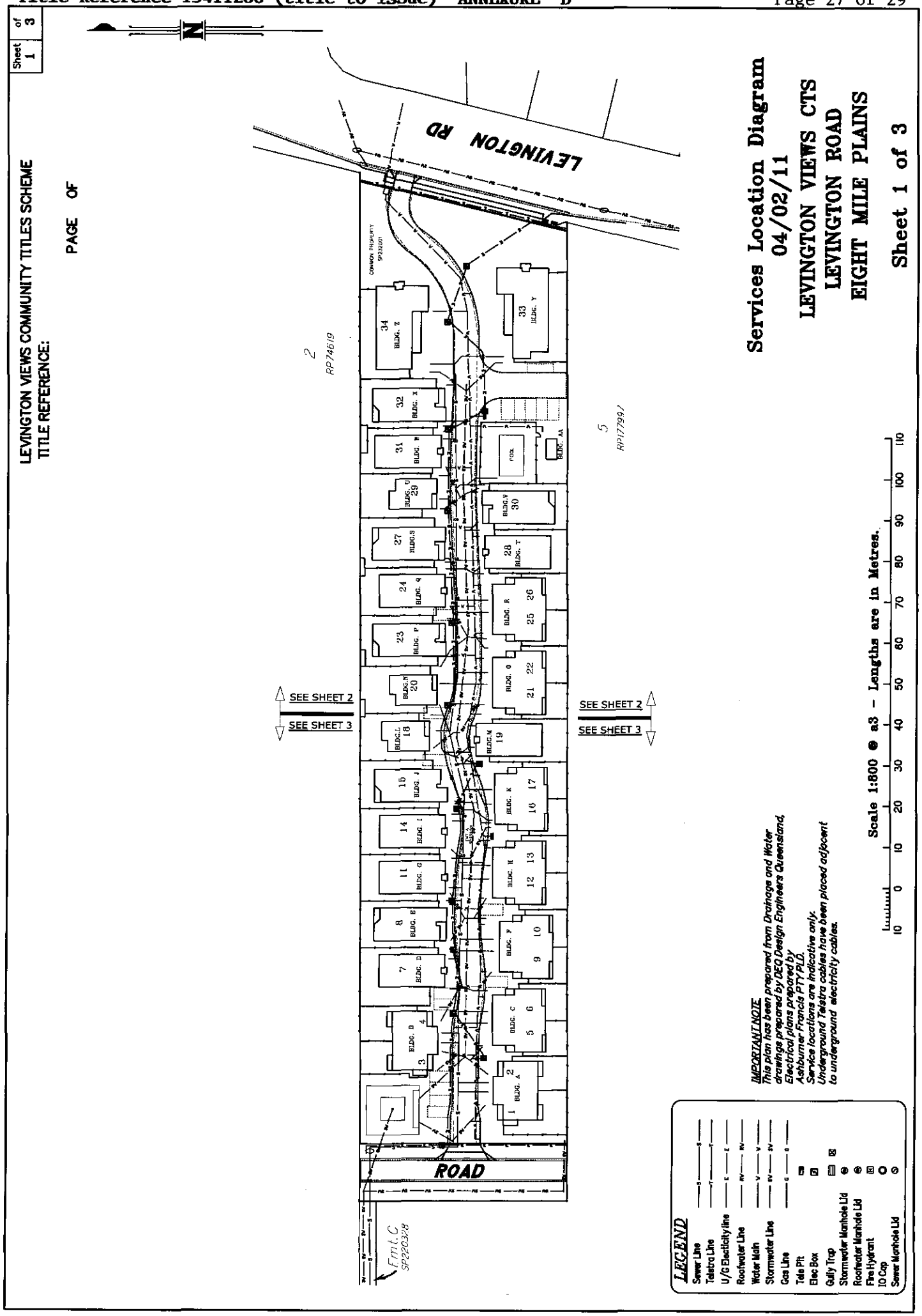
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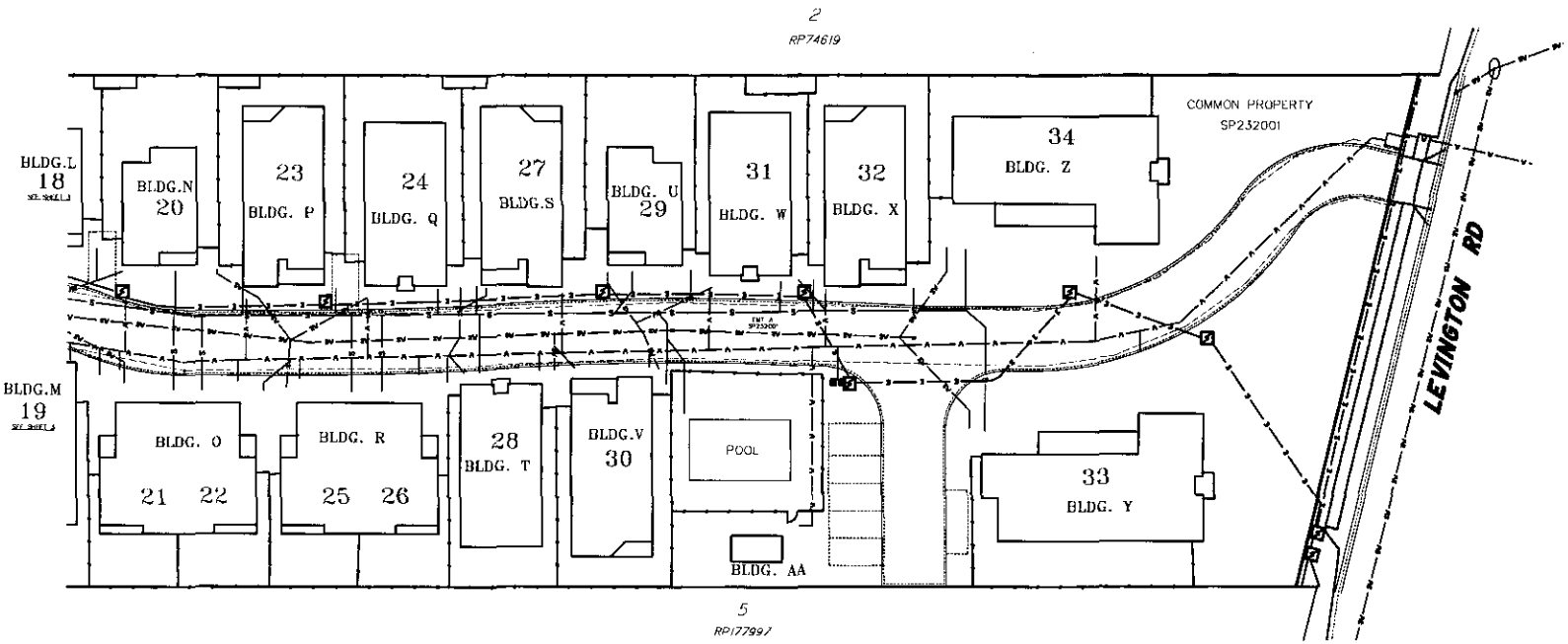
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Sheet 1 of 3
LEVINGTON VIEWS COMMUNITY TITLES SCHEME
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Services Location Diagram
04/02/11
LEVINGTON VIEWS CTS
LEVINGTON ROAD
EIGHT MILE PLAINS
Sheet 1 of 3
LEVINGTON RD
ROAD
SEE SHEET 2
SEE SHEET 3
SEE SHEET 2
SEE SHEET 3
RP74619
RP177991
FmlC SP220378
COMMON PROPERTY SP232001
POOL
BLDG. A
BLDG. B
BLDG. C
BLDG. D
BLDG. E
BLDG. F
BLDG. G
BLDG. H
BLDG. I
BLDG. J
BLDG. K
BLDG. L
BLDG. M
BLDG. N
BLDG. O
BLDG. P
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BLDG. T
BLDG. U
BLDG. V
BLDG. X
BLDG. Y
BLDG. Z
BLDG. AA
IMPORTANT NOTE
This plan has been prepared from Drainage and Water drawings prepared by DEO Design Engineers Queensland, Electrical plans prepared by Ashburner-Francis PTY LTD.
Service locations are indicative only.
Underground Telstra cables have been placed adjacent to underground electricity cables.
Scale 1:800 @ a3 - Lengths are in Metres.
10 0 10 20 30 40 50 60 70 80 90 100 110
LEGEND
Sewer Line
Telstra Line
U/G Electricity line
Roofwater Line
Water Main
Stormwater Line
Gas Line
Tele Pit
Elec Box
Gully Trap
Stormwater Manhole Lid
Roofwater Manhole Lid
Fire Hydrant
IO Cap
Sewer Manhole Lid

LEVINGTON VIEWS COMMUNITY TITLES SCHEME
TITLE REFERENCE:

PAGE OF



LEGEND

- Sewer Line
- Telstra Line
- U/G Electicity line
- Roofwater Line
- Water Main
- Stormwater Line
- Gas Line
- Tele Pit
- Elec Box
- Gully Trap
- Stormwater Manhole Lid
- Roofwater Manhole Lid
- Fire Hydrant
- IO Cap
- Sewer Manhole Lid

IMPORTANT NOTE
This plan has been prepared from Drainage and Water drawings prepared by DEQ Design Engineers Queensland, Electrical plans prepared by Ashburner Francis PTY PLD.
Service locations are indicative only.
Underground Telstra cables have been placed adjacent to underground electricity cables.

Scale 1:500 @ A3 – Lengths are in Metres.

5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70

Services Location Diagram
04/02/11
LEVINGTON VIEWS CTS
LEVINGTON ROAD
EIGHT MILE PLAINS

Sheet 2 of 3

Title Reference 15411206 (title to issue)

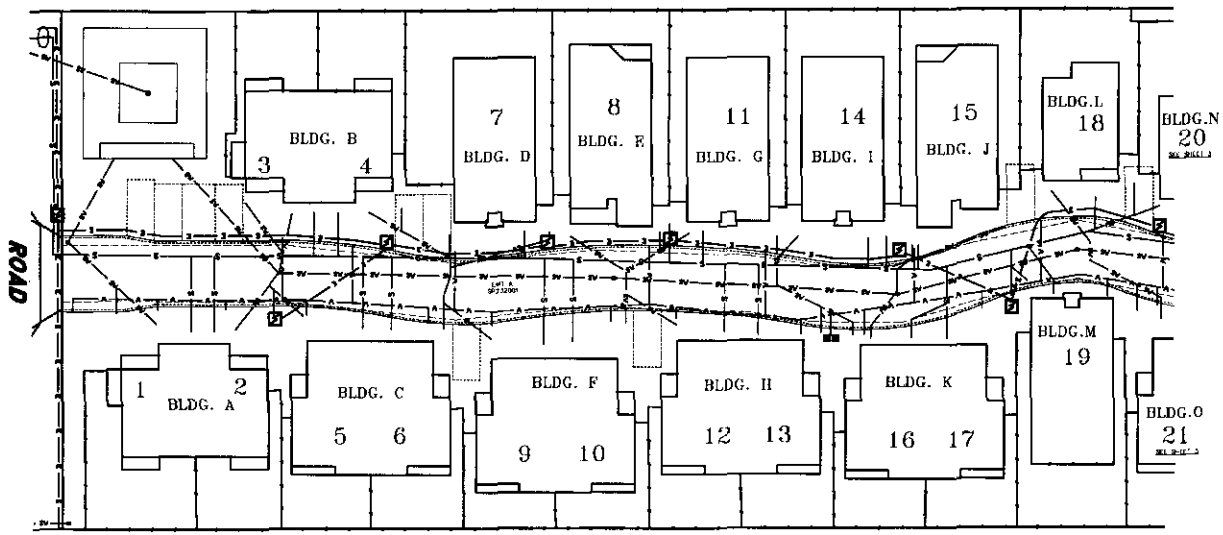
LEVINGTON VIEWS COMMUNITY TITLES SCHEME
TITLE REFERENCE:

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Sheet 3 of 3



2
RP74619



5
RP177997

LEGEND

- Sewer Line
- Telstra Line
- U/G Electicity line
- Roofwater Line
- Water Main
- Stormwater Line
- Gas Line
- Tele Pit
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5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70

Services Location Diagram
04/02/11
LEVINGTON VIEWS CTS
LEVINGTON ROAD
EIGHT MILE PLAINS

Sheet 3 of 3

QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION

FORM 23
POOL SAFETY CERTIFICATE

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

1. Pool safety certificate number

Identification number: PSC0276684

2. Location of the swimming pool

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

Street address: 75 LEVINGTON RD

EIGHT MILE PLAINS QLD Postcode 4113

Lot and plan details: 9999/SP/232001 Local government area: BRISBANE CITY

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

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

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Pool properties Shared pool ☑ Non-shared pool ☐ Number of pools 1

5. Pool safety certificate validity

Effective date: 19/11/2025 Expiry date: 19/11/2026

6. Certification

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

Name: NICHOLAS ALFRED EDWARD ROBSON

Pool safety inspector licence number: PS100859

Signature:

Robson's Pool Safety Inspections 0410 839 128

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

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

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

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

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