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	CAMERON HUGH TAYLOR ROSS
Property address *(referred to as the property in this statement)*	89/90 Northquarter Dr, Murrumba Downs QLD 4503
Lot on plan description	LOT 89 SURVEY PLAN 235919

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

Yes [X]

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. [X] **Yes** A copy of the plan of survey registered for the property. [X] **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. [X] **Yes** [ ] **No**

NoteIf 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:	Start 12/06/2025 End 11/06/2026
the amount of rent and bond payable:	Weekly Rent $570 Bond $2,280
whether the lease has an option to renew:	Yes

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**

Other unregistered agreement in writing (if applicable)

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. [X] **Yes** [ ] **No**

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

Gas Infrastructure (APA), Substation, Pit, HV Cable, LV Cable, Planned Work Area (Energex), Pipes, Manhole, Node (City of Moreton Bay), Pits, Cables (NBN), Sewer Reticulation Main, Sewer Maintenance Hole (Unitywater), and any applicable statutory rights to access the lot to repair or maintain that infrastructure.

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. [X] **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) 12/06/2025

NoteUnder 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): General Residential - Suburban Neighbourhood
Transport proposals and resumptions	There are encumbrances not registered on the title that will continue to affect the property after settlement. ☐ **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.	[X] **Yes**	[ ] **No**
	If a community titles scheme or a BUGTA scheme a shared pool is located in the scheme.	[X] **Yes**	[ ] **No**
	Pool compliance certificate is given.	[X] **Yes**	[ ] **No**
	OR		
	Notice of no pool safety certificate is given.	[ ] **Yes**	[X] **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**	[X] **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**	[X] **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**	[X] **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 $ 583.90 Date Range: 01/01/2026 to 31/03/2026

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 $ 661.61 Date Range: 04/11/2025 to 04/02/2026

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

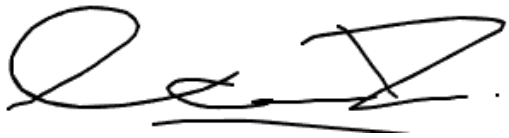
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

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 corporates 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)	[X] **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	[X] **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.	[X] **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**	[X] **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



31/03/2026, 12:02

Signature of seller

This form is signed by one seller under the authority of all sellers pursuant to section 97(2)(b) of the Property Law Act 2023.
CAMERON HUGH TAYLOR ROSS

Name of seller

Date

Date

Signatures BUYER

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:	**50980484**	**Search Date:**	25/03/2026 08:52
Date Title Created:	23/02/2015	**Request No:**	55538214
Previous Title:	50918105		

ESTATE AND LAND

Estate in Fee Simple

LOT 89 SURVEY PLAN 235919
Local Government: MORETON BAY

COMMUNITY MANAGEMENT STATEMENT 43070

REGISTERED OWNER

Dealing No: 716724088 01/09/2015

CAMERON HUGH TAYLOR ROSS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 13002066 (POR 78)
2. COVENANT No 713266416 01/06/2010 at 14:50
THE STATE OF QUEENSLAND
(REPRESENTED BY DEPARTMENT OF MAIN ROADS)
3. MORTGAGE No 721488103 17/02/2022 at 15:06
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

Land Title Act 1994 ; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 3

Peg placed at all new and original corners, unless otherwise stated.

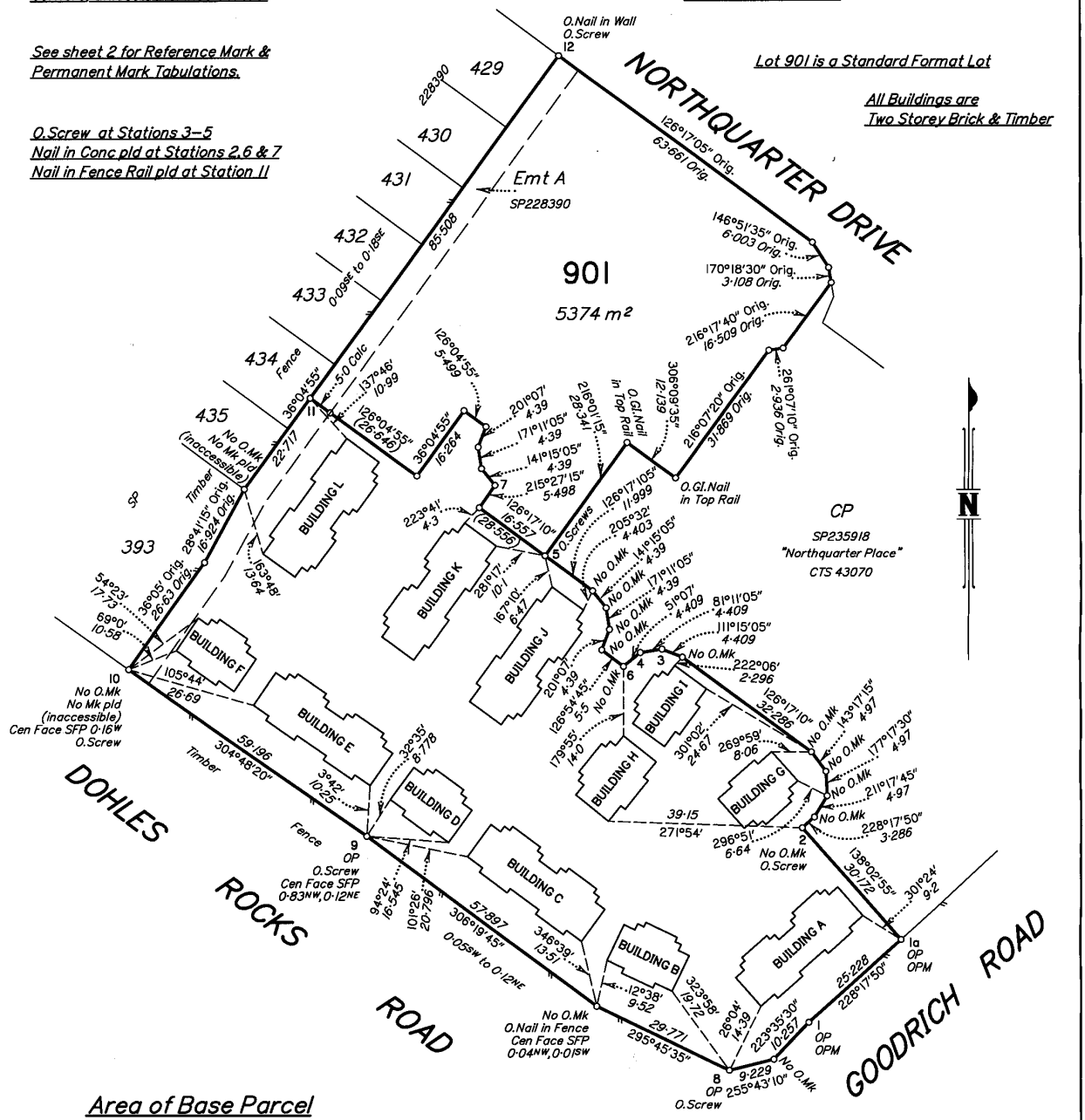
See sheet 2 for Reference Mark & Permanent Mark Tabulations.

O.Screw at Stations 3–5
Nail in Conc pld at Stations 2,6 & 7
Nail in Fence Rail pld at Station 11

Original information compiled from SP235918 in the Department of Natural Resources and Mines.

Lot 901 is a Standard Format Lot

All Buildings are Two Storey Brick & Timber



Area of Base Parcel
9925 m²

Scale 1:800 – Lengths are in Metres.

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

0 50mm 100mm 150mm

State copyright reserved.

JFP Urban Consultants Pty. Ltd. (ACN 050 414 045) hereby certify that the land comprised in this plan was surveyed by the corporation, by Michael David BALFOUR, Surveying Graduate, for whose work the corporation accepts responsibility, under the supervision of Mark Thomas FITZGERALD, 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. 16/10/14

JFP URBAN CONSULTANTS PTY LTD A.C.N. 050 414 045 The Common Seal of

Director

Director

Date 16/10/2014

Lots 83–118, 901 & Common Property

Cancelling Lot 900 on SP235918

LOCAL GOVERNMENT: *MORETON BAY R.C.* LOCALITY: *MURRUMBA DOWNS*

Meridian: *SP228390 Add 8°46'35" for MGA Zone 56*

Survey Records: *No*

Scale: *1: 800*

Format: BUILDING

SP235919

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

716321303

$3518.20
18/02/2015 15:29

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.**

5. Lodged by

88A

HWL EBSWORTH LAWYERS
GPO BOX 2033, BRISBANE QLD 4000
PH (07) 3002 6700
REF JDW:MLT: 195720

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

1. Certificate of Registered Owners or Lessees.

I/We PINEAPPLE FARM PTY. LTD. A.C.N. 098 297 717

(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~~

PINEAPPLE FARM PTY LTD ACN 098 297 717
BY ITS DULY CONSTITUTED ATTORNEY JASON DAMIEN WARAT UNDER POWER OF ATTORNEY NUMBER 713116194.

* Rule out whichever is inapplicable

6.

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50918105	Lot 900 on SP235918	83–118, 901 & CP	—	—

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
713329810	83–118 & 901	—

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
713266420	901 & CP

EXISTING COVENANT ALLOCATIONS

Covenant	Lots Encumbered
713266416	83–118, 901 & CP

2. Planning Body Approval.

* MORETON BAY R.C.

hereby approves this plan in accordance with the :
% INTEGRATED PLANNING ACT 1997

Dated this 4th day of FEBRUARY 2015

TINA MALTBY-WELLS
DELEGATED OFFICER
PRINCIPAL DEVELOPMENT PLANNER

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

POR 78	83–118,901 &CP
Lots	Orig

7. Orig Grant Allocation :

8. Map Reference :
9543–34443

9. Parish :
REDCLIFFE

10. County :
Stanley

11. Passed & Endorsed :
JFP Urban Consultants Pty. Ltd.
By : A.C.N. 050 414 045
Date : 16/10/2014
Signed :
Designation : Cadastral Surveyor

Date of Development Approval: 5th July 2010

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~~

16/10/2014
Cadastral Surveyor/Director * Date
*delete words not required

13. Lodgement Fees :

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

14. Insert Plan Number **SP235919**

3. Plans with Community Management Statement :

CMS Number : 43070
Name : 'Northquarter Place' CTS

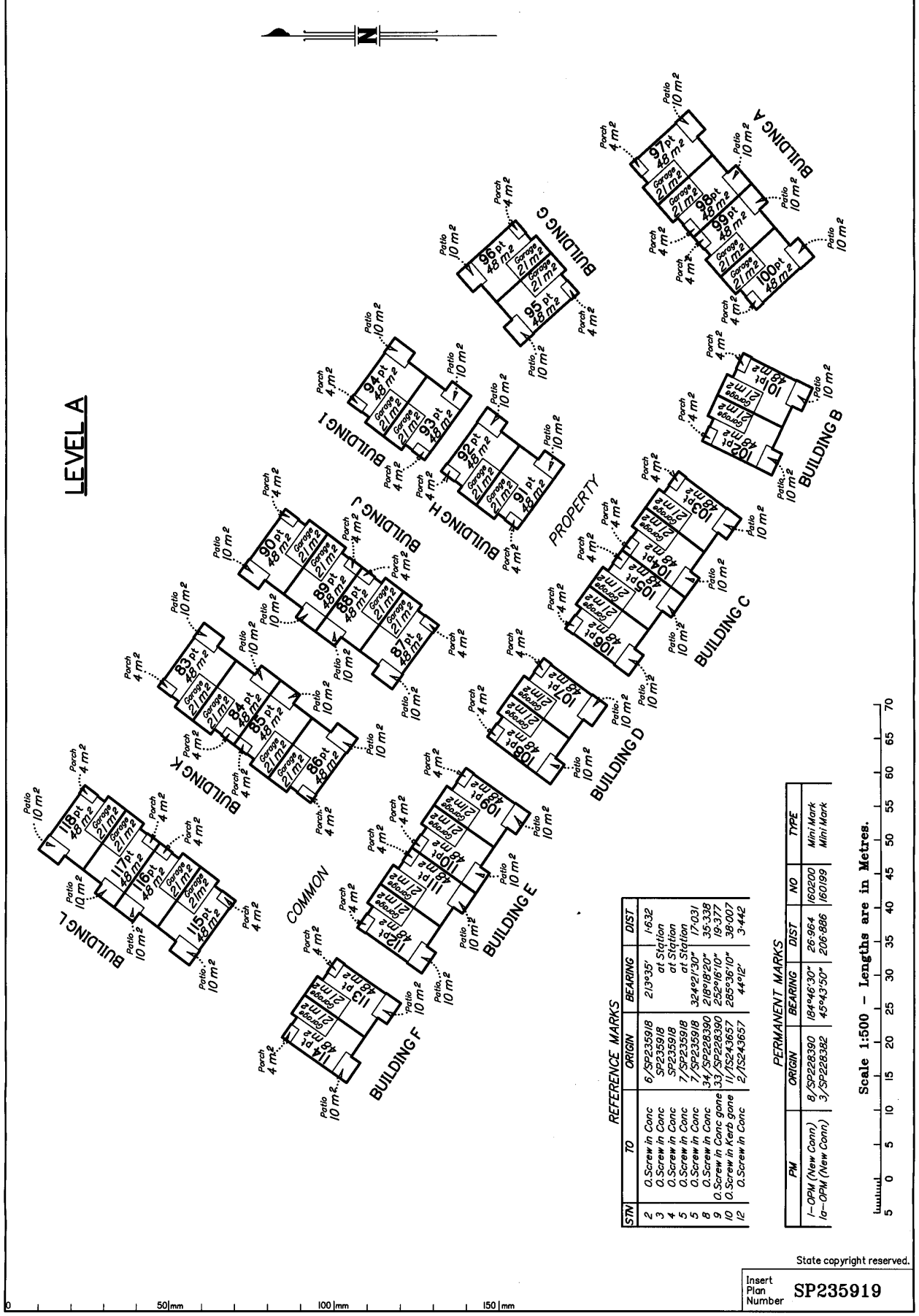
4. References :

Dept File :
Local Govt : DA/21866/2009/V73/1
Surveyor : B2379–260

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

ADDITIONAL SHEET

Sheet 2 of 3



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
2	0.Screw in Conc	6/SP235918	213°35'	1·632
3	0.Screw in Conc	SP235918	at Station	
4	0.Screw in Conc	SP235918	at Station	
5	0.Screw in Conc	7/SP235918	at Station	
5	0.Screw in Conc	7/SP235918	324°42'30"	17·031
8	0.Screw in Conc	34/SP228390	218°18'20"	35·338
9	0.Screw in Conc gone	33/SP228390	252°16'10"	19·377
10	0.Screw in Kerb gone	11/1S243657	285°36'10"	38·007
12	0.Screw in Conc	2/1S243657	44°12'	3·442

PERMANENT MARKS

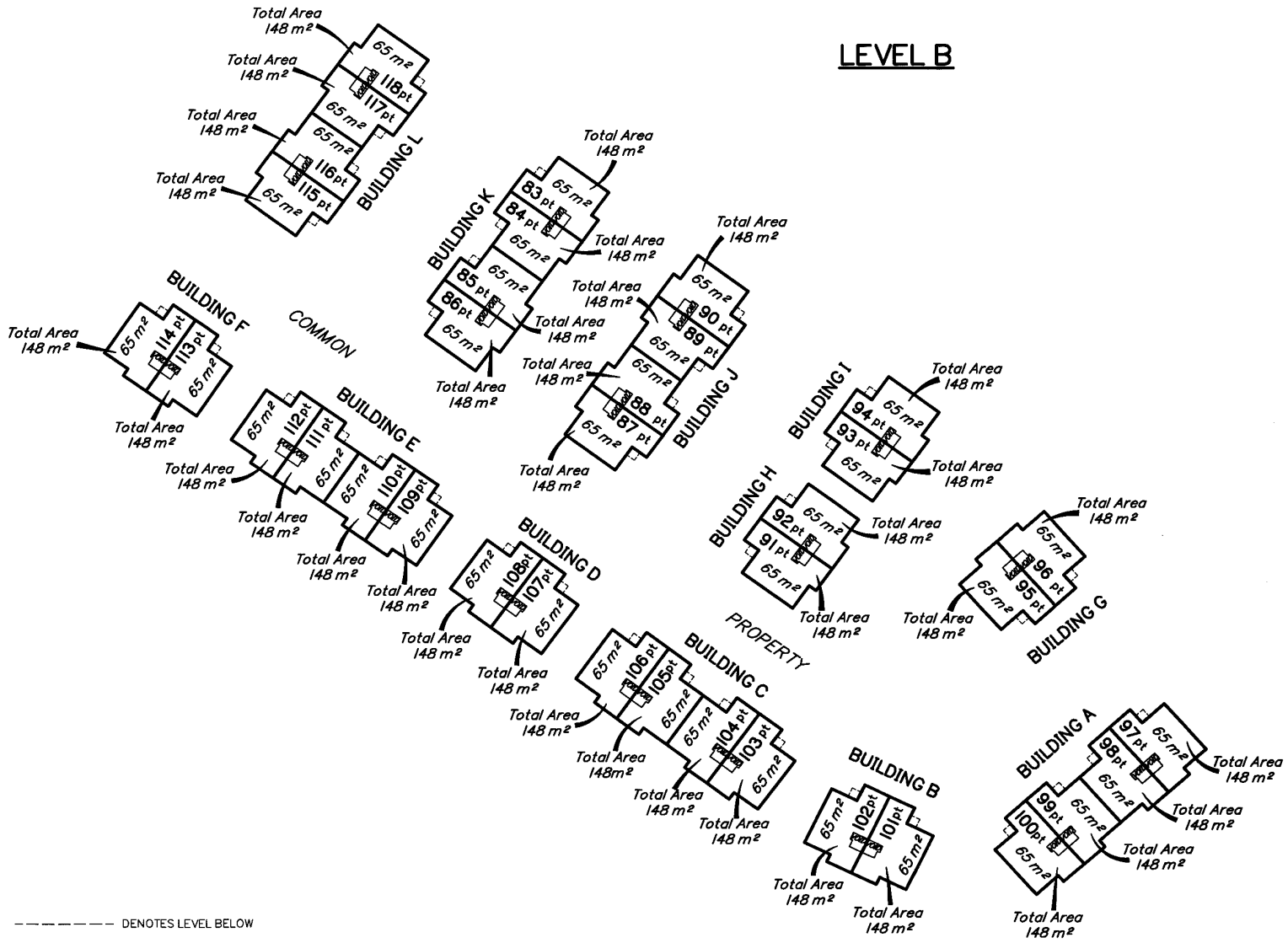
PM	ORIGIN	BEARING	DIST	NO	TYPE
1–OPM (New Conn)	8/SP228390	184°46'30"	26·964	160200	Mini Mark
1a–OPM (New Conn)	3/SP228382	45°43'50"	206·886	160199	Mini Mark

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Insert Plan Number SP235919

ADDITIONAL SHEET

LEVEL B



DENOTES LEVEL BELOW

Scale 1:500 – Lengths are in Metres.

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

Insert Plan Number **SP235919**

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Scheme Name: NORTHQUARTER PLACE COMMUNITY TITLES SCHEME 43070

Body Corp. Addr: STRATA MASTERY
PO BOX 2757
NEW FARM
QLD
4005

COMMUNITY MANAGEMENT STATEMENT No: 43070

Title	Lot	Plan
50862455	CP	SP 231554
50862456	18	SP 231554
50862457	19	SP 231554
50862458	20	SP 231554
50862459	21	SP 231554
50862460	22	SP 231554
50862461	23	SP 231554
50862462	24	SP 231554
50862463	25	SP 231554
50862464	26	SP 231554
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50862467	29	SP 231554
50862468	30	SP 231554
50862469	31	SP 231554
50862470	32	SP 231554
50862471	33	SP 231554
50862472	41	SP 231554
50862473	42	SP 231554
50862474	43	SP 231554
50862475	44	SP 231554
50862476	45	SP 231554
50862477	46	SP 231554
50862478	47	SP 231554
50862479	48	SP 231554
50869807	1	SP 231555
50869808	2	SP 231555
50869809	3	SP 231555
50869810	4	SP 231555
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50869814	8	SP 231555
50869815	9	SP 231555
50869816	10	SP 231555
50869817	11	SP 231555
50869818	12	SP 231555
50869819	13	SP 231555
50869820	14	SP 231555
50869821	15	SP 231555
50869822	16	SP 231555
50869823	17	SP 231555

Title	Lot	Plan	
50869824	34	SP	231555
50869825	35	SP	231555
50869826	36	SP	231555
50869827	37	SP	231555
50869828	38	SP	231555
50869829	39	SP	231555
50869830	40	SP	231555
50869831	49	SP	231555
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50980485	90	SP	235919
50980486	91	SP	235919
50980487	92	SP	235919

Title	Lot	Plan	
50980488	93	SP	235919
50980489	94	SP	235919
50980490	95	SP	235919
50980491	96	SP	235919
50980492	97	SP	235919
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50980510	115	SP	235919
50980511	116	SP	235919
50980512	117	SP	235919
50980513	118	SP	235919
51023398	119	SP	235920
51023399	120	SP	235920
51023400	121	SP	235920
51023401	122	SP	235920
51023402	123	SP	235920
51023403	124	SP	235920
51023404	125	SP	235920
51023405	126	SP	235920
51023406	127	SP	235920
51023407	128	SP	235920
51023408	129	SP	235920
51023409	130	SP	235920
51023410	131	SP	235920
51023411	132	SP	235920
51023412	133	SP	235920
51023413	134	SP	235920
51023414	135	SP	235920
51023415	136	SP	235920
51023416	137	SP	235920
51023417	138	SP	235920

COMMUNITY MANAGEMENT STATEMENT Dealing No: 717153191

** End of CMS Search Statement **

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Requested By: D-ENQ INFOTRACK PTY LIMITED

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

GENERAL REQUEST

FORM 14 Version 4
Page 1 of 1

717153191

$82.00
24/03/2016 13:08

BE 470

1. Nature of request

REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR NORTHQUARTER PLACE COMMUNITY TITLES SCHEME 43070

Lodger (Name, address, E-mail & phone number)

HWL EBSWORTH LAWYERS
GPO Box 2033
BRISBANE QLD 4001
Tel: (07) 3002 6700 Fax: 1300 368 717
Ref: JDW:MLT:195720

Lodger Code
88A

2. Lot on Plan Description	County	Parish	Title Reference
COMMON PROPERTY OF NORTHQUARTER PLACE COMMUNITY TITLES SCHEME 43070	STANLEY	REDCLIFFE	50862455

3. Registered Proprietor/State Lessee

BODY CORPORATE FOR NORTHQUARTER PLACE COMMUNITY TITLES SCHEME 43070

4. Interest

FEE SIMPLE

5. Applicant

BODY CORPORATE FOR NORTHQUARTER PLACE COMMUNITY TITLES SCHEME 43070

6. Request

I HEREBY REQUEST THAT: THE NEW CMS DEPOSITED HEREWITH WHICH AMENDS ITEMS 4 AND 6 AND SCHEDULE E OF THE EXISTING CMS BE RECORDED AS THE CMS FOR NORTHQUARTER PLACE COMMUNITY TITLES SCHEME 43070

7. Execution by applicant

Execution Date
24 / 03 / 2016

Applicant Solicitor's Signature

Marissa Lynne Todkill, Solicitor

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

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43070

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
Northquarter Place community titles scheme 43070

2. Regulation module
Accommodation Module

3. Name of body corporate
Body Corporate for Northquarter Place community titles scheme 43070

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
Common Property for Northquarter Place CTS 43070	Stanley	Redcliffe	50862455
Lots 18 to 33 and 41 to 48 on SP 231554	Stanley	Redcliffe	50862456 to 50862479
Lots 1 to 17, 34 to 40 and 49 to 52 on SP 231555	Stanley	Redcliffe	50869807 to 50869834
Lots 53 to 82 on SP 235918	Stanley	Redcliffe	50918075 to 50918104
Lots 83 to 118 on SP 235919	Stanley	Redcliffe	50980478 to 50980513
Lots 119 to 138 on SP 235920	Stanley	Redcliffe	51023398 to 51023417

5. #Name and address of original owner
Not Applicable

6. Reference to plan lodged with this statement
Not applicable

first community management statement only

7. Local Government community management statement notation

Not required pursuant to section 60(6) of the Body Corporate and Community Management Act 1997

.....~~signed~~

.....~~name and designation~~

.....~~name of Local Government~~

8. ~~Execution by original owner~~/Consent of body corporate

Body Corporate for Northquarter Place community titles scheme 43070

The Common Seal of

Chairman / Committee Member

Secretary / Committee Member

9 / 3 / 2016
Execution Date

***Execution**

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

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

Northquarter Place community titles scheme CTS 43070

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 18 on SP 231554	10	968
Lot 19 on SP 231554	10	968
Lot 20 on SP 231554	10	968
Lot 21 on SP 231554	10	968
Lot 22 on SP 231554	10	968
Lot 23 on SP 231554	10	968
Lot 24 on SP 231554	10	968
Lot 25 on SP 231554	10	968
Lot 26 on SP 231554	10	968
Lot 27 on SP 231554	10	968
Lot 28 on SP 231554	10	968
Lot 29 on SP 231554	10	968
Lot 30 on SP 231554	10	968
Lot 31 on SP 231554	10	968
Lot 32 on SP 231554	10	968
Lot 33 on SP 231554	10	968
Lot 41 on SP 231554	10	968
Lot 42 on SP 231554	10	968

Northquarter Place community titles scheme CTS 43070

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 43 on SP 231554	10	968
Lot 44 on SP 231554	10	968
Lot 45 on SP 231554	10	968
Lot 46 on SP 231554	10	968
Lot 47 on SP 231554	10	968
Lot 48 on SP 231554	10	968
Lot 1 on SP 231555	10	1006
Lot 2 on SP 231555	10	1006
Lot 3 on SP 231555	10	991
Lot 4 on SP 231555	10	977
Lot 5 on SP 231555	10	991
Lot 6 on SP 231555	10	1006
Lot 7 on SP 231555	10	1006
Lot 8 on SP 231555	10	1006
Lot 9 on SP 231555	10	1006
Lot 10 on SP 231555	10	977
Lot 11 on SP 231555	10	963
Lot 12 on SP 231555	10	963
Lot 13 on SP 231555	10	977
Lot 14 on SP 231555	10	977

Northquarter Place community titles scheme CTS 43070

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 15 on SP 231555	10	963
Lot 16 on SP 231555	10	963
Lot 17 on SP 231555	10	977
Lot 34 on SP 231555	10	1034
Lot 35 on SP 231555	10	1020
Lot 36 on SP 231555	10	1020
Lot 37 on SP 231555	10	1020
Lot 38 on SP 231555	10	1034
Lot 39 on SP 231555	10	1006
Lot 40 on SP 231555	10	1006
Lot 49 on SP 231555	10	991
Lot 50 on SP 231555	10	991
Lot 51 on SP 231555	10	991
Lot 52 on SP 231555	10	991
Lot 53 on SP 235918	10	1078
Lot 54 on SP 235918	10	1020
Lot 55 on SP 235918	10	1020
Lot 56 on SP 235918	10	1020
Lot 57 on SP 235918	10	1020
Lot 58 on SP 235918	10	1020
Lot 59 on SP 235918	10	991

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Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 60 on SP 235918	10	977
Lot 61 on SP 235918	10	977
Lot 62 on SP 235918	10	991
Lot 63 on SP 235918	10	991
Lot 64 on SP 235918	10	977
Lot 65 on SP 235918	10	977
Lot 66 on SP 235918	10	991
Lot 67 on SP 235918	10	991
Lot 68 on SP 235918	10	977
Lot 69 on SP 235918	10	977
Lot 70 on SP 235918	10	991
Lot 71 on SP 235918	10	1020
Lot 72 on SP 235918	10	1020
Lot 73 on SP 235918	10	1020
Lot 74 on SP 235918	10	1020
Lot 75 on SP 235918	10	1020
Lot 76 on SP 235918	10	1020
Lot 77 on SP 235918	10	1020
Lot 78 on SP 235918	10	1020
Lot 79 on SP 235918	10	1020
Lot 80 on SP 235918	10	1020
Lot 81 on SP 235918	10	1029
Lot 82 on SP 235918	10	1029
Lot 83 on SP 235919	10	1006
Lot 84 on SP 235919	10	991

Northquarter Place community titles scheme CTS 43070

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 85 on SP 235919	10	991
Lot 86 on SP 235919	10	1006
Lot 87 on SP 235919	10	1006
Lot 88 on SP 235919	10	991
Lot 89 on SP 235919	10	991
Lot 90 on SP 235919	10	1006
Lot 91 on SP 235919	10	1020
Lot 92 on SP 235919	10	1020
Lot 93 on SP 235919	10	1020
Lot 94 on SP 235919	10	1020
Lot 95 on SP 235919	10	1034
Lot 96 on SP 235919	10	1034
Lot 97 on SP 235919	10	991
Lot 98 on SP 235919	10	977
Lot 99 on SP 235919	10	977
Lot 100 on SP 235919	10	991
Lot 101 on SP 235919	10	997
Lot 102 on SP 235919	10	997
Lot 103 on SP 235919	10	991
Lot 104 on SP 235919	10	977
Lot 105 on SP 235919	10	977
Lot 106 on SP 235919	10	991
Lot 107 on SP 235919	10	1003
Lot 108 on SP 235919	10	1003
Lot 109 on SP 235919	10	991

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Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 110 on SP 235919	10	977
Lot 111 on SP 235919	10	977
Lot 112 on SP 235919	10	991
Lot 113 on SP 235919	10	1003
Lot 114 on SP 235919	10	1003
Lot 115 on SP 235919	10	1006
Lot 116 on SP 235919	10	991
Lot 117 on SP 235919	10	991
Lot 118 on SP 235919	10	1006
Lot 119 on SP 235920	10	1006
Lot 120 on SP 235920	10	991
Lot 121 on SP 235920	10	991
Lot 122 on SP 235920	10	1006
Lot 123 on SP 235920	10	1006
Lot 124 on SP 235920	10	991
Lot 125 on SP 235920	10	991
Lot 126 on SP 235920	10	1006
Lot 127 on SP 235920	10	1029
Lot 128 on SP 235920	10	1029
Lot 129 on SP 235920	10	1034
Lot 130 on SP 235920	10	1034
Lot 131 on SP 235920	10	1034
Lot 132 on SP 235920	10	1034
Lot 133 on SP 235920	10	1020
Lot 134 on SP 235920	10	1020

Northquarter Place community titles scheme CTS 43070

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 135 on SP 235920	10	1020
Lot 136 on SP 235920	10	1020
Lot 137 on SP 235920	10	1034
Lot 138 on SP 235920	10	1034
TOTAL	**1380**	**137609**

PRINCIPLES FOR DECIDING THE CONTRIBUTION LOT ENTITLEMENT FOR A LOT

In accordance with s46(7) of the *Body Corporate and Community Management Act 1997,* the contribution schedule lot entitlements for the community titles scheme have been decided using the equality principal.

PRINCIPLES FOR DECIDING THE INTEREST LOT ENTITLEMENT FOR A LOT

In accordance with section 46(7A) of the *Body Corporate and Community Management Act 1997,* the interest schedule lot entitlements for the community titles scheme have been calculated using the market value principle. That is, the interest schedule lot entitlements reflect the respective market values of the lots in the community titles scheme except to the extent it is just and equitable in the circumstances for the individual lot entitlements not to reflect the respective market values of the lots.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

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

SCHEDULE C BY-LAWS

PART 1 – INTERPRETATION

1. Interpretation

These By-Laws are to be interpreted in accordance with the following rules:

(a) Terms not defined in this CMS but defined in the BCCM Act have the meanings given to them in the BCCM Act.

(b) Terms not defined in this Schedule C but defined in Schedule B of this CMS have the meanings given to them in Schedule B.

(c) Headings are for guidance only and are not to be used as an aid in interpretation.

(d) Plurals include the singular and singular include the plural.

(e) Reference to either gender includes a reference to the other gender.

(f) Reference to the whole includes any part of the whole.

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(g) A reference to a statute, ordinance, code or other Law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them.

(h) A reference to a person includes a firm, a body corporate, an unincorporated association or an authority.

(i) Where these By-Laws say that something can or must be done by the Body Corporate then that thing may be done by the Committee unless there is a legal restriction on the Committee doing so.

(j) All By-Laws must be construed so as to be valid, legal or enforceable in all respects. If any By-Law is illegal, invalid or unenforceable it is to be read down to such extent as may be necessary to ensure that it is legal, valid or enforceable as may be reasonable in the circumstances so as to give a valid operation of a partial character. If any such By-Law cannot be read down it, is deemed void and is severed and the remaining By-Laws are not in any way affected or impaired.

2. Definitions

In these By-Laws, unless the contrary intention appears:

(a) **BCCM Act** means the Body Corporate and Community Management Act 1997 and the Regulation Module applying to the Scheme.

(b) **Authority** means any body, government or otherwise, or person having or exercising control over the use or the operation of the Scheme.

(c) **Body Corporate** means the body corporate created upon establishment of the Scheme.

(d) **Breach** means any breach, potential breach or threatened breach by an Owner, Occupier or Invitee of:

(i) these By-Laws;

(ii) the BCCM Act;

(iii) this CMS;

(iv) any registered covenant or easement over the Common Property; or

(v) any rules relating to the Common Property made by the Committee pursuant to these By-Laws.

(e) **By-Laws** means these by-laws or any specified part of them.

(f) **CMS** means this community management statement.

(g) **Committee** means the committee of the Body Corporate appointed pursuant to the BCCM Act.

(h) **Committee's Representative** means a member of the Committee or other person or body appointed from time to time for the purpose of representing the Committee.

(i) **Common Property** means the common property of the Scheme.

(j) **Costs** includes any cost, charge, expense, outgoing, payment or other expenditure of any nature whatsoever, including where appropriate:

(i) legal fees on a solicitor and own client basis; and

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(ii) the cost of rectifying any Breach, or making good any damage caused by a Breach.

(k) **Development** means the development known as Northquarter Place situated at Northquarter Drive, Murrumba Downs Qld 4503.

(l) **Display Unit** means a Lot or Lots used by the original owner or its nominee to promote further sales of Lots in the Development.

(m) **Invitee** includes a tenant, guest, servant, employee, agent, member of the family, contractor, customer, visitor, invitee and licensee of an Owner or Occupier.

(n) **Law** means any statute, rule, regulation, proclamation, ordinance or by-law or statutory instrument.

(o) **Letting Agent** means the person who from time to time holds an authorisation to act as the letting agent for the Scheme.

(p) **Letting Agent's Office** means the Lot(s) nominated from time to time by the Letting Agent to the Body Corporate to be used to conduct the business of the Letting Agent and for any other purposes which may be authorised in any agreement between the Body Corporate and the Letting Agent. For avoidance of doubt, the Letting Agent's Office may be the same Lot(s) as the Service Contractor's Unit.

(q) **Lot** means a lot in the Scheme and includes all improvements constructed on a lot and any areas of Common Property attaching to a lot under an exclusive use by-law allocation.

(r) **Notice** means any notice in writing, statement in writing, any written material and any other written communication.

(s) **Occupier** means any occupier of a Lot and includes:

(i) the Owner (where the context requires, even if the owner is not in actual occupation of the Lot);

(ii) a mortgagee in possession of a Lot;

(iii) a tenant or lessee (registered or otherwise) of a Lot or a part of a Lot ; and

(iv) includes an occupier of a part of a Lot.

(t) **Owner** has the meaning defined by the BCCM Act and includes the successors in title and assigns of the Owner.

(u) **Person** includes any corporation or association whether incorporate or not and bodies politic.

(v) **Pets** means dogs, cats, birds and fish.

(w) **Service Contractor** means the person or corporation appointed by the Body Corporate from time to time as service contractor to, amongst other things, keep the Common Property maintained and in good order and repair.

(x) **Service Contractor's Unit** means the Lot(s) nominated from time to time by the Service Contractor to the Body Corporate from which the Service Contractor performs its duties. For avoidance of doubt, the Service Contractor's Unit may be the same Lot(s) as the Letting Agent's Office.

(y) **Scheme** means Northquarter Place community titles scheme.

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(z) **Scheme Land** means all the land contained in the Scheme.

(aa) **Secretary** means the secretary of the Body Corporate.

PART 2 – COMPLIANCE WITH CMS, BY-LAWS, RULES AND NOTICES

3. Observance of By-Laws and Peaceful Enjoyment

3.1 Occupiers must observe and ensure that these By-Laws are observed by their Invitees.

3.2 Occupiers must not behave in a manner likely to interfere with the peaceful enjoyment of other Occupiers.

3.3 An Owner whose Lot is the subject of a lease, licence or tenancy agreement must take all reasonable steps to ensure that any lessee, licensee, tenant or other Occupier or their Invitees comply with and observe these By-Laws.

3.4 An Owner must give a copy of these By-Laws to any Occupier of a Lot.

4. Rules Relating to Common Property

4.1 The Committee may make, amend, delete or add to, from time to time, rules relating to the Common Property and/or assets of the Body Corporate and in particular (without limitation) in relation to the use of any improvements on or facilities within the Common Property not inconsistent with these By-Laws, unless and until they are disallowed or revoked by the Body Corporate in general meeting.

4.2 Occupiers must comply with any rules relating to the Common Property and/or assets of Body Corporate made under this by-law.

5. Instructions to Contractors etc

Occupiers must not directly instruct any contractors or workmen employed by the Body Corporate unless authorised in writing by the Body Corporate.

6. Notices to be Observed

Occupiers and Invitees must observe the terms of any Notice displayed in the Common Property by authority of the Body Corporate or the Committee or of any lawful authority.

PART 3 – OBLIGATIONS IN RESPECT OF LOTS

7. Use of Lots

7.1 Subject to these By-Laws (including, without limitation, the rights of the Service Contractor and Letting Agent under Part 7), Lots must be used only for residential purposes.

7.2 Lots must not be used:

(a) for any purpose that may cause a nuisance or hazard or is in any manner likely to interfere with the peaceful enjoyment of other Occupiers or any person lawfully using the Common Property;

(b) for any illegal or immoral purpose that will interfere with the good reputation of the Scheme; or

(c) for any purpose that may endanger the safety or good reputation of persons residing within the Scheme.

Northquarter Place community titles scheme CTS 43070

7.3 Occupiers may, providing that it is lawful to do so, carry out a home occupation or business from a Lot and may receive visitors for that purpose providing:

(a) the use does not conflict with the rights of any Service Contractor or Letting Agent under these by-laws or otherwise appointed by the Body Corporate;

(b) the use is lawful and all necessary permits and insurances for the use are held;

(c) the use does not unreasonably interfere with the amenity of other Occupiers; and

(d) the Occupier obeys the reasonable directions and requirements of the Committee.

8. Maintenance of Lots

8.1 Occupiers must:

(a) maintain their Lot and keep it clean and free of rubbish and vermin;

(b) keep accessible windows and glass clean;

(c) maintain and repair their Lot so that it is not offensive in appearance to other Occupiers; and

(d) maintain their Lot to prevent the excessive growth of grass and other vegetation so that the Lot is not unsightly, does not increase fire risks and does not contribute to the spread of noxious weeds.

8.2 If the Committee gives the Occupier reasonable notice of the intention to enter the Lot for inspection or to carry out works, an Occupier must permit representatives and agents of the Body Corporate access to the Lot at all reasonable times for the purpose of inspection and carrying out works to rectify any Breach.

9. Alteration to Lots

9.1 An Owner or Occupier must not alter a Lot in any way without the approval in writing of the Committee.

9.2 No approval of the Committee is necessary in respect of minor maintenance of the internal area of the Lot such as painting of internal walls and replacement of carpet providing that the colours of such finishes which are visible from outside of the Lot are in keeping with the colours used in the Scheme generally.

9.3 An Owner must submit plans and specifications and any other details required by the Body Corporate to the Committee in respect of any proposed alterations.

9.4 The Committee must not unreasonably withhold its consent to an alteration, and may give its consent subject to reasonable conditions.

9.5 An approval given by the Committee to an alteration (in particular the installation of shutters) is conditional upon the Owner first obtaining all necessary Council approvals to the alteration.

9.6 Unless specifically shown as such on the Council approved plans for the Scheme, balconies and terraces are to remain unenclosed and there are to be no shutters, glazing, louvers, blinds or similar structures on balconies and terraces.

9.7 Air-conditioning systems may only be installed in exclusive use areas designated for installation or in areas, including within a Lot, and designated by the Committee. All such systems must comply with all relevant standards in respect of noise omissions and otherwise as directed by the Committee.

Northquarter Place community titles scheme CTS 43070

10. Appearance of Lots

10.1 The purpose of this by-law is to ensure that the Scheme remains at all times:

(a) visually uniform;

(b) tidy in appearance; and

(c) having garden areas and plants which are compatible and conform with the landscaping of the Scheme generally.

10.2 Unless approved in writing by the Committee, an Occupier must not:

(a) display any sign, banner, advertisement or similar articles;

(b) keep any oversized plants (as determined in the opinion of the Committee); and

(c) install any aerials, receivers or the like;

if it is visible from outside of the Lot.

10.3 An Occupier must not hang curtains or blinds, apply window tinting or install screens or similar devices which are visible from outside of the Lot unless first approved in writing by the Committee. The Committee must have regard to the purpose of this by-law in giving any approval.

10.4 An Occupier of a Lot which contains any garden area or feature plants must maintain that area or plants so as to achieve the purpose of this by-law.

11. Clearance of Post Boxes

Occupiers (and if the Lot is vacant, Owners) must regularly clear the post box for the Lot.

12. Nuisance

12.1 Occupiers and Invitees must not make or permit any noise likely to unreasonably interfere with the peaceful enjoyment of other Occupiers.

12.2 Occupiers must take all practical means to minimise annoyance to other Occupiers including by closing doors, windows and curtains and taking such further reasonable steps as may be within their power.

12.3 Invitees leaving after 11.00 pm must be requested to leave quietly. Quietness must also be observed when an Occupier returns late at night or in early morning hours.

12.4 Occupiers must not operate any electronic device or equipment which interferes with any domestic appliance or apparatus lawfully in use within the Scheme.

12.5 Occupiers must be appropriately dressed at all times when visible from Common Property, other Lots or outside the Scheme.

13. Infectious Diseases

Occupiers must:

(a) immediately give Notice to the Body Corporate of any serious infectious disease contracted by the Occupier or an Invitee; and

(b) include in such Notice details of all relevant information related to that disease.

Northquarter Place community titles scheme CTS 43070

14. Insurance

Occupiers must not bring on to, do or keep any thing in or on their Lots which may increase the rate of insurance of the Scheme or which may conflict with the laws relating to fires or any insurance policy for the Scheme or the regulations of any public authority.

PART 4 – OBLIGATIONS RELATING TO BOTH THE USE OF THE COMMON PROPERTY AND LOTS

15. Garbage Disposal

15.1 Garbage must be kept in a clean and dry garbage receptacle within a Lot or on Common Property designated by the Committee.

15.2 Garbage bins left for collection must be removed from the Common Property or the road verge soon after garbage collection, if possible on the same day.

15.3 Occupiers must not, in disposing of garbage, adversely affect the health, hygiene or comfort of other Occupiers.

15.4 Occupiers must not put any rubbish, dirt or other offensive material on the Common Property and must directly dispose of any rubbish generated within or located within that Occupier's Lot.

15.5 The Committee may

(a) clear away all rubbish, dirt or other material located on the Common Property or within a Lot; and

(b) repair any damage caused to the Common Property or the Lot by any rubbish, dirt or other material,

at the cost of the Owner of the offending Lot.

15.6 The Body Corporate has the power to devise and adopt a garbage storage removal system from time to time. Any system must be first approved by Council's waste service division and must be complied with by Occupiers.

16. Flammable Substances

16.1 Occupiers must not, without the written permission of the Committee store a flammable substance on the Common Property.

16.2 Occupiers must not, without the written permission of the Committee, store a flammable substance on the Lot unless the substance is used or intended to be used for domestic purposes.

17. Keeping of Pets

17.1 Occupiers must not keep Pets or animals within the Development or a Lot without the written permission of the Committee unless otherwise permitted under these By-Laws.

17.2 Occupiers are allowed to keep Pets within a Lot on the following conditions;

(a) a maximum of two Pets are allowed;

(b) dogs must be less than 10kg in weight and 30cm in height;

(c) dogs and cats must wear an identification tag, tattoo or micro chip; and

(d) all Pets, if required by law to be licensed or registered, are licensed or registered.

Northquarter Place community titles scheme CTS 43070

17.3 Occupiers must:

(a) clean and remove any mess left on Common Property by any Pet under their control;

(b) ensure that dogs and cats are appropriately restrained while on Common Property; and

(c) ensure Pets are at all times kept clean, quiet, controlled and within their Lot.

17.4 The Committee may, at the cost of the Owner of the offending Lot, remove a Pet from within the Scheme if the Pet is disturbing others, in the Committee's opinion.

17.5 Occupiers mentioned in section 5 of the Guide Dogs Act 1972 have the right to be accompanied by a guide dog while within the Development.

18. Auction Sales

Occupiers must not permit any auction sale to be conducted or to take place within their Lot or upon the Common Property without the prior written permission of the Committee.

19. Use of Facilities

Occupiers must use facilities in Lots and within the Common Property properly and not for any purpose for which they were not intended for use.

PART 5 – OBLIGATIONS IN RESPECT OF COMMON PROPERTY

20. Obstruction

Occupiers must not:

(a) interfere with the lawful use of the Common Property; or

(b) interfere with the use of access ways, footpaths or driveways on the Common Property or any easement giving access to or through the Common Property; or

(c) use access ways, footpaths or driveways on the Common Property for any purpose other than access.

21. Accidents On Common Property

Occupiers must:

(a) give Notice to the Body Corporate of any accident which occurs or arises out of or relates to Common Property;

(b) include in such Notice, all details of the accident which would be normally required by an insurer; and

(c) provide all such assistance with any insurance claim arising out of such accident as is reasonably required by the Body Corporate.

22. Damage to Common Property

22.1 Occupiers must not damage or remove or use for their own purposes any lawn, garden or plant on Common Property without the written consent of the Committee.

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22.2 Occupiers must not alter, operate, damage or in any way deface any structure that forms part of the Common Property without the written consent of the Committee.

23. Notice of Damage

Occupiers must promptly notify the Body Corporate of any damage to or defect in any service, connection or fixtures which comprise part of the Common Property.

24. No Smoking

Occupiers must not at any time smoke cigarettes or any other substance whilst on Common Property.

PART 6 – THE BODY CORPORATE

25. Empowering By-Law

25.1 The Body Corporate is empowered to negotiate and to enter into such agreements and deeds for administration, caretaking, maintenance, services and security (collectively "Services") as it decides in its discretion are to its benefit.

25.2 The Body Corporate is further empowered to regulate the provision of any Services throughout the Scheme and contributions toward the cost of the Services.

25.3 Without limitation and by way of example, under this By-law the Body Corporate may enter into arrangements with service contractors for the purchase and supply to the Body Corporate and Occupiers of electricity, gas, chilled water (to enable the operation of air-conditioning systems) etc ("Consumables"). Under such an arrangement, Occupiers may be charged, by either the Body Corporate or a service contractor, either a flat fee or a fee based on use (or a combination of both) for the consumption of the Consumables as well as administration charges. The Committee may, from time to time, make, delete or add to rules relating to such arrangements. Occupiers, as a condition of the supply of the Consumables, must comply with any such rules.

26. Breach

26.1 If an Occupier commits a Breach, the Body Corporate may give the Owner and Occupier a Notice to Remedy the Breach within 14 days.

26.2 If the Owner or Occupier fail to remedy the Breach, the Body Corporate may, on a further 3 days Notice to the Owner and Occupier, enter the Lot and carry out any necessary works to remedy the Breach.

26.3 If an Occupier commits a Breach and the Committee deems it to be an emergency situation, the Body Corporate may immediately enter the Lot and carry out the necessary works to remedy the Breach.

26.4 For avoidance of doubt, the Body Corporate may recover its costs in respect of that Breach in accordance with these by-laws and under the BCCM Act.

27. Inspection of Lots

27.1 Occupiers must permit, (upon 3 day's Notice, except in the case of an emergency when no notice is required) representatives of the Body Corporate to access their Lot to:

(a) conduct inspections;

(b) test any equipment within the Lot;

(c) trace and repair any leakage or defect in equipment within the Lot at the expense of the Owner;

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(d) read any meter situated within the Lot; and

(e) maintain any equipment (including mechanical exhaust equipment) within the Lot at the expense of the Owner.

27.2 If an Occupier does not permit access, the Body Corporate may effect entry and will not be liable for any damage occasioned to the Lot or any structure on the Lot in effecting the entry.

27.3 The Body Corporate, in exercising its powers under this By-Law, will ensure that it causes as little inconvenience to the Occupier as is reasonable in the circumstances.

28. Recovery of Costs

28.1 If an Occupier or Invitee commits a Breach, the Owner of the relevant Lot must pay on demand the whole of the Body Corporate's Costs in respect of that Breach, which amount will be deemed to be a liquidated debt.

28.2 Where the Body Corporate incurs Costs as a result of a Breach, the Body Corporate will be entitled to and the Committee may, in its absolute discretion:

(a) seek an order of an Adjudicator under the BCCM Act requiring the Owner who committed the Breach, or who is responsible for the Breach (if the Breach was committed by an Occupier of Invitee), to pay the Body Corporate's Costs; or

(b) recover its Costs as a debt in an action in any Court of competent jurisdiction from the Owner who committed the Breach or who is responsible for the Breach (if the Breach was committed by an Occupier of Invitee).

29. Levies

29.1 If a contribution levied under the BCCM Act is unpaid 30 days after it falls due for payment, then the Owner will have committed a Breach. 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 determination has been made, then at a rate of 2½ % per month or any part month.

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

29.3 Unpaid contributions and interest and all Body Corporate administrative costs and legal costs (on a solicitor and own client basis) associated with collecting the unpaid amounts are recoverable by the Body Corporate as a liquidated debt.

30. Correspondence

All complaints or applications to the Body Corporate or the Committee must be addressed in writing to the Secretary and not to any other member of the Committee.

31. Security System

31.1 The Body Corporate is empowered to establish and maintain a system in order to keep the Scheme secure which may include the keeping of a master key for the Scheme which enables entry into Lots. The Body Corporate may give a copy of any such master key to the Service Contractor and / or Letting Agent.

31.2 For avoidance of doubt, the security system may restrict the access of Occupiers to certain areas of Common Property within the Scheme such as meeting rooms, storage areas etc.

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31.3 If the Body Corporate operates a security system, no Occupier may interfere with that system or alter any locking device preventing entry to their Lot without the prior written approval of the Committee.

32. Fire Alarms

Occupiers who cause the fire alarm to be set off must pay the costs of the Body Corporate incurred as a result, including any call out charges of the Fire Brigade.

PART 7 – LETTING AGENT

33. Letting Agent – Exclusive Letting Rights

33.1 While the Letting Agent holds an authorisation from the Body Corporate to act as a letting agent for the Scheme, the Letting Agent may conduct a letting agents business from the Scheme to the exclusion of all others.

33.2 The Letting Agent may affix and display on the Common Property such signs and advertisements as may be reasonably required by the Letting Agent in the performance of its duties and in the exercise of its rights under any agreement entered into between the Letting Agent and the Body Corporate.

34. Service Contractor – Exclusive Rights

While the Service Contractor holds an appointment from the Body Corporate to manage and maintain the Common Property (in accordance with the terms of that appointment), the Service Contractor may provide its services to the Body Corporate to the exclusion of all others.

35. Letting Agent and Service Contractor – Body Corporate's Obligations

35.1 Whilst the Letting Agent holds an authorisation from the Body Corporate to act as letting agent for the Scheme and / or the Service Contractor holds an appointment from the Body Corporate to manage and maintain the Common Property (the "Agreements"), the Body Corporate;

(a) will not directly or indirectly provide any of the services set out in the Agreements;

(b) will not permit any person, including its staff to carry on or render or be concerned in any business which competes with the business carried on by the Letting Agent or Service Contractor under the Agreements;

(c) will not enter into with any other person an agreement, authority or appointment which is similar to the Agreements; or

(d) the Body Corporate will not make any part of the Common Property available to any person for the purpose of conducting any business which competes with the business carried on by the Letting Agent or Service Contractor under the Agreements.

PART 8 - THE ORIGINAL OWNER

36. Construction / Sale of Lots

36.1 Whilst the Original Owner remains an Owner of any Lot in Development, the Original Owner and its contractors, agents and those authorised by it, will be entitled to:-

(a) undertake works necessary to complete the Development, including excavation, general earthworks, the installation of drainage, utility services, irrigation, construction of improvements;

(b) enter onto land within the Development with any vehicles, workers or equipment to undertake the works;

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(c) bring heavy earthmoving equipment onto the Common Property or other Lots in the Development owned by the Original Owner in order to complete the Development; and

(d) use the Common Property or other Lots in the Development owned by the Original Owner to:

(i) give access to and egress from any part of the Development with or without vehicles and equipment (or either of them); and

(ii) store building materials, vehicles, equipment or fill.

36.2 In exercising its rights under this By-Law, the Original Owner will use reasonable endeavours to prevent undue interference with the enjoyment by Occupiers of their respective Lot and the Common Property.

36.3 While any construction or building operations are occurring within the Development, Occupiers must comply with the reasonable directions of the Original Owner (and persons authorised by it). In particular, they must comply with any altered traffic (vehicle and pedestrian) flow directions.

36.4 Occupiers must not object to any noise, nuisance or other inconvenience which may arise as a result of the Original Owner exercising its rights under this By-Law.

37. Display Unit and Promotional Functions

Despite anything else in these By-laws, the Original Owner may:

(a) use any Lot, or permit any Lot to be used, for the purposes of a Display Unit; and

(b) erect signage, or permit signage to be erected within the Scheme (provided this complies with all laws);

(c) carry out promotional and marketing functions from the Common Property (but must minimise the disturbance to Occupiers in doing so).

38. No Objection

The Original Owner is permitted to use and damage the Common Property for the purpose of developing the Scheme. If any damage is caused to the Common Property or anything on the Common Property, the Original Owner will make good the damage at its expense.

PART 9 – EXCLUSIVE USE

39. Exclusive Use Areas and Assets

Specific Identification in by-law

39.1 Occupiers for the time being of Lots identified in Schedule E are entitled to the exclusive use to the rights and enjoyment of or other special rights about that part of the Common Property ("EU Areas") or those Body Corporate assets ("EU Assets"):

(a) specifically identified in Schedule E; and

(b) for the purposes set out in Schedule E.

39.2 For the purposes of Section 171(3)(b)(i) of the BCCM Act, an allocation under this By-Law may stop applying to a Lot only if the Owner of the Lot agrees in writing (to the revocation) before the allocation is revoked under this By-Law. For avoidance of doubt, this By-Law provides for the revocation of an allocation.

Northquarter Place community titles scheme CTS 43070

39.3 Owners of Lots to which this exclusive use By-Law attaches must:

(a) at their own expense, keep the EU Areas neat and tidy;

(b) at their own expense, maintain the EU Assets; and

(c) as far as is lawful, perform the duties of the Body Corporate in respect of the EU Areas and EU Assets.

39.4 EU Areas which are not kept tidy and clean, will be tidied and cleaned by the Body Corporate at the expense of the Owner of the Lot to which the exclusive use By-Law attaches.

39.5 EU Assets which are not maintained, will be maintained by the Body Corporate at the expense of the Owner of the Lot to which the exclusive use By-Law attaches.

39.6 EU Areas to be used for purposes of carparking and storage must:

(a) only be used for the purposes of carparking and storage as designated; and

(b) not be enclosed, unless enclosed by the Original Owner, without written approval of the Committee. If approval is given, only methods of enclosure and storage systems approved in writing by the Committee may be used.

39.7 EU Areas which are carparking spaces which have EU Areas that are storage areas adjacent to them to which there is no means of access other than through the carparking space must not be surrendered and/or re-allocated under either an authorised allocation or an agreed allocation (under Section 171(1)(b) of the BCCM Act) unless the adjacent storage area is also surrendered and/or re-allocated so that, at all times, there is a lawful means of access to the storage area.

Authorised Allocations

39.8 The Original Owner is authorised to allocate for the exclusive use to the rights and enjoyment of or other special rights about Common Property and Body Corporate assets for the purposes of this By-Law and Section 171(1)(b)(i) of the BCCM Act ("Authorised Allocations").

39.9 The Authorised Allocations may be made at any time during the "base allocation period" as that term is defined in Section 174(2)(a) of the BCCM Act.

39.10 The Authorised Allocations are effected by the Original Owner giving details of the allocations to the Body Corporate, including:

(a) the Lot to which the allocation will attach;

(b) the area of Common Property or Body Corporate asset allocated; and

(c) the Purpose of the allocation.

39.11 If a notification of an Authorised Allocation is made, the Body Corporate must comply with the provisions of Section 175 of the BCCM Act in relation to lodging a request to record a new community management statement.

39.12 In this By-Law, "Purposes" means:

(a) carparking purposes;

(b) storage area purposes;

(c) courtyard area purposes;

(d) balcony area purposes;

(e) air-conditioning unit keeping purposes;

(f) antenna and other communications devices keeping purposes;

(g) toilet and/or washroom use purposes;

(h) signage area purposes;

(i) access purposes;

(j) general recreational area purposes; and

(k) to the extent lawful, any other lawful purpose determined by the Original Owner.

39.13 In accordance with Section 171(1)(b)(i) of the BCCM Act, the Original Owner is authorised under this By-Law to make Authorised Allocations and the Authorised Allocations may be carried out or effected by the Original Owner or any Original Owner's agent.

PART 10 – FURTHER STAGES

40. Development of Further Stages

40.1 This by-law applies if the Development is being carried out by the Original Owner in stages.

40.2 The Original Owner, together with its servants, agents, invitees and contractors, is authorised to do anything relating to the development of the Land or other nearby or adjoining land including, without limitation, to do the following without requiring the Body Corporate's consent or approval and without incurring any responsibility or liability to the Body Corporate except as set out in this By-law:-

(a) gain access with or without vehicles, equipment and machinery across Common Property; and

(b) carry out such works and modifications to the Common Property as is necessary to carry out the development as specified in this CMS (including, without limitation, damaging the Common Property excavation, general earth-works, construction of Common Property improvements, installation of utility infrastructure, installing rock anchors, cutting holes in Common Property walls for access to the relevant lot, building directly beside a Common Property wall and using the Common Property for support).

40.3 If requested by a contractor carrying out the works, the Body Corporate must publicise and request that Occupiers comply with any safety directions that may reasonably be required by the contractor.

40.4 The Body Corporate and Occupiers must not do anything that hinders, prevents or delays the Original Owner's progress of developing the Land, and in particular the Body Corporate and Owners and Occupiers must:

(a) not object to;

(b) give all necessary consents to enable and facilitate;

(c) sign all consents, plans and documents including without limitation new community management statements, transfers, survey plans as required by the Original Owner to enable and facilitate;

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(d) not make any objection or claim against the Original Owner or its servants, agents, invitees and contractors in respect of any noise, traffic or nuisance of any type which may arise in connection with,

the further development of the Land (and any land to form part of the Scheme), the grant of special privileges, access licences, and other rights as set out in Schedule B.

40.5 The Original Owner must indemnify the Body Corporate and each other Owner or Occupier from and against all losses, damages, charges and expenses of every kind which may arise out of or in connection with or as a consequence of any negligence or misconduct on the part of the Original Owner, the building contractor and any servant, agent or invitee of any of them in connection with the execution of the works.

40.6 The Original Owner must ensure that the contractor engaged to execute the further development works:

(a) at all times keep the Common Property not subject to new work in a clean and tidy state; and

(b) remove all refuse, rubble and waste material from the Common Property promptly.

40.7 At the completion of the works, the Original Owner (without prejudice to its obligation to indemnify the Body Corporate) must cause the rectification of any damage which has been caused to the Common Property as a consequence of or in connection with the carrying out of the further development works, provided that the Original Owner is not obligated to rectify works and modifications to the Common Property that facilitate the development of the Scheme and are intended by the Original Owner to be permanent.

40.8 Until all stages are fully constructed, the Original Owner has the authority of the Body Corporate to access Common Property for the purpose of moving construction traffic to any Lot or Common Property with the minimum inconvenience to Occupiers.

PART 11 – COUNCIL MANDATED CONDITIONS

41. Council Mandated Conditions

41.1 The Development Permit for the Scheme provides the following:

"The Community Management Statement shall reflect all relevant development conditions affecting the community titling and site management of the development, including the following;

(a) Carparking provisions;

(b) Landscaping requirements;

(c) Communal Open Space and Recreational areas (including unrestricted access to all recreation areas within the development);

(d) Bin storage requirements and collection locations; and

(e) Stormwater Management and Maintenance requirements.

41.2 In relation to Communal Open Space Areas – all lots within all stages of the Scheme are to be provided access to both of the main communal open space and recreation areas for the Scheme.

41.3 In relation to the Stormwater Management Plan:

(a) The Scheme is subject to a Stormwater Management Plan (**SMP**), which provides for a stormwater management strategy, including quality and quantity mitigation.

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(b) The SMP requires that the stormwater quality devices located within the Scheme are to be maintained by a suitably qualified contractor at regular intervals not exceeding 4 months. A certificate of compliance is to be forwarded to Council's Assets and Drainage Engineer upon successful completion of each maintenance procedure.

(c) This CMS requires that the Body Corporate and the Owners, as members of the Body Corporate, are responsible for causing the undertaking of the future maintenance works required by the SMP.

41.4 In relation to each of the stages of the Scheme, the Development Permit provides special conditions as set out below:

"SPECIAL CONDITIONS APPLYING TO STAGE 1A ONLY

S1A.1 Car Parking

Provide not less than four (4) car parking spaces on-site comprising of the following:

Resident Parking (Garages)	Tandem Resident Parking (Driveways)	Visitor Parking	Wash Bay
2	2	0	0

All car parking spaces including the tandem spaces allocated on driveways in front of garages are to be available and permitted for use at all times.

The location of visitor parking shall be clearly signposted from the entry driveway to the development.

SPECIAL CONDITIONS APPLYING TO STAGE 1 ONLY

S1.1 Car Wash Facilities

The developer shall dedicate the car washing facility as generally shown on the approved plans. The facility must be appropriately screened from internal pedestrian areas and adjoining property boundaries. The facility must meet the acceptable construction standards outlined in Planning Scheme Policy "PSPI6 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas".

S1.2 Car Parking

Provide not less than sixty (60) car parking spaces on-site comprising of the following:

Resident Parking (Garages) & Carports	Tandem Resident Parking (Driveways)	Visitor Parking	Wash Bay
26	24	9	1

All car parking spaces including the tandem spaces allocated on driveways in front of garages are to be available and permitted for use at all times.

The location of visitor parking shall be clearly signposted from the entry driveway to the development.

S1.3 Bin Washout Facility

A bin washout facility conforming with Planning Scheme Policy PSP 16 must be provided.

Northquarter Place community titles scheme CTS 43070

SPECIAL CONDITIONS APPLYING TO STAGE 2 ONLY

S2.1 Car Parking

Provide not less than sixty-five (65) car parking spaces on-site comprising of the following:

Resident Parking (Garages) & Carports	Tandem Resident Parking (Driveways)	Visitor Parking	Wash Bay
32	28	5	0

All car parking spaces including the tandem spaces allocated on driveways in front of garages are to be available and permitted for use at all times.

The location of visitor parking shall be clearly signposted from the entry driveway to the development.

SPECIAL CONDITIONS APPLYING TO STAGE 3 ONLY

S.3.1 Car Parking

Provide not less than sixty-three (63) car parking spaces on-site comprising of the following:

Resident Parking (Garages)	Tandem Resident Parking (Driveways)	Visitor Parking	Wash Bay
28	24	11	0

All car parking spaces including the tandem spaces allocated on driveways in front of garages are to be available and permitted for use at all times.

The location of visitor parking shall be clearly signposted from the entry driveway to the development.

SPECIAL CONDITIONS APPLYING TO STAGE 4 ONLY

S4.1 Car Wash Facilities

The developer shall dedicate the car washing facility as generally shown on the approved plans. The facility must be appropriately screened from internal pedestrian areas and adjoining property boundaries. The facility must meet the acceptable construction standards outlined in Planning Scheme Policy "PSPIG Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas".

S4.2 Car Parking

Provide not less than seventy-nine (79) car parking spaces on-site comprising of the following:

Resident Parking (Garages)	Tandem Resident Parking (Driveways)	Visitor Parking	Wash Bay
36	36	6	1

The two visitor car parking adjacent to Unit 41 are to be relocated to allow more practical access into each space.

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All car parking spaces including the tandem spaces allocated on driveways in front of garages are to be available and permitted for use at all times.

The location of visitor parking shall he clearly signposted from the entry driveway to the development.

S.4.3 Bin Washout Facility

A bin washout facility conforming with Planning Scheme Policy PSP 16 must be provided.

SPECIAL CONDITIONS APPLYING TO STAGE 5 ONLY

S.5.1 Car Parking

Provide not less than forty-six (46) car parking spaces on-site comprising of the following:

Resident Parking (Garages)	Tandem Resident Parking (Driveways)	Visitor Parking	Wash Bay
20	20	6	0

All car parking spaces including the tandem spaces allocated on driveways in front of garages are to be available and permitted for use at all times.

The location of visitor parking shall be clearly signposted from the entry driveway to the development."

41.5 In relation to Refuse Storage, each lot shall be provided with individual 240 L waste and recycling bins in accordance with PSP-36 "Waste/Recycling Collection in Multiple Dwellings". The waste bins are to be stored within screened bin areas in convenient locations to the lots they are intended to serve. The bin storage areas are to be screened from public view and direct sunlight in accordance with PSP-36 "Waste/Recycling Collection in Multiple Dwellings" at all times.

41.6 In relation to Landscaping and Maintenance Plan, the Body Corporate and the Owners, as members of the Body Corporate must ensure that all landscaping within the Scheme is maintained in accordance with the Landscaping Maintenance Plan approved by Council.

42. Vehicles

42.1 An Owner or Occupier of a Lot must not, without the Body Corporate's written approval:

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

(b) permit an Invitee to park a vehicle or allow a vehicle to stand on the Common Property,

except for the designated visitor parking which must remain available at all times for the sole use of a visitor's vehicles.

42.2 An approval under sub-section 1 must state the periods for which it is given, with the exception of designated visitor parking.

42.3 However, the Body Corporate may cancel the approval by giving 7 days written notice to the Owner or Occupier, with the exception of designated visitor parking.

42.4 The Committee is empowered to remove, at the expense of the vehicle's owner, vehicles parked illegally on Common Property by towing or other means.

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42.5 Unless approved in writing by the Committee, Heavy Vehicles must not be parked in a Lot's allocated parking space.

42.6 Vehicles parked within the Scheme must be kept clean and in roadworthy condition.

43. Car Washing

Washing of Vehicles shall only occur in designated areas.

44. Bicycle Racks

Bicycles must only be stored in bicycle racks provided by the Body Corporate and must be locked to prevent theft. Bicycles may only be brought into and out of the Scheme by way of the car park entry.

45. Speed Limits

Occupiers must not exceed the Speed Limit while driving any vehicle on the Common Property. Occupiers must use their best to ensure that their Invitees do not exceed the Speed Limit.

46. No "For Sale" Signs

An Occupier must not, without the prior consent of the Committee, display on the Common Property (which includes the exterior of all buildings, fences etc) any signs relating to the sale or lease of a lot. Permanent large scale signs are not permitted, the Committee will set conditions regulating the type of signs to be approved.

SCHEDULE D ANY OTHER DETAILS

Statutory Easements

Lots affected by statutory easements are as follows:

Lots on Plan or Common Property	Statutory Easement
Lots 18 – 33, 41 – 48 on SP 231554, Lots 1 to 17, 34 to 40, 49 to 52 on SP 231555, Lots 53 to 82 on SP 235918, Lots 83 to 118 on SP 235919, Lots 119 to 138 on SP 235920 and Common Property	Support
Lots 18 – 33, 41 – 48 on SP 231554, Lots 1 to 17, 34 to 40, 49 to 52 on SP 231555, Lots 53 to 82 on SP 235918, Lots 83 to 118 on SP 235919, Lots 119 to 138 on SP 235920 and Common Property	Utility Services and Utility Infrastructure
Lots 18 – 33, 41 – 48 on SP 231554, Lots 1 to 17, 34 to 40, 49 to 52 on SP 231555, Lots 53 to 82 on SP 235918, Lots 83 to 118 on SP 235919, Lots 119 to 138 on SP 235920 and Common Property	Shelter
Not applicable	Projections

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Lots on Plan or Common Property	Statutory Easement
Lots 18 – 33, 41 – 48 on SP 231554, Lots 1 to 17, 34 to 40, 49 to 52 on SP 231555, Lots 53 to 82 on SP 235918, Lots 83 to 118 on SP 235919, Lots 119 to 138 on SP 235920 and Common Property	Maintenance of building close to boundary

Services Location Diagrams

The location of the current service easements are as follows:

Service Easement	Lots and / or Common Property affected	Service Location Diagram
Roofwater, Sewer, Water, Electricity/Communications and Gas	Common Property	"X"

Form 20

SERVICES LOCATION DIAGRAM

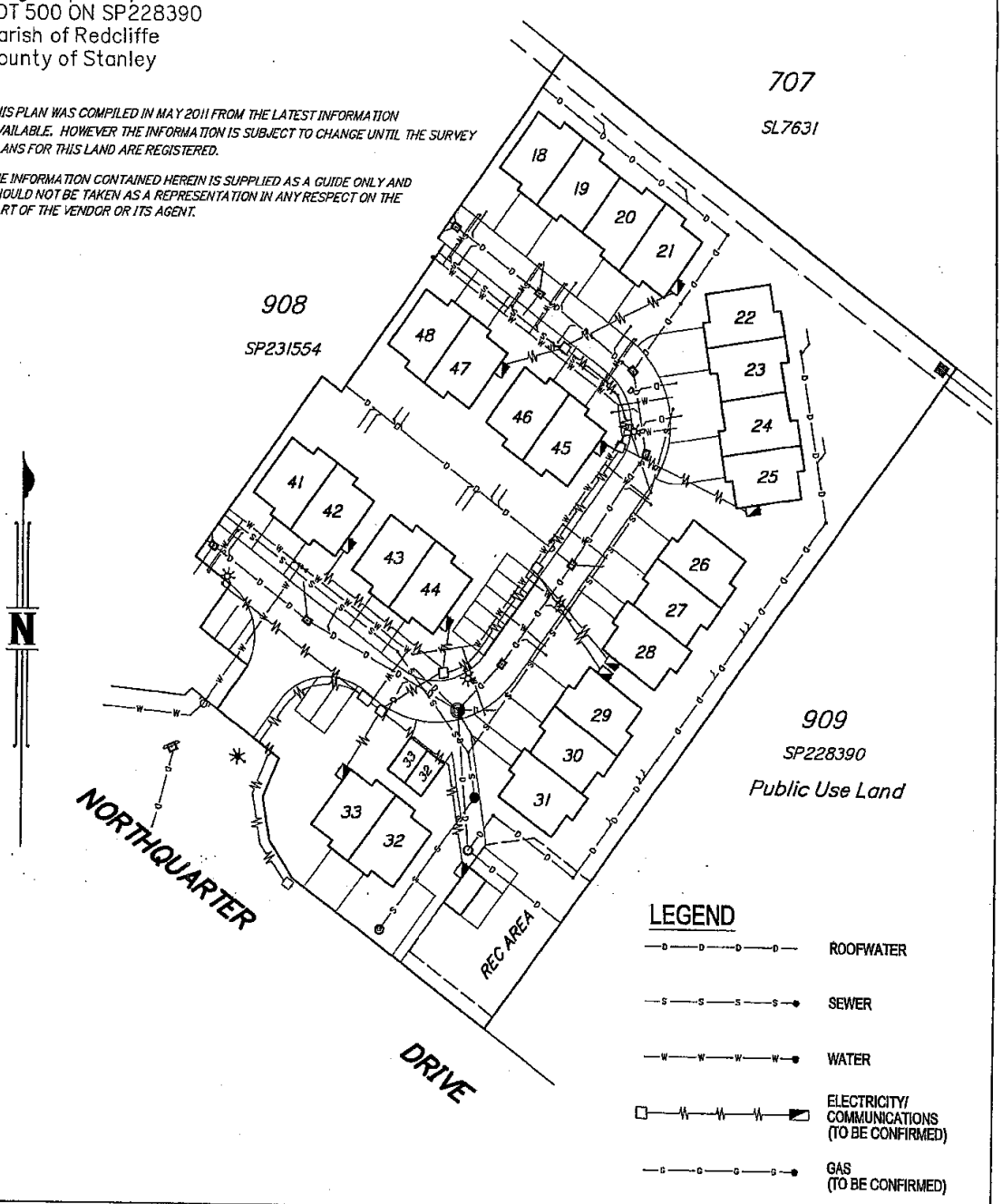
'NORTHQUARTER PLACE' CTS 43010

STAGE 1

PROPERTY DESCRIPTION
(original parcel)
LOT 500 ON SP228390
Parish of Redcliffe
County of Stanley

THIS PLAN WAS COMPILED IN MAY 2011 FROM THE LATEST INFORMATION AVAILABLE. HOWEVER THE INFORMATION IS SUBJECT TO CHANGE UNTIL THE SURVEY PLANS FOR THIS LAND ARE REGISTERED.

THE INFORMATION CONTAINED HEREIN IS SUPPLIED AS A GUIDE ONLY AND SHOULD NOT BE TAKEN AS A REPRESENTATION IN ANY RESPECT ON THE PART OF THE VENDOR OR ITS AGENT.



LEGEND

- ROOFWATER
- SEWER
- WATER
- ELECTRICITY/ COMMUNICATIONS (TO BE CONFIRMED)
- GAS (TO BE CONFIRMED)

Scale 1:750 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 metres

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A4 SIZE)
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

JFP URBAN CONSULTANTS
BRISBANE - SUNSHINE COAST - CENTRAL QLD
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PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

SERVICES LOCATION PLAN
PINEAPPLE FARM PTY. LTD.
"NORTHQUARTER PLACE" CTS
MURRUMBA DOWNS

SURVEYED	JFP	CHECKED	MTF	DATUM
DRAWN	R.K.	APPROVED	MTF	ORIGIN

PROJECT: B2379 PLAN: 249 ISSUE: B
SHEET: 1 OF 5
FILE: SERVICESstage1.dwg
DATE: 27/05/2011

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Form 20

SERVICES LOCATION DIAGRAM "X"

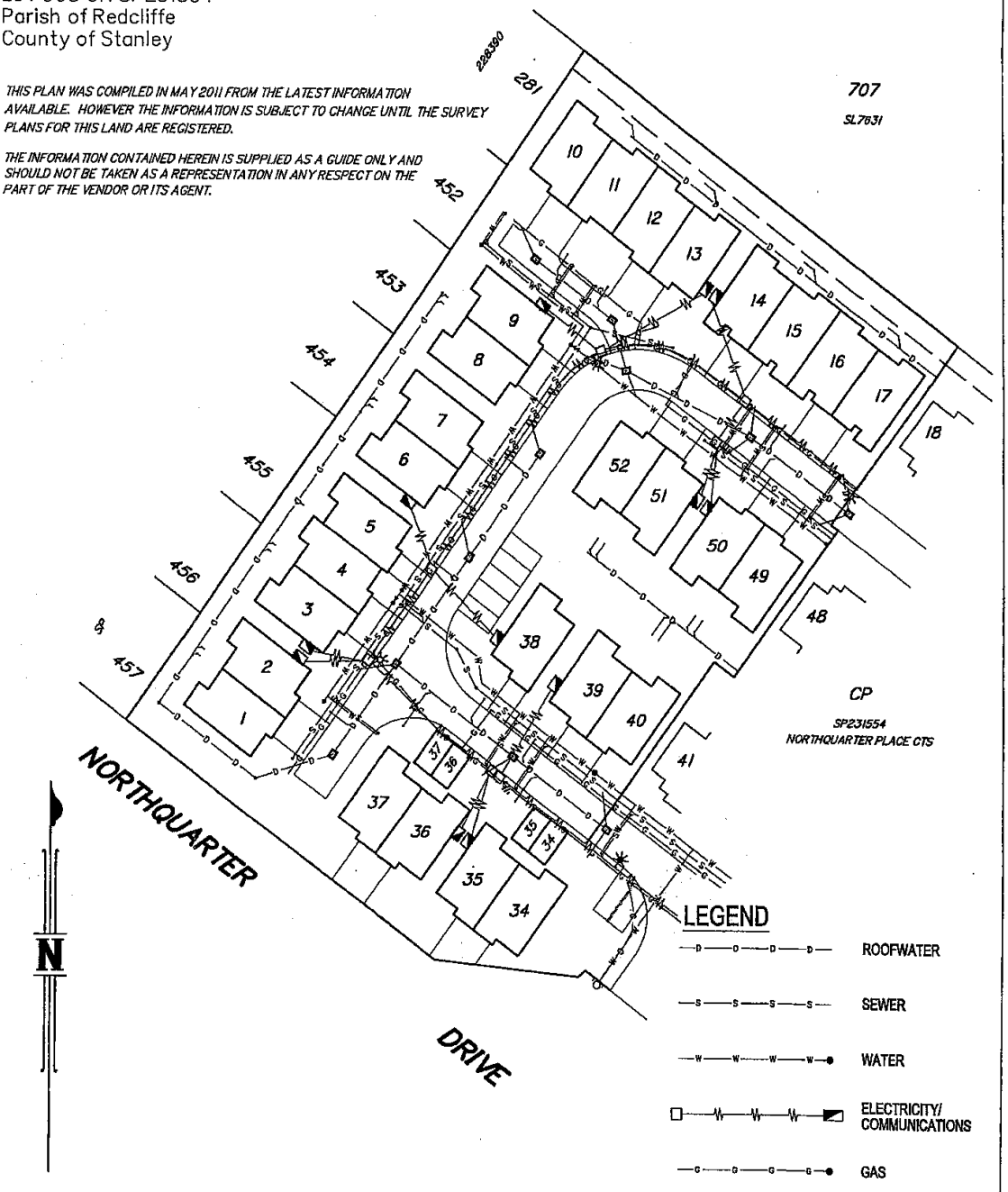
'NORTHQUARTER PLACE' CTS 43070

STAGE 2

PROPERTY DESCRIPTION
(original parcel)
LOT 908 ON SP231554
Parish of Redcliffe
County of Stanley

THIS PLAN WAS COMPILED IN MAY 2011 FROM THE LATEST INFORMATION AVAILABLE. HOWEVER THE INFORMATION IS SUBJECT TO CHANGE UNTIL THE SURVEY PLANS FOR THIS LAND ARE REGISTERED.

THE INFORMATION CONTAINED HEREIN IS SUPPLIED AS A GUIDE ONLY AND SHOULD NOT BE TAKEN AS A REPRESENTATION IN ANY RESPECT ON THE PART OF THE VENDOR OR ITS AGENT.



Scale 1:750 metres 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A4 SIZE)
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SERVICES LOCATION PLAN
PINEAPPLE FARM PTY. LTD.
"NORTHQUARTER PLACE" CTS
MURRUMBA DOWNS

SURVEYED	JFP	CHECKED	MTF	DATUM
DRAWN	R.K.	APPROVED	MTF	ORIGIN

PROJECT: B2379 PLAN: 250 ISSUE: B
SHEET: 2 OF 5
FILE: SERVICESstage2.dwg
DATE: 27/05/2011

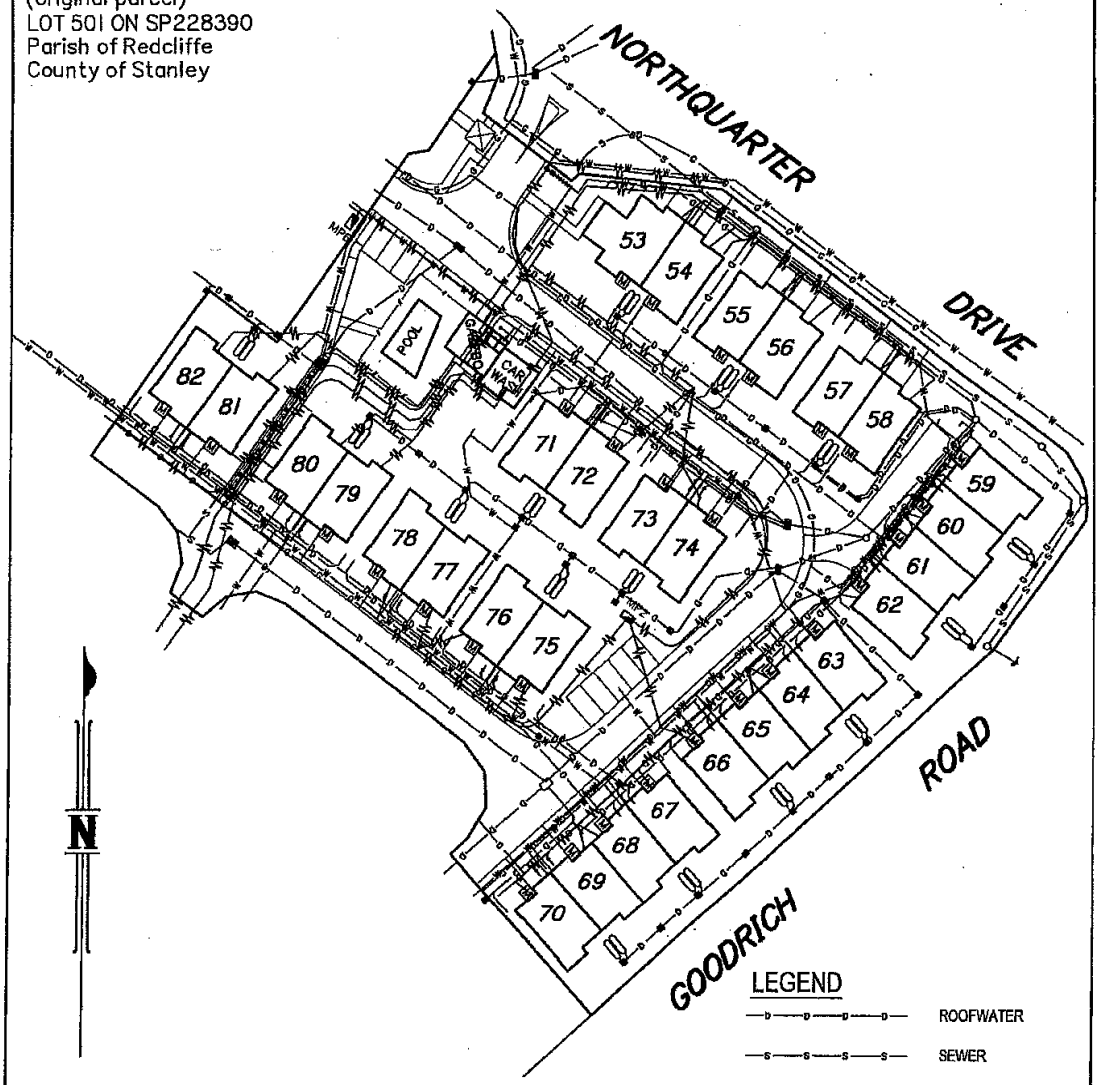
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Form 20

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30	50

SERVICES LOCATION DIAGRAM "X"
'NORTHQUARTER PLACE' CTS 43070
STAGE 3

PROPERTY DESCRIPTION
(original parcel)
LOT 501 ON SP228390
Parish of Redcliffe
County of Stanley



LEGEND

- ROOFWATER
- SEWER
- WATER
- ELECTRICITY/ COMMUNICATIONS
- GAS / METER
- WATER TANKS

THIS PLAN WAS COMPILED IN MAY 2011 FROM THE LATEST INFORMATION AVAILABLE. HOWEVER THE INFORMATION IS SUBJECT TO CHANGE UNTIL THE SURVEY PLANS FOR THIS LAND ARE REGISTERED.

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Scale 1:800 0 10 20 30 40 50 60 70 80 metres

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A4 SIZE)
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

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BRISBANE - JFP House
Cnr Ernest & Merivale Streets,
South Brisbane Qld 4101
P 07 3844 7161 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

SERVICES LOCATION PLAN
PINEAPPLE FARM PTY. LTD.
"NORTHQUARTER PLACE" CTS
MURRUMBA DOWNS

SURVEYED	JFP	CHECKED	MTF	DATUM
DRAWN	R.K.	APPROVED	MTF	ORIGIN

PROJECT: B2379 PLAN: 265 ISSUE: B
SHEET: 3 OF 5
FILE: SERVICESstage3.dwg
DATE: 27/02/2013

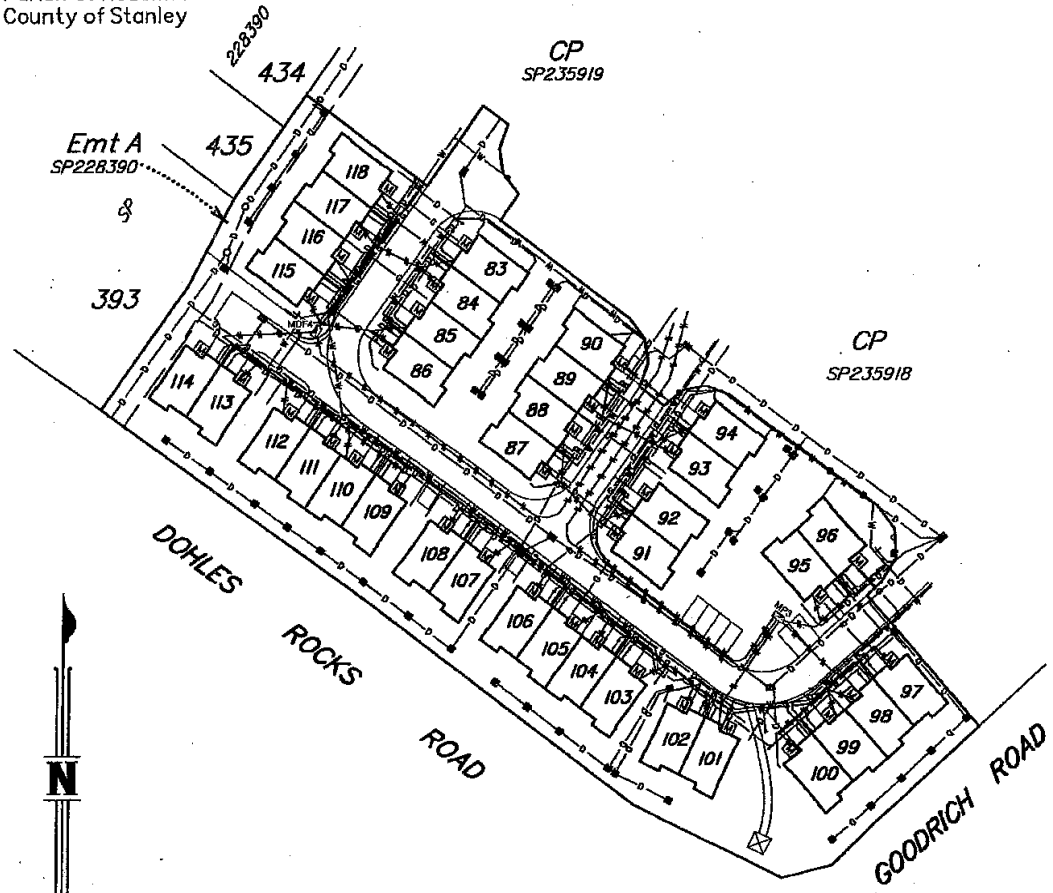
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SERVICES LOCATION DIAGRAM 11X11

'NORTHQUARTER PLACE' CTS 43070

STAGE 4

PROPERTY DESCRIPTION
(original parcel)
LOT 900 ON SP235918
Parish of Redcliffe
County of Stanley



LEGEND

- ROOFWATER
- SEWER
- WATER
- ELECTRICITY/ COMMUNICATIONS
- GAS / METER

THIS PLAN WAS COMPILED IN OCTOBER 2014 FROM THE LATEST INFORMATION AVAILABLE. HOWEVER THE INFORMATION IS SUBJECT TO CHANGE UNTIL THE SURVEY PLANS FOR THIS LAND ARE REGISTERED.

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South Brisbane Qld 4101
P 07 3844 7161 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

SERVICES LOCATION PLAN
PINEAPPLE FARM PTY. LTD.
"NORTHQUARTER PLACE" CTS
MURRUMBA DOWNS

SURVEYED	JFP	CHECKED	MTF	DATUM
DRAWN	R.K.	APPROVED	MTF	ORIGIN

PROJECT: B2379 PLAN: 266 ISSUE: D
SHEET: 4 OF 5
FILE: SERVICESstage4.dwg
DATE: 07/10/2014

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Form 20

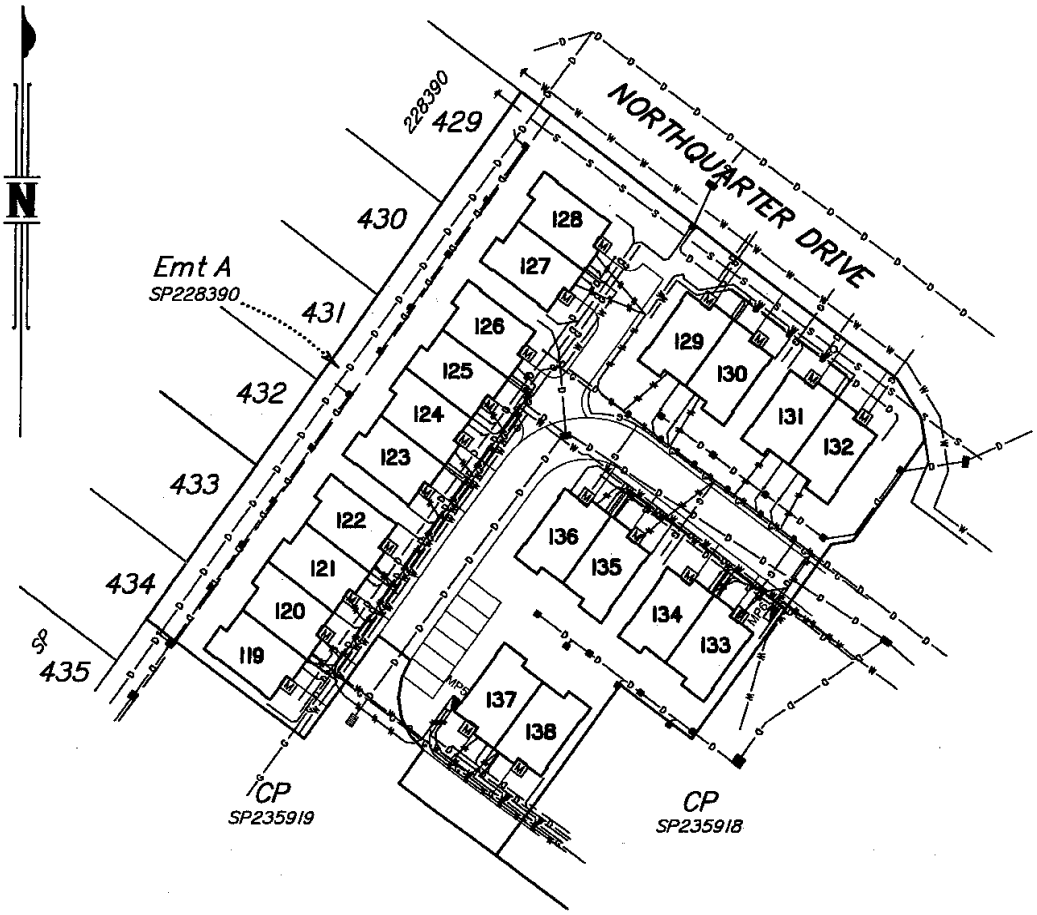
Page	of
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SERVICES LOCATION DIAGRAM "X"

'NORTHQUARTER PLACE' CTS 43070

STAGE 5

PROPERTY DESCRIPTION
(original parcel)
LOT 901 ON SP235919
Parish of Redcliffe
County of Stanley



LEGEND

ROOFWATER
SEWER
WATER
ELECTRICITY/ COMMUNICATIONS
GAS / METER

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Scale 1:800 0 10 20 30 40 50 60 70 80 metres

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A4 SIZE)
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South Brisbane Qld 4101
P 07 3844 7161 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

SERVICES LOCATION PLAN
PINEAPPLE FARM PTY. LTD.
"NORTHQUARTER PLACE" CTS
MURRUMBA DOWNS

SURVEYED	JFP	CHECKED	MTF	DATUM
DRAWN	R.K.	APPROVED	MTF	ORIGIN

PROJECT: B2379 PLAN: 267 ISSUE: C
5 OF 5
FILE: SERVICESstage5.dwg
DATE: 24/11/2015

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Northquarter Place community titles scheme CTS 43070

SCHEDULE E ALLOCATION OF EXCLUSIVE USE AREAS

Lot on Plan	By-law 39 – Exclusive Use Area on Plan attached marked "A"	Purpose
Lot 18 on SP 231554	18 CY 18 CP	Courtyard Carpark
Lot 19 on SP 231554	19 CY 19 CP	Courtyard Carpark
Lot 20 on SP 231554	20 CY 20 CP	Courtyard Carpark
Lot 21 on SP 231554	21 CY 21 CP	Courtyard Carpark
Lot 22 on SP 231554	22 CY 22 CP	Courtyard Carpark
Lot 23 on SP 231554	23 CY 23 CP	Courtyard Carpark
Lot 24 on SP 231554	24 CY 24 CP	Courtyard Carpark
Lot 25 on SP 231554	25 CY 25 CP	Courtyard Carpark
Lot 26 on SP 231554	26 CY 26 CP	Courtyard Carpark
Lot 27 on SP 231554	27 CY 27 CP	Courtyard Carpark
Lot 28 on SP 231554	28 CY 28 CP	Courtyard Carpark
Lot 29 on SP 231554	29 CY 29 CP	Courtyard Carpark

Northquarter Place community titles scheme CTS 43070

Lot on Plan	By-law 39 – Exclusive Use Area on Plan attached marked "A"	Purpose
Lot 30 on SP 231554	30 CY 30 CP	Courtyard Carpark
Lot 31 on SP 231554	31 CY 31 CP	Courtyard Carpark
Lot 32 on SP 231554	32 CY 32 CP	Courtyard Carpark
Lot 33 on SP 231554	33 CY 33 CP	Courtyard Carpark
Lot 41 on SP 231554	41 CY 41 CP	Courtyard Carpark
Lot 42 on SP 231554	42 CY 42 CP	Courtyard Carpark
Lot 43 on SP 231554	43 CY 43 CP	Courtyard Carpark
Lot 44 on SP 231554	44 CY 44 CP	Courtyard Carpark
Lot 45 on SP 231554	45 CY 45 CP	Courtyard Carpark
Lot 46 on SP 231554	46 CY 46 CP	Courtyard Carpark
Lot 47 on SP 231554	47 CY 47 CP	Courtyard Carpark
Lot 48 on SP 231554	48 CY 48 CP	Courtyard Carpark
Lot 1 on SP 231555	1 CY 1 CP	Courtyard Carpark

Northquarter Place community titles scheme CTS 43070

Lot on Plan	By-law 39 – Exclusive Use Area on Plan attached marked "A"	Purpose
Lot 2 on SP 231555	2 CY 2 CP	Courtyard Carpark
Lot 3 on SP 231555	3 CY 3 CP	Courtyard Carpark
Lot 4 on SP 231555	4 CY 4 CP	Courtyard Carpark
Lot 5 on SP 231555	5 CY 5 CP	Courtyard Carpark
Lot 6 on SP 231555	6 CY 6 CP	Courtyard Carpark
Lot 7 on SP 231555	7 CY 7 CP	Courtyard Carpark
Lot 8 on SP 231555	8 CY 8 CP	Courtyard Carpark
Lot 9 on SP 231555	9 CY 9 CP	Courtyard Carpark
Lot 10 on SP 231555	10 CY 10 CP	Courtyard Carpark
Lot 11 on SP 231555	11 CY 11 CP	Courtyard Carpark
Lot 12 on SP 231555	12 CY 12 CP	Courtyard Carpark
Lot 13 on SP 231555	13 CY 13 CP	Courtyard Carpark
Lot 14 on SP 231555	14 CY 14 CP	Courtyard Carpark

Northquarter Place community titles scheme CTS 43070

Lot on Plan	By-law 39 – Exclusive Use Area on Plan attached marked "A"	Purpose
Lot 15 on SP 231555	15 CY 15 CP	Courtyard Carpark
Lot 16 on SP 231555	16 CY 16 CP	Courtyard Carpark
Lot 17 on SP 231555	17 CY 17 CP	Courtyard Carpark
Lot 34 on SP 231555	34 CY 34 CP	Courtyard Carpark
Lot 35 on SP 231555	35 CY 35 CP	Courtyard Carpark
Lot 36 on SP 231555	36 CY 36 CP	Courtyard Carpark
Lot 37 on SP 231555	37 CY 37 CP	Courtyard Carpark
Lot 38 on SP 231555	38 CY 38 CP	Courtyard Carpark
Lot 39 on SP 231555	39 CY 39 CP	Courtyard Carpark
Lot 40 on SP 231555	40 CY 40 CP	Courtyard Carpark
Lot 49 on SP 231555	49 CY 49 CP	Courtyard Carpark
Lot 50 on SP 231555	50 CY 50 CP	Courtyard Carpark
Lot 51 on SP 231555	51 CY 51 CP	Courtyard Carpark

Northquarter Place community titles scheme CTS 43070

Lot on Plan	By-law 39 – Exclusive Use Area on Plan attached marked "A"	Purpose
Lot 52 on SP 231555	52 CY 52 CP	Courtyard Carpark
Lot 53 on SP 235918	53 CY 53 CP	Courtyard Carpark
Lot 54 on SP 235918	54 CY 54 CP	Courtyard Carpark
Lot 55 on SP 235918	55 CY 55 CP	Courtyard Carpark
Lot 56 on SP 235918	56 CY 56 CP	Courtyard Carpark
Lot 57 on SP 235919	57 CY 57 CP	Courtyard Carpark
Lot 58 on SP 235918	58 CY 58 CP	Courtyard Carpark
Lot 59 on SP 235918	59 CY 59 CP	Courtyard Carpark
Lot 60 on SP 235918	60 CY	Courtyard
Lot 61 on SP 235918	61 CY	Courtyard

Northquarter Place community titles scheme CTS 43070

Lot on Plan	By-law 39 – Exclusive Use Area on Plan attached marked "A"	Purpose
Lot 62 on SP 235918	62 CY 62 CP	Courtyard Carpark
Lot 63 on SP 235918	63 CY 63 CP	Courtyard Carpark
Lot 64 on SP 235918	64 CY 64 CP	Courtyard Carpark
Lot 65 on SP 235918	65 CY 65 CP	Courtyard Carpark
Lot 66 on SP 235918	66 CY 66 CP	Courtyard Carpark
Lot 67 on SP 235918	67 CY 67 CP	Courtyard Carpark
Lot 68 on SP 235918	68 CY 68 CP	Courtyard Carpark
Lot 69 on SP 235918	69 CY 69 CP	Courtyard Carpark
Lot 70 on SP 235918	70 CY 70 CP	Courtyard Carpark
Lot 71 on SP 235918	71 CY 71 CP	Courtyard Carpark

Northquarter Place community titles scheme CTS 43070

Lot on Plan	By-law 39 – Exclusive Use Area on Plan attached marked "A"	Purpose
Lot 72 on SP 235918	72 CY 72 CP	Courtyard Carpark
Lot 73 on SP 235918	73 CY 73 CP	Courtyard Carpark
Lot 74 on SP 235918	74 CY 74 CP	Courtyard Carpark
Lot 75 on SP 235918	75 CY 75 CP	Courtyard Carpark
Lot 76 on SP 235918	76 CY 76 CP	Courtyard Carpark
Lot 77 on SP 235918	77 CY 77 CP	Courtyard Carpark
Lot 78 on SP 235918	78 CY 78 CP	Courtyard Carpark
Lot 79 on SP 235918	79 CY 79 CP	Courtyard Carpark
Lot 80 on SP 235918	80 CY 80 CP	Courtyard Carpark
Lot 81 on SP 235918	81 CY 81 CP	Courtyard Carpark

Northquarter Place community titles scheme CTS 43070

Lot on Plan	By-law 39 – Exclusive Use Area on Plan attached marked "A"	Purpose
Lot 82 on SP 235918	82 CY 82 CP	Courtyard Carpark
Lot 83 on SP 235919	83 CY 83 CP	Courtyard Carpark
Lot 84 on SP 235919	84 CY 84 CP	Courtyard Carpark
Lot 85 on SP 235919	85 CY 85 CP	Courtyard Carpark
Lot 86 on SP 235919	86 CY 86 CP	Courtyard Carpark
Lot 87 on SP 235919	87 CY 87 CP	Courtyard Carpark
Lot 88 on SP 235919	88 CY 88 CP	Courtyard Carpark
Lot 89 on SP 235919	89 CY 89 CP	Courtyard Carpark
Lot 90 on SP 235919	90 CY 90 CP	Courtyard Carpark
Lot 91 on SP 235919	91 CY 91 CP	Courtyard Carpark

Northquarter Place community titles scheme CTS 43070

Lot on Plan	By-law 39 – Exclusive Use Area on Plan attached marked "A"	Purpose
Lot 92 on SP 235919	92 CY 92 CP	Courtyard Carpark
Lot 93 on SP 235919	93 CY 93 CP	Courtyard Carpark
Lot 94 on SP 235919	94 CY 94 CP	Courtyard Carpark
Lot 95 on SP 235919	95 CY 95 CP	Courtyard Carpark
Lot 96 on SP 235919	96 CY 96 CP	Courtyard Carpark
Lot 97 on SP 235919	97 CY 97 CP	Courtyard Carpark
Lot 98 on SP 235919	98 CY 98 CP	Courtyard Carpark
Lot 99 on SP 235919	99 CY 99 CP	Courtyard Carpark
Lot 100 on SP 235919	100 CY 100 CP	Courtyard Carpark
Lot 101 on SP 235919	101 CY 101 CP	Courtyard Carpark

Northquarter Place community titles scheme CTS 43070

Lot on Plan	By-law 39 – Exclusive Use Area on Plan attached marked "A"	Purpose
Lot 102 on SP 235919	102 CY 102 CP	Courtyard Carpark
Lot 103 on SP 235919	103 CY 103 CP	Courtyard Carpark
Lot 104 on SP 235919	104 CY 104 CP	Courtyard Carpark
Lot 105 on SP 235919	105 CY 105 CP	Courtyard Carpark
Lot 106 on SP 235919	106 CY 106 CP	Courtyard Carpark
Lot 107 on SP 235919	107 CY 107 CP	Courtyard Carpark
Lot 108 on SP 235919	108 CY 108 CP	Courtyard Carpark
Lot 109 on SP 235919	109 CY 109 CP	Courtyard Carpark
Lot 110 on SP 235919	110 CY 110 CP	Courtyard Carpark
Lot 111 on SP 235919	111 CY 111 CP	Courtyard Carpark

Northquarter Place community titles scheme CTS 43070

Lot on Plan	By-law 39 – Exclusive Use Area on Plan attached marked "A"	Purpose
Lot 112 on SP 235919	112 CY 112 CP	Courtyard Carpark
Lot 113 on SP 235919	113 CY 113 CP	Courtyard Carpark
Lot 114 on SP 235919	114 CY 114 CP	Courtyard Carpark
Lot 115 on SP 235919	115 CY 115 CP	Courtyard Carpark
Lot 116 on SP 235919	116 CY 116 CP	Courtyard Carpark
Lot 117 on SP 235919	117 CY 117 CP	Courtyard Carpark
Lot 118 on SP 235919	118 CY 118 CP	Courtyard Carpark
Lot 119 on SP 235920	119 CY 119 CP	Courtyard Carpark
Lot 120 on SP 235920	120 CY 120 CP	Courtyard Carpark
Lot 121 on SP 235920	121 CY 121 CP	Courtyard Carpark

Northquarter Place community titles scheme CTS 43070

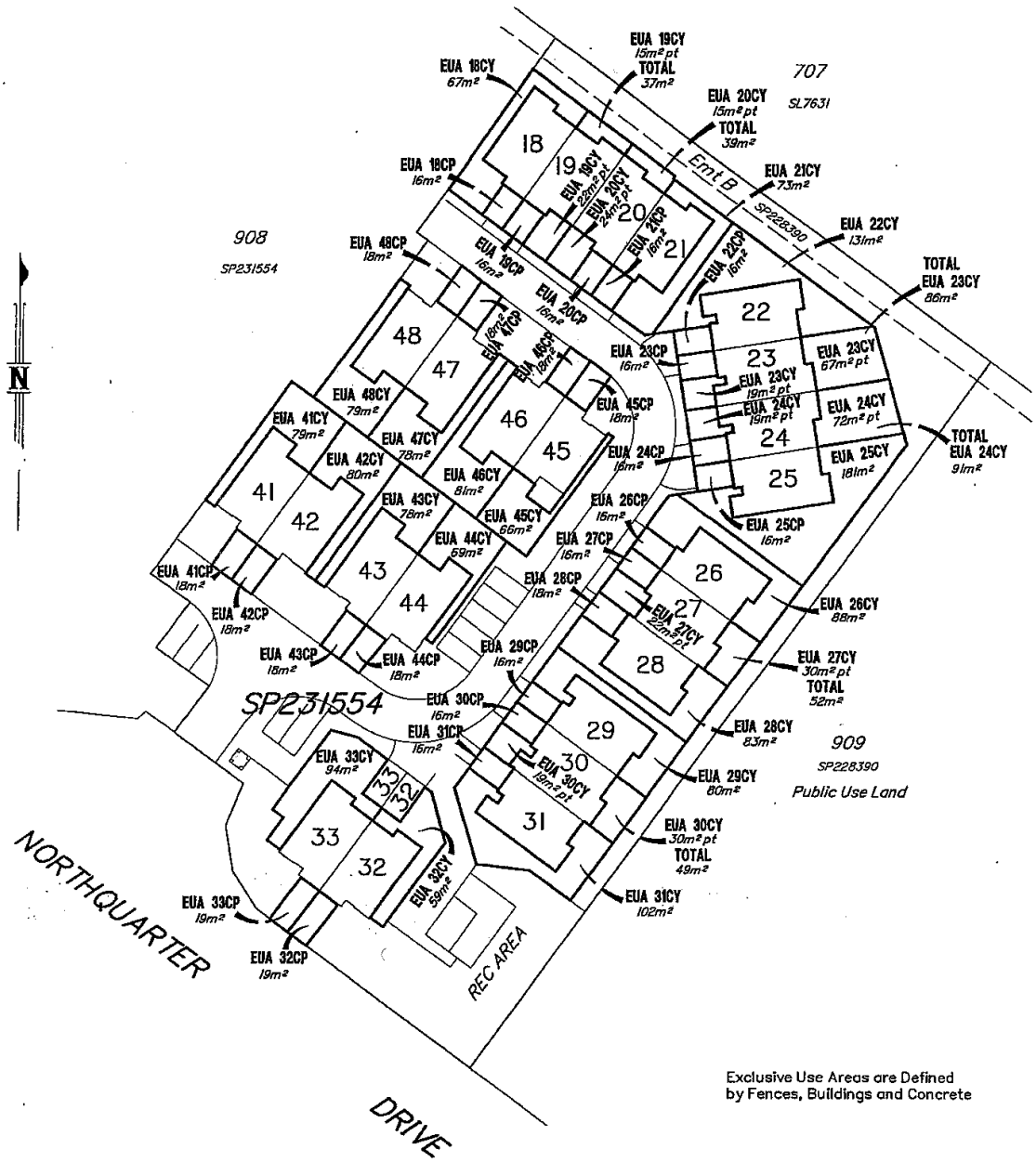
Lot on Plan	By-law 39 – Exclusive Use Area on Plan attached marked "A"	Purpose
Lot 122 on SP 235920	122 CY 122 CP	Courtyard Carpark
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Lot 124 on SP 235920	124 CY 124 CP	Courtyard Carpark
Lot 125 on SP 235920	125 CY 125 CP	Courtyard Carpark
Lot 126 on SP 235920	126 CY 126 CP	Courtyard Carpark
Lot 127 on SP 235920	127 CY 127 CP	Courtyard Carpark
Lot 128 on SP 235920	128 CY 128 CP	Courtyard Carpark
Lot 129 on SP 235920	129 CY 129 CP	Courtyard Carpark
Lot 130 on SP 235920	130 CY 130 CP	Courtyard Carpark
Lot 131 on SP 235920	131 CY 131 CP	Courtyard Carpark

Northquarter Place community titles scheme CTS 43070

Lot on Plan	By-law 39 – Exclusive Use Area on Plan attached marked "A"	Purpose
Lot 132 on SP 235920	132 CY 132 CP	Courtyard Carpark
Lot 133 on SP 235920	136 CY 136 CP	Courtyard Carpark
Lot 134 on SP 235920	135 CY 135 CP	Courtyard Carpark
Lot 135 on SP 235920	134 CY 134 CP	Courtyard Carpark
Lot 136 on SP 235920	133 CY 133 CP	Courtyard Carpark
Lot 137 on SP 235920	137 CY 137 CP	Courtyard Carpark
Lot 138 on SP 235920	138 CY 138 CP	Courtyard Carpark

SKETCH PLAN "A"
EXCLUSIVE USE AREAS IN COMMON PROPERTY OF "NORTHQUARTER PLACE" CTS 43070

STAGE 1



Exclusive Use Areas are Defined by Fences, Buildings and Concrete

JFP Urban Consultants Pty. Ltd., ACN 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

JFP URBAN CONSULTANTS PTY LTD A.C.N. 050 414 045 The Common Seal of

Director

Director

Date 26/7/11

SCALE 1:500 (0 metres, 25, 50, 75)

PARISH	REDCLIFFE
COUNTY	Stanley
ORIGINAL	POR 78
LOCALITY	MURRUMBA DOWNS
MAP REF	9543-34443
MERIDIAN	SP228390
Local Authority	MORETON BAY R.C.

Plan of Exclusive Use in Common Property of "Northquarter Place" CTS

JFP URBAN CONSULTANTS
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BRISBANE - JFP House
76 Ernest Street,
South Brisbane Qld 4101
P 07 3844 7161 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

Examined JFP URBAN CONSULTANTS PTY LTD (ACN 050 414 045)
ENDORSED ACCREDITED _____ SKETCH OK

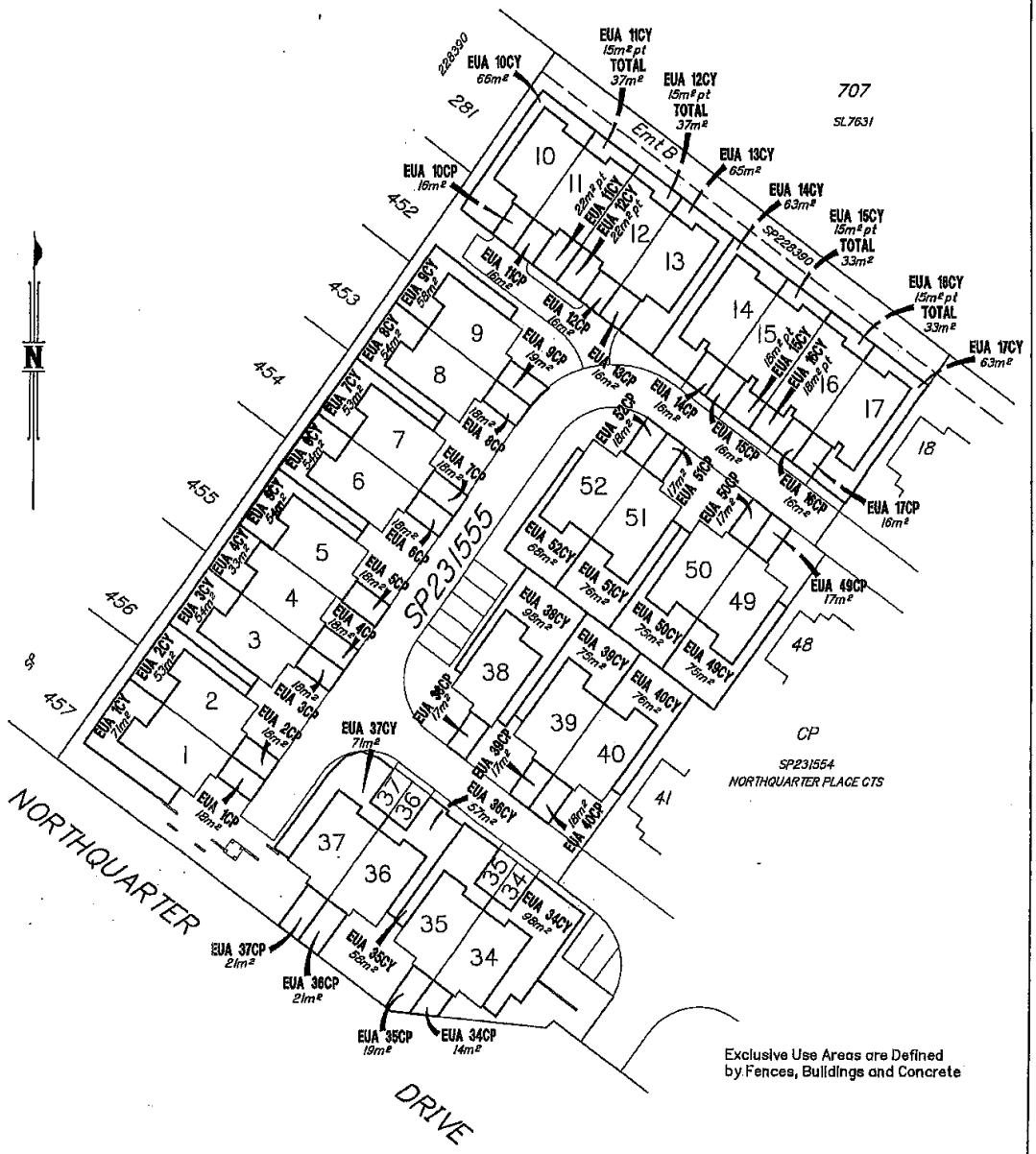
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Drawing File : exUSEstage1.dwg

Form 20

Page 47 of 50

SKETCH PLAN "A"
EXCLUSIVE USE AREAS IN COMMON PROPERTY OF "NORTHQUARTER PLACE" CTS 43070

STAGE 2



Exclusive Use Areas are Defined by Fences, Buildings and Concrete

JFP Urban Consultants Pty. Ltd., ACN 050 414 045 Cadastral Surveyors certify that the details shown on this sketch plan are correct.

JFP URBAN CONSULTANTS PTY LTD A.C.N. 050 414 045 The Common Seal of

Director

Director

Date 24/10/11

SCALE 1:750 @ A4 (0metres) 20 40 60

PARISH REDCLIFFE

COUNTY Stanley

ORIGINAL POR 78

LOCALITY MURRUMBA DOWNS

MAP REF 9543-34443

MERIDIAN SP228390

Local Authority MORETON BAY R.C.

Plan of Exclusive Use in Common Property of "Northquarter Place" CTS

JFP URBAN CONSULTANTS

BRISBANE - SUNSHINE COAST - CENTRAL QLD

BRISBANE - JFP House 76 Ernest Street, South Brisbane Qld 4101 P 07 3844 7101 W www.jfp.com.au

PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS.

Examined JFP URBAN CONSULTANTS PTY LTD (ACN 050 414 045)

ENDORSED ACCREDITED ——— SKETCH OK

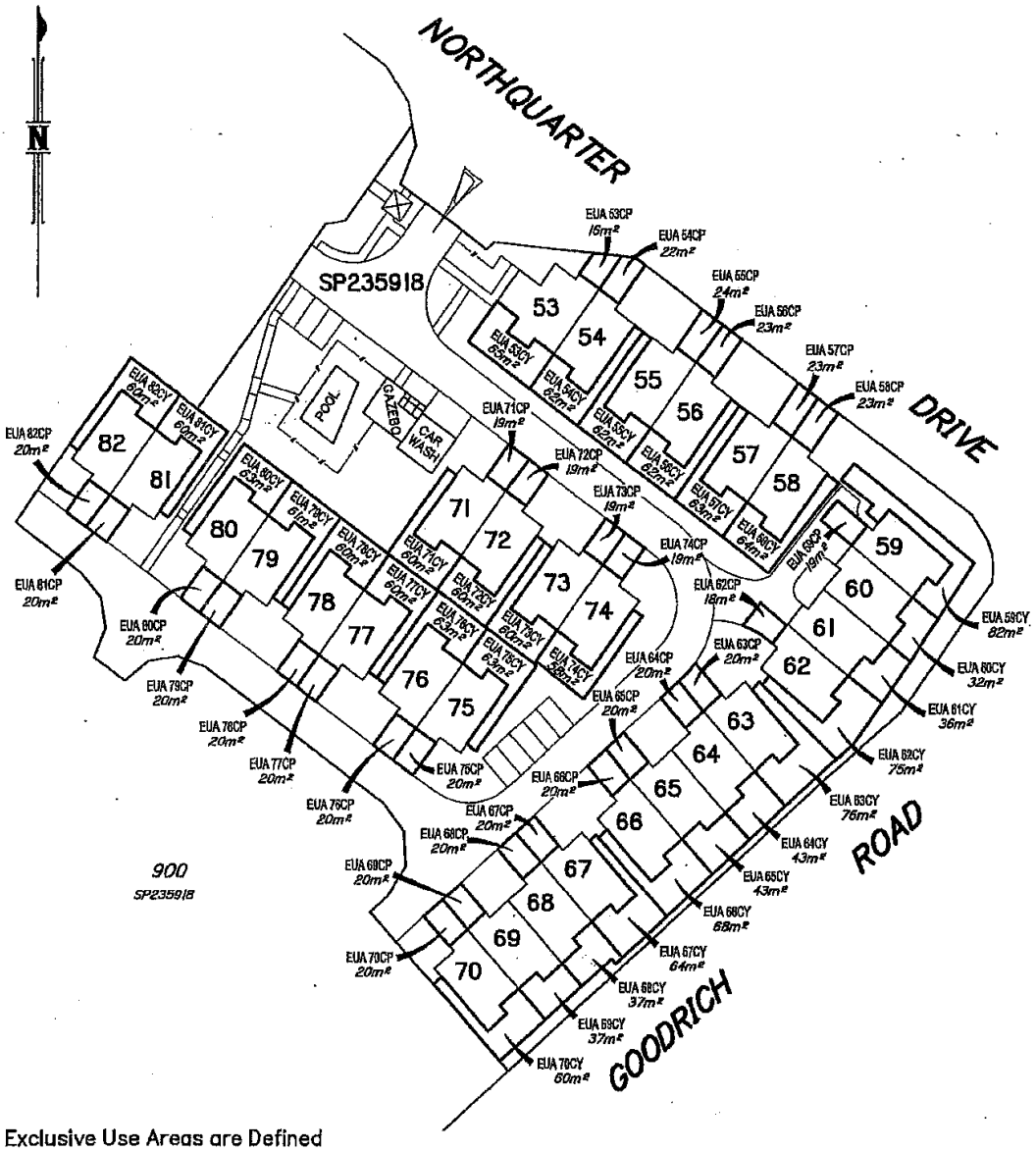
Drawing No : B2379-240

Drawing File : exUSEstage2.dwg

Form 20

"A"

EXCLUSIVE USE AREAS IN COMMON PROPERTY OF "NORTHQUARTER PLACE" CTS 43070 STAGE 3



Exclusive Use Areas are Defined by Fences, Retaining Walls, Buildings and Concrete

JFP Urban Consultants Pty.Ltd., A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

JFP URBAN CONSULTANTS PTY LTD A.C.N. 050 414 045 The Common Seal of

Director

Director

Date 27/5/2014

Scale 1: 800 (A4) metres 0 10 20 30 40 50 60 70 80

PARISH	REDCLIFFE
COUNTY	Stanley
ORIGINAL	POR 78
LOCALITY	MURRUMBA DOWNS
MAP REF	9543-34443
MERIDIAN	SP228390
Local Authority	MORETON BAY R.C.

Plan of Exclusive Use in Common Property of "Northquarter Place" CTS 43070 - Stage 3

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PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

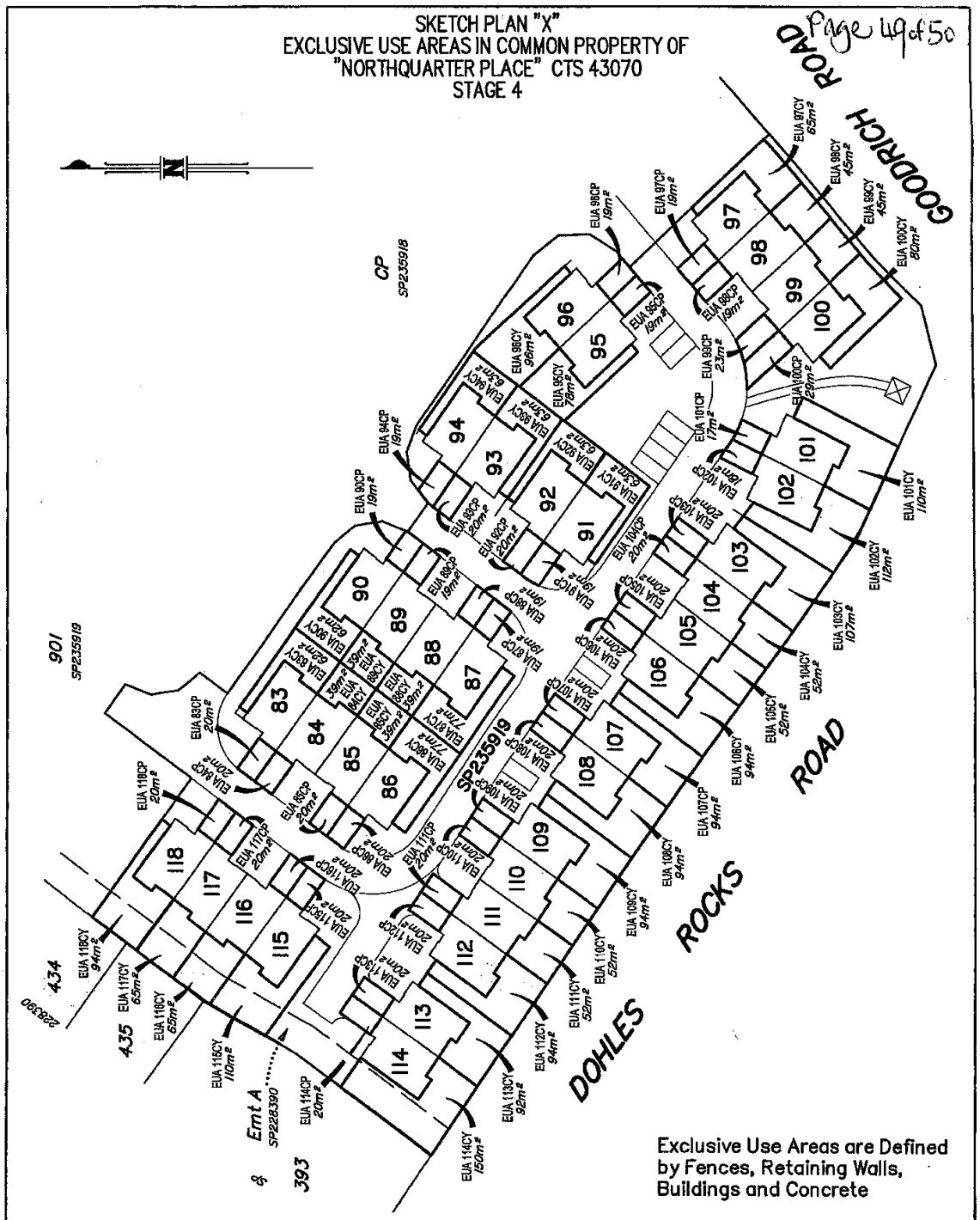
RK 27/05/2014

Examined JFP URBAN CONSULTANTS PTY LTD (ACN 050 414 045)
ENDORSED
ACCREDITED..... SKETCH OK

Drawing No.B2379-262B

Drawing File exUSEstage3B.dwg

SKETCH PLAN "X"
EXCLUSIVE USE AREAS IN COMMON PROPERTY OF "NORTHQUARTER PLACE" CTS 43070
STAGE 4



JFP Urban Consultants Pty.Ltd., A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

JFP URBAN CONSULTANTS PTY LTD A.C.N. 050 414 045 The Common Seal of

Director

Director

Date 20 OCT 2014

Scale 1: 800 (A4) metres 0 10 20 30 40 50 60 70 80

PARISH	REDCLIFFE
COUNTY	Stanley
ORIGINAL	POR 78
LOCALITY	MURRUMBA DOWNS
MAP REF	9543-34443
MERIDIAN	SP228390
Local Authority	MORETON BAY R.C.

Plan of Exclusive Use in Common Property of "Northquarter Place" CTS 43070 - Stage 4

JFP URBAN CONSULTANTS
BRISBANE - SUNSHINE COAST - CENTRAL QLD
BRISBANE - JFP House, 76 Ernest Street, South Brisbane Qld 4101, P 07 3844 7161 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

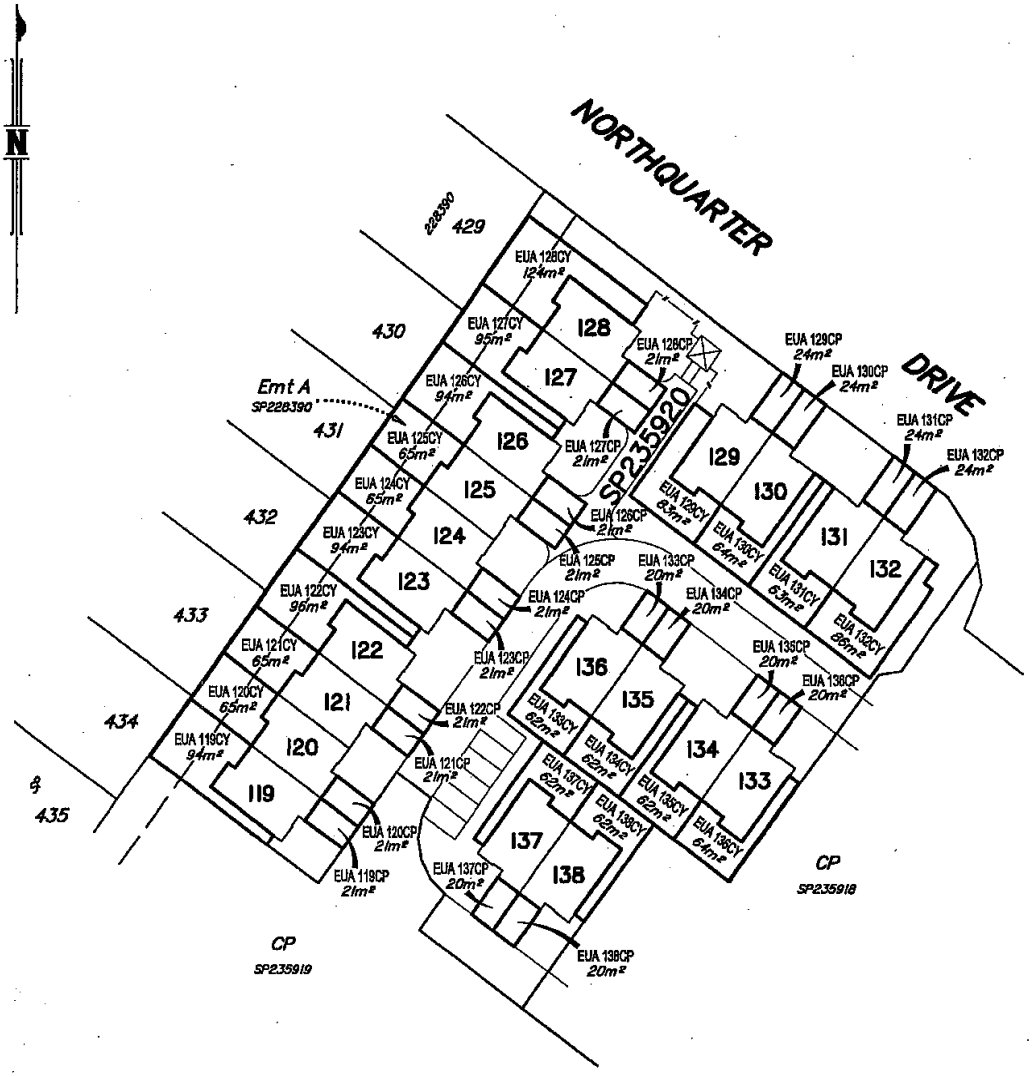
DW 02/10/2014

Examined JFP URBAN CONSULTANTS PTY LTD (ACN 050 414 045) ENDORSED ACCREDITED 29/10/14 SKETCH OK

Drawing No. B2379-263C

Drawing File exUSEstage4-C.dwg

SKETCH PLAN "A"
EXCLUSIVE USE AREAS IN COMMON PROPERTY OF "NORTHQUARTER PLACE" CTS 43070
STAGE 5



Exclusive Use Areas are Defined by Fences, Retaining Walls, Buildings and Concrete

JFP Urban Consultants Pty.Ltd., A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

JFP URBAN CONSULTANTS PTY LTD A.C.N. 050 414 045 The Common Seal of

Director

Director

Date 20 NOV 2015

Scale 1: 750 (A4) metres 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75

PARISH	REDCLIFFE
COUNTY	Stanley
ORIGINAL	POR 78
LOCALITY	MURRUMBA DOWNS
MAP REF	9543-34443
MERIDIAN	SP235920
Local Authority	MORETON BAY R.C.

Plan of Exclusive Use in Common Property of "Northquarter Place" CTS 43070 - Stage 5

JFP URBAN CONSULTANTS BRISBANE - SUNSHINE COAST - CENTRAL QLD
BRISBANE - JFP House 76 Ernest Street, South Brisbane Qld 4101 P 07 3844 7161 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

MDB 20/11/2015

Examined JFP URBAN CONSULTANTS PTY LTD (ACN 050 414 045)
ENDORSED
ACCREDITED..... SKETCH OK

Drawing No. B2379-264

Drawing File exUSEstage5.dwg

BCCM **Form 33**

Queensland Government
Department of Justice and Attorney-General

Body corporate certificate

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 ...Page 2
- details of the property and community titles scheme ...Page 3
- by-laws and exclusive use areas ...Page 4
- lot entitlements and financial information ...Page 5
- owner contributions and amounts owing ...Page 6
- common property and assets ...Page 8
- insurance ...Page 9
- contracts and authorisations ...Page 10

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

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

Becoming an owner

When you become an owner of a lot in a community title 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

Northquarter Place 43070

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: Stephanie Yun

Company: Trustee for the Saintknight Trust T/A Strata Mastery

Phone: 1300 186 266

Email: admin@stratamastery.com.au

☐ No

Accessing records

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

☑ The body corporate manager named above.

☐ The following person:

Name:

Role:

Phone:

Email:

Property and community titles scheme details

Lot and plan details

Lot number: 89

Plan type and number: SP231554/SP231555/SP235918/SP235919/SP235920

Plan of subdivision: ☐ Standard Format ☑ Building Format ☐ Volumetric Format

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 ☐ Commercial ☐ Small Schemes ☐ Standard

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

Layered arrangements of community titles schemes

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

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

☐ Yes

☑ 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?

☐ Yes

☑ 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

- [x] The community management statement includes the complete set of by-laws that apply to the scheme.
- [ ] The community management statement specifies the by-laws in Schedule 4 of the *Body Corporate and Community Management Act 1997* apply to the scheme.
- [ ] A consolidated set of the by-laws for the scheme is given with this certificate.

Exclusive use areas

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

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

- [x] Yes
- [ ] No

If yes, the exclusive use by-laws or other allocations of common property for the schemes are: *(select all that apply)*

- [x] listed in the community management statement.
- [ ] given with this certificate.

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: 10

Total contribution schedule lot entitlements for all lots: 1380

Interest schedule

Interest schedule lot entitlement for the lot: 991

Total interest schedule lot entitlements for all lots: 137609

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: <u>You may have to pay a special contribution</u> 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 89 for the current financial year: $1,439.48

Number of instalments: 3 (outlined below)

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

Discount for on-time payments (if applicable): 0.00%

Due date	Amount due	Amount due if discount applied	Paid
02/03/2026	$1,101.00	$1,101.00	☑ Yes ☐ No
02/03/2026	$338.48	$338.48	☑ Yes ☐ No

Sinking fund contributions

Total amount of contributions (before any discount) for lot 89 for the current financial year: $547.00

Number of instalments: 3 (outlined below)

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

Discount for on-time payments (if applicable): 0.00%

Due date	Amount due	Amount due if discount applied	Paid
02/03/2026	$547.00	$547.00	☑ Yes ☐ No

Special contributions (IF ANY)

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

Total amount of contributions (before any discount) for lot 89: $0.00

Number of instalments: 0 (outlined below)

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

Discount for on-time payments (if applicable): 0.00%

Other amounts payable by the lot owner

For the current financial year there are:

- [x] No other amounts payable for the lot.
- [ ] Amounts payable under exclusive use by-laws, totalling $0.00
- [ ] Amounts payable under service agreements (that are not included in body corporate contributions for the lot), totalling $0.00
- [ ] Other amounts payable, totalling $0.00 (see explanation given with this certificate).

Summary of amounts due but not paid by the current owner

At the date of this certificate:

- [x] All payments for the lot are up to date.
- [ ] The following amounts are due but not yet paid for the lot:
  - [ ] Overdue contributions: $0.00
  - [ ] Penalties on overdue contributions: $0.00
  - [ ] Other amounts due but not paid: $0.00

Total amounts due but not paid: $0.00

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?

- [x] Yes - you can obtain a copy from the body corporate records.
- [ ] No

Current sinking fund balance (as at date of certificate): $360,272.85

Improvements to common property the lot owner is responsible for

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

- [ ] There are no authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition.
- [x] Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate.

Body corporate assets

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

- [ ] The body corporate does not have any assets that it is required to record in its register.
- [x] A copy of the body corporate register of assets is given with this certificate.

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, the:

- type of policy;
- name of the insurer;
- sum insured;
- amount of premium; and
- excess payable on a claim

are given with this certificate.

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?

☐ Yes

☑ 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?

- [x] Yes - JARSZ STAR MANAGEMENT PTY LTD
- [ ] No

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

- [x] Yes
- [ ] No

Embedded network electricity supply

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

- [ ] Yes
- [x] 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: Stephanie Yun

Position/s held: Strata Manager



Signature/s : _____

Date: 27/03/2026

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

Body Corporate for Northquarter Place CTS 43070

89 - 90 Northquarter Drive Murrumba Downs Queensland 4503
ABN/ACN 11 436 070 913

LEVY STATEMENT - 89

OWNER: C H T Ross

For the period 1 Sep 2025 to 28 Feb 2027 - sorted by Due Date

Due Date	Issue Date	Grace Days	Payment Date	Payment Method	Description	Period (if applicable)	Admin Fund	Admin Penalty	Sink Fund	Sink Penalty	LEVY BALANCE	PENALTY BALANCE
					brought forward						0.00	0.00
02-11-25	28-09-25				Levies - normal	01-11-25 to 28-02-26			-547.00		-547.00	0.00
02-11-25	28-09-25				Levies - normal	01-11-25 to 28-02-26	-1,098.68				-1,645.68	0.00
02-11-25	28-09-25				Levies - normal	01-11-25 to 28-02-26	-321.75				-1,967.43	0.00
			05-11-25	TRANSFER	Payment 1967.43		1,420.43		547.00		0.00	0.00
02-03-26	26-01-26				Levies - normal (interim)	01-03-26 to 30-06-26			-547.00		-547.00	0.00
02-03-26	26-01-26				Levies - normal (interim)	01-03-26 to 30-06-26	-338.48				-885.48	0.00
02-03-26	26-01-26				Levies - normal (interim)	01-03-26 to 30-06-26	-1,101.00				-1,986.48	0.00
			05-03-26	TRANSFER	Payment 1986.48		1,439.48		547.00		0.00	0.00
					Balance of account as at 28 Feb 2027 $		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
											Total Balance $	**0.00**

Important Note: The date range shown on the top of this report represents the period over which the report is showing transactions. This is NOT a reflection of your "paid to" date.

STRATA COMMUNITY INSURANCE

stratacommunityinsure.com.au
T 1300 SCINSURE (1300 724 678)
E myenquiry@scinsure.com.au
A PO Box 2878, Brisbane, QLD 4001

CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC20004485
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED	Body Corporate for Northquarter Place Community Title Scheme 43070
SITUATION	89-90 Northquarter Drive, Murrumba Downs, QLD, 4503
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 30/09/2025 Expiry Date: 4:00pm on 30/09/2026
INTERMEDIARY	Direct Insurance Brokers Pty Ltd
ADDRESS	38 Brookes Street, Bowen Hills, QLD, 4006
DATE OF ISSUE	23/09/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	$68,656,771
		Common Area Contents	$686,568
	PART B	Loss of Rent/Temporary Accommodation	$10,298,516
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		$100,000
SECTION 6	Office Bearers' Liability		$5,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		$20,597,031
SECTION 9	PART A	Government Audit Costs – Professional Fees	$25,000
	PART B	Appeal Expenses	$100,000
	PART C	Legal Defence Expenses	$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

ANNUAL FINANCIAL STATEMENTS

For the period 1 March 2025 to 28 February 2026

Prepared For

Northquarter Place

CTS 43070

89 - 90 Northquarter Drive
Murrumba Downs
Queensland 4503

Manager
Stephanie Yun
Trustee for the Saintknight Trust T/A Strata Mastery

Printed
27 March 2026

Balance Sheet

Administrative & Sinking Fund

Body Corporate for Northquarter Place CTS 43070

89 - 90 Northquarter Drive Murrumba Downs Queensland 4503

As at 28th February 2026

ABN/ACN 11 436 070 913

Assets		**2026**
Cash		330,772.92
Prepaid Expenses	Note 9	210.08
Levies in Arrears	Note 10	9,930.41
GST balance to collect		24,929.04
Total Assets		**$ 365,842.45**

Liabilities		
Levies in Advance	Note 12	118,209.50
Accounts Payable Liability	Note 13	13,485.94
Unallocated Monies Received	Note 11	1,758.33
GST Liability		26,659.47
Total Liabilities		**$ 160,113.24**
Net Assets		**$ 205,729.21**

Equity	
Administrative Fund	(91,166.18)
Sinking Fund	296,895.39
Total Equity	**$ 205,729.21**

Income and Expenditure Statement

Administrative Fund

Body Corporate for Northquarter Place CTS 43070

1 March 2025 to 28 February 2026

89 - 90 Northquarter Drive Murrumba Downs Queensland 4503

ABN/ACN 11 436 070 913

Income	Actuals 01/03/25 28/02/26	Budget 01/03/25 28/02/26	Variance $ 01/03/25 28/02/26	Variance % 01/03/25 28/02/26
Levy Fees - Debt recovery costs	1,840.00	0.00	1,840.00	100
Levy Fees - Levy	185,659.03	0.00	185,659.03	100
Levy Fees - normal	356,681.38	542,560.16	(185,878.78)	(34)
Mutual Revenue - penalty interest	311.98	0.00	311.98	100
Taxes, Fees & Charges - income tax	23.53	0.00	23.53	100
Total Administrative Fund Income	**544,515.92**	**542,560.16**	**1,955.76**	**0**
Expenditure				
Accountant - BAS/IAS fees	1,250.00	1,000.00	(250.00)	(25)
Accountant - audit fees	3,288.00	3,520.00	232.00	7
Accountant - company tax returns	318.18	375.00	56.82	15
Bank Fees & Charges	80.00	80.00	0	0
Body Corporate Manager	15,180.00	15,180.00	0	0
Body Corporate Manager - additional disbursements...	12,591.82	16,000.00	3,408.18	21
Body Corporate Manager - additional services	18,338.55	16,000.00	(2,338.55)	(15)
Body Corporate Manager - disbursements	6,417.00	6,210.00	(207.00)	(3)
Caretaking Services	208,688.45	215,802.51	7,114.06	3
Consultant	3,743.18	5,000.00	1,256.82	25
Consultant - Electronic Records	3,450.00	3,450.00	0	0
Consultant - Returning Officer	420.00	0.00	(420.00)	(100)
Electrical Repairs	922.60	2,000.00	1,077.40	54
Electricity	5,723.88	6,500.00	776.12	12
Fire Protection Services	749.32	1,800.00	1,050.68	58
Garage Door Maintenance	110.00	0.00	(110.00)	(100)
Garden/Lawn Maintenance	639.96	1,800.00	1,160.04	64
Insurance Premiums	137,581.33	116,707.67	(20,873.66)	(18)
Insurance Premiums - stamp duty component	13,521.57	11,474.96	(2,046.61)	(18)
Legal Services	17,795.71	30,000.00	12,204.29	41
Manager - Legal Action, PM and Extraordinary Matt...	5,550.77	0.00	(5,550.77)	(100)
Minor Building Maintenance	780.00	2,000.00	1,220.00	61
Pest Control Services	8,300.00	5,000.00	(3,300.00)	(66)
Plumbing Maintenance	2,124.60	7,500.00	5,375.40	72
Pool Maintenance	4,858.94	2,500.00	(2,358.94)	(94)
Taxes, Fees & Charges - Fees and Permits	0.00	110.00	110.00	100
Taxes, Fees & Charges - backflow renewal fee	340.00	0.00	(340.00)	(100)
Taxes, Fees & Charges - council charges and rates	922.39	550.00	(372.39)	(68)
Water	3,327.20	2,000.00	(1,327.20)	(66)
Total Administrative Fund Expenditure	**477,013.45**	**472,560.14**	**(4,453.31)**	**(1)**
Surplus / Deficit for period	**67,502.47**	**70,000.02**		

Income and Expenditure Statement (continued)

Administrative Fund

Body Corporate for Northquarter Place CTS 43070

1 March 2025 to 28 February 2026

89 - 90 Northquarter Drive Murrumba Downs Queensland 4503

ABN/ACN 11 436 070 913

Summary

Opening Balance as at 1 March 2025	(158,668.65)
Total Revenue during period	544,515.92
Total Expenditure during period	(477,013.45)
Administrative Fund balance as at 28 February 2026	**($ 91,166.18)**

Income and Expenditure Statement

Sinking Fund

Body Corporate for Northquarter Place CTS 43070

1 March 2025 to 28 February 2026

89 - 90 Northquarter Drive Murrumba Downs Queensland 4503

ABN/ACN 11 436 070 913

Income	Actuals 01/03/25 28/02/26	Budget 01/03/25 28/02/26	Variance $ 01/03/25 28/02/26	Variance % 01/03/25 28/02/26
Levy Fees - Levy	68,623.26	0.00	68,623.26	100
Levy Fees - normal	137,246.52	205,869.03	(68,622.51)	(33)
Mutual Revenue - penalty interest	111.87	0.00	111.87	100
Total Sinking Fund Income	**205,981.65**	**205,869.03**	**112.62**	**0**
Expenditure				
Consultant	10,800.00	0.00	(10,800.00)	(100)
Electrical Repairs	2,544.50	0.00	(2,544.50)	(100)
Fire Protection Equipment	4,080.00	0.00	(4,080.00)	(100)
Garden/Lawn Maintenance	7,909.09	0.00	(7,909.09)	(100)
Legal Services	19,110.00	0.00	(19,110.00)	(100)
Minor Building Maintenance	7,400.00	0.00	(7,400.00)	(100)
Plumbing Maintenance	3,181.82	0.00	(3,181.82)	(100)
Pool Maintenance	909.09	0.00	(909.09)	(100)
Structural	26,652.18	34,534.00	7,881.82	23
Taxes, Fees & Charges - income tax	0.00	973.37	973.37	100
Total Sinking Fund Expenditure	**82,586.68**	**35,507.37**	**(47,079.31)**	**(133)**
Surplus / Deficit for period	**123,394.97**	**170,361.66**		

Summary

Opening Balance as at 1 March 2025	173,500.42
Total Revenue during period	205,981.65
Total Expenditure during period	(82,586.68)
Sinking Fund balance as at 28 February 2026	**$ 296,895.39**

Notes To Financial Statements

Body Corporate for Northquarter Place CTS 43070
89 - 90 Northquarter Drive Murrumba Downs Queensland 4503 **ABN/ACN 11 436 070 913**

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the body corporate's financial reporting requirements under the Body Corporate and Community Management Act 1997. The accounting policies used in the preparation of this report, as described below, are in the opinion of the body corporate manager appropriate to meet the needs of owners.

(a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption.
(b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Body Corporate, is taxable at the current company tax rate of 30%. Assessable income received by the Body Corporate in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the ATO when calculating GST transactions. This amount is net of GST.

Note 8 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim levies issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

Note 9 Prepaid Expenses

Detail	Amount
Trustee for the Saintknight Trust T/A Strata Mastery Management Fees & Fixed Disbursements	210.08
	$ 210.08

Note 10 Levies in Arrears - also see note 2

Detail	Amount
Lot: 17 Unit: 17	2273.09
Lot: 80 Unit: 80	4263.36
Lot: 136 Unit: 136	3349.96
Lot: 138 Unit: 138	44.00

These notes (other than notes added by the body corporate manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and futher clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants and certified as being compliant with the requirements of the Body Corporate and Community Management Act 1997 by a leading strata and community titles lawyer. The accuracy of data used to generate the accounts is the responsibility of the software user.

Body Corporate for Northquarter Place CTS 43070
89 - 90 Northquarter Drive Murrumba Downs Queensland 4503 **ABN/ACN 11 436 070 913**

$ 9,930.41

Note 11 Unallocated Monies Received - also see note 3

Detail	Amount
Lot: 40 Unit: 40	213.42
Lot: 66 Unit: 66	4.09
Lot: 68 Unit: 68	377.25
Lot: 79 Unit: 79	1127.25
Lot: 90 Unit: 90	33.11
Lot: 111 Unit: 111	3.21
	$ 1,758.33

Note 12 Levies in Advance - also see note 2

Detail	Amount
Lot: 18 Unit: 18	1978.62
Lot: 21 Unit: 21	1978.62
Lot: 23 Unit: 23	1978.62
Lot: 24 Unit: 24	450.38
Lot: 25 Unit: 25	1978.62
Lot: 26 Unit: 26	1978.62
Lot: 27 Unit: 27	1978.62
Lot: 29 Unit: 29	1978.62
Lot: 30 Unit: 30	1978.62
Lot: 32 Unit: 32	1978.62
Lot: 33 Unit: 33	696.04
Lot: 46 Unit: 46	1978.62
Lot: 47 Unit: 47	1978.62
Lot: 3 Unit: 3	1986.48
Lot: 4 Unit: 4	1981.69
Lot: 5 Unit: 5	1986.48
Lot: 6 Unit: 6	491.60
Lot: 7 Unit: 7	1991.60
Lot: 15 Unit: 15	1976.91
Lot: 16 Unit: 16	1976.91
Lot: 34 Unit: 34	2001.16
Lot: 35 Unit: 35	1846.30
Lot: 38 Unit: 38	2001.16
Lot: 40 Unit: 40	1991.60
Lot: 49 Unit: 49	1230.18
Lot: 51 Unit: 51	1986.48
Lot: 52 Unit: 52	1968.48
Lot: 57 Unit: 57	1996.38
Lot: 59 Unit: 59	1986.48
Lot: 60 Unit: 60	1981.69
Lot: 62 Unit: 62	1986.48
Lot: 63 Unit: 63	1986.48
Lot: 66 Unit: 66	1986.48
Lot: 68 Unit: 68	1981.69
Lot: 69 Unit: 69	0.03
Lot: 70 Unit: 70	1986.48
Lot: 72 Unit: 72	563.15
Lot: 73 Unit: 73	1996.38
Lot: 74 Unit: 74	0.15
Lot: 78 Unit: 78	1996.38
Lot: 79 Unit: 79	1996.38
Lot: 82 Unit: 82	1999.45
Lot: 83 Unit: 83	1991.60
Lot: 85 Unit: 85	1986.48
Lot: 87 Unit: 87	1991.60
Lot: 88 Unit: 88	6.58
Lot: 90 Unit: 90	1991.60
Lot: 91 Unit: 91	1996.38
Lot: 94 Unit: 94	1996.38

Body Corporate for Northquarter Place CTS 43070
89 - 90 Northquarter Drive Murrumba Downs Queensland 4503 **ABN/ACN 11 436 070 913**

Detail	Amount
Lot: 96 Unit: 96	2001.16
Lot: 97 Unit: 97	1986.48
Lot: 98 Unit: 98	1981.69
Lot: 99 Unit: 99	1981.69
Lot: 103 Unit: 103	1986.48
Lot: 107 Unit: 107	1517.34
Lot: 108 Unit: 108	1990.57
Lot: 111 Unit: 111	1981.69
Lot: 113 Unit: 113	1000.00
Lot: 114 Unit: 114	504.56
Lot: 115 Unit: 115	1991.60
Lot: 116 Unit: 116	1986.48
Lot: 121 Unit: 121	1986.48
Lot: 125 Unit: 125	584.07
Lot: 129 Unit: 129	2001.16
Lot: 131 Unit: 131	2001.16
Lot: 133 Unit: 133	1996.38
Lot: 134 Unit: 134	1996.38
Lot: 137 Unit: 137	2001.16
	$ 118,209.50

Note 13 Accounts Payable Liability

Detail			Amount
Australian Taxation Office T/A ATO	Creditors		-7312.00
Insite Technology Services P/L	Balance Brought Forward		765.46
JARSZ STAR MANAGEMENT PTY LTD	INV-0266 - Caretaker 01/02/2026- 31/02/2026 with CPI adjustment		20032.48
			$ 13,485.94

NORTHQUARTER PLACE CTS 43070 - ASSET REGISTER

DESCRIPTION OF ASSET	DATE OF RESOLUTION	DATE OF PURCHASE	CREDITOR DETAILS	ESTIMATED VALUE
Pool Cleaner, Pump & Filter	-	24/02/2017	Swimart (Tarong Pool Care Pty Ltd)	-
CCTV System	-	15/01/2019	Gantech Integrated Solutions or Ozspy Security Solutions	-
Dining Setting	-	24/12/2019	Smart Furniture Pty Ltd	$586.00

ASSET REGISTER

NORTHQUARTER PLACE CTS 43070

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
CCTV	**Office Equipment**	**Purchase**	**15/01/19**	**Gantech Integrated Solutions or Ozspy Security Solutions**		**0.00**	
Dining Setting	**Furniture & Fittings**	**Purchase**	**24/12/19**	**AMART FURNITURE PTY LTD 117 Ashmore Road BENOWA QLD 4217**	**586.00**	**586.00**	**586.00**
Pool Cleaner, Pump & Filter	**Plant and Machinery**	**Purchase**	**24/02/17**	**Tarong Pool CarePL T/A Swimart**		**0.00**	
				Page Totals	**586.00**	**586.00**	**586.00**
				Report Totals	**586.00**	**586.00**	**586.00**

NORTHQUARTER PLACE CTS 43070 - LOT IMPROVEMENT REGISTER

LOT	DATE OF RESOLUTION	SUBJECT MATTER	RESULT	MY COMMUNITY & OFFICE RECORDS UPDATED ON
53	15 Jul 2014	Extension of roof line & concreting of patio	APPROVED	14/02/2025
25	15 Jul 2014	Installation of shed	APPROVED	14/02/2025
110	17 May 2018	Installation of artificial grass to the rear of the Lot	RETROSPECTIVELY APPROVED	14/02/2025
45	21 May 2019	Installation of front facing window tinting	APPROVED	14/02/2025
6	31 Jul 2019	Replacement of blinds	APPROVED	14/02/2025
45	31 Jul 2019	Installation of window tinting to front bedroom	APPROVED	14/02/2025
5	4 Nov 2020	Upgrades to air conditioner	APPROVED	14/02/2025
35	7 Oct 2021	Installation of two (2) air conditioning systems	APPROVED	22/04/2025
43	7 Oct 2021	Trimming of vegetation to the rear of the Lot	APPROVED	22/04/2025
76	7 Oct 2021	Installation of auto-recoil hose on front wall of Unit near outside tap and planting of shrubs in front garden	APPROVED	22/04/2025
76	7 Oct 2021	- Removal of all backyard garden borders (wood) and re-turf entire yard where gardens & washing line stones were previously - Concrete between existing patio concrete and fence line in front of laundry door and kitchen window. Same width as patio concrete. - Put planter boxes on ground in the centre of and beside back fence. - Concrete from edge of patio concrete all the way down the side of the unit, where stones currently exist. Leave 100 mm for drainage all along the side fence for water drainage from neighbours yard. - Removal of washing line from back fence and reposition it down the side of the unit on the fence.	APPROVED	22/04/2025

LOT	DATE OF RESOLUTION	SUBJECT MATTER	RESULT	MY COMMUNITY & OFFICE RECORDS UPDATED ON
61	3 Mar 2022	Installation of security screens to upper level windows	APPROVED	22/04/2025
2	3 Mar 2022	Replacement of turf in backyard with artificial grass	APPROVED	22/04/2025
107	3 Mar 2022	Installation of artificial grass at side of Unit	APPROVED	14/02/2025
100	16 Jun 2022	Installation of Solar Panels	APPROVED	14/02/2025
31	29 Nov 2022	Installation of a Gate	APPROVED	14/02/2025
86	16 Dec 2022	Installation of Air Conditioning System	APPROVED	14/02/2025
25	10 Feb 2023	Installation of Hard Flooring	APPROVED	14/02/2025
45	8 May 2023	Installation of Air Conditioning System	APPROVED	14/02/2025
35	25 Sep 2023	Installation of Replacement Air Conditioner	APPROVED	14/02/2025
35	19 Oct 2023	Installation of Window Tinting	APPROVED	14/02/2025
25	17 Nov 2023	Installation of Concrete Footpath	APPROVED	14/02/2025
5	23 Nov 2023	Installation of Air Conditioning System	APPROVED	14/02/2025
31	23 Nov 2023	Installation of Air Conditioning System	APPROVED	14/02/2025
35	23 Nov 2023	Installation of Air Conditioning System	APPROVED	14/02/2025
37	23 Nov 2023	Installation of Air Conditioning System	APPROVED	14/02/2025
35	23 Nov 2023	Installation of Window Tinting	APPROVED	14/02/2025
48	23 Nov 2023	Removal of Water Tank	APPROVED	14/02/2025
127	28 Nov 2023	Installation of Air Conditioning Systems	APPROVED	14/02/2025
78	6 Dec 2023	Installation of Solar Panels	APPROVED	14/02/2025

LOT	DATE OF RESOLUTION	SUBJECT MATTER	RESULT	MY COMMUNITY & OFFICE RECORDS UPDATED ON
72	16 Feb 2024	Installation of Door Bell	APPROVED	14/02/2025
14	22 May 2024	Installation of Safety Gate/Entrance	APPROVED	14/02/2025
71	15 May 2024	Installation of Skylight & Exhaust Fan	APPROVED	14/02/2025
34	31 May 2024	Installation of an Awning	APPROVED BY EMAIL	14/02/2025
34	5 Jun 2024	Installation of Solar Panels	AUTO-APPROVED	14/02/2025
74	4 Sep 2024	Installation of Security Screen Door	APPROVED	14/02/2025
95	6 Sep 2024	Installation of Solar Panels	APPROVED	14/02/2025
77	13 Sep 2024	Installation of Security Cameras	APPROVED	14/02/2025
132	18 Sep 2024	Installation of Air Conditioning System	APPROVED	14/02/2025
29	1 Nov 2024	Installation of Two (2) Air Conditioning Systems	APPROVED	14/02/2025
78	20 Nov 2024	Installation of Air Conditioning System	APPROVED	14/02/2025
87	11 Dec 2024	Installation of Air Conditioning System	APPROVED	14/02/2025
43	4 Mar 2025	- Installation of pathway - Installation of plants behind hedge - Installation of garden shed in the backyard in the right hand corner - Paint fence and fill gaps with more fence posts - Planting tropical plants in backyard **Additional Special Conditions:** Approval is conditional, subject to a site plan/location for the Committee's final approval. The application is also conditional upon the following terms – (1) The shed is not to be visible from the roadway and must be positioned away from the Lot for termite protection; (2) The colour of the shed is to be in line with the existing colour scheme of the complex; (3) The dimensions of the shed must not exceed 10m2 and a height of 2.1 meters; (4) Plants in the front garden must be from the list of acceptable plants as provided by the Building Managers and must comply with the original Development Approval conditions.	APPROVED	15/04/2025

LOT	DATE OF RESOLUTION	SUBJECT MATTER	RESULT	MY COMMUNITY & OFFICE RECORDS UPDATED ON
135	17 Apr 2025	Installation of Blinds & Curtains	**APPROVED**	02/05/2025
47	28 Aug 2025	Installation of Blinds & Curtains	**APPROVED**	29/08/2025
66	28 Aug 2025	Installation of (3) Air Conditioning Systems **Additional Special Conditions:** (1) No works are permitted to occur on the firewall including any attachments to that wall; (2) Air Conditioning Condenser units are to be installed on the ground rather than attaching them to building;	**APPROVED**	29/08/2025
66	28 Aug 2025	Installation of Plantation Shutters	**APPROVED**	29/08/2025
26	28 Aug 2025	Landscaping Front & Back Yards **Additional Special Condition:** (1) Artificial grass to be replaced when it is no longer in a reasonable condition	**APPROVED**	29/08/2025
35	28 Aug 2025	Installation of Shutters & Blinds	**APPROVED**	29/08/2025
14	28 Aug 2025	Installation of Floating Decking **Additional Special Condition:** (1) Decking is only to be installed to the rear of the Lot. Installation of decking to the front of the Lot is not permitted.	**APPROVED**	29/08/2025
29	28 Aug 2025	Installation of a Shed & Concrete Slab **Additional Special Conditions:** (1) the shed height is not greater than 1.8m (5.95 feet) (2) the shed cannot be installed in a manner that breaches termite protection to the building - it must be fully detached (3) if a concrete slab is poured it must not affect underground services, all work is the owners responsibility retrospectively	**APPROVED**	29/08/2025

LOT	DATE OF RESOLUTION	SUBJECT MATTER	RESULT	MY COMMUNITY & OFFICE RECORDS UPDATED ON
3	13 Nov 2025	Landscaping Back Yard	**APPROVED**	19/11/2025
94	13 Nov 2025	Replacement of Astroturf & Landscaping	**APPROVED**	19/11/2025
41	13 Nov 2025	Installation of a Shed **Additional Special Conditions:** (1) the shed height is not greater than 1.8m (5.95 feet) (2) the shed cannot be installed in a manner that breaches termite protection to the building - it must be fully detached (3) if a concrete slab is poured it must not affect underground services, all work is the owners responsibility retrospectively	**APPROVED**	19/11/2025
77	13 Nov 2025	Installation of Air Conditioning System **Additional Special Condition:** (1) No works are permitted to occur on the fire separation wall between units. This includes all wiring and piping must not be installed within or brought through the wall cavity and all AC indoor units must not be attached to the separation wall.	**APPROVED**	19/11/2025
107	13 Nov 2025	Installation of Air Conditioning System **Additional Special Conditions:** (1) Fire Separation Wall Rules: (a) No works are permitted to occur on the fire separation wall between units. This includes all wiring and piping must not be installed within or brought through the wall cavity; (b) All indoor A/C units must not be attached to the separation wall, and all outdoor A/C units must be mounted on the ground.	**APPROVED**	19/11/2025
77	8 Oct 2025 (Via Email)	Installation of Solar Panels	**APPROVED*** **(To Be Ratified at Next General Meeting)**	08/10/2025
131	13 Nov 2025	Installation of Roller Blinds & Curtains	**APPROVED**	19/11/2025

LOT	DATE OF RESOLUTION	SUBJECT MATTER	RESULT	MY COMMUNITY & OFFICE RECORDS UPDATED ON
78	13 Nov 2025	Installation of Aerial Rig in Backyard **Additional Special Conditions:** (1) Support is sought from surrounding Lots (Lots 71, 77 & 79), with written support/consent provided to the Body Corporate prior to installation; (2) Proof of Insurance provided to the Body Corporate for Public Liability Cover; (3) A set timeframe being provided on how long the installation will be present; (4) A new Community Management Statement being drafted and lodged, at the Owners expense, to include a By-law to Discharge Liability from the Body Corporate from the installation.	**APPROVED**	19/11/2025
131	13 Nov 2025	Installation of Air Conditioning System **Additional Special Conditions:** (1) Fire Separation Wall Rules: (a) No works are permitted to occur on the fire separation wall between units. This includes all wiring and piping must not be installed within or brought through the wall cavity; (b) All indoor A/C units must not be attached to the separation wall, and all outdoor A/C units must be mounted on the ground.	**APPROVED**	19/11/2025
98	19 Nov 2025 (Via Email)	Installation of Curtains	**APPROVED* (To Be Ratified at Next Committee Meeting)**	19/11/2025
87	1 Dec 2025 (Via Email)	Installation of a Doorbell Camera	**APPROVED* (To Be Ratified at Next Committee Meeting)**	2/12/2025
87	1 Dec 2025 (Via Email)	Installation of a Shed **Additional Special Conditions:** (1) the shed height is not greater than 1.8m (5.95 feet) (2) the shed cannot be installed in a manner that breaches termite protection to the building - it must be fully detached (3) if a concrete slab is poured it must not affect underground services, all work is the owners responsibility retrospectively	**APPROVED* (To Be Ratified at Next Committee Meeting)**	2/12/2025

LOT	DATE OF RESOLUTION	SUBJECT MATTER	RESULT	MY COMMUNITY & OFFICE RECORDS UPDATED ON
67	2 Dec 2025 (Via Email)	Installation of Air Conditioning System **Additional Special Conditions:** (1) Fire Separation Wall Rules: (a) No works are permitted to occur on the fire separation wall between units. This includes all wiring and piping must not be installed within or brought through the wall cavity; (b) All indoor A/C units must not be attached to the separation wall, and all outdoor A/C units must be mounted on the ground.	**APPROVED* (To Be Ratified at Next Committee Meeting)**	2/12/2025
67	18 Dec 2025 (Via Email)	Installation of Blinds	**APPROVED* (To Be Ratified at Next Committee Meeting)**	18/12/2025
86	23 Jan 2026 (Via Email)	Installation of Blinds	**APPROVED* (To Be Ratified at Next Committee Meeting)**	27/01/2026
47	9 Feb 2026 (Via Email)	Installation of Concrete to Paths & Patio Area **Additional Special Conditions:** (1) the concrete cannot be installed in a manner that breaches termite protection to the building; (2) the concrete slab must be 75mm below all weep holes (at a minimum) so as not to breach the damp proof course; (3) the concrete slab must not affect underground services, all work is the owner's responsibility retrospectively.	**APPROVED* (To Be Ratified at Next Committee Meeting)**	11/02/2026

NORTHQUARTER PLACE CTS 43070

Lot Improvements

Account No	Name	Details
02100008	Patman K E & Lewis C A	Lot 25 - Hard Flooring Reqeust - Approved 10/2/23 subject to the following conditions: - All works should be completed between Monday to Friday 7.00am –5.00pm. - Any damage to the common property will be responsibility of the owner to repair. - Any mess left on the Common Property after installation, is the owner's responsibility to remove. - Owner is to dispose any rubbish (old carpet and flooring materials) offsite and not in the waste bins at the complex. -The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws and all Building Codes. Lot 25- Concrete Footpath - Approved 17/11/23 subject to the following conditions being adhered to at all times. •That a qualified/certified contractor complete the works; •That all works must be completed during Monday to Friday 7.00am –5.00pm; •The finished height of the concrete must be a minimum of 75mm below the existing weep holes and termite barrier system to not breach the existing termite management system, damp proof course and to not obstruct masonry weep holes in accordance with the National Construction Code, Building Code of Australia Volume 2 requirements; •Site is to be kept clean and any concrete spills during construction on common property is to be cleaned and removed by the unit Owner. •In the event that water/gas pipes are required to be dug up, all costs associated with any access required to services under concrete which are not part of the original complex design is at the Owners expense; •Any damage to the common property will be responsibility of the owner to repair; •The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws; and •The owner and any future owners are responsible for all repairs and maintenance.
02100012	GENSCH K L & P P	Lot 29 - AC Install - 2 bedrooms - Approved 1/11/24 Subject to

NORTHQUARTER PLACE CTS 43070

Lot Improvements

Account No	Name	Details
		the standard AC conditions.
02100014	JAMES ANDREW DUNSTAN ATF	Lot 31 - Gate Approved 29/11/22 Subject to: The gate must be the same materials and style as the existing fence. - All works must be completed between Monday to Friday 7.00am –5.00pm. - That a qualified/certified contractor complete the works. - Any damage to the common property will be responsibility of the owner to repair. - Any mess left on the Common Property after installation, is the owner's responsibility to remove. - The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws and all Building Codes.
02100021	SCHLEUDER A	Front Facing Window Tinting Approval - Committee Approved by electronic vote on 21/05/2019 Air Conditioning -Lot 45 Approved 8/5/23 -subject to the following conditions are adhered to: - That no installation works are to be completed on the firewall. - All works must be completed between Monday to Friday 7.00am –5.00pm. - That a qualified/certified contractor complete the works. - Any damage to the common property will be responsibility of the owner to repair. - Any mess left on the Common Property after installation, is the owner's responsibility to remove. - The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws and all Building Codes. - All costs associated with the maintenance and/or replacement is the cost of the current Owner and future Owner's.
02100039	ISON SIMON	Lot 14 - Safety Gate /Entrance - Approved 22/5/24 subject to the following conditions: •All works/products are not to deviate from the application submitted to the Committee •All works should be completed between Monday to Friday 7:00am –5:00pm •that power tools are permitted after 7:00am and no later than 5:00pm •all suitable materials are used for all in groundwork, i.e.,

Lot Improvements

Account No	Name	Details
		termite resistant materials, etc. •Any mess left on the Common Property after installation, is the owner's responsibility to remove. •Any damage caused to Common Property is the owner's responsibility to repair. •The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws. •All maintenance and repairs are the responsibility of the owner and all future owners
02100043	Boyle H G	Lot 34- Awning - Family Install - Approved by email - 31/5/24 No conditions specified by Committee. Lot 34 - Solar Panels - Auto Approved 5/6/24 subject to the standard Solar Panel conditons.
02100044	Mackay A M	Lot 35- A/C replacement - Approved 25/9/23 subject to the following conditions being adhered to: - That a qualified/certified contractor complete the works. - All works must be completed during Monday to Friday 7.00am –5.00pm; - Any damage to the common property will be responsibility of the owner to repair; - The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws; - The owner and any future owners are responsible for all repairs and maintenance to the unit; - Any mess left on the Common Property after installation, is the owner's responsibility to remove; and -Any damage to the common property will be responsibility of the owner to repair. Lot 35- Window Tinting - Approved 19/10/23 - subject to the following conditions: • All costs incurred with the installation and on-going maintenance of the windows is to be borne by the owner of Lot. • The installation must be undertaken by a qualified installer/contractor. • All works must be completed during Monday to Friday 7.00am –5.00pm. • The owner is to liaise with the onsite Building Manager to arrange access to the scheme by the owner's contractors and

NORTHQUARTER PLACE CTS 43070

Lot Improvements

Account No	Name	Details
		discuss any other related requirements. • Any mess left on the Common Property after installation, is the owner's responsibility to remove. • The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws.
02100073	B & S GRIFFITHS PROPERTY P/L	Lot 71 - BM submitted request to the CTE for approval. Approved at meeting. BM made typo error when sending request through. Lot 71 instead of Lot 70. Approved at CTE meeting to install skylight & exhaust fan Meeting 17/5/24.
02100074	C R Aerepo & J D Roberts	Lot 72 - Doorbell Install - Approved 16/2/24 Subject to the following conditions. -Any damage to the common property will be responsibility of the owner to repair. -The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws. -The owner and any future owners are responsible for all repairs and maintenance and/or replacement.
02100076	Appleby J R	Lot 74 20240904 - Security Screen Door replacement approved. The screens must be consistent with existing facades within the complex. • All works/products are not to deviate from the application submitted to the Committee • All works should be completed between Monday to Friday 7:00am -5:00pm • Any mess left on the Common Property after installation, is the owner's responsibility to remove. • Any damage caused to Common Property is the owner's responsibility to repair. • The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws. • All works must comply with the Building Code of Australia • All maintenance and repairs are the responsibility of the owner and all future owners • The Lot Owner is to liaise with the Building Manager to discuss access to the common property by the owner's contractors and discuss any other requirements
02100079	PASUPULA ASHOK	Security Cameras - Lot 77 - Approved 13/9/24 subject to the following conditions: All works must be completed during Monday to Friday 7.00am –

Lot Improvements

Account No	Name	Details
		5.00pm; • Any damage to the common property will be responsibility of the owner to repair; • The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws; • The owner and any future owners are responsible for all repairs and maintenance to the unit; • Any mess left on the Common Property after installation, is the owner's responsibility to remove; and • Any damage to the common property will be responsibility of the owner to repair. • Ensure that the cameras are positioned to cover the driveway of your Lot and not to infringe on the privacy of other Lot Owners. • No one is permitted to alter or access the firewall to make any modifications to their property.
02100080	Odgers M J	Lot 78 - Solar Panel Request - Approved 6/12/23 subject to the following conditions being adhered to: •That a qualified/certified contractor complete the works; •All works must be completed during Monday to Friday 7.00am – 5.00pm; •That no works, electrical or otherwise, are permitted to be undertaken to the fire separation walls; and further that, no electrical cabling/wiring, etc can be installed within the fire wall cavity; •The owner is encouraged to liaise with the onsite Building Manager to arrange access to the scheme by the owner's contractors and discuss any other related requirements. •Any damage to common property will be responsibility of the owner to repair. •Any mess left on the Common Property after installation, is the owner's responsibility to remove. •The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws. •All costs to install and maintain the solar panels and installation area/site (roof) is the responsibility of the owner and any future owners. Lot 78- AC Install - 2 bedrooms - Approved 20/11/24 subjec to the standard AC conditions.
02100089	Korasadowicz P J & San Agustin	Lot 86 - A/C install - Approved 16/12/22 Subject to the below conditions: - All works must be completed between Monday to Friday 7.00am -5.00pm.

NORTHQUARTER PLACE CTS 43070

Lot Improvements

Account No	Name	Details
		- That a qualified/certified contractor complete the works. - Any damage to the common property will be responsibility of the owner to repair. - Any mess left on the Common Property after installation, is the owner's responsibility to remove. -The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws and all Building Codes. - All costs associated with the maintenance and/or replacement is the cost of the current Owner and future Owner's.
02100090	Villanueva C O & Boac M C M	Lot 87 - AC install - Approved 11/12/24 subject to the following conditions being adhered to. •That strictly no works are permitted on any fire separation walls; •That the condenser is to be placed on ground level only and not mounted on external walls; •That a qualified/certified contractor complete the works; •All works must be completed during Monday to Friday 7.00am – 5.00pm; •Any damage to the common property will be responsibility of the owner to repair; •The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws; •The owner and any future owners are responsible for all repairs and maintenance to the unit; •Any mess left on the Common Property after installation, is the owner's responsibility to remove; and •Any damage to the common property will be responsibility of the owner to repair.
02100098	H Singh & S Kaur	20240906 - Solar installation Hybrid Solar Solutions Australia 4.84kW, 11 x 440 Watt Panels
02100103	ESTERHUIZEN H	20220616 - approval to install solar panels subject to By-Law conditions
02100131	Butler H	Lot 127 - A/C Requests - Approved 28/11/23 subject to the following conditions being met: •That no works are permitted on fire separation walls; •That a qualified/certified contractor complete the works; •All works must be completed during Monday to Friday 7.00am – 5.00pm; •Any damage to the common property will be responsibility of the owner to repair; •The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws;

NORTHQUARTER PLACE CTS 43070

Lot Improvements

Account No	Name	Details
		•The owner and any future owners are responsible for all repairs and maintenance to the unit; •Any mess left on the Common Property after installation, is the owner's responsibility to remove; and •Any damage to the common property will be responsibility of the owner to repair.
02100136	WHITMORE M L	Lot 132 - AC Install Approved 18/9/24 Subject to the following conditions • That no works are permitted on fire separation walls; • That a qualified/certified contractor complete the works; • All works must be completed during Monday to Friday 7.00am –5.00pm; • Any damage to the common property will be responsibility of the owner to repair; • The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws; • The owner and any future owners are responsible for all repairs and maintenance to the unit; • Any mess left on the Common Property after installation, is the owner's responsibility to remove; and • Any damage to the common property will be responsibility of the owner to repair.
ALL LOTS		Standard Solar Panel Conditions (Auto-Approval) -That a qualified/certified contractor complete the works; -All works must be completed during Monday to Friday 7.00am – 5.00pm; - Thatno works, electrical or otherwise, are permitted to be undertaken to the fire separation walls; and further that, no electrical cabling/wiring, etc can be installed within the fire wall cavity; - The owner is encouraged to liaise with the onsite Building Manager to arrange access to the scheme by the owner's contractors and discuss any other related requirements. -Any damage to common property will be responsibility of the owner to repair. -Any mess left on the Common Property after installation, is the owner's responsibility to remove.

Lot Improvements

Account No	Name	Details
		-The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws. - All costs to install and maintain the solar panels and installation area/site (roof) is the responsibility of the owner and any future owners. Standard Air Conditioning Install Conditions (Committee Approval Req'd) •That no works are permitted on fire separation walls; •That a qualified/certified contractor complete the works; •All works must be completed during Monday to Friday 7.00am – 5.00pm; •Any damage to the common property will be responsibility of the owner to repair; •The improvement and all works associated with the installation must, at all times, comply with the Body Corporate By-Laws; •The owner and any future owners are responsible for all repairs and maintenance to the unit; •Any mess left on the Common Property after installation, is the owner's responsibility to remove; and •Any damage to the common property will be responsibility of the owner to repair.

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: PSC0267692

2. Location of the swimming pool

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

Street address: 90 Northquarter dr

Murrumba Downs QLD Postcode 4503

Lot and plan details: 9999/SP/231554 Local government area: MORETON BAY REGIONAL

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

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

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

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

5. Pool safety certificate validity

Effective date: 19/09/2025 Expiry date: 19/09/2026

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: THEREZA VERMAAK

Pool safety inspector licence number: PS100448

Signature:

Smart Pool Safety
ABN: 15 810 106 067
31 Ngungun prd Narangba QLD 4504
Tel: 0415 307 144
E-mail: sales@smartpoolsafety.com.au

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.

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: PSC0266672

2. Location of the swimming pool

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

Street address: 89 NORTHQUARTER DR

MURRUMBA DOWNS QLD Postcode

Lot and plan details: 9999/SP/235918 Local government area: MORETON BAY REGIONAL

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

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

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

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

5. Pool safety certificate validity

Effective date: 11/09/2025 Expiry date: 11/09/2026

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: THEREZA VERMAAK

Pool safety inspector licence number: PS100448

Signature:

Smart Pool Safety
ABN: 15 810 106 067
31 Ngungun prd Narangba QLD 4504
Tel: 0415 307 144
E-mail: sales@smartpoolsafety.com.au

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

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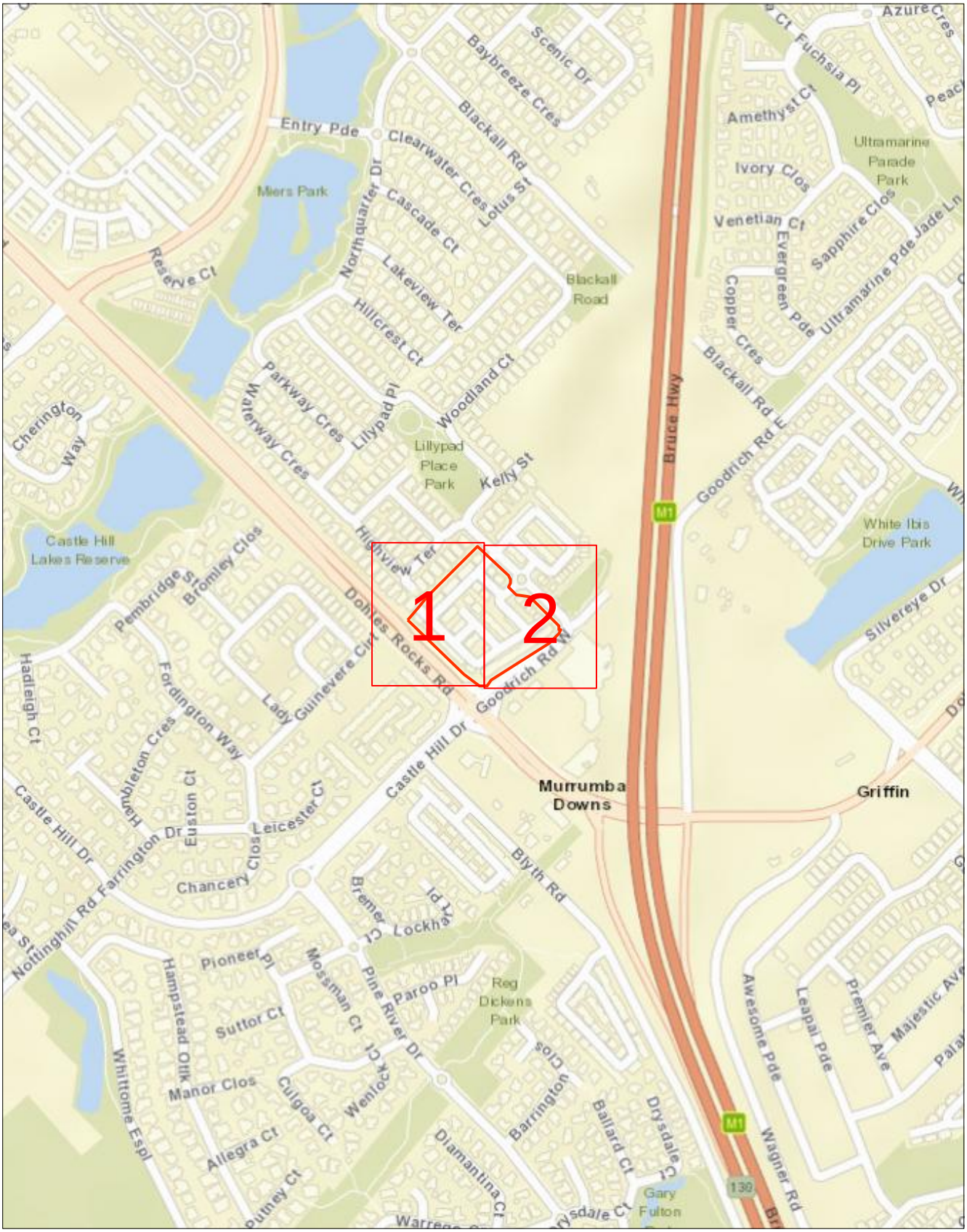
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Site Address:	Unit 89 90 Northquarter Dr Murrumba Downs QLD 4503	**Sequence Number:**	270321851



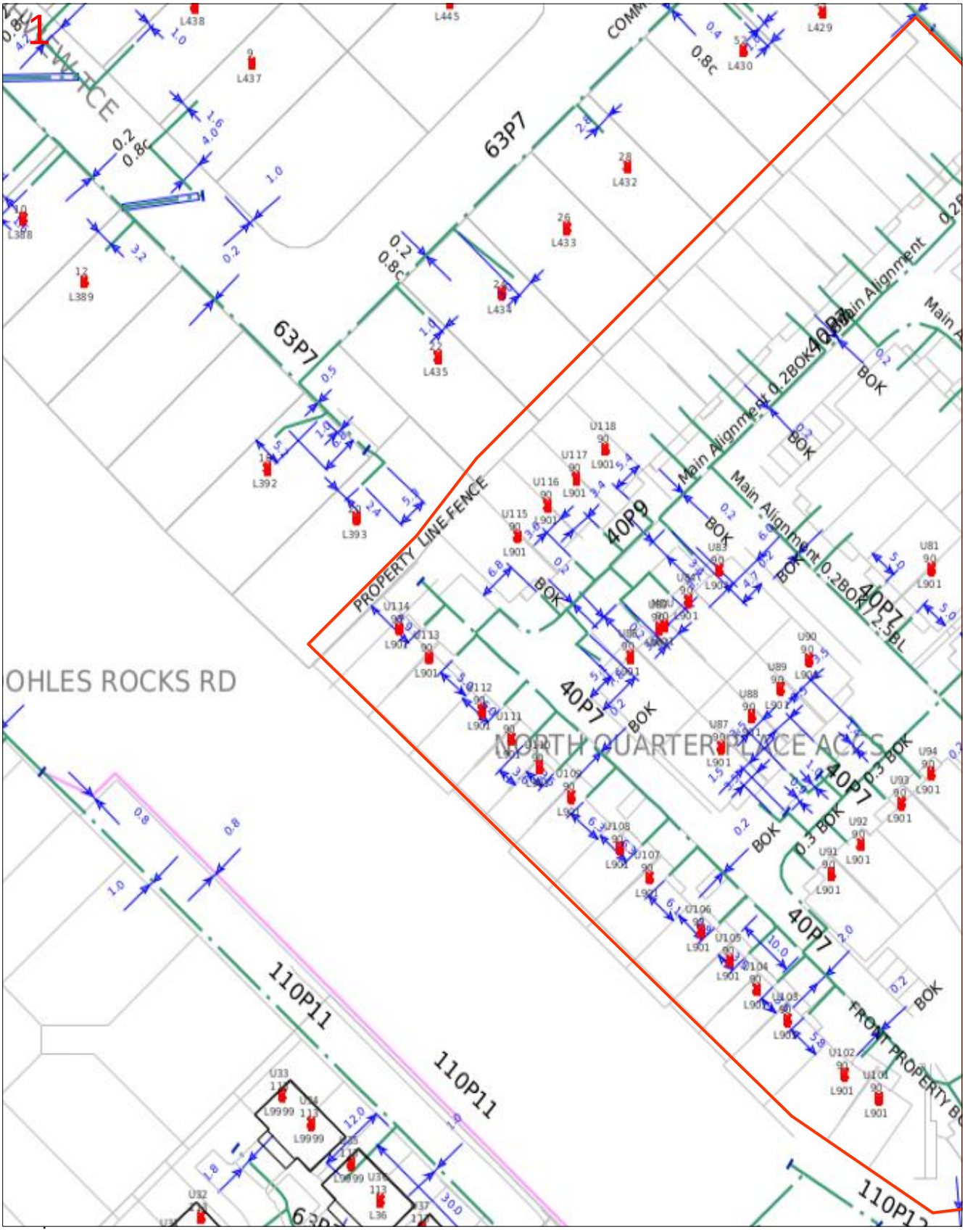
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Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Enquiry Area

Map Key Area

Site Address:	Unit 89 90 Northquarter Dr Murrumba Downs QLD 4503	**Sequence Number:**	270321851



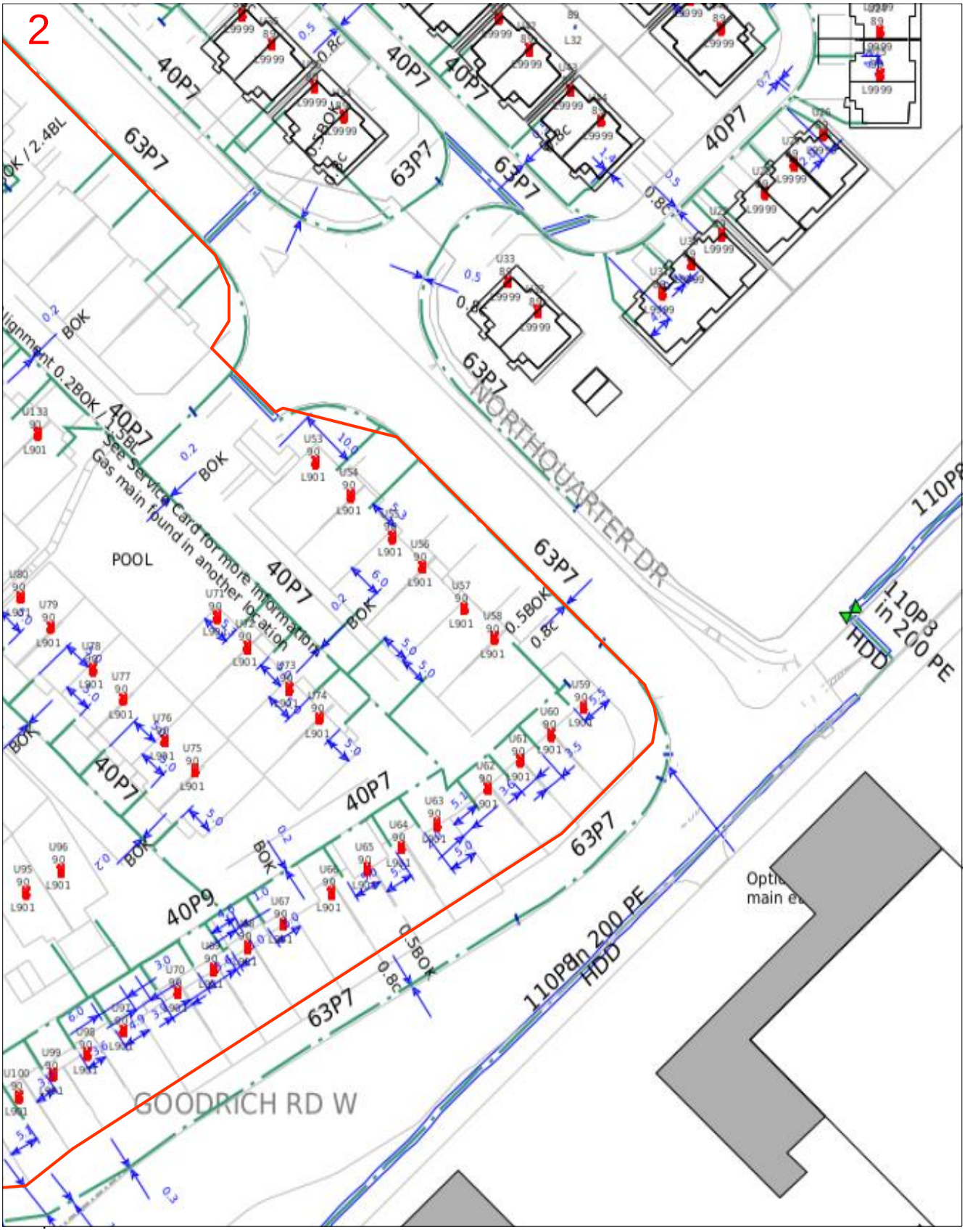
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Enquiry Area

Map Key Area

Site Address:	Unit 89 90 Northquarter Dr Murrumba Downs QLD 4503	**Sequence Number:**	270321851



Scale 1: 700

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Enquiry Area

Map Key Area

Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

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

PIPE LEGEND: SPECIAL DESIGNATION

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

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

- Abandoned pipe
- Idle or inactive pipe

ABBREVIATION

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

OBJECT SYMBOLS

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

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

PIPE CODE AND MATERIAL

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

INTERPRETATION EXAMPLE

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

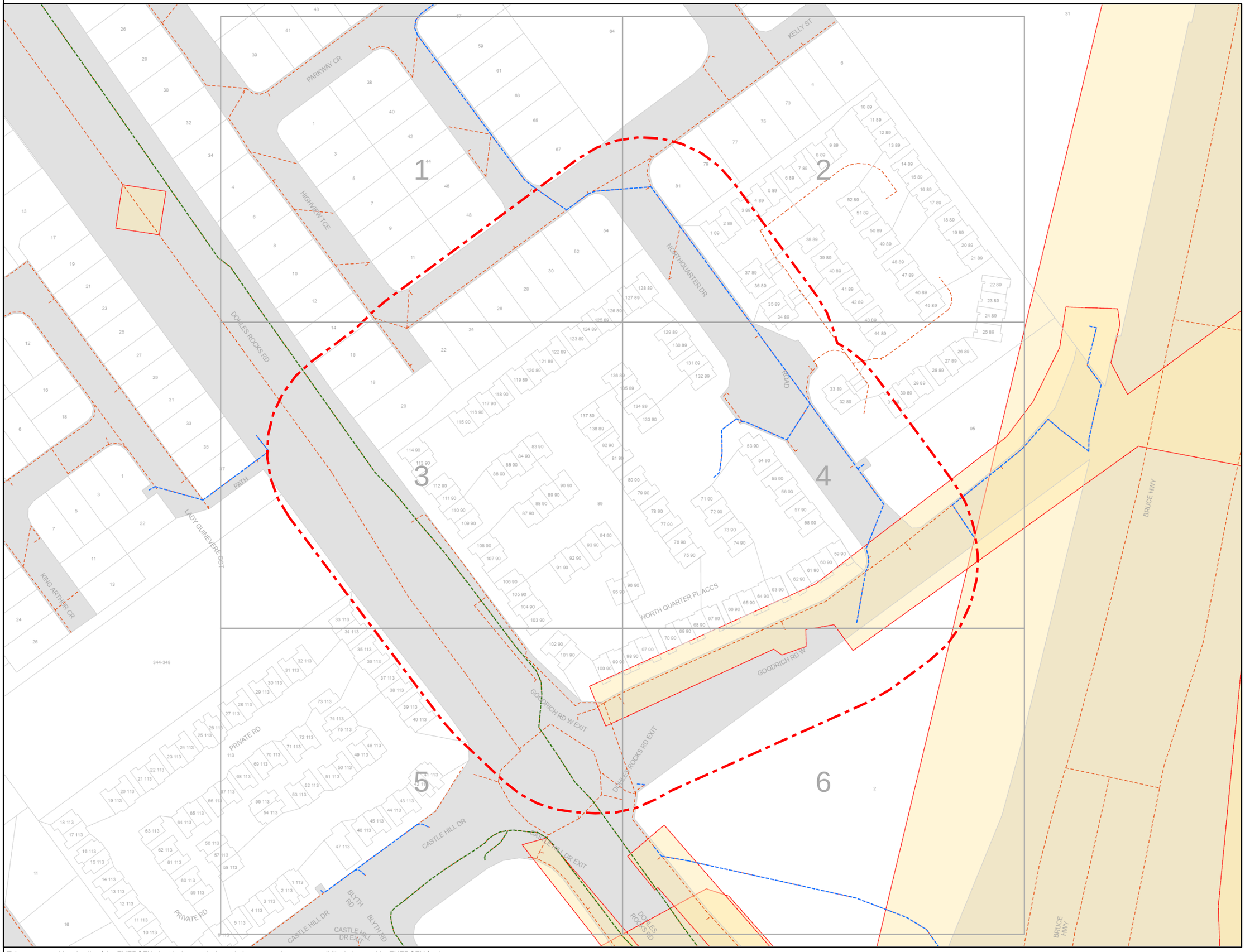
63S8 — Medium pressure, 63 mm steel

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

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

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 270321852
Date: 25/03/2026

Scale: 1:1538
Tile No: **OVERVIEW**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

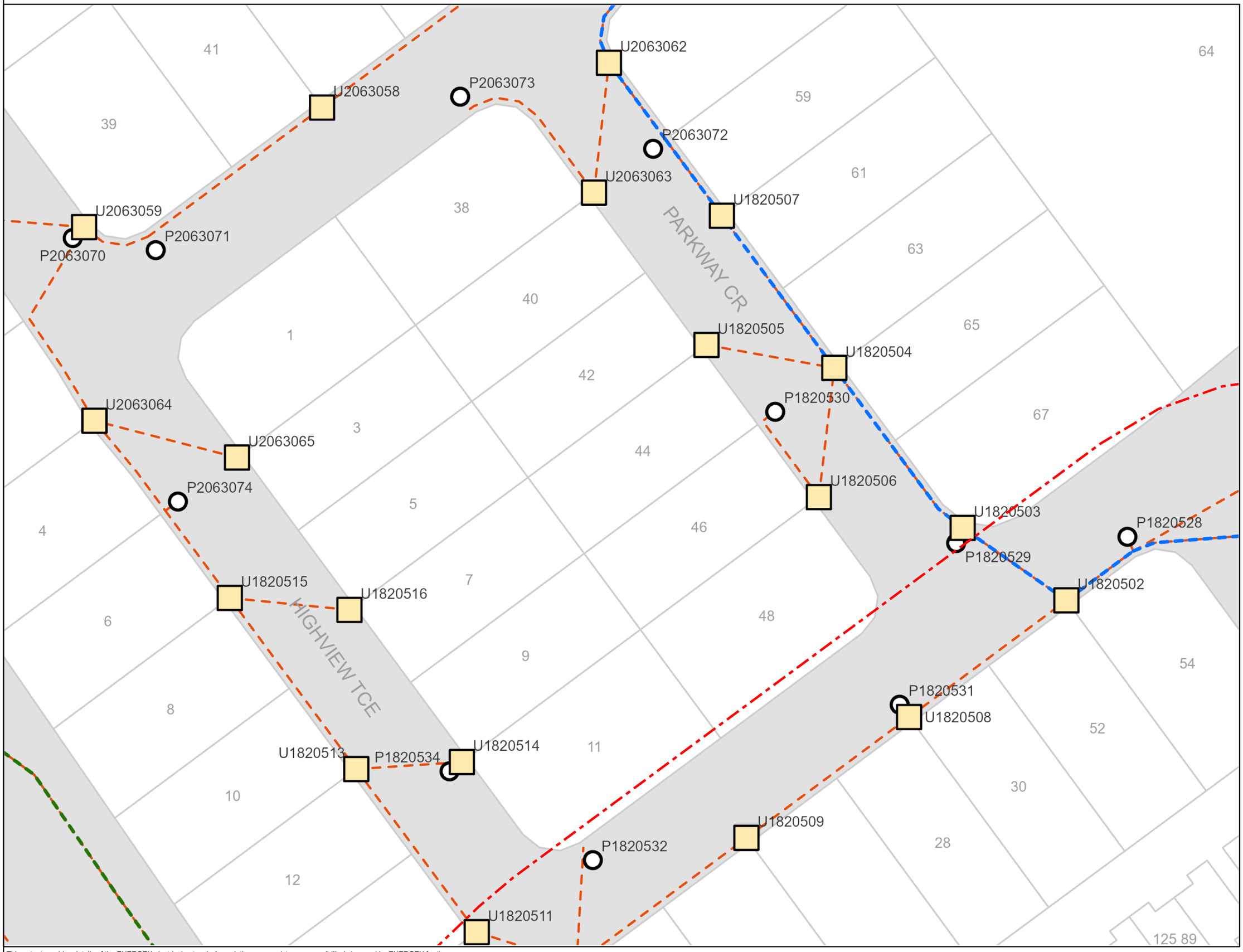
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Please Call 13 19 62



BYDA

Sequence: 270321852
Date: 25/03/2026

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

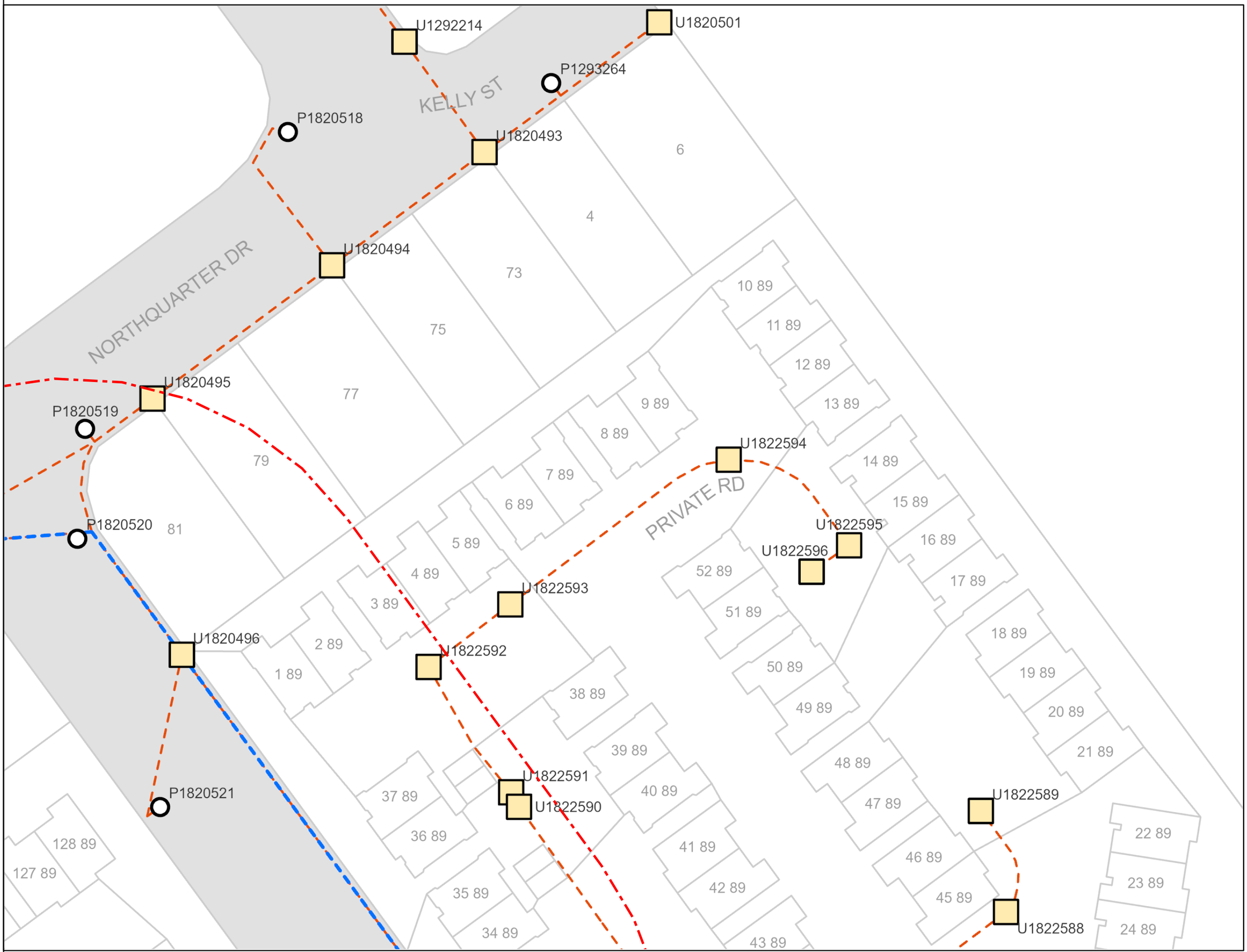
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Please Call 13 19 62



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BYDA

Sequence: 270321852
Date: 25/03/2026

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

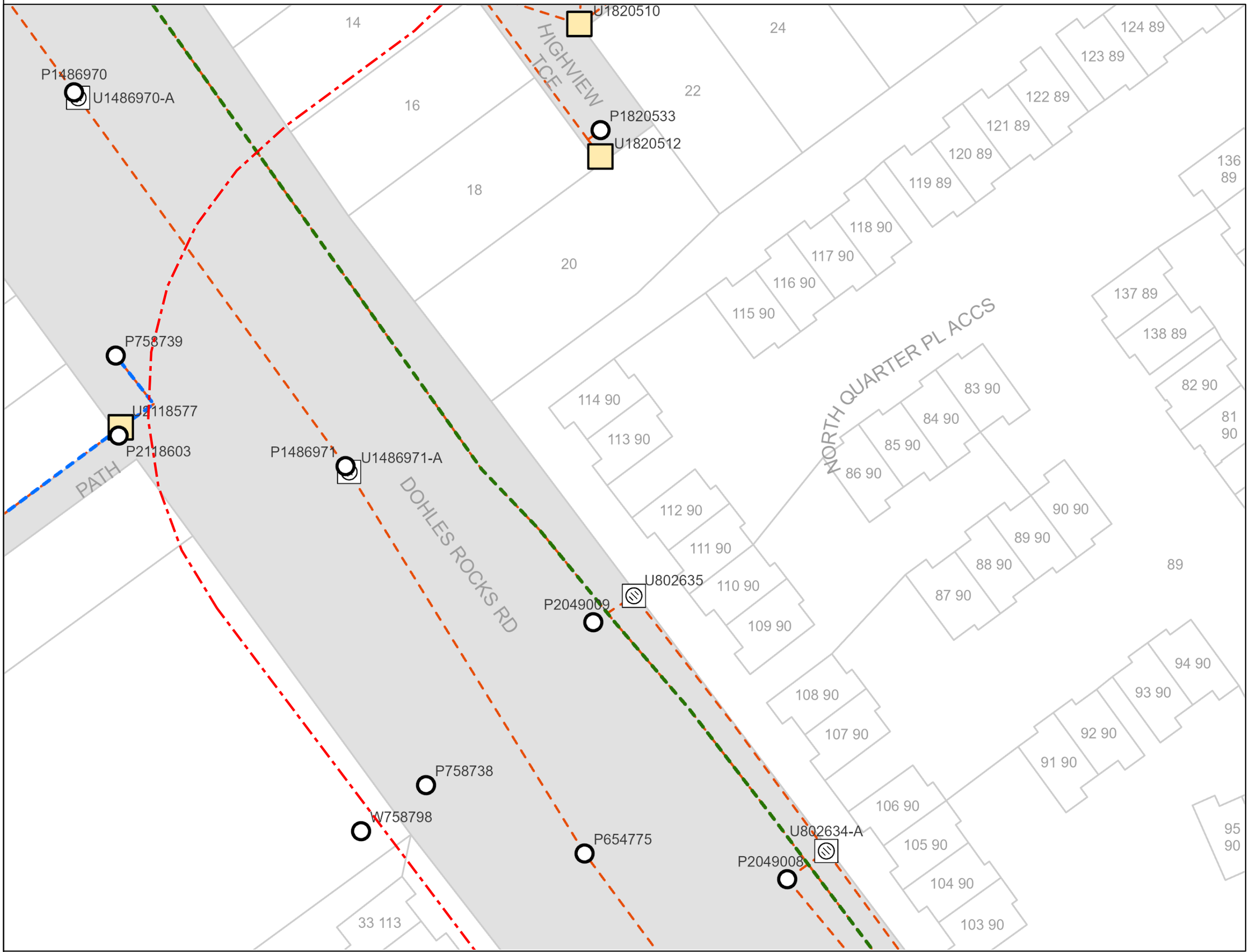
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For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 270321852
Date: 25/03/2026

Scale: 1:500
Tile No: **Tile No: 3**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

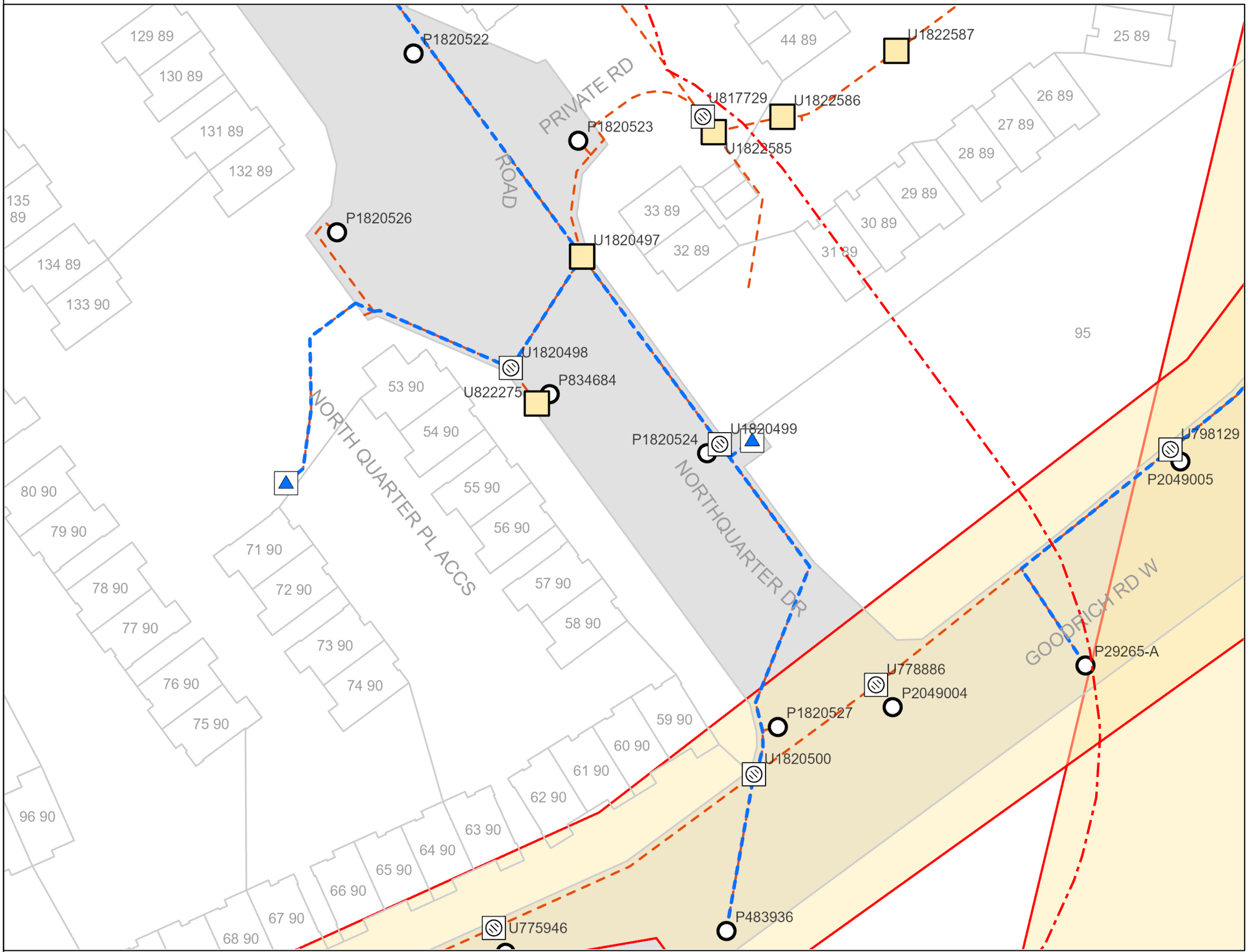
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All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



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BYDA

Sequence: 270321852
Date: 25/03/2026

Scale: 1:500
Tile No: **Tile No: 4**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

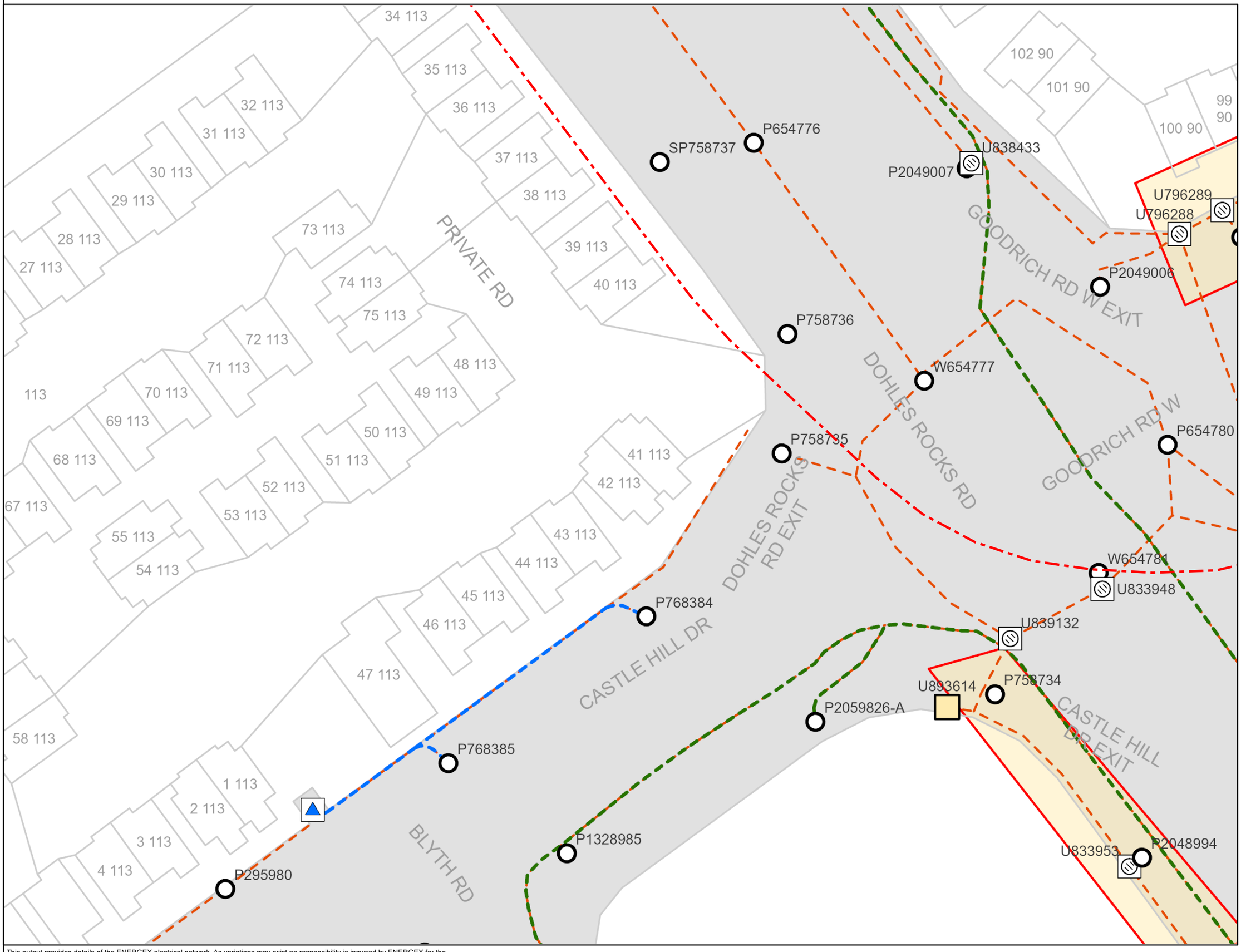
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 270321852
Date: 25/03/2026

Scale: 1:500
Tile No: **Tile No: 5**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

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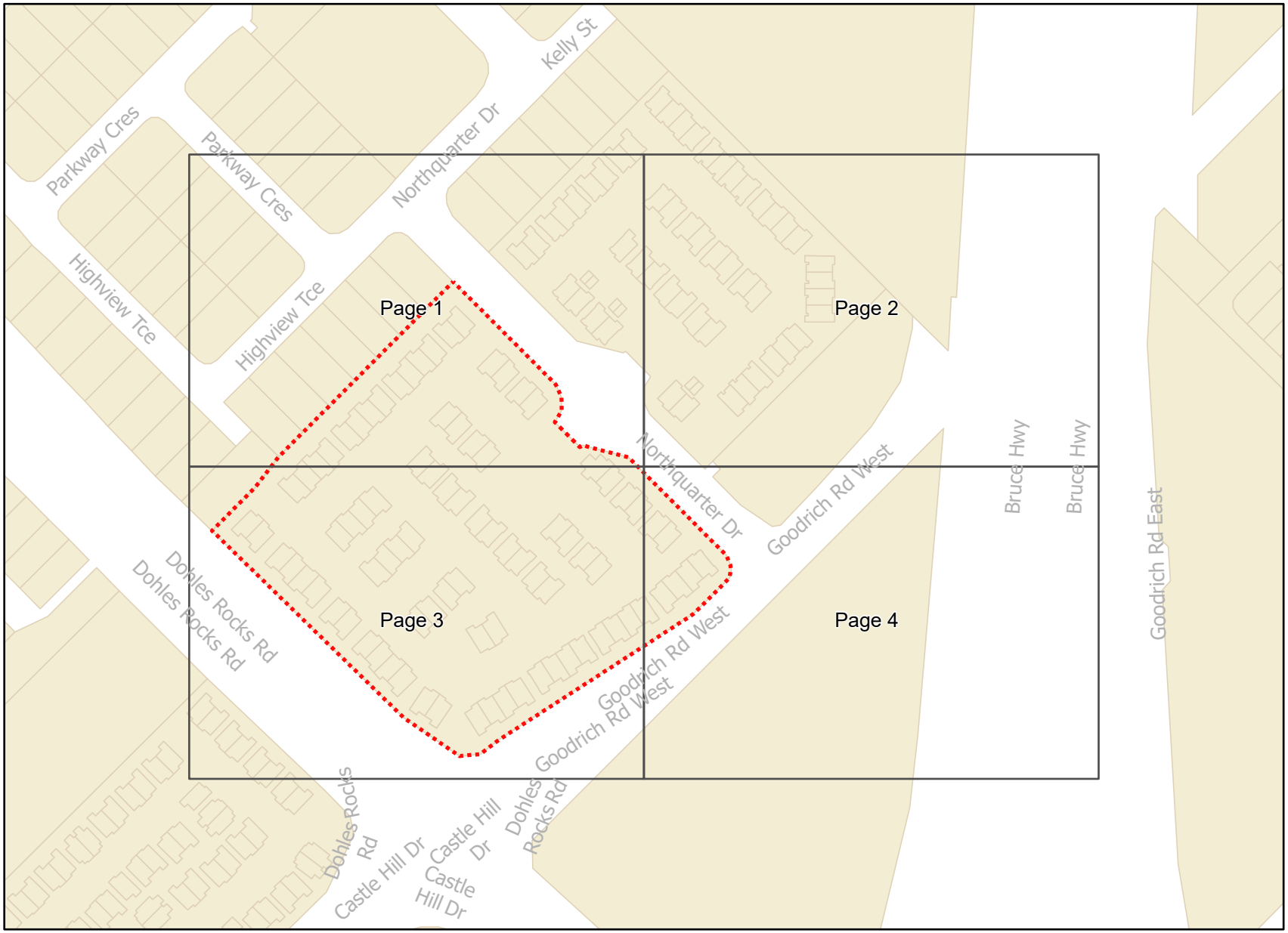
This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

CITY OF MORETON BAY

Job # 52722301
Seq # 270321848

Provided by City Of Moreton Bay

BEFORE YOU DIG www.byda.com.au



Legend

- BYDA Enquiry
- Detailed map page

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City Of Moreton Bay infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

In an emergency contact City Of Moreton Bay on 1300 477 161

Index Sheet

0 25 50 100 m

N

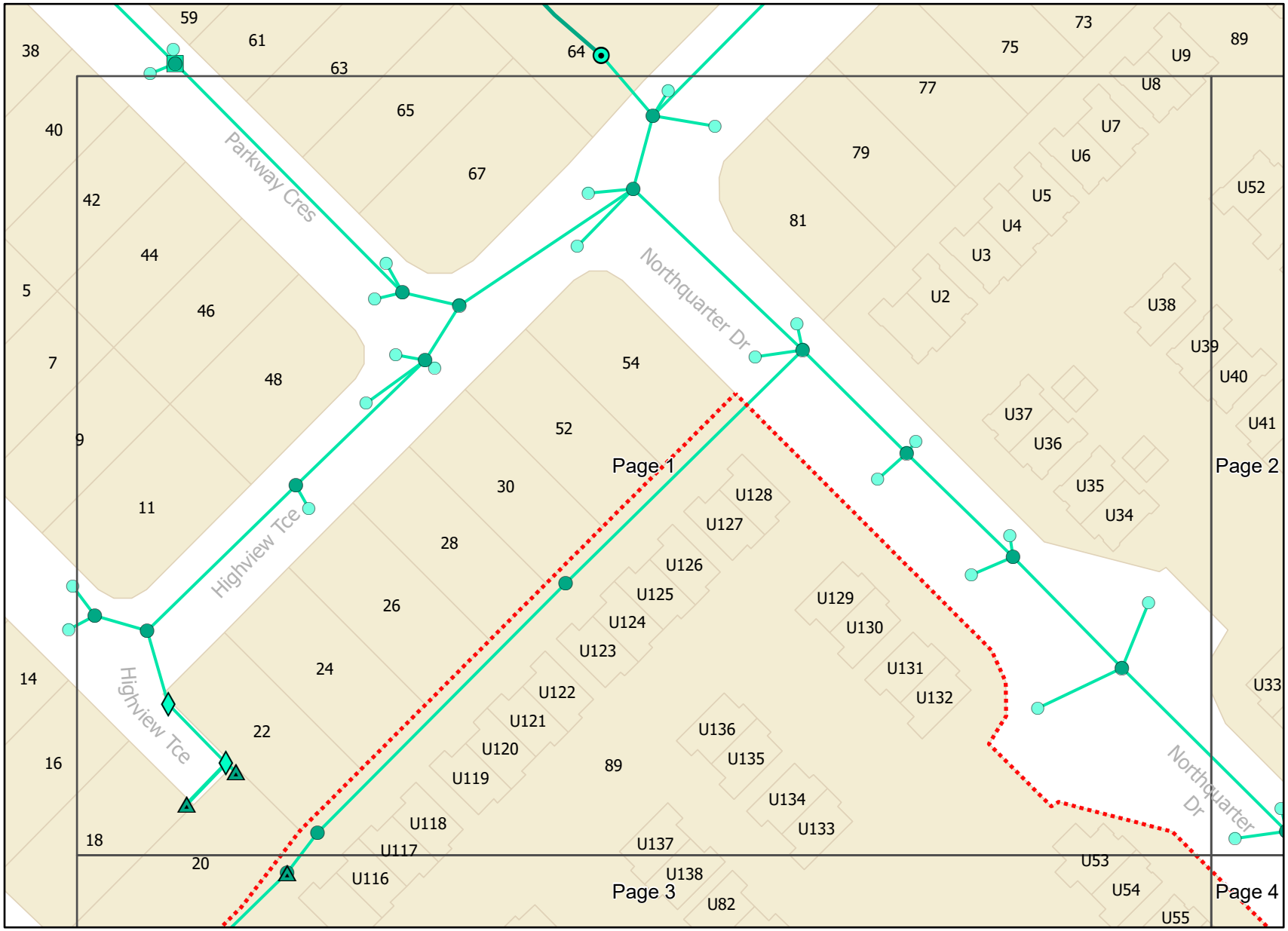
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Plans generated by SmarterWX™ Automate

CITY OF MORETON BAY

Job # 52722301
Seq # 270321848
Provided by City Of Moreton Bay

BEFORE YOU DIG www.byda.com.au



Legend

- BYDA Enquiry
- Field Inlet
- Headwall
- Kerb Inlet
- Manhole
- Node
- Roofwater
- Channels
- Pipes

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25/03/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate

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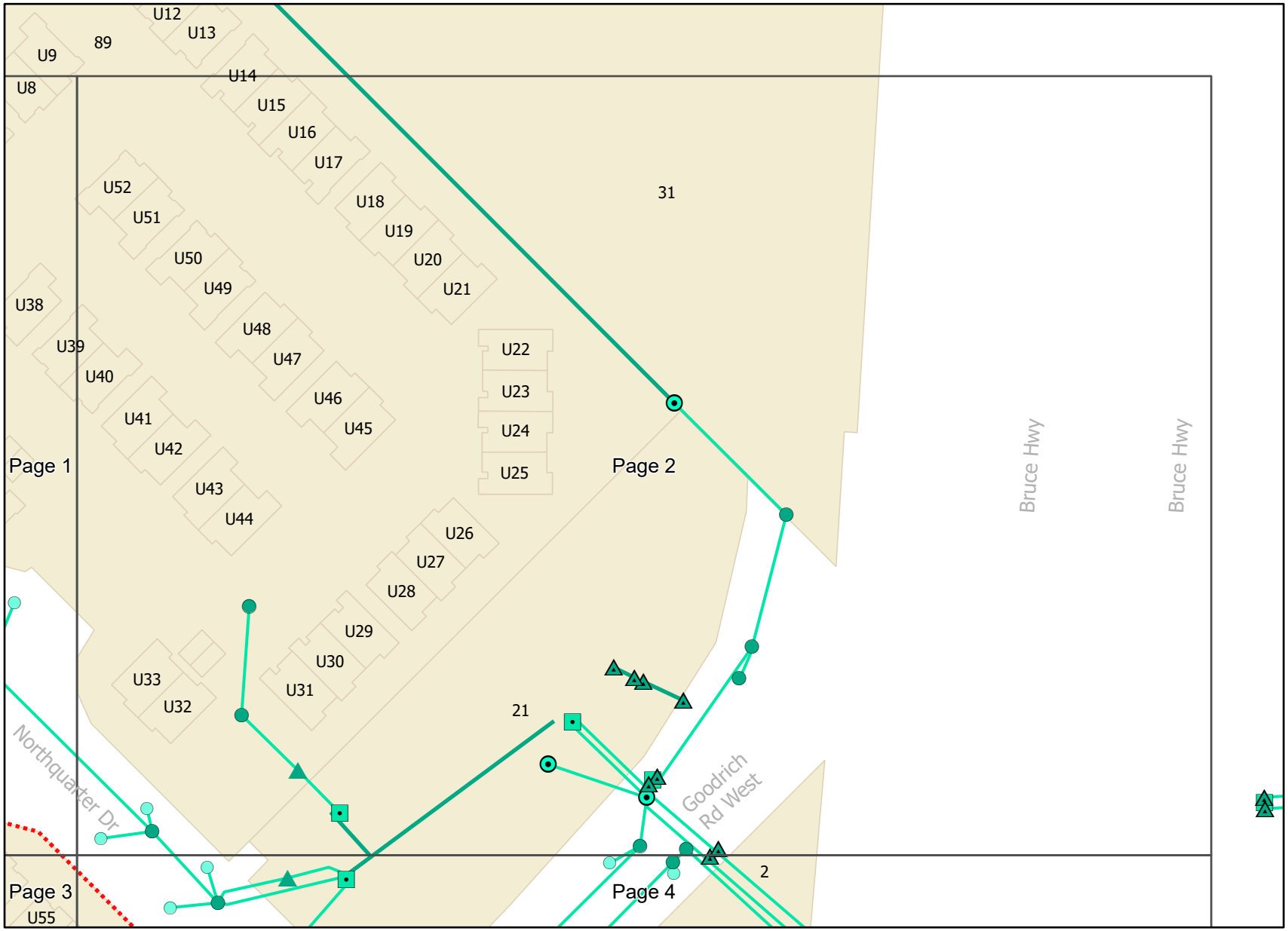
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Scale 1:1,000

CITY OF MORETON BAY

Job # 52722301
Seq # 270321848
Provided by City Of Moreton Bay

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Legend

- BYDA Enquiry
- Proprietary Device
- Field Inlet
- Headwall
- Kerb Inlet
- Manhole
- Node
- Channels
- Pipes

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0 10 20 40 m

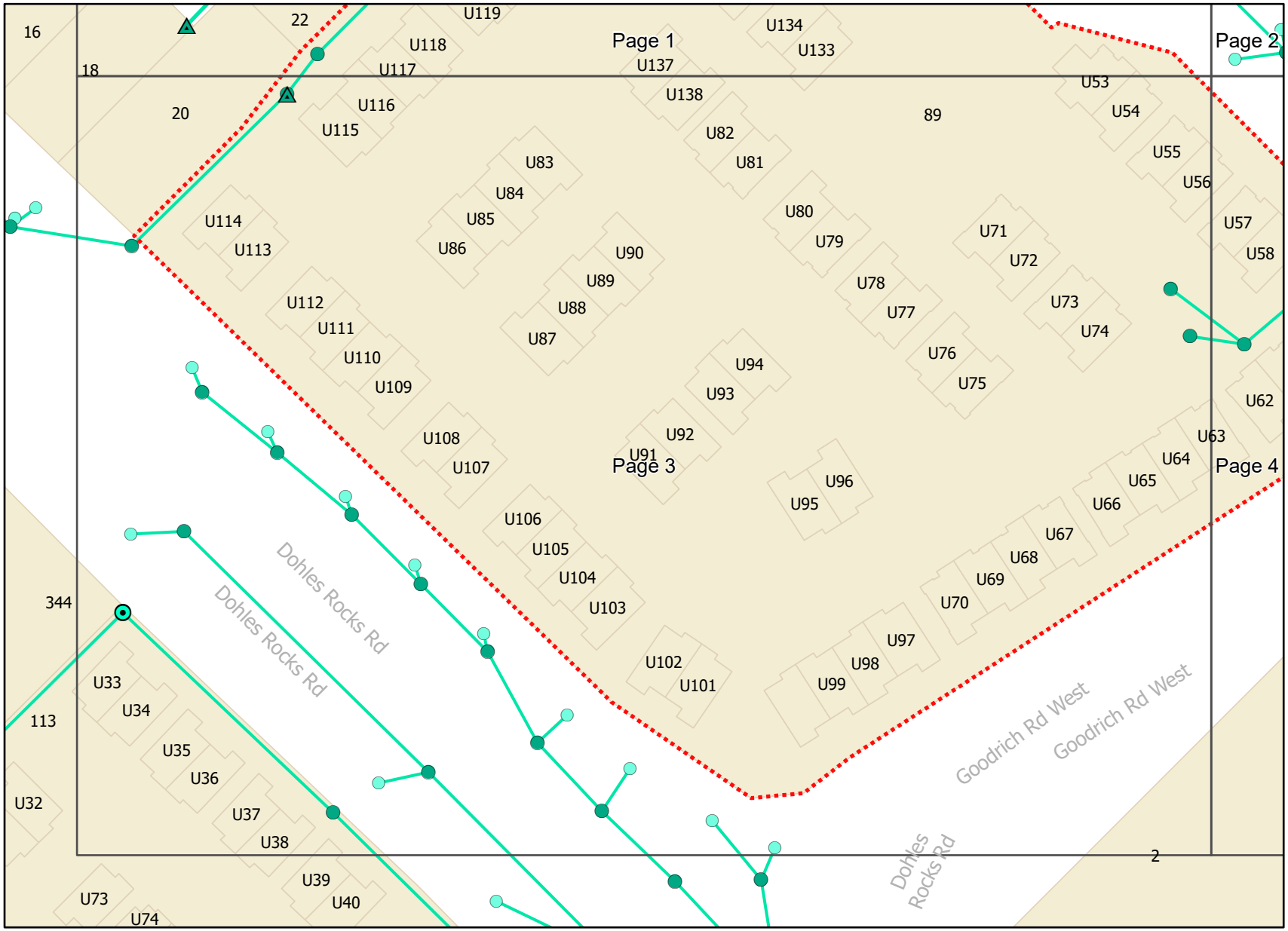
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Scale 1:1,000

CITY OF MORETON BAY

Job # 52722301
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Legend

- BYDA Enquiry
- Field Inlet
- Kerb Inlet
- Manhole
- Node
- Pipes

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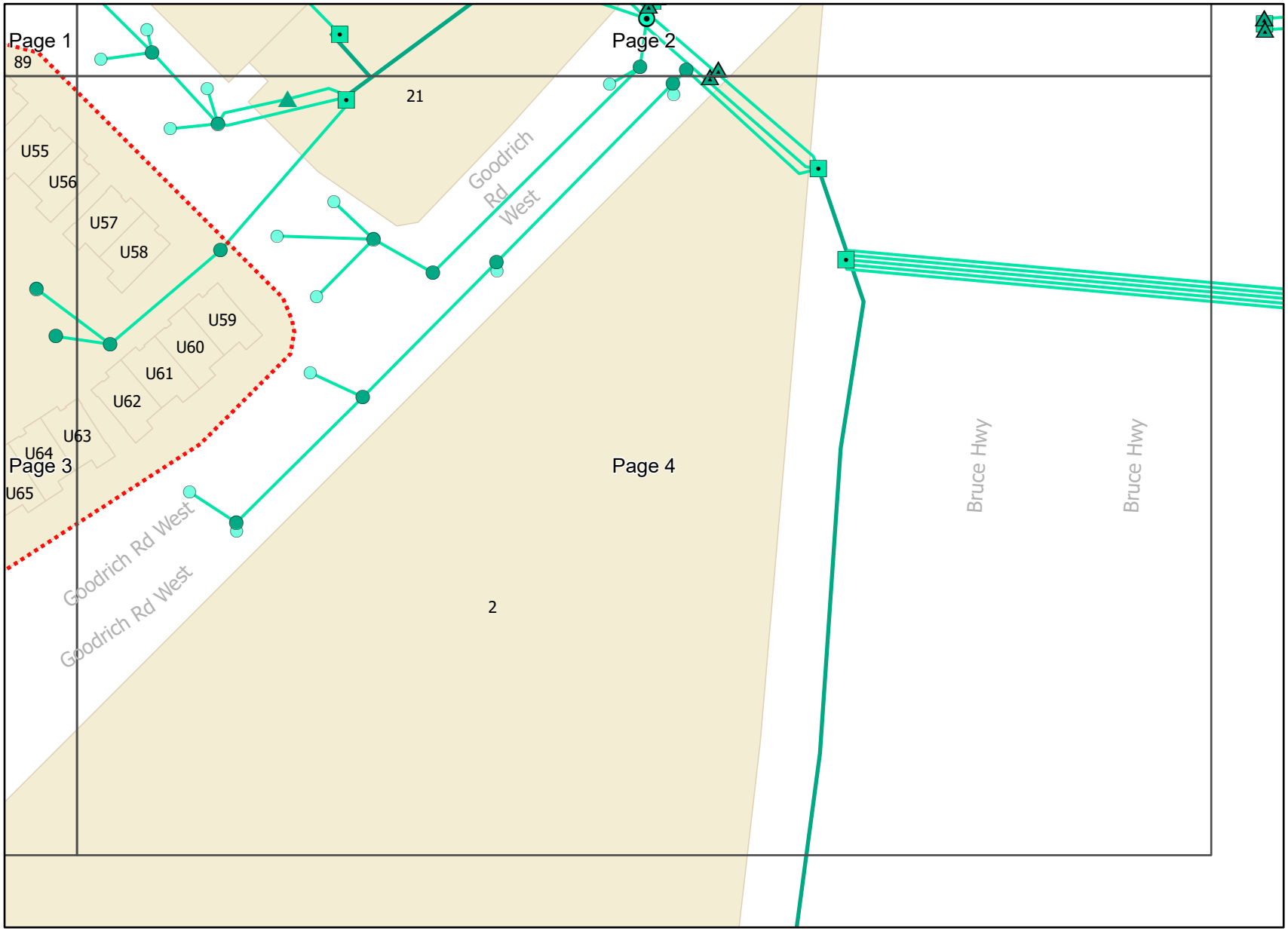
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CITY OF MORETON BAY

Job # 52722301
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Legend

- BYDA Enquiry
- Proprietary Device
- Field Inlet
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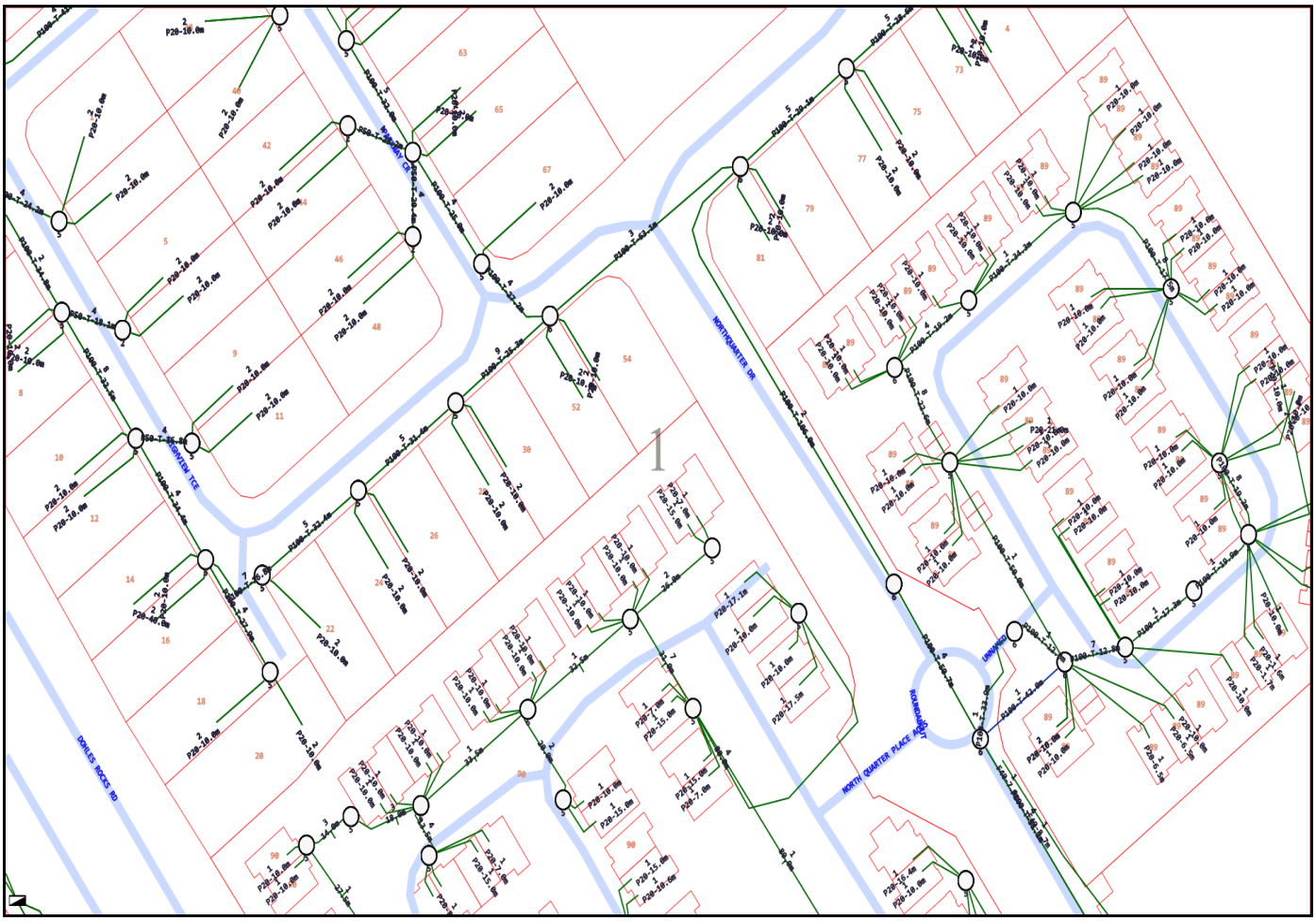
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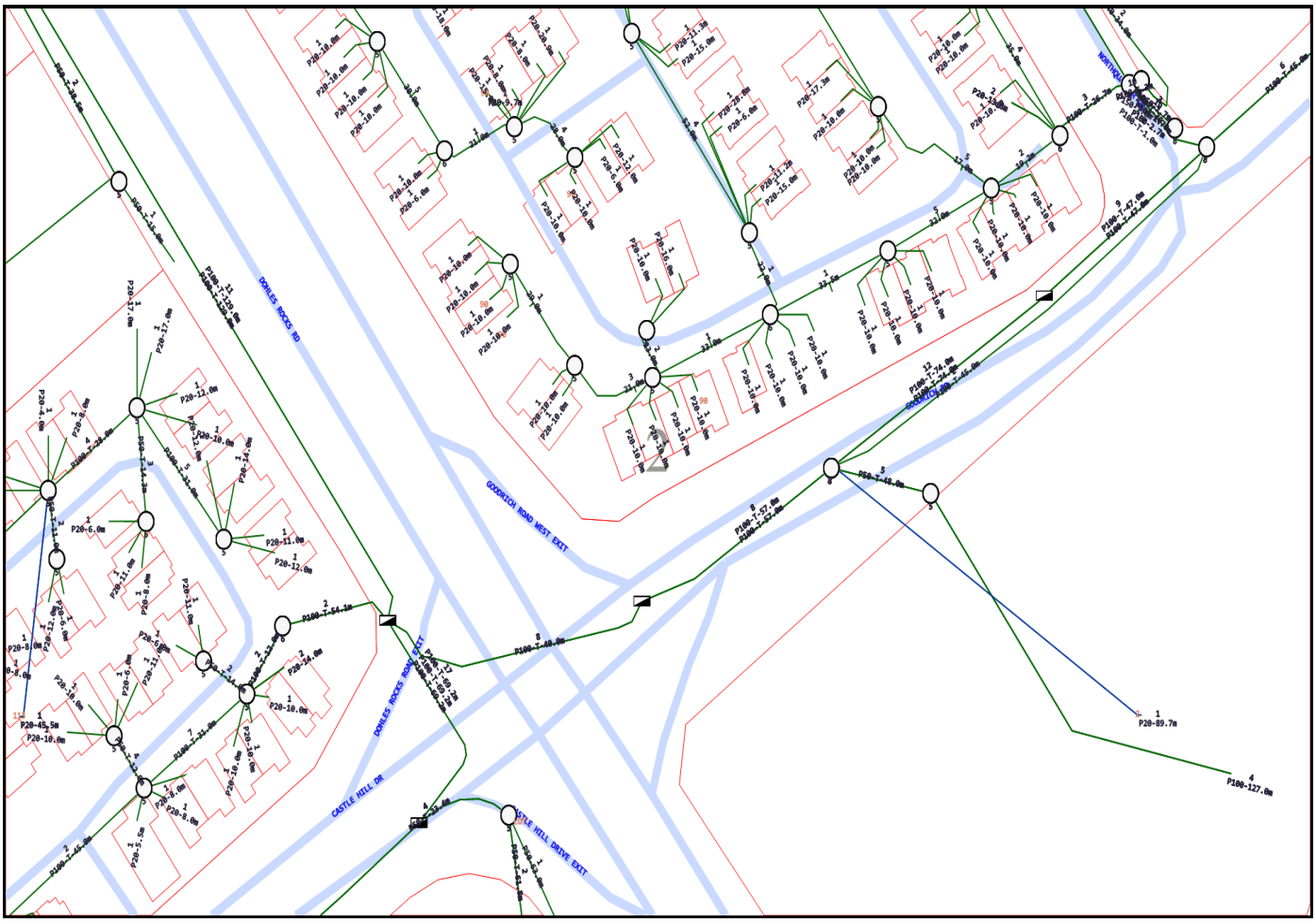
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Scale 1:1,000

LEGEND

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


DOWLES ROCKS RD
NORTHQUARTER DR
NORTH QUARTER PLACE ACCS
UNNAMED

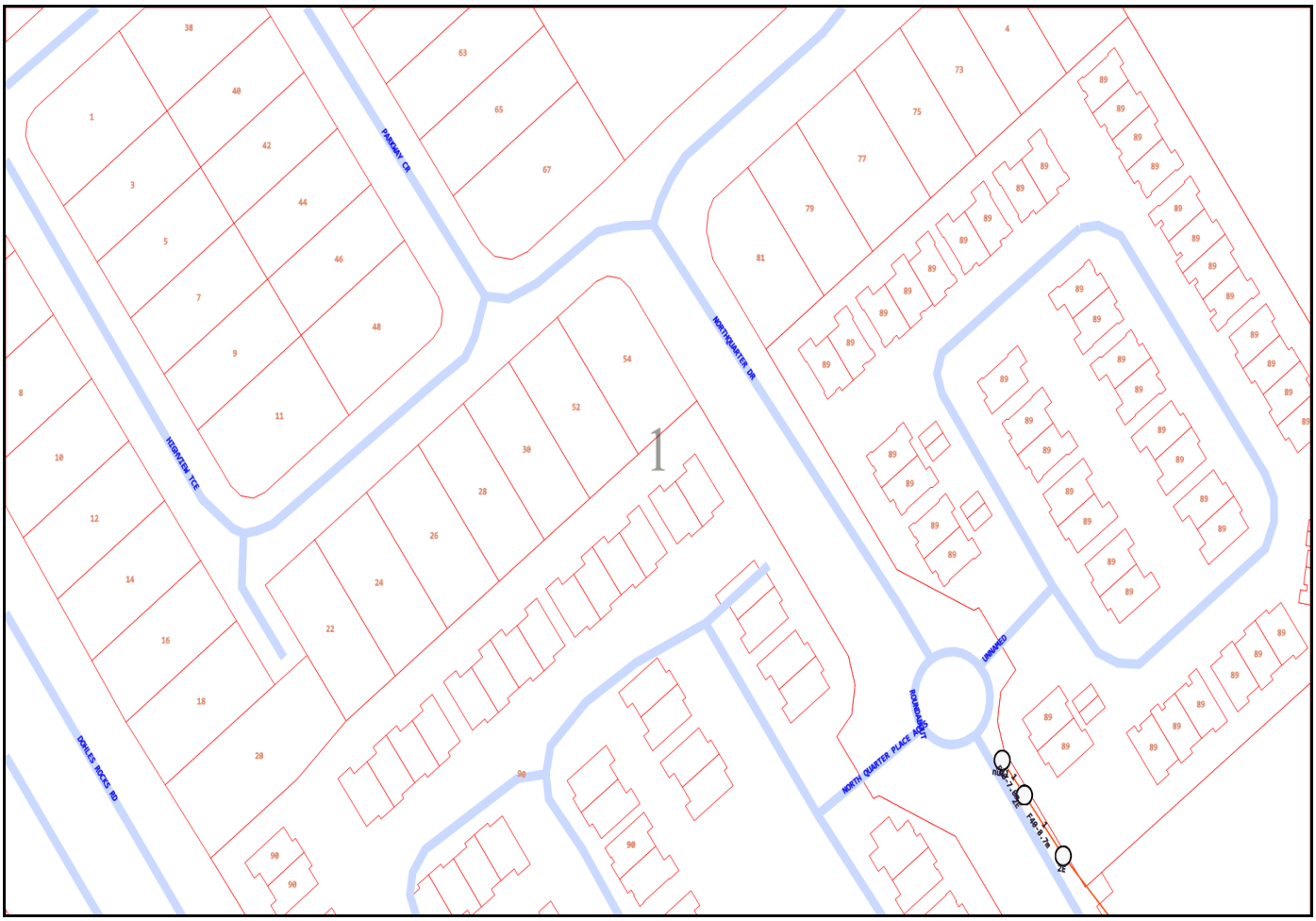


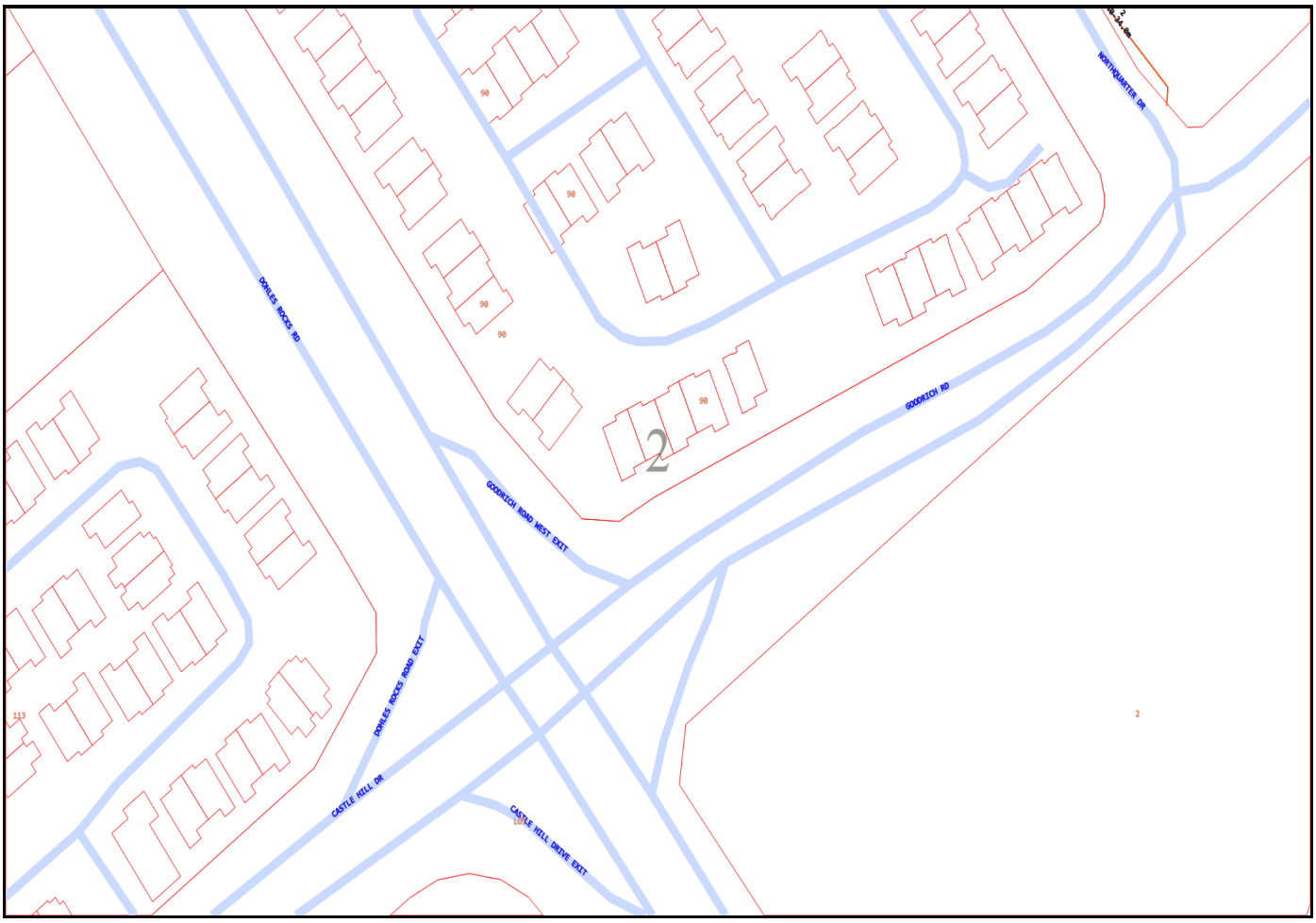
Emergency Contacts

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

LEGEND

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


1
PARKWAY CR
HIGHVIEW TCE
DOWLES ROCKS RD
NORTHQUARTER DR
NORTH QUARTER PLACE ACCESS
ROSEMOUNT
UNNAMED
FAB 7.0m
FAB 8.2m



Emergency Contacts

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

UNITYWATER BYDA MAP

Sequence Number: **270321849**
Job Number: **52722301**
Printed On: 25/03/2026

Emergency Situations
Call Unitywater:
1300 086 489

This information on this plan is valid
for 30 days from "Printed On" date.

Legend

Extent of Unitywater Area

Water

- Water Pump Station
- Water Service
- Water Valve
- Water Pipe (Abandoned)
- Water Hydrant
- Water Fitting

Water Main

- Trunk Main
- Reticulation Main

Sewer

- Sewer Pump Station
- Sewer Maintenance Hole
- Sewer Valve
- Sewer Fitting

Sewer Gravity Main

- Trunk Main
- Reticulation Main
- Overflow Main
- Sewer Pipe (Abandoned)

Sewer Pressure Main

- Pressure Sewer
- Rising Main
- Vacuum Main
- Pressure Sewer Service
- Sewer Service

Recycled Water

- Recycled Water Pump Station
- Recycled Water Valve
- Recycled Water Hydrant
- Recycled Water Fitting
- Recycled Water Pipe (Abandoned)
- Recycled Water Main

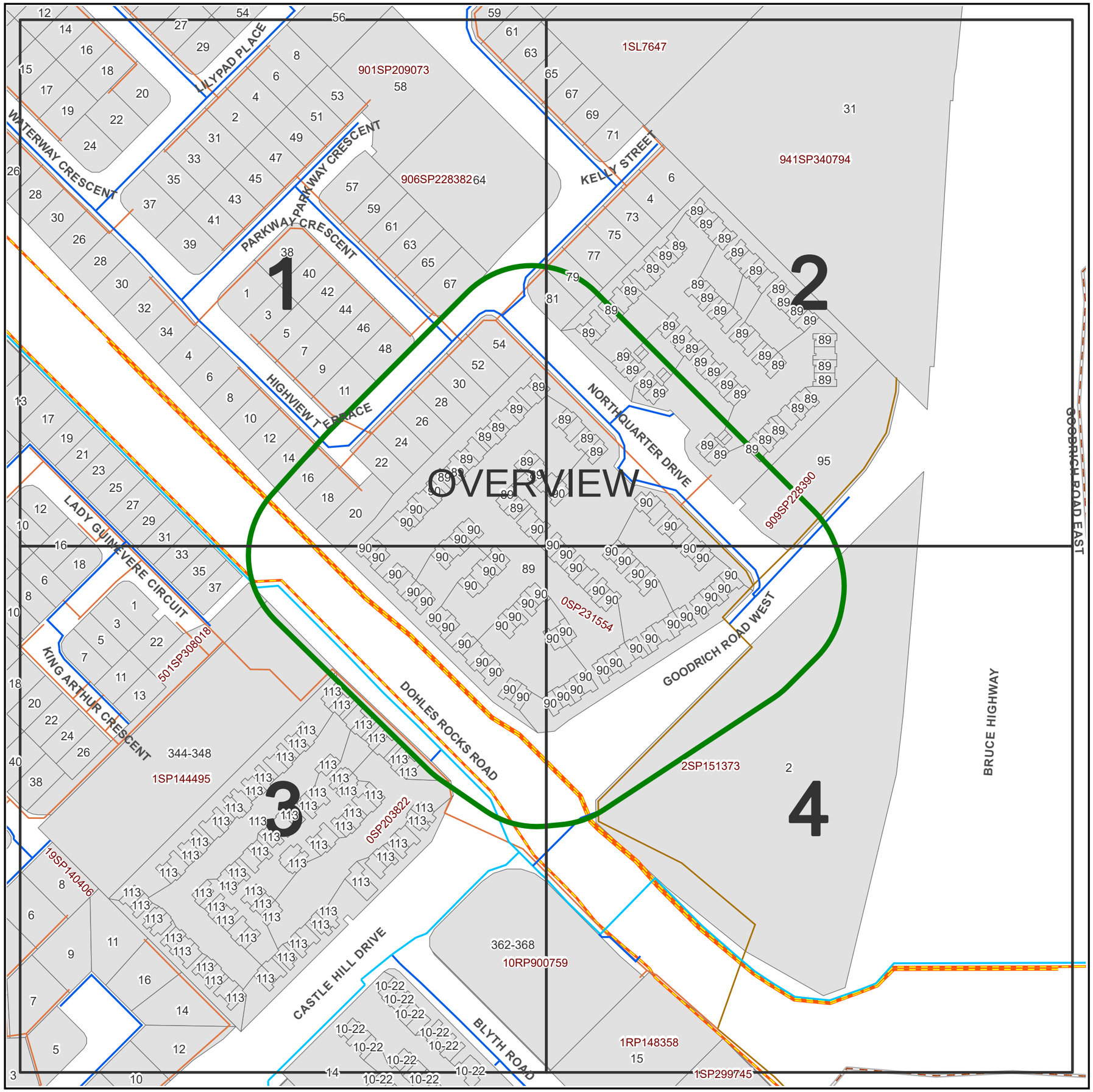
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(If printed at 100%
on A3 size paper)

Unitywater

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Before You Dig Australia
PO Box 953
Cabooltureture QLD 4510
Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

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Legend

- Extent of Unitywater Area

Water

- Water Pump Station
- Water Service
- Water Valve
- Water Pipe (Abandoned)
- Water Hydrant
- Water Fitting

Water Main

- Trunk Main
- Reticulation Main

Sewer

- Sewer Pump Station
- Sewer Maintenance Hole
- Sewer Valve
- Sewer Fitting

Sewer Gravity Main

- Trunk Main
- Reticulation Main
- Overflow Main
- Sewer Pipe (Abandoned)

Sewer Pressure Main

- Pressure Sewer
- Rising Main
- Vacuum Main
- Pressure Sewer Service
- Sewer Service

Recycled Water

- Recycled Water Pump Station
- Recycled Water Valve
- Recycled Water Hydrant
- Recycled Water Fitting
- Recycled Water Pipe (Abandoned)
- Recycled Water Main

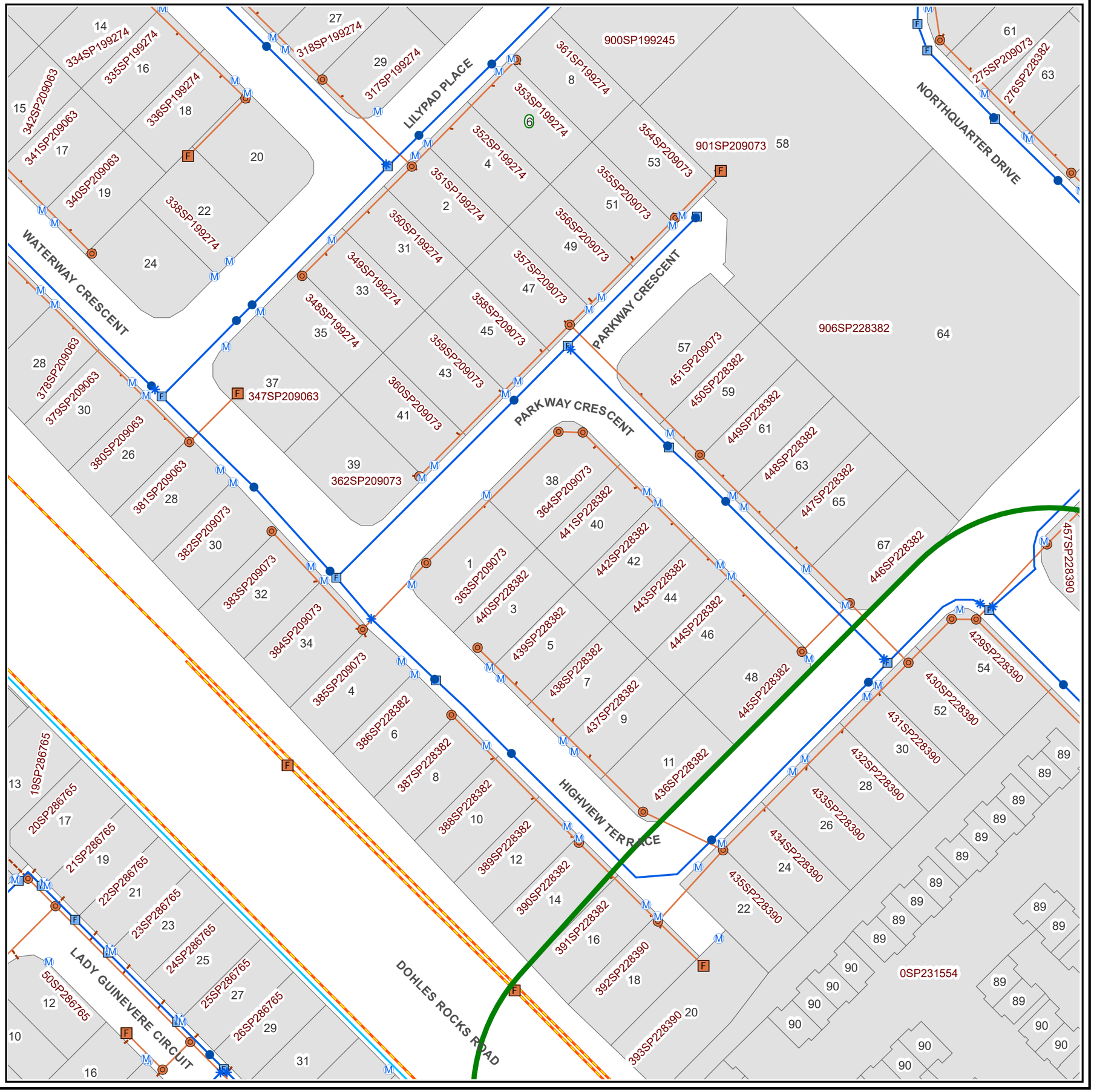
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Legend

Extent of Unitywater Area

Water

- Water Pump Station
- Water Service
- Water Valve
- Water Pipe (Abandoned)
- Water Hydrant
- Water Fitting

Water Main

- Trunk Main
- Reticulation Main

Sewer

- Sewer Pump Station
- Sewer Maintenance Hole
- Sewer Valve
- Sewer Fitting

Sewer Gravity Main

- Trunk Main
- Reticulation Main
- Overflow Main
- Sewer Pipe (Abandoned)

Sewer Pressure Main

- Pressure Sewer
- Rising Main
- Vacuum Main
- Pressure Sewer Service
- Sewer Service

Recycled Water

- Recycled Water Pump Station
- Recycled Water Valve
- Recycled Water Hydrant
- Recycled Water Fitting
- Recycled Water Pipe (Abandoned)
- Recycled Water Main

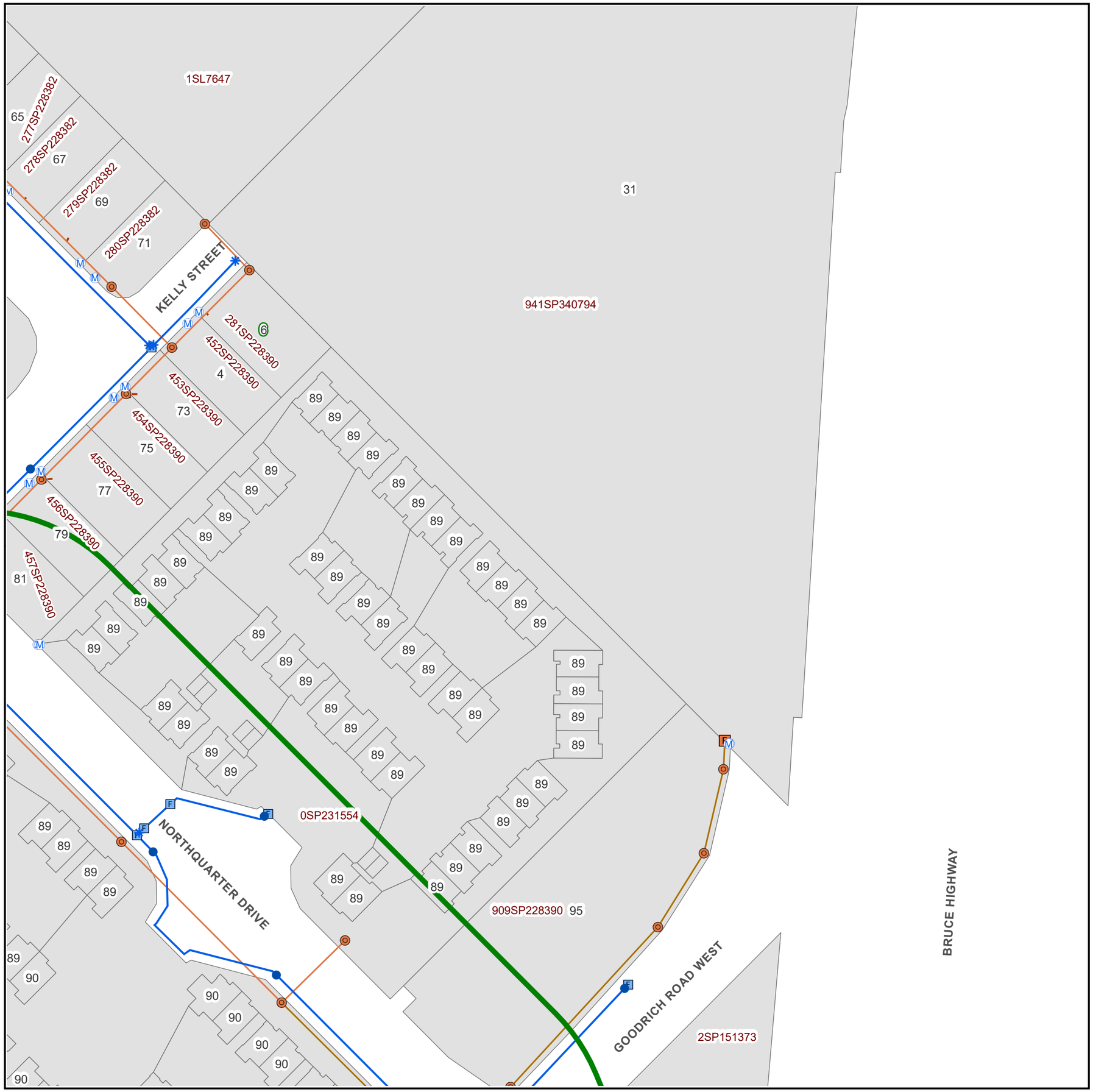
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UNITYWATER BYDA MAP

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Emergency Situations
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Legend

Extent of Unitywater Area

Water

- Water Pump Station
- Water Service
- Water Valve
- Water Pipe (Abandoned)
- Water Hydrant
- Water Fitting

Water Main

- Trunk Main
- Reticulation Main

Sewer

- Sewer Pump Station
- Sewer Maintenance Hole
- Sewer Valve
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Sewer Gravity Main

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- Overflow Main
- Sewer Pipe (Abandoned)

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- Pressure Sewer
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- Pressure Sewer Service
- Sewer Service

Recycled Water

- Recycled Water Pump Station
- Recycled Water Valve
- Recycled Water Hydrant
- Recycled Water Fitting
- Recycled Water Pipe (Abandoned)
- Recycled Water Main

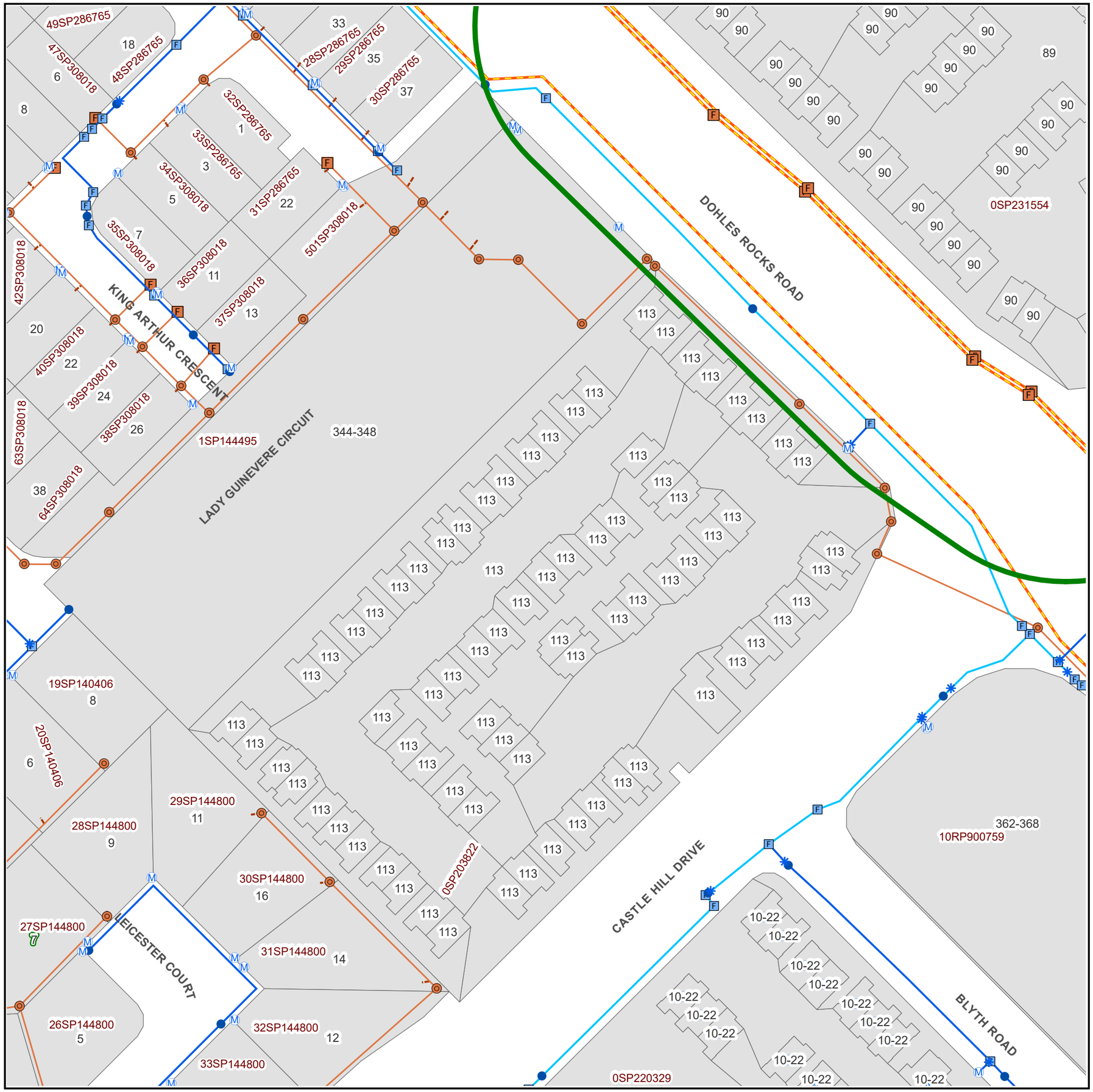
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(If printed at 100% on A3 size paper)

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Legend

Extent of Unitywater Area

Water

- Water Pump Station
- Water Service
- Water Valve
- Water Pipe (Abandoned)
- Water Hydrant
- Water Fitting

Water Main

- Trunk Main
- Reticulation Main

Sewer

- Sewer Pump Station
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Recycled Water

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- Recycled Water Hydrant
- Recycled Water Fitting
- Recycled Water Pipe (Abandoned)
- Recycled Water Main

Map Tile: 4
Scale: 1:1000
(If printed at 100%
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