

Seller disclosure statement

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 James Alan Colville Thomas & Rebecca Louise Thompson

Property address 2/265 Cavendish Road, Coorparoo
(referred to as the
“property” in this
statement)

Lot on plan description 2/SP216834

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

☒ **Yes**

☐ **No**

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

*If **No**, please disregard Part 6 of this statement as it does not need to be completed*

Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property.

☒ **Yes**

A copy of the plan of survey registered for the property.

☒ **Yes**

Registered encumbrances	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 ☐ Yes ☒ No affect the property after settlement. Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in ☐ Yes writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:										
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No <i>If Yes, the details of any statutory encumbrances are as follows:</i> <table border="1" data-bbox="395 1375 1497 1541"> <tr> <td>NBN asset – see attached</td><td>Energex asset – see attached</td></tr> <tr> <td>Optus asset – see attached</td><td>Telstra asset – see attached</td></tr> <tr> <td>BCC asset – see attached</td><td></td></tr> <tr> <td>QUU asset – see attached</td><td></td></tr> <tr> <td>APA gas asset – see attached</td><td></td></tr> </table>	NBN asset – see attached	Energex asset – see attached	Optus asset – see attached	Telstra asset – see attached	BCC asset – see attached		QUU asset – see attached		APA gas asset – see attached	
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QUU asset – see attached											
APA gas asset – see attached											
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. ☐ Yes ☒ No If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. 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 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*:

CR2 Character (infill housing)

Transport proposals and resumptions

The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes ☒ No

The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No

If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.

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

Contamination and environmental protection

The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*. ☐ Yes ☒ No

The following notices are, or have been, given:

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No

Trees

There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. ☐ Yes ☒ No

If Yes, a copy of the order or application must be given by the seller.

Heritage

The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth). ☐ Yes ☒ No

Flooding

Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the [FloodCheck Queensland](#) portal or the [Australian Flood Risk Information](#) portal.

Vegetation, habitats and protected plants

Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

Part 4 – Buildings and structures

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

Swimming pool

There is a relevant pool for the property.

☐ Yes

☒ No

If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.

☐ Yes

☐ No

Pool compliance certificate is given.

☐ Yes

☐ No

OR

Notice of no pool safety certificate is given.

☐ Yes

☐ No

Unlicensed building work under owner builder permit

Building work was carried out on the property under an owner builder permit in the last 6 years.

☐ Yes

☒ No

A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.

Notices and orders

There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.

☐ Yes

☒ No

The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.

☐ Yes

☒ No

If Yes, a copy of the notice or order must be given by the seller.

Building Energy Efficiency Certificate

If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.

Asbestos

The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount:

Date Range:

OR

The property is currently a rates exempt lot.** ☐

OR

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

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

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

Water

Whichever of the following applies—

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

Amount:

Date Range:

OR

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

Amount:

Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997

The property is included in a community titles scheme.

☒ Yes

☐ No

(If Yes, complete the information below)

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.

☒ Yes

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.

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.

☒ Yes

☐ No

If **No**— An explanatory statement is given to the buyer that states:

☐ Yes

- » 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.

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 Body Corporate Certificate

The property is included in a BUGTA scheme

☐ Yes

☒ No

(If Yes, complete the information below)

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.

☐ Yes

☐ No

If **No**— An explanatory statement is given to the buyer that states:

☐ Yes

- » 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.

Signatures – SELLER

Signature of seller

James Alan Colville Thomas & Rebecca Louise Thompson
Name of seller

Date

Signature of seller

Name of seller

Date

Signatures – BUYER

By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50733095	Search Date:	13/05/2026 16:16
Date Title Created:	14/08/2008	Request No:	56121630
Previous Title:	13592008		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 216834

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 38778

REGISTERED OWNER

Dealing No: 718396844 14/11/2017

REBECCA LOUISE THOMPSON

JAMES ALAN COLVILLE THOMAS

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19505030 (POR 114)
2. MORTGAGE No 724561532 11/12/2025 at 14:07
BENDIGO AND ADELAIDE BANK LIMITED A.C.N. 068 049 178

ADMINISTRATIVE ADVICES

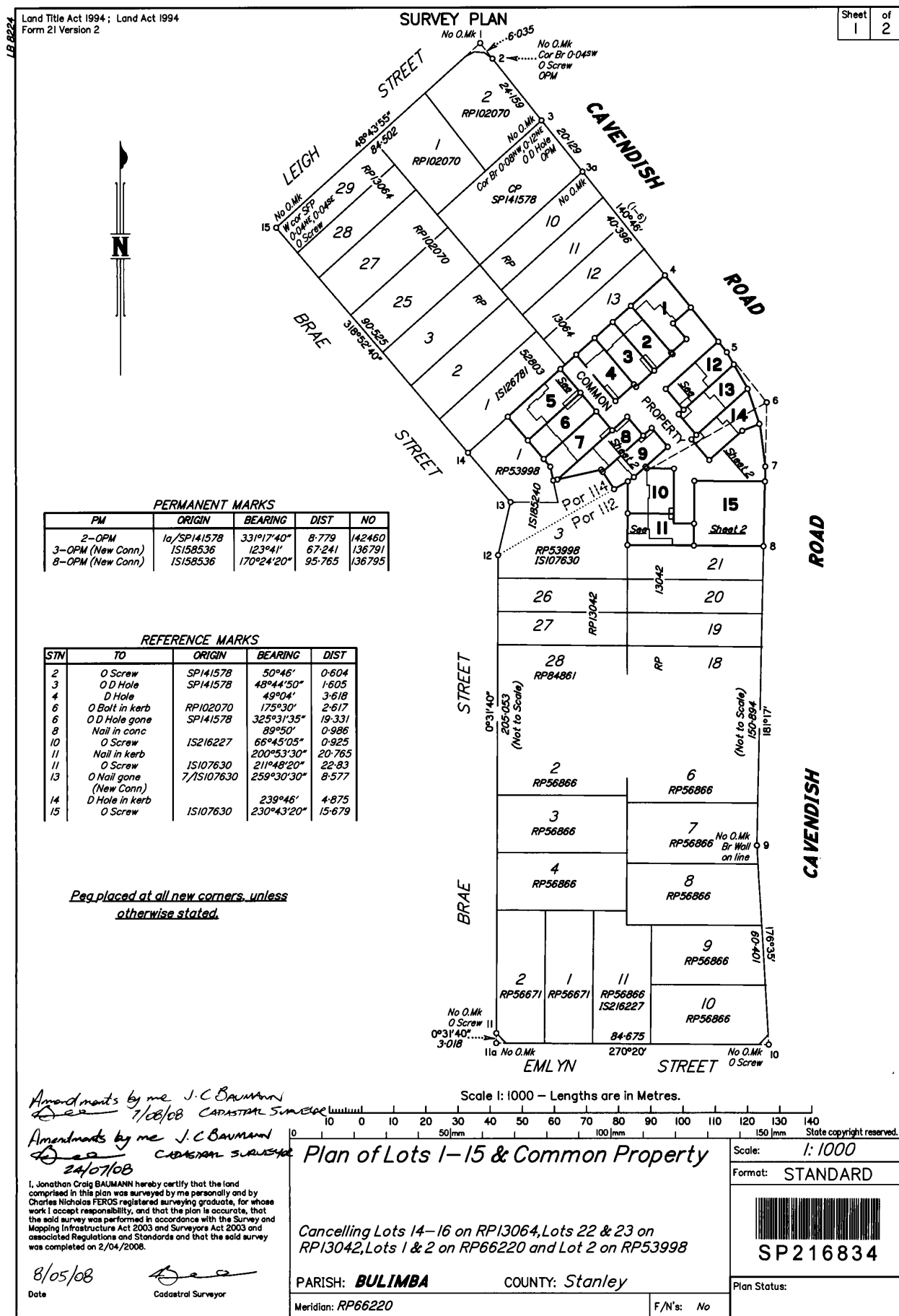
NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



711810308 \$1320.10 22/07/2008 15:06 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. <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Registered</td> <td style="width: 50%; padding: 5px;"> 5. Lodged by Q. SOLIKTERS PO Box 465 NEW FARM PH 33582349 2040 (Include address, phone number, reference, and Lodger Code) </td> </tr> </table>	Registered	5. Lodged by Q. SOLIKTERS PO Box 465 NEW FARM PH 33582349 2040 (Include address, phone number, reference, and Lodger Code)
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1. Certificate of Registered Owners or Lessees. I/We <u>MOFO PROPERTY GROUP PTY LTD ACN 107 445 483</u> <u>TRUSTEE UNDER INSTRUMENT 709357321</u> <u>MOFO PROPERTY GROUP PTY LTD ACN 107 445 483</u> <u>TRUSTEE UNDER INSTRUMENT 708874559</u> (Names in full) * as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994. * as Lessees of this land agree to this plan. Signature of *Registered Owners *Lessees * Rule out whichever is inapplicable	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3">6. Existing</th> <th colspan="3">Created</th> </tr> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Lots</th> <th>Emts</th> <th>Road</th> </tr> <tr> <td>12529094</td> <td>1</td> <td>RP66220</td> <td>10, 14 & CP</td> <td></td> <td></td> </tr> <tr> <td>12529094</td> <td>22</td> <td>RP13042</td> <td>10, 11, 15 & CP</td> <td></td> <td></td> </tr> <tr> <td>12529094</td> <td>23</td> <td>RP13042</td> <td>10, 15 & CP</td> <td></td> <td></td> </tr> <tr> <td>13592007</td> <td>2</td> <td>RP66220</td> <td>8, 9, 12-14 & CP</td> <td></td> <td></td> </tr> <tr> <td>13592007</td> <td>16</td> <td>RP13064</td> <td>8, 12 & CP</td> <td></td> <td></td> </tr> <tr> <td>13592008</td> <td>2</td> <td>RP53998</td> <td>5-10 & CP</td> <td></td> <td></td> </tr> <tr> <td>13592008</td> <td>14</td> <td>RP13064</td> <td>1-4 & CP</td> <td></td> <td></td> </tr> <tr> <td>13592008</td> <td>15</td> <td>RP13064</td> <td>1-4 & CP</td> <td></td> <td></td> </tr> </table> MORTGAGE ALLOCATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Mortgage</th> <th>Lots Fully Encumbered</th> <th>Lots Partially Encumbered</th> </tr> <tr> <td>708874568</td> <td>1-13 1-9, 12, 13</td> <td>10 & 14</td> </tr> <tr> <td>710854892</td> <td>1-13 1-15</td> <td>10 & 14</td> </tr> <tr> <td>709357323</td> <td>11 & 15</td> <td>10 & 14</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">1-9, 12 & 13 10 & 14 11 & 15</td> <td style="width: 33%;">Por 114 Pors 112 & 114 Por 112</td> <td style="width: 33%;"> Date of Development Approval: 12/12/2006 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 </td> </tr> <tr> <td style="text-align: center;">Lots</td> <td style="text-align: center;">Orig</td> <td></td> </tr> </table>	6. Existing			Created			Title Reference	Lot	Plan	Lots	Emts	Road	12529094	1	RP66220	10, 14 & CP			12529094	22	RP13042	10, 11, 15 & CP			12529094	23	RP13042	10, 15 & CP			13592007	2	RP66220	8, 9, 12-14 & CP			13592007	16	RP13064	8, 12 & CP			13592008	2	RP53998	5-10 & CP			13592008	14	RP13064	1-4 & CP			13592008	15	RP13064	1-4 & CP			Mortgage	Lots Fully Encumbered	Lots Partially Encumbered	708874568	1-13 1-9, 12, 13	10 & 14	710854892	1-13 1-15	10 & 14	709357323	11 & 15	10 & 14	1-9, 12 & 13 10 & 14 11 & 15	Por 114 Pors 112 & 114 Por 112	Date of Development Approval: 12/12/2006 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	Lots	Orig	
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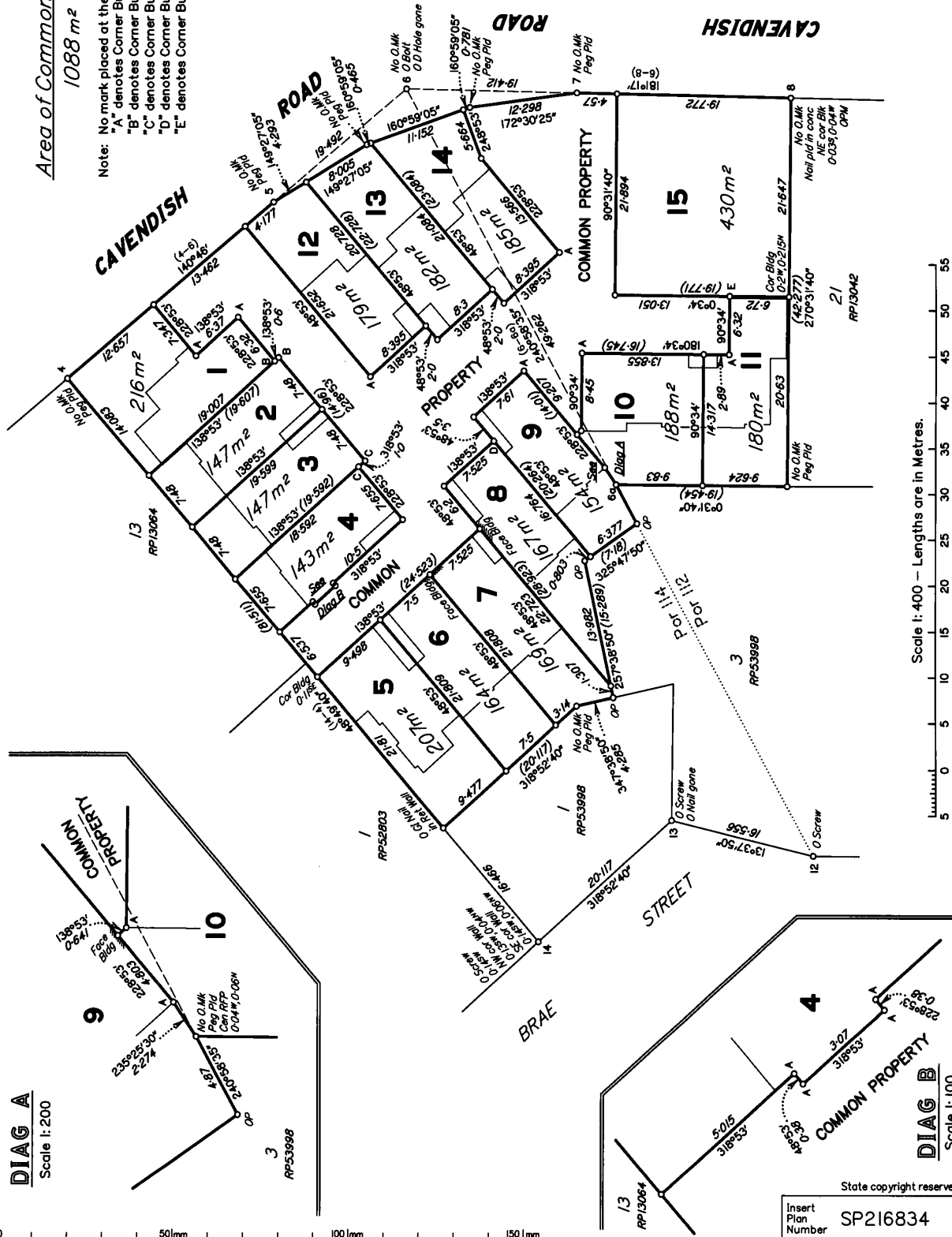
2. Local Government Approval. * <u>Brisbane City Council</u> hereby approves this plan in accordance with the: % <u>INTEGRATED PLANNING ACT 1997</u> Dated this <u>21st</u> day of <u>July, 2008</u> <u>LESLIE HOWARD ACWORTH</u> Appointed Officer * Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990	7. Portion Allocation : 8. Map Reference : <u>9543-33322</u> 9. Locality : <u>Coorparoo</u> 10. Local Government : <u>Brisbane City Council</u> 11. Passed & Endorsed : By : Date : Signed : Designation :
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3. Plans with Community Management Statement : CMS Number : <u>33322</u> Name : <u>"Capitol on Cav"</u> <u>"CAPITAL ON CAV"</u>	4. References : Dept File : Local Govt : Surveyor : <u>70449</u>
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13. Lodgement Fees : Survey Deposit \$ Lodgement \$ New Titles \$ Photocopy \$ Postage \$ TOTAL \$	14. Insert Plan Number <u>SP216834</u>
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Area of Common Property
1088 m²

Note: No mark placed at the following corners
"A" denotes Corner Building O-NE
"B" denotes Corner Building O-NE
"C" denotes Corner Building O-NE
"D" denotes Corner Building O-NE
"E" denotes Corner Building O-NE



DIAG A
Scale 1:200

DIAG B
Scale 1:100

State copyright reserved.

Insert
Plan
Number
SP216834

The property lot report shows the zone, neighbourhood plan, overlays and related information that apply to the lot on plan selected.

Property Address

2/265 CAVENDISH RD COORPAROO 4151

Parcel Details

Lot No and Plan: Lot 2 on SP216834

Full Property Holding:
Lot 2 on SP216834

Title Area *: 147 m²

Ward: COORPAROO

PDF Maps GRID Reference: Map 29

* refer NOTES below

[Open Cityplan.brisbane.qld.gov.au](http://cityplan.brisbane.qld.gov.au)



Zones

Name	Description
CR2 Character (Infill housing)	The purpose of the Character residential zone code is to provide for a particular character of a predominantly residential area. The residential uses are supported by community uses and small-scale services and facilities that cater for local residents. Refer to Part 6 in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

Name	Description
Coorparoo and districts neighbourhood plan	Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Please refer to the Coorparoo and districts neighbourhood plan code.

Overlays

Name	Description
Airport environs overlay	The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.
OLS - Horizontal limitation surface boundary	OLS – Horizontal limitation surface boundary sub-categories of the Airport environs overlay. NOTE: Where development intrudes into an airport’s OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.
Procedures for air navigation surfaces (PANS)	Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay. NOTE: Where development intrudes into an airport’s OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.
BBS zone - Distance from airport 8-13km	BBS zone - Distance from airport 8-13km sub-categories of the Airport environs overlay.

Name	Description
Community purposes network overlay	The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets. The Community purposes network overlay includes the following sub-categories: • Existing trunk park sub-category • Existing non-trunk park sub-category • Existing community facilities and land for community facilities sub-category • LGIP planned land for community facilities specific location sub-category • LGIP planned park acquisition specific location sub-category • LGIP planned park upgrade specific location sub-category • LGIP planned park embellishment specific location sub-category • LGIP planned corridor park specific location sub-category • Long term land for community facilities specific location sub-category • Long term park specific location sub-category • Long term corridor park specific location sub-category Refer to the Community purposes network map to see which sub-categories are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.
Critical infrastructure and movement network overlay	The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014. The Critical infrastructure and movement network overlay includes: • Critical assets sub-category • Critical infrastructure and movement planning area sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties.
Critical infrastructure and movement planning area sub-category	Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.
Dwelling house character overlay	The Dwelling house character overlay identifies areas with specific requirements for houses (such as height), including houses on small lots, required to protect the residential character of an area. Refer to Part 9 in the City Plan 2014 and the Factsheets.
Road hierarchy overlay	The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets. The Road hierarchy overlay includes: • Motorways sub-category • Arterial roads sub-category • Suburban roads sub-category • District roads sub-category • Neighbourhood roads sub-category • Future motorway sub-category • Future arterial road sub-category • Future suburban road sub-category • Future district road sub-category • Primary freight routes sub-category • Primary freight access sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.

Name	Description
Streetscape hierarchy overlay	The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes: • Subtropical boulevard - in centre verge width 6m sub-category • Subtropical boulevard - in centre verge width 5m sub-category • Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category • Subtropical boulevard - out of centre verge width 6m sub-category • Subtropical boulevard - out of centre verge width 5m sub-category • Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category • Centre street major sub-category • Centre street minor sub-category • Neighbourhood street major subcategory • Neighbourhood street minor sub-category • Industrial street sub-category • Pathway link sub-category • Corner land dedication sub-category • Locality street subcategory • Laneway sub-category • Wildlife movement solution sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.
Traditional building character overlay	The Traditional building character overlay deals primarily with dwelling houses and other neighbourhoods with significant character identified by a local government. This may include areas where demolition is controlled. Refer to Part 8 in the City Plan 2014 and the Factsheets.
Neighbourhood character sub-category	Neighbourhood character sub-category of the Traditional building character overlay.

Local Government Infrastructure Plan

Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 214 All networks applicable	All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Urban Utilities (UU) water netserv plan. Further details can be obtained from UU.

Other Plans

Name	Description
Stormwater network	The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets. The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items: • Bioretention swale • Land • Natural channel • Pipe (new) • Pipe (relief drainage) • Culvert • Stormwater quality improvement device • Rehabilitation • Backflow prevention device Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.

Regard must be had to the *Brisbane City Plan 2014* when interpreting this property report (*this Report*). Some information relating to overlays and neighbourhood plans may not be shown in the Report.

NOTES

- a) Areas shown in this Report are approximate only.
- b) Contour information shown is from Council's 2002 Contour records.
- c) Further information on mining tenements issued under the Mineral Resources Act 1989 can be obtained from the Queensland State Government.
- d) A [Temporary Local Planning Instrument \(TLPI\)](#) may affect a particular property. TLPIs are not identified in this report. Visit the Temporary Local Planning Instrument page at www.Brisbane.qld.gov.au to confirm whether this property is included in a TLPI.
- e) Users of the information recorded in this document (the **Information**) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.

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Local Government Authorities

 LGA boundary

Property boundaries holding

 Property Holding



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

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

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

Transaction ID: 51153147 EMR Site Id: 13 May 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 2 Plan: SP216834
2/265 CAVENDISH RD
COORPAROO

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Thursday, 14 May 2026 10:42 AM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 26-6764

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Queensland Civil and Administrative Tribunal

Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

REBECCA LOUISE THOMPSON

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009*. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • *Queensland Civil and Administrative Tribunal Act 2009*, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 1/5/2026.

Queensland Civil and Administrative Tribunal

Please think about the environment before you print this message.

This email and any attachments may contain confidential, private or legally privileged information and may be protected by copyright. You may only use it if you are the person(s) it was intended to be sent to and if you use it in an authorised way. No one is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email without appropriate authority.

If you are not the intended addressee and this message has been sent to you by mistake, please notify the sender immediately, destroy any hard copies of the email and delete it from your computer system network. Any legal privilege or confidentiality is not waived or destroyed by the mistake.

It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

Queensland Heritage Act 1992
Section 33(1)(b) Certificate of Affect

Certificate number:	COA-005149	Result number	1 of 1
Date of issue:	13-May-2026	Receipt No:	7033063
Client Reference	26-6764		
Requested by:	InfoTrack PTY LTD PO Box 10314, Adelaide Street Brisbane QLD 4001 qldsearching@infotrack.com.au 30404010		

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

RESULT

This response certifies that the place identified as:

Place Ref: None

Place Name: None

Lot: 2 Plan: SP216834

Located at:

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

ADDITIONAL ADVICE

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

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

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

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **1016623**

Date: 13/05/2026

Search Request reference: **194414962**

Applicant details

Applicant: Joe Grasic

joe@grasiclaw.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 2 on Plan SP216834 at Unit 2 265 Cavendish Rd, Coorparoo Qld 4151 has been processed.

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

Note:

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

Disclaimer:

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

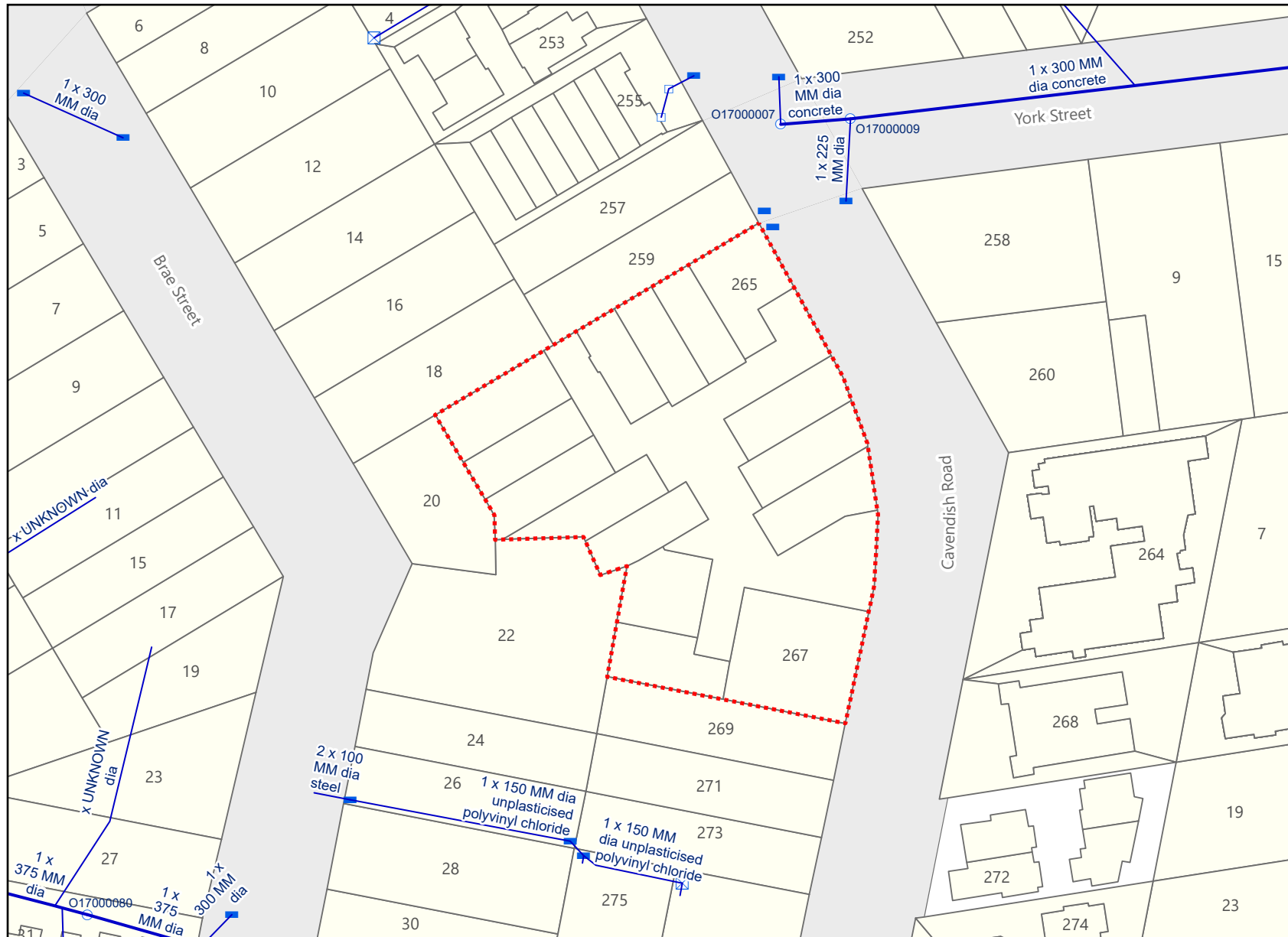
Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

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



Job # 53143077
Seq # 272850213
Provider: Brisbane City Council
Telephone: (07) 3403 8888



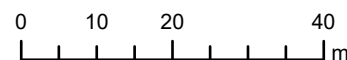
- Legend**
- BYDA Enquiry
 - Stormwater Network**
 - Stormwater Drain
 - Stormwater Gully / Roofwater Connection
 - Stormwater Maintenance Hole
 - Stormwater Roofwater Pit
 - Stormwater Gully Pit
 - Stormwater Field Inlet

Disclaimer:
© Brisbane City Council [2020]
In consideration of Council, and the copyright owners listed below, permitting the use of this data, you acknowledge and agree that Council, and the copyright owners, give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.
Data must not be used for direct marketing or be used in breach of the privacy laws.

Copyright of data is as follows:
Cadastre and Street Names © 2020 State of Queensland (Department of Natural Resources, Mines and Energy)

Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.

In an emergency contact Brisbane City Council on 07 3403 8888
13/05/26 (valid for 30 days)



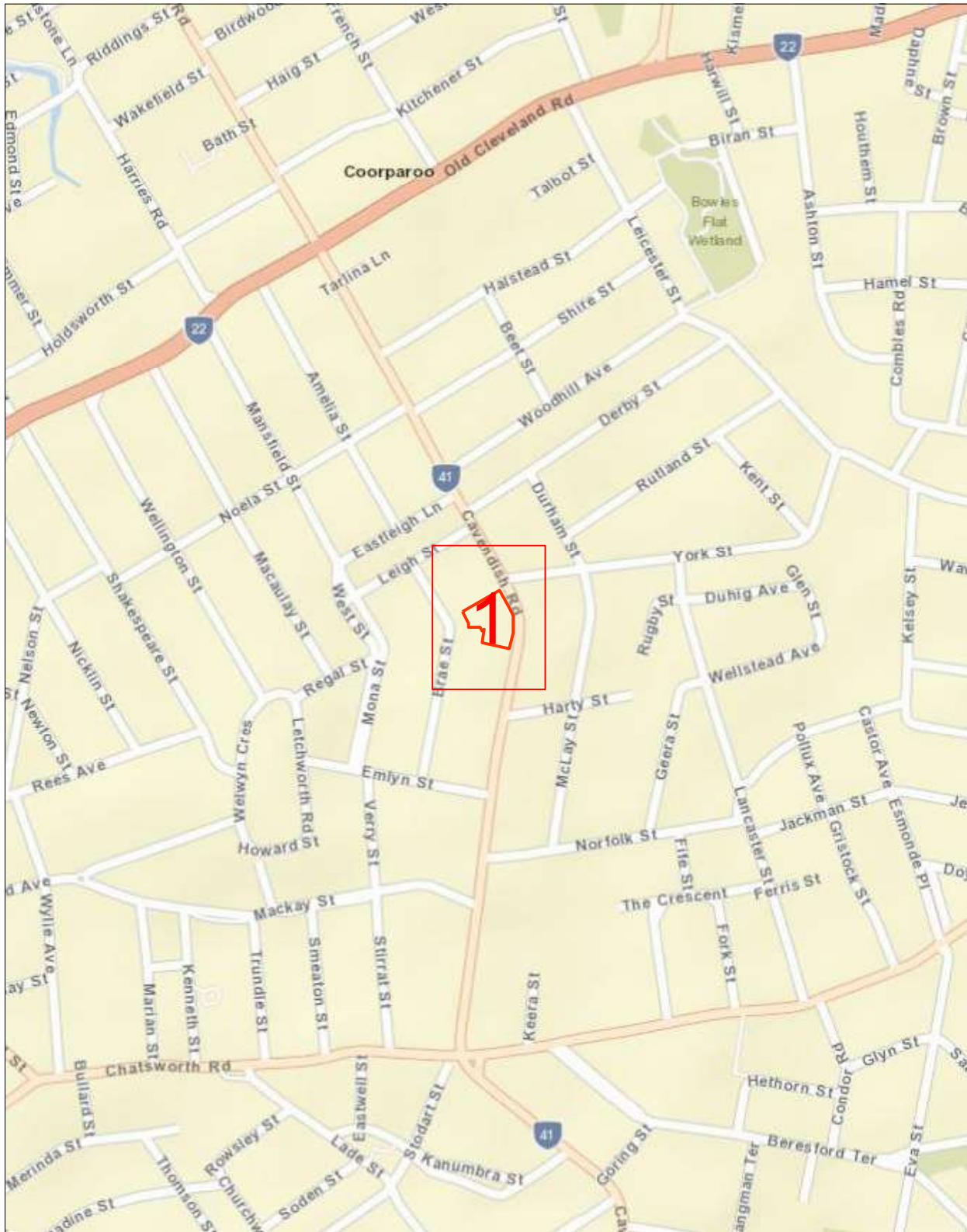
Scale 1:1,000



Plans generated by
SmarterWX™ Automate

Site Unit 2 265 Cavendish Rd
Address: Coorparoo
QLD 4151

Sequence 272850215
Number:



Scale 1: 6000

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



Enquiry Area

Map Key Area



Sequence Number: 272850215



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

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

PIPE CODE AND MATERIAL

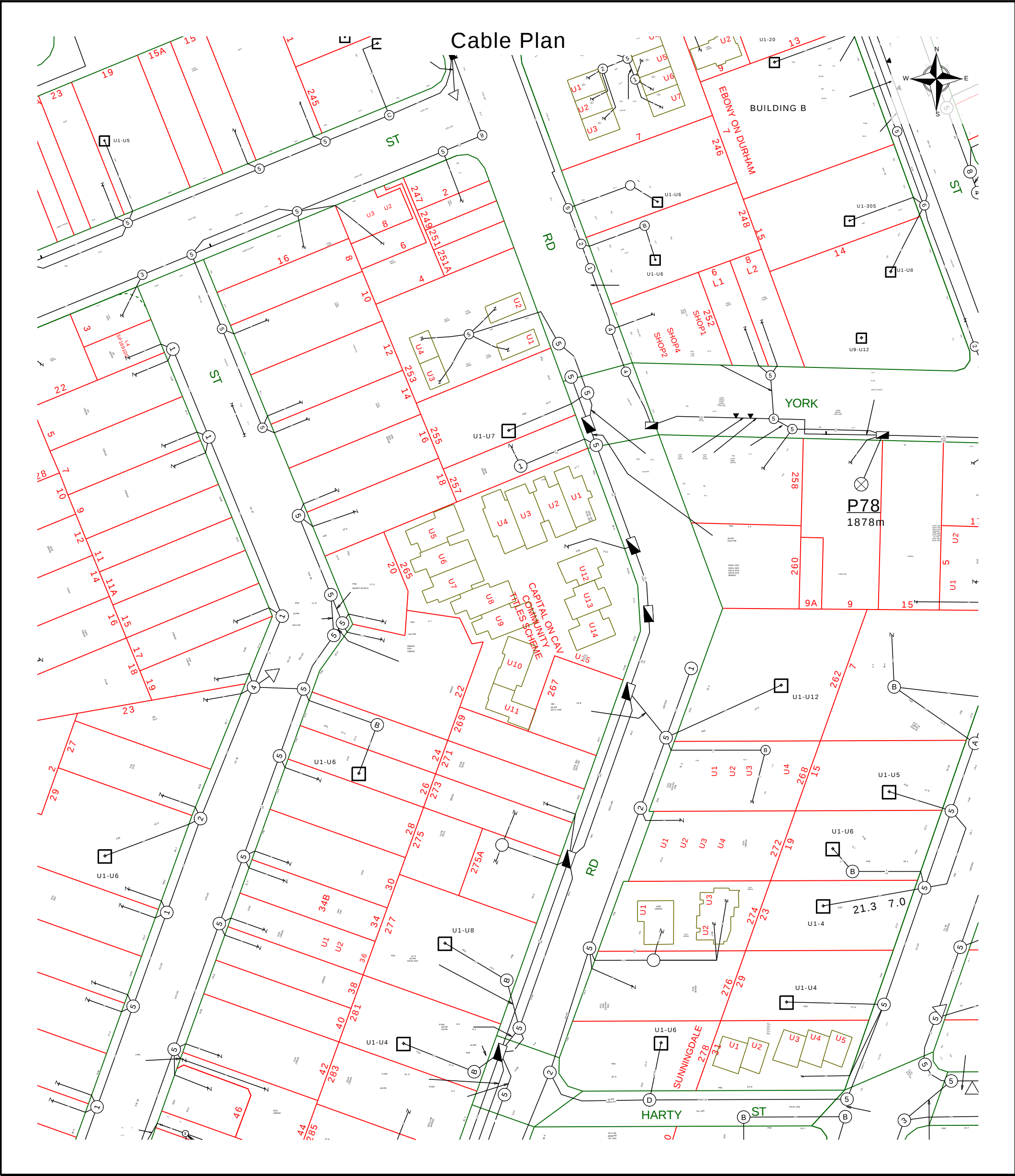
P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

INTERPRETATION EXAMPLE

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

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

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



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/ Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 272850217 CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 13/05/2026 18:37:56		

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

WARNING

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

See the Steps- Telstra Duty of Care that was provided in the email response.

Page 1 of 2

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



BYDA

Sequence: 272850216
Date: 13/05/2026

Scale: 1:1025
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



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



BYDA

Sequence: 272850216
Date: 13/05/2026

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



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

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



BYDA

Sequence: 272850216
Date: 13/05/2026
Scale: 1:500
Tile No: **Tile No: 2**

CAUTION - HIGH VOLTAGE

LEGEND

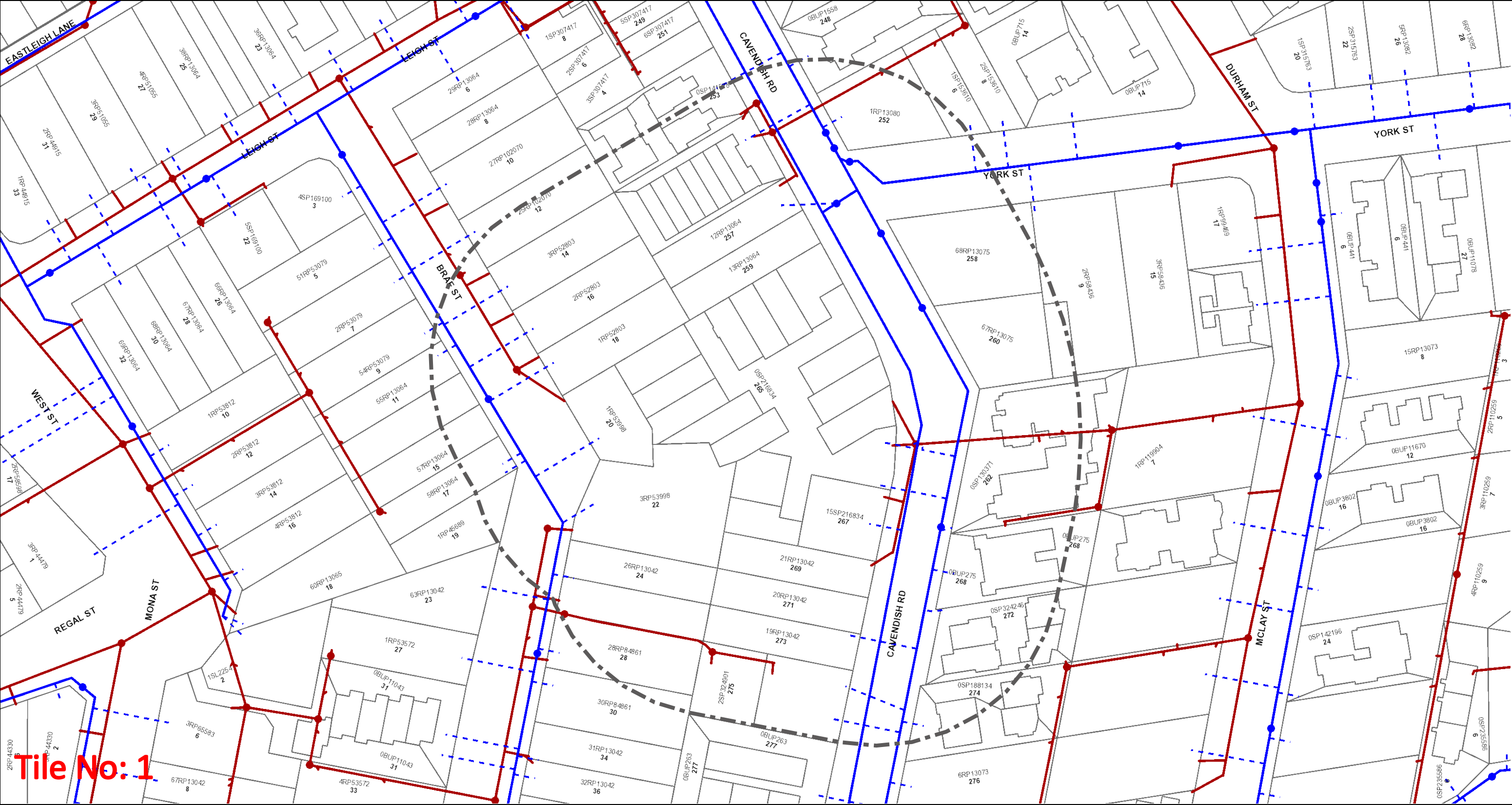
- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Urban Utilities - Water, Recycled Water and Sewer Infrastructure





UrbanUtilities

N

Map Scale
1:1000

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

BYDA Reference No: 272850214

Date BYDA Ref Received: 13/05/2026

Date BYDA Job to Commence: 13/05/2026

Date BYDA Map Produced: 13/05/2026

This Map is valid for 30 days

Produced By: Urban Utilities

Sewer	Water	Recycled Water
● Infrastructure	● Infrastructure	● Infrastructure
◆ Major Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure
— Network Pipelines	— Network Pipelines	— Network Pipelines
▨ Network Structures	▨ Network Structures	▨ Network Structures
	--- Water Service (Indicative only)	

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.

Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.

This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]

For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).

www.urbanutilities.com.au

ABN 86 673 835 011



WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 272850212

Date Generated: 13 May 2026



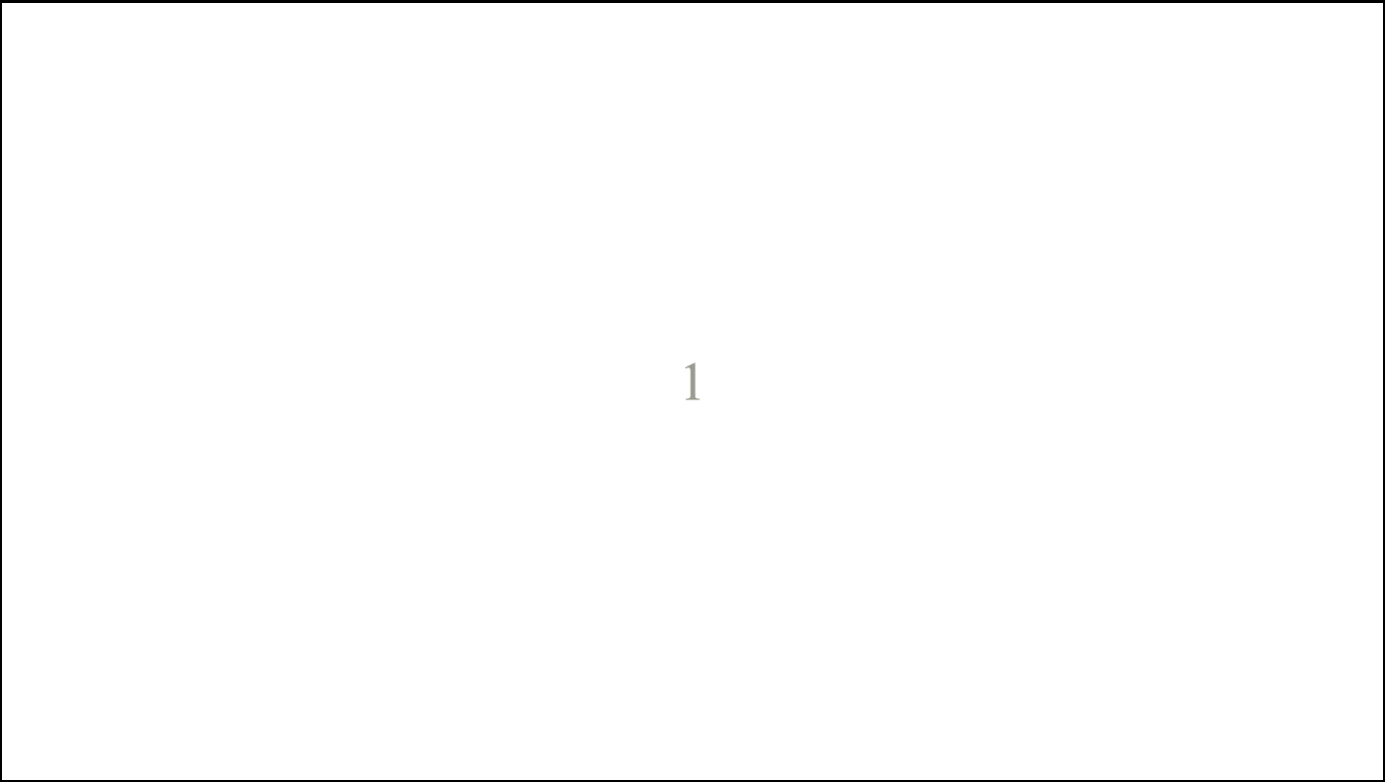
For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208



To: Steven Grasic
Phone: Not Supplied
Fax: Not Supplied
Email: admins@grasiclaw.com.au

Dial before you dig Job #:	53143077	
Sequence #	272850211	
Issue Date:	13/05/2026	
Location:	Unit 2 265 Cavendish Rd , Coorparoo , QLD , 4151	

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

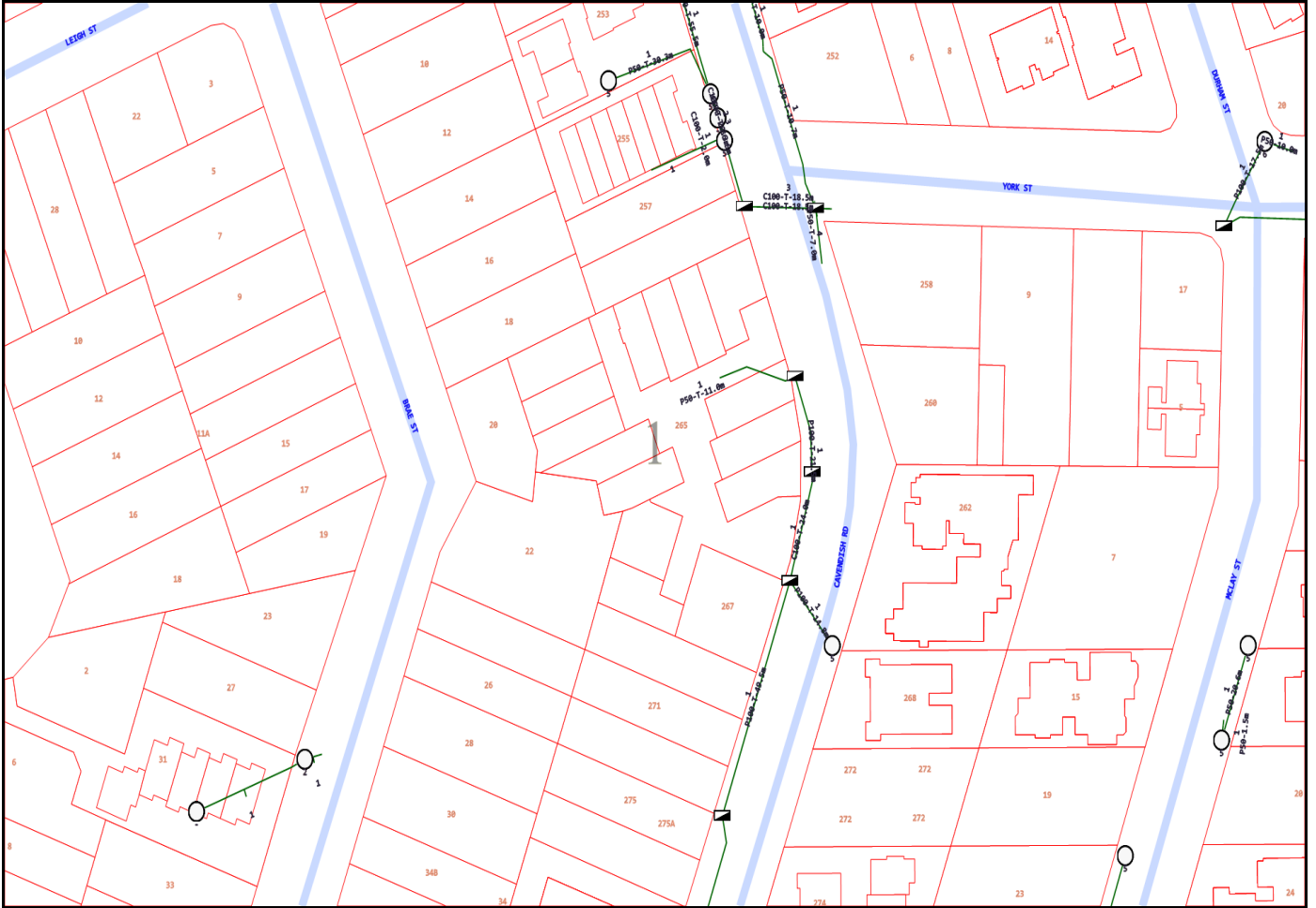




LEGEND



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



Emergency Contacts

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



Better communities.
The Whittles way.

357 Logan Road
Greenslopes QLD 4120

07 3917 6300
whittles.com.au

Whittles Brisbane Pty Ltd
ABN 18 116 746 340

29/04/26

R L THOMPSON & J A C THOMAS
CAPITAL ON CAV, 2 / 265 CAVENDISH ROAD
COORPAROO, QLD, 4151

Dear Sir/Madam

Please find attached the Information Certificate as requested for Lot 2 and Lot 2.1 "CAPITAL ON CAV CTS 38778", 265 CAVENDISH ROAD, COORPAROO.

Specific Information To This Lot:

Upon settlement please ensure that a BCCM Form 8 is promptly supplied to Whittles at info.brisbane@whittles.com.au to ensure invoices are sent to the correct address.

Please include the buyer's current postal address, email address and phone numbers if possible and also if the property is being let the rental agent's details and where levy notices should be sent.

Yours faithfully

A handwritten signature in black ink, appearing to read "Rhys Hamilton", with a stylized flourish at the end.

Rhys Hamilton
Body Corporate Manager

**Body corporate certificate***Body Corporate and Community Management Act 1997, section 205(4)*

This form is effective from 1 August 2025

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

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

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

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

- becoming an owner and contacting the body corporate ..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 29/04/2026.

Becoming an owner

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

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

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

How to get more information

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

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

Contacting the body corporate

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

Name and number of the community titles scheme (Example - Seaview CTS 1234)

CAPITAL ON CAV CTS 38778

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:

Whittles Brisbane Pty Ltd
Rhys Hamilton
PO Box 709
Coorparoo QLD 4151
info.brisbane@whittles.com.au
07 3917-6300

Accessing records

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

☒ The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot Number: 2

Plan type and number: SP216834

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:

☒ Standard Module

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

☒ 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?

☐ Yes

☒ No

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

☐ listed in the community management statement.

☐ given with this certificate.

Lot entitlements and financial information

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: 1

Total contribution schedule lot entitlements for all lots: 14

Interest schedule

Interest schedule lot entitlement for the lot: 1

Total interest schedule lot entitlements for all lots: 14

Statement of accounts

[x] The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's **administrative fund** for recurrent spending and the **sinking fund** for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

Body corporate debts

If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE. Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot 2 for the current financial year: \$1,711.30

Number of instalments: 4 (outlined below)

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

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

Lot 00002 has no amounts currently payable.

Administrative Fund	Amount	Due Date	Discount	If Paid By	Date Paid
01/07/25 to 30/09/25	\$318.65	01/07/25	\$0.00	01/07/25	01/07/25
01/10/25 to 31/12/25	\$318.65	01/10/25	\$0.00	01/10/25	01/10/25
01/01/26 to 31/03/26	\$537.00	01/01/26	\$0.00	01/01/26	13/04/26
01/04/26 to 30/06/26	\$537.00	10/04/26	\$0.00	10/04/26	13/04/26
01/07/26 to 30/09/26 interim	\$537.00	01/07/26	\$0.00	01/07/26	

Sinking fund contributions

Total amount of contributions (before any discount) for lot 2 for the current financial year: \$750.00

Number of instalments: 4 (outlined below)

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

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

Lot 00002 has no amounts currently payable.

Sinking Fund	Amount	Due Date	Discount	If Paid By	Date Paid
01/07/25 to 30/09/25	\$150.00	01/07/25	\$0.00	01/07/25	01/07/25
01/10/25 to 31/12/25	\$150.00	01/10/25	\$0.00	01/10/25	01/10/25
01/01/26 to 31/03/26	\$225.00	01/01/26	\$0.00	01/01/26	13/04/26
01/04/26 to 30/06/26	\$225.00	10/04/26	\$0.00	10/04/26	13/04/26
01/07/26 to 30/09/26 interim	\$225.00	01/07/26	\$0.00	01/07/26	

Special contributions (IF ANY)

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

Total amount of contributions (before any discount) for lot 2: \$670.00

Number of instalments: 4 (outlined below)

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

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

Lot 00002 has no amounts currently payable.

Insurance Levies	Amount	Due Date	Discount	If Paid By	Date Paid
01/07/25 to 30/09/25	\$110.00	01/07/25	\$0.00	01/07/25	01/07/25
01/10/25 to 31/12/25	\$110.00	01/10/25	\$0.00	01/10/25	01/10/25
01/01/26 to 31/03/26	\$225.00	01/01/26	\$0.00	01/01/26	13/04/26
01/04/26 to 30/06/26	\$225.00	10/04/26	\$0.00	10/04/26	13/04/26
01/07/26 to 30/09/26 interim	\$225.00	01/07/26	\$0.00	01/07/26	

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

Total amount of contributions (before any discount) for lot 2: \$220.00

Number of instalments: 2 (outlined below)

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

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

Lot 00002.1 has no amounts currently payable.

Maintenance Fund	Amount	Due Date	Discount	If Paid By	Date Paid
01/01/26 to 31/03/26	\$110.00	01/01/26	\$0.00	01/01/26	13/04/26
01/04/26 to 30/06/26	\$110.00	10/04/26	\$0.00	10/04/26	13/04/26
01/07/26 to 30/09/26 interim	\$110.00	01/07/26	\$0.00	01/07/26	

Other amounts payable by the lot owner

For the current financial year there are:

☒ No other amounts payable for the lot.

☐ Amounts payable under exclusive use by-laws.

☐ Amounts payable under service agreements (that are not included in body corporate contributions for the lot).

☐ Other amounts payable.

Summary of amounts due but not paid by the current owner

At the date of this certificate:

☒ All payments for the lot are up to date.

☐ The following amounts are due but not yet paid for the lot.

Annual Contributions, Administration Fund	\$0.00
Annual Contributions, Sinking Fund	\$0.00
Special Contributions	\$0.00
Other Payments	\$0.00
Penalties	\$0.00
Total amount overdue	\$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?

- ☒ Yes - you can obtain a copy from the body corporate records.
☐ No

Current sinking fund balance (as at date of certificate): \$21,654.30CR

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.

☐ 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.
☐ 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 (\$14,218.87)
- 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?

☐ Yes - Name of caretaking service contractor engaged:

☒ No

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

☐ Yes - Name of authorised letting agent:

☒ No

Embedded network electricity supply

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

☐ Yes

☒ 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.



Rhys Hamilton

Body Corporate Manager

29/04/2026

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

TAX INVOICE

29/04/2026

Whittles Brisbane Pty Ltd
ABN 18 116 746 340
PO Box 709
Coorparoo QLD 4151

R L Thompson & J A C Thomas
CAPITAL ON CAV
2 / 265 CAVENDISH ROAD
COORPAROO QLD 4151

DESCRIPTION: Searching and completing document for provisions of Section 206,
Body Corporate and Community Management Act 1997,
Lot 00002 at 265 CAVENDISH ROAD, COORPAROO

CAPITAL ON CAV CTS 38778

FEE:	As prescribed	\$114.10	PAID
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TOTAL DUE:		\$114.10	PAID
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OWNER:	R L Thompson & J A C Thomas
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With Compliments

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

GENERAL REQUEST

Duty Imprint

FORM 14 Version 4

Page 1 of 16



711810297

\$120.50

22/07/2008 15:03

BE 460

1. Nature of request

REQUEST TO REGISTER ~~ST~~
FIRST CMS FOR CAPITAL ON CAU
CAPITAL ON CAU ~~CAU~~

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

Lodger Code

Q SOLICITORS
PO Box 465 NEW FARM 2040.
ph 3358 2399
mgm@q50solicitors.com.au

2. Lot on Plan Description

County

Parish

Title Reference

Lot on Plan Description	County	Parish	Title Reference
LOT 2 RP 53998	STANLEY	BLW-1M15A	13592008
LOT 1415+16 RP 13064			13592008
LOT 1+2 RP 66220			12529094
LOT 22+23 RP 13042			12529094

3. Registered Proprietor/State Lessee

MOFO PROPERTY GROUP ACN 107 445 483

4. Interest

FEE SIMPLE

5. Applicant

~~Q SOLICITORS~~
MOFO PROPERTY GROUP ACN 107 445 483

6. Request

I hereby request that:

REGISTER FIRST CMS FOR CAPITAL ON CAU.
C/- AD BODY Corporate Pl-
SUITE 9 2040 WATERWORKS RD
ASHERBUE 4060

7. Execution by applicant

22/07/08
Execution Date

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

MYLES GERARD
MURPHY SOLICITOR
Applicant's or Solicitor's Signature

FIRST COMMUNITY MANAGEMENT STATEMENT

38778

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

Capital on Cav Community Titles Scheme

2. Regulation module

Standard module

3. Name of body corporate

Body Corporate for Capital on Cav Community Title Scheme

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
Common Property of Capital on Cav CTS	Stanley	Bulimba	

Lots 1 - 15 on SP 216834

5. Name and address of original owner #

Mofo Property Group Pty Ltd A.C.N. 107 445 483 of
39 Berwick Street, Fortitude Valley Qld 4006

6. Reference to plan lodged with this statement

Survey Plan # 216834

first community management statement only

7. Local Government community management statement notation

Benjamin Cowan signed
PRINCIPAL PLANNER - BENJAMIN COWAN name and designation
Brisbane City Council name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date

29/5/08

*Execution

MOFO PROPERTY GROUP SOLE
ACN 107 445 483

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

Privacy Statement

The information from this form is collected under the authority of the Body Corporate and Community Management Act 1997 and is used for the purpose of maintaining the publicly searchable registers in the land registry.

Title Reference -

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP # 216834	1	1
Lot 2 on SP # 216834	1	1
Lot 3 on SP # 216834	1	1
Lot 4 on SP # 216834	1	1
Lot 5 on SP # 216834	1	1
Lot 6 on SP # 216834	1	1
Lot 7 on SP # 216834	1	1
Lot 8 on SP # 216834	1	1
Lot 9 on SP # 216834	1	1
Lot 10 on SP # 216834	1	1
Lot 11 on SP # 216834	1	1
Lot 12 on SP # 216834	1	1
Lot 13 on SP # 216834	1	1
Lot 14 on SP # 216834	1	1
Lot 15 on SP # 216834		
Total	14	14

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

The Scheme is a basic Scheme and will not be further developed.

SCHEDULE C BY-LAWS**1. Noise**

- a. An occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.
- b. Occupiers leaving or returning to lots late at night or early in the morning must do so with minimum noise.
- c. Occupiers must request invitees leaving after 11pm to leave quietly.

2. Vehicles

- (1) An occupier of a lot must not, without the Body Corporate's written approval:
 - a. park a vehicle, or allow a vehicle to stand, on the common property; or
 - b. permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property except for the designated visitor parking, which must remain available at all times for the sole use of visitors' vehicles.
- (2) Approval under subsection (1) must state the period for which it is given, with the exception of designated visitor parking.
- (3) However, the Body Corporate may cancel the approval by giving seven days written notice to the occupier, with the exception of designated visitor parking.

MS

Title Reference -

3. **Obstruction/Nuisance**

- (1) An occupier of a lot must not obstruct the lawful use of the common property by any other person.
- (2) An occupier must not cause a nuisance or act in such a way so as to interfere with the peaceful enjoyment of a person lawfully on another lot or using the common property.

4. **Depositing of Rubbish etc, on the Common Property**

The occupier of a lot must not leave, deposit or throw rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

5. **Garbage Disposal**

- (1) Unless the Body Corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the Body Corporate for the purpose.
- (2) The occupier of a lot must –
 - (a) comply with all local government local laws about disposal of garbage; and
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

6. **Damage to Lawns etc.**

- (1) The occupier of a lot must not, without the Body Corporate's written approval:
 - a) damage a lawn, garden, tree, shrub plant or flower on the common property; or
 - b) use a part of the common property as a garden.
- (2) An approval under subsection (1) must state the period for which it is given.
- (3) However, the Body Corporate may cancel the approval by giving 7 days written notice to the occupier.

7. **Damage to Common Property**

- (1) An occupier of a lot must not mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property, except with the consent in writing of the Body Corporate Committee.
- (2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
- (3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

8. **Alterations To Lot**

An occupier of a lot must not make a change to the external appearance of a lot or make any structural alterations to a lot, except with the consent in writing of the Body Corporate Committee.

9. **Appearance of Lot and Balconies**

The occupier of a lot must not, without the Body Corporate's written approval –

- (1) hang washing, bedding, or another cloth article if the article is visible from another lot of the common property, or from outside the scheme land; or
- (2) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.



Title Reference -

- (3) All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvers, or similar permanent structures other than those consistent with the relevant "Brisbane City Plan 2000 - Residential Code" and clearly depicted on the approved drawings;
10. **Storage of Flammable Materials**
- (1) The occupier of a lot must not bring to, do or keep on a lot anything which increases the rate of fire insurance on the scheme land, or which may conflict with any insurance policy upon the scheme land.
- (2) The occupier of a lot must not, without the Body Corporate's written approval, store flammable substance on the common property.
- (3) The occupier of a lot must not, without the Body Corporate's written approval, store flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
- (4) However, this section does not apply to the storage of fuel in-
- (a) the fuel tank of a vehicles, boats, or internal combustion engines; or
- (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.
11. **Maintenance of Lots**
- The occupier of a lot must ensure his lot is kept and maintained so as not to allow infestation by vermin or insects or be offensive in appearance to other occupiers.
12. **Keeping of Animals**
- (1) Subject to Section 143 of the Act (guide dogs) the occupier of a lot must not, without the Body Corporate's written approval -
- (a) bring or keep an animal on the lot or the common property; or
- (b) permit an invitee to bring or keep an animal on the lot or the common property.
- (2) The occupier must obtain the Body Corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.
13. **Behaviour of Invitees**
- (a) An occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of a person lawfully on another lot or using the common property.
- (b) Owners will be liable to compensate the Body Corporate for all damage to the common property caused by their occupiers and invitees.
14. **Use of Lots**
- Each lot must be used for residential purposes only and not for any illegal, unlawful or immoral purpose.
15. **Recovery by Body Corporate**
- Where the Body Corporate expends money to make good damage caused by a breach of the Act, or of these By-laws by any Owner or Occupier of a Lot or the servants, employees, agents, invitees or licensees of the Owner or Occupier of a Lot or any of them the Committee shall be entitled to recover the amount so expended as a debt in action in any court of competent jurisdiction from the Owner of the Lot at the time when the breach occurred.

Title Reference -

16. Recovery of Costs

An owner must pay on demand the whole of the Body Corporate's costs and expenses (including Solicitor and own client costs) such amount deemed to be a liquidated debt, incurred in:

- (a) recovering levies duly levied or any other money that the Body Corporate is entitled to receive from the owner; and
- (b) all proceedings, including legal proceedings, taken against the owner concluded in favour of the Body Corporate including, but not limited to, applications for an order by the Commissioner.

17. Exclusive Use

Not Applicable

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

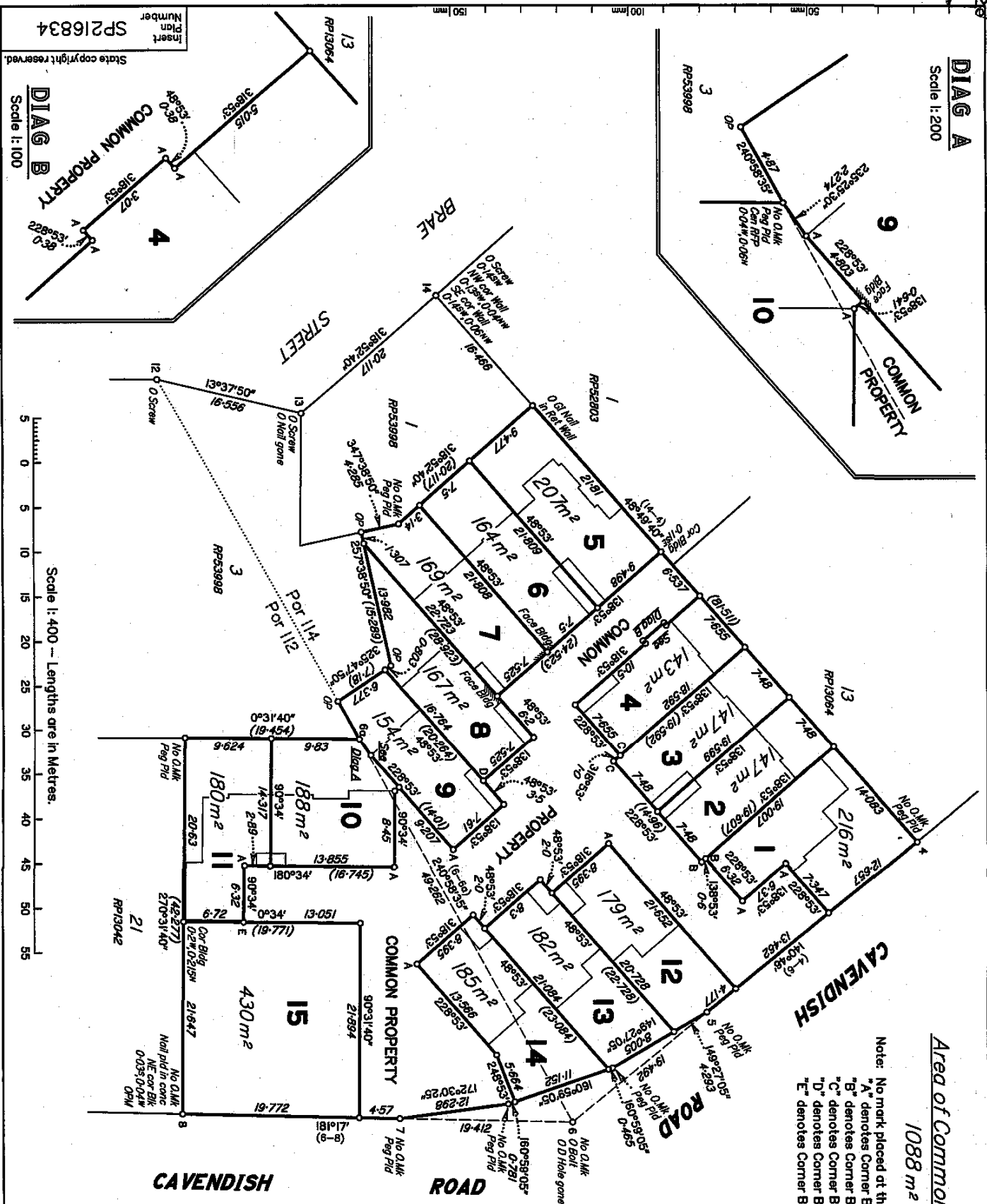
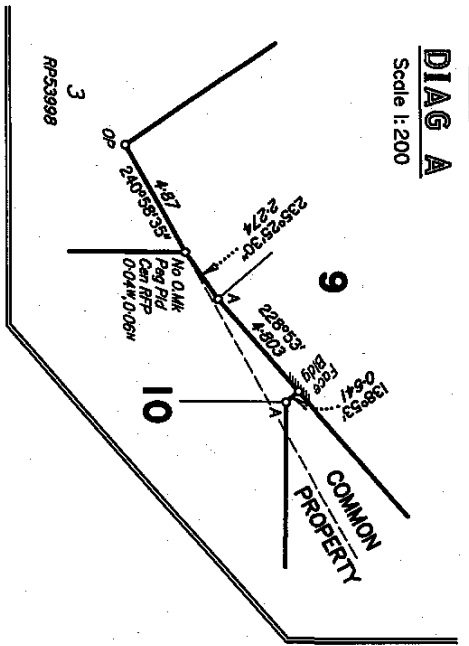
1. The location of service easements are shown in the attached services the location diagram, Plan "A".
2. The type of service easement and/or statutory easement is identified in the table below.

<u>LOTS ON PLAN</u>	<u>STATUTORY EASEMENT</u>	<u>SERVICE LOCATION DIAGRAM</u>
Common Property of Capital on Cav CTS #	Water, sewerage, drainage, power and lighting.	Plan "A"
Lots 1 to 14 on SP#	Water, sewerage, drainage, power and lighting.	Plan "A"

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

Not Applicable.

Scale 1:200



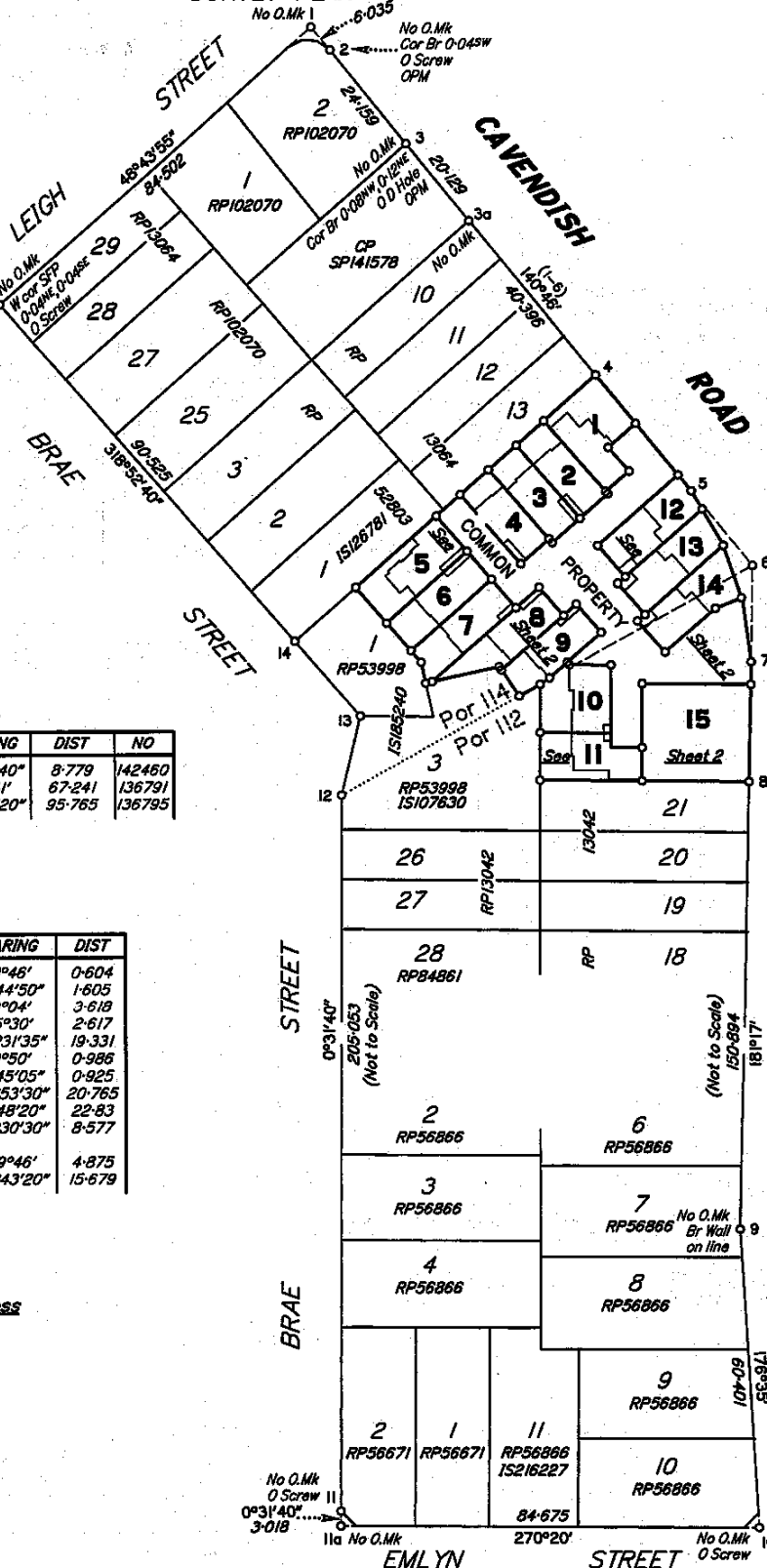
Area of Common Property
1088 m²

1088 m²

Note: No mark placed at the following corners
 "A" denotes Corner Building at new corners.
 "B" denotes Corner Building O-1NE
 "C" denotes Corner Building O-1SW
 "D" denotes Corner Building O-06SE
 "E" denotes Corner Building O-2W



SURVEY PLAN



PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
2-OPM	1a/SPI41578	331°17'40"	8.779	142460
3-OPM (New Conn.)	ISI58536	123°41'	67.241	136791
8-OPM (New Conn.)	ISI58536	170°24'20"	95.765	136795

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
2	O Screw	SPI41578	50°48'	0.604
3	O D Hole	SPI41578	48°44'50"	1.605
4	D Hole	SPI41578	49°04'	3.618
6	O Bolt in kerb	RP102070	175°30'	2.617
8	O D Hole gone	SPI41578	325°31'35"	19.331
8	Nail in conc	IS216227	89°50'	0.986
10	O Screw	IS216227	66°45'05"	0.925
11	Nail in kerb	IS107630	200°53'30"	20.765
11	O Screw	IS107630	211°48'20"	22.83
13	O Nail gone (New Conn.)	7/ISI07630	259°30'30"	8.577
14	D Hole in kerb	IS107630	239°46'	4.875
15	O Screw	IS107630	230°43'20"	15.679

Peg placed at all new corners, unless otherwise stated.

STREET

BRAE

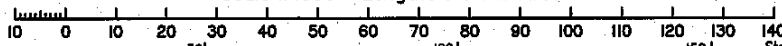
EMLYN STREET

STREET

CAVENDISH ROAD

CAVENDISH STREET

Scale 1: 1000 - Lengths are in Metres.



Plan of Lots 1-15 & Common Property

Cancelling Lots 14-16 on RP13064, Lots 22 & 23 on RP13042, Lots 1 & 2 on RP66220 and Lot 2 on RP53998.

PARISH: **BULIMBA**

COUNTY: **Stanley**

Meridian: **RP66220**

F/N's: **No**

Scale: **1: 1000**

Format: **STANDARD**



SP216834

Plan Status:

I, Jonathan Craig BAUMANN hereby certify that the land comprised in this plan was surveyed by me personally and by Charles Nicholas PEROS registered surveying graduate, for whose work I accept responsibility, 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 2/04/2008.

8/05/08

Date

Cadastral Surveyor

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

(Dealing No.)

Registered

5. Lodged by

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

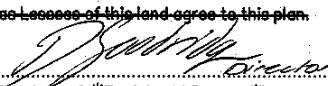
1. Certificate of Registered Owners or Lessees.

I/We MOFO PROPERTY GROUP PTY LTD ACN 107 445 483
TRUSTEE UNDER INSTRUMENT 709357321
MOFO PROPERTY GROUP PTY LTD ACN 107 445 483
TRUSTEE UNDER INSTRUMENT 708874559

(Names in full)

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

*as Lessees of this land agree to this plan.


Signature of *Registered Owners *Lessees

* Rule out whichever is Inapplicable

2. Local Government Approval.

* Brisbane City Council
hereby approves this plan in accordance with the :
%

Dated this day of

..... #
..... #

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

3. Plans with Community Management Statement :

CMS Number :

Name : "Capitol on Cav"

4. References :

Dept File :
Local Govt :
Surveyor : 70449

6. Existing

Title Reference	Lot	Plan	Lots	Emts	Road
12529094	1	RP66220	10, 14 & CP	_____	_____
12529094	22	RP13042	10, 11, 15 & CP	_____	_____
12529094	23	RP13042	10, 15 & CP	_____	_____
13592007	2	RP66220	8, 9, 12-14 & CP	_____	_____
13592007	16	RP13064	8, 12 & CP	_____	_____
13592008	2	RP53998	5-10 & CP	_____	_____
13592008	14	RP13064	1-4 & CP	_____	_____
13592008	15	RP13064	1-4 & CP	_____	_____

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
708874568	1-13	10 & 14
710854892	1-13	10 & 14
709357323	11 & 15	10 & 14

1-9, 12 & 13 10 & 14 11 & 15	Por 114 Pors 112 & 114 Por 112
Lots	Orig

7. Portion Allocation :

8. Map Reference :
9543-33322

9. Locality :
Coorparoo

10. Local Government :
Brisbane City Council

11. Passed & Endorsed :

By :
Date :
Signed :
Designation :

Date of Development Approval: 12/12/2008

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

Cadastral Surveyor/Director * Date
* delete words not required

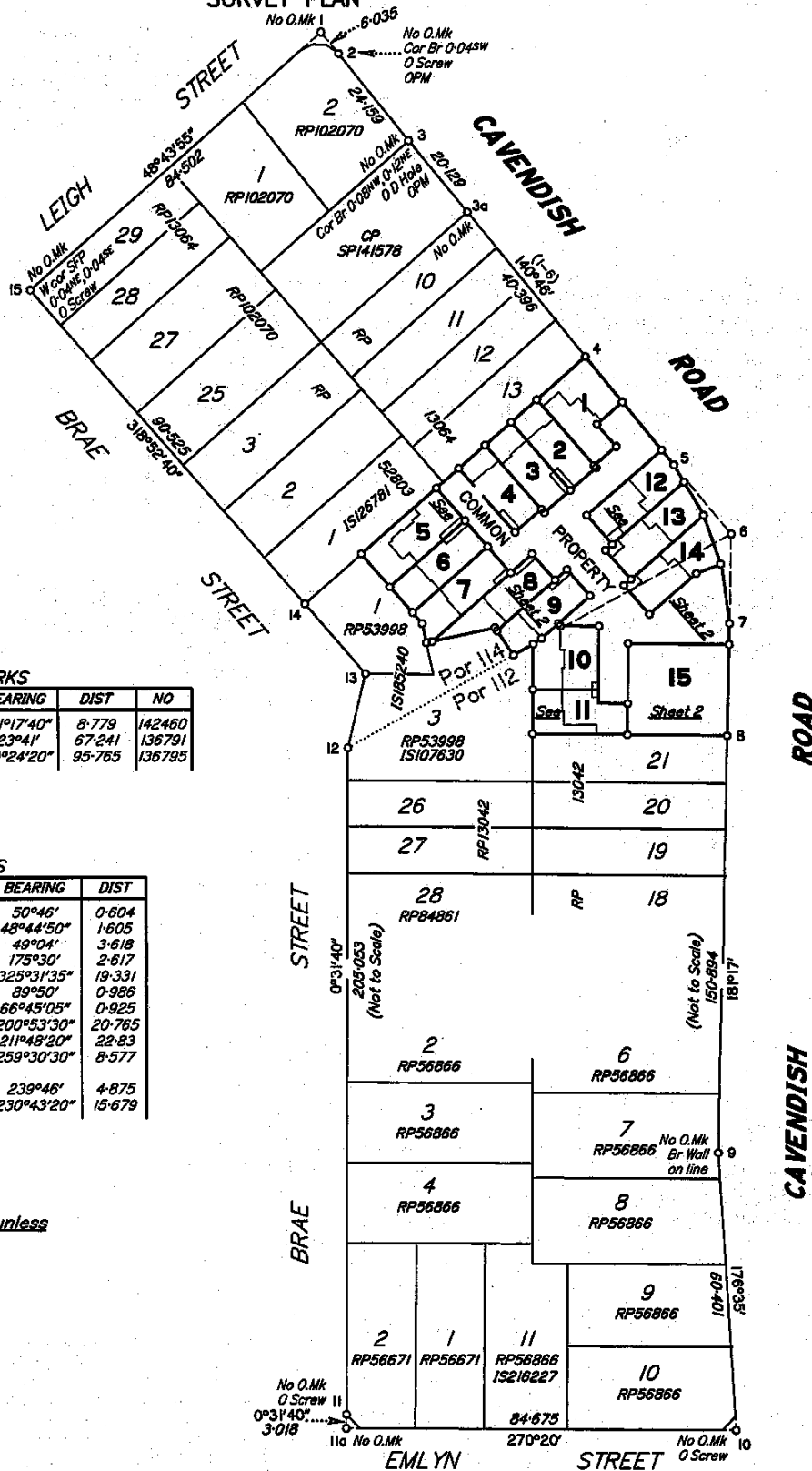
13. Lodgement Fees :

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

14. Insert Plan Number SP216834



SURVEY PLAN



PERMANENT MARKS

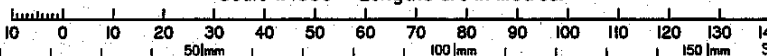
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8/05/08

Date

Cadastral Surveyor

Plan of Lots 1-15 & Common Property

Cancelling Lots 14-16 on RP13064, Lots 22 & 23 on RP13042, Lots 1 & 2 on RP66220 and Lot 2 on RP53998

PARISH: BULIMBA

COUNTY: Stanley

Meridian: RP66220

F/N's: No

Scale: 1:1000

Format: STANDARD



SP216834

Plan Status:

WARNING : Folded or Mutilated Plans will not be accepted.
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(Dealing No.)

Registered

s. Lodged by

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

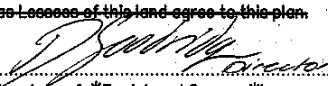
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TRUSTEE UNDER INSTRUMENT 709357321
MOFO PROPERTY GROUP PTY LTD. ACN 107 445 483
TRUSTEE UNDER INSTRUMENT 708874559

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2. Local Government Approval.

* Brisbane City Council
hereby approves this plan in accordance with the :
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Dated this day of

..... #
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3. Plans with Community Management Statement :

CMS Number :

Name : "Capital on Cav"

4. References :

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13592008	15	RP13064	1-4 & CP		

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1-9, 12 & 13 10 & 14 11 & 15	Por 114 Pors 112 & 114 Por 112
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7. Portion Allocation :

8. Map Reference :
9543-33322

9. Locality :
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10. Local Government :
Brisbane City Council

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Designation :

Date of Development Approval: 12/12/2008

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Cadastral Surveyor/Director* Date
* delete words not required

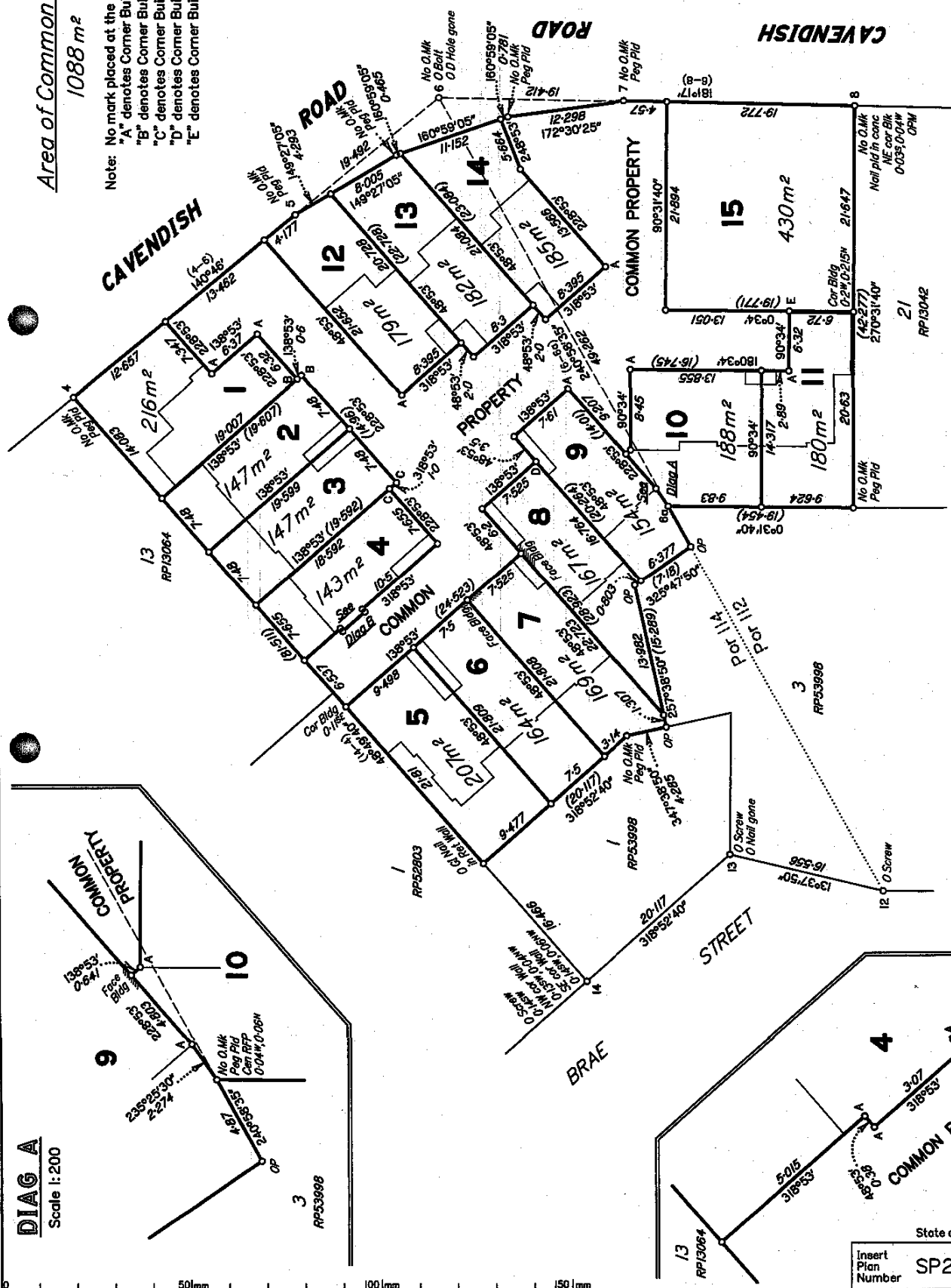
13. Lodgement Fees :

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

14. Insert Plan Number
SP216834

1088 m²

Note: No mark placed at the following corners
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 "E" denotes Corner Building 0-2W



Scale 1:400 — Lengths are in Metres.

Year	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040	2045	2050
1995	5	0	5	10	15	20	25	30	35	40	45	50
2000	5	0	5	10	15	20	25	30	35	40	45	50
2005	5	0	5	10	15	20	25	30	35	40	45	50
2010	5	0	5	10	15	20	25	30	35	40	45	50
2015	5	0	5	10	15	20	25	30	35	40	45	50
2020	5	0	5	10	15	20	25	30	35	40	45	50
2025	5	0	5	10	15	20	25	30	35	40	45	50
2030	5	0	5	10	15	20	25	30	35	40	45	50
2035	5	0	5	10	15	20	25	30	35	40	45	50
2040	5	0	5	10	15	20	25	30	35	40	45	50
2045	5	0	5	10	15	20	25	30	35	40	45	50
2050	5	0	5	10	15	20	25	30	35	40	45	50

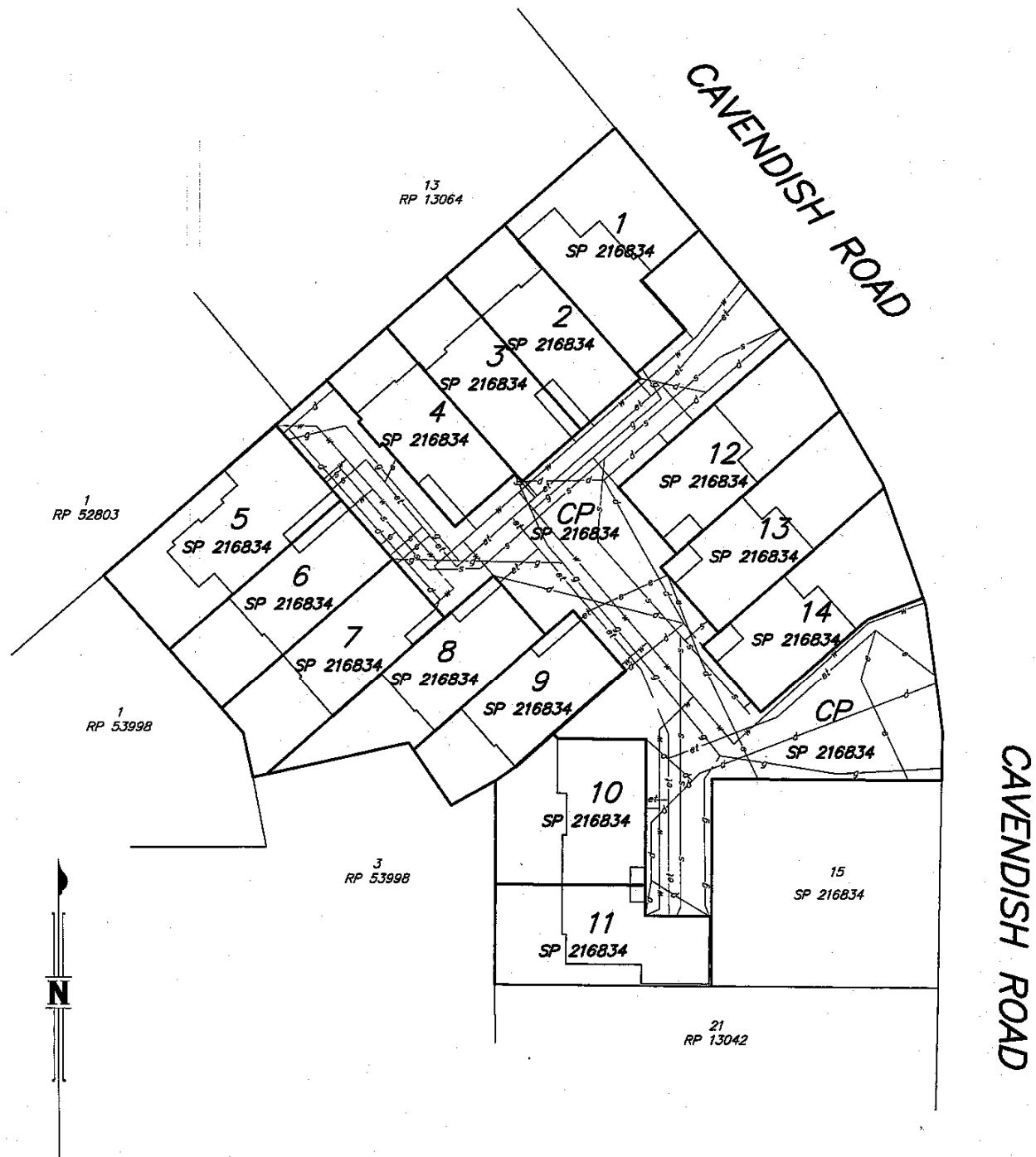
State copyright reserved.

Insert
Plan
Number

SP216834

10 of 11

A



SERVICES LOCATION DIAGRAM

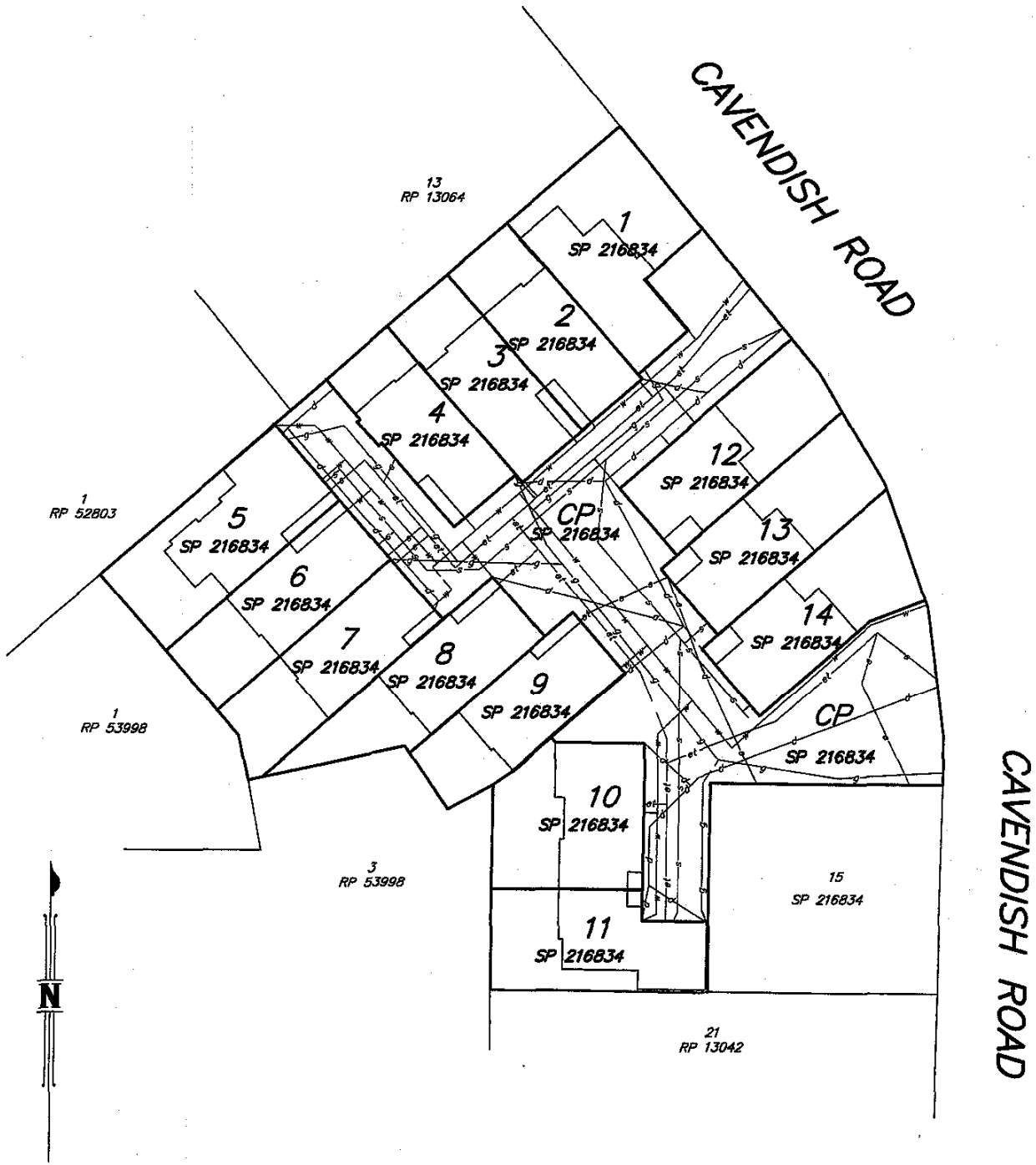
Job Ref: 70449-SLD
Date: 2.04.08
Drawn: JB
Scale: Not To Scale

LEGEND

- Electricity
- Telstra
- Sewer
- Water
- Stormwater

11.8.11 JCB

A



'CAPITAL ON CAV'
CTS

SERVICES LOCATION DIAGRAM

Job Ref: 70449-SLD
Date: 2.04.08
Drawn: JB
Scale: Not To Scale

LEGEND

- Electricity
- Telstra
- Sewer
- Water
- Stormwater

CAPITAL ON CAV CTS 38778

265 Cavendish Road Coorparoo Qld 4151

BALANCE SHEET

AS AT 13 FEBRUARY 2026

	ACTUAL 13/02/2026	ACTUAL 30/06/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	(2,896.18)	13,451.98
Sinking Fund	17,179.30	16,548.05
Painting R&M Fund	14,708.95	12,040.74
<u>TOTAL</u>	<u>\$ 28,992.07</u>	<u>\$ 42,040.77</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	29,460.57	47,708.24
Levies In Arrears	0.15	0.00
<u>TOTAL ASSETS</u>	<u>29,460.72</u>	<u>47,708.24</u>
<u>LIABILITIES</u>		
Accrued Expenses	0.00	166.12
Levies In Advance	468.65	5,501.35
<u>TOTAL LIABILITIES</u>	<u>468.65</u>	<u>5,667.47</u>
<u>NET ASSETS</u>	<u>\$ 28,992.07</u>	<u>\$ 42,040.77</u>

CAPITAL ON CAV CTS 38778

265 Cavendish Road Coorparoo Qld 4151

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 13 FEBRUARY 2026

	ACTUAL	BUDGET	ACTUAL
	01/07/25-13/02/26	01/07/25-30/06/26	01/07/24-30/06/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	8,922.20	23,972.00	34,972.12
Levies - Building Insurance	0.00	14,219.00	0.00
Interest On Overdue Levies	7.97	0.00	88.47
Sundry - Electricity Recovery	0.00	0.00	406.25
<u>TOTAL ADMIN. FUND INCOME</u>	8,930.17	38,191.00	35,466.84
<u>EXPENDITURE - ADMIN. FUND</u>			
Accountancy	165.00	176.00	0.00
Bank Fees	2.15	30.00	0.00
Committee Expenses	0.00	100.00	0.00
Debt Recovery Costs	19.80	0.00	0.00
Insurance - Building	14,218.87	14,219.00	12,751.34
Insurance - Workers Comp.	0.00	300.00	0.00
Maintenance Report	0.00	395.00	0.00
Management Fees	1,221.71	2,233.00	2,094.36
Management Fees - Additional	1,033.67	1,500.00	1,152.15
Management Fees - Disbursement	628.81	1,078.00	1,077.96
Pest Control	0.00	500.00	350.00
Rep & Maint - Building	462.00	200.00	120.00
Rep & Maint - Electrical	1,254.10	300.00	727.72
Rep & Maint - Garden/Ground	5,166.70	13,000.00	7,364.50
Rep & Maint - Plumb & Drain	830.50	1,000.00	830.50
Rep & Maint - Roof	0.00	1,500.00	1,441.00
Roof Report	0.00	660.00	0.00
Safety Report	0.00	350.00	0.00
Utilities - Electricity	275.02	650.00	521.66
<u>TOTAL ADMIN. EXPENDITURE</u>	25,278.33	38,191.00	28,431.19
<u>SURPLUS / DEFICIT</u>	<u>\$ (16,348.16)</u>	<u>\$ 0.00</u>	<u>\$ 7,035.65</u>
Opening Admin. Fund Balance	13,451.98	13,451.98	6,416.33
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ (2,896.18)</u>	<u>\$ 13,451.98</u>	<u>\$ 13,451.98</u>

CAPITAL ON CAV CTS 38778

265 Cavendish Road Coorparoo Qld 4151

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 13 FEBRUARY 2026

	ACTUAL	BUDGET	ACTUAL
	01/07/25-13/02/26	01/07/25-30/06/26	01/07/24-30/06/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	4,200.00	10,500.00	8,400.00
Interest On Overdue Levies	3.75	0.00	12.50
<u>TOTAL SINKING FUND INCOME</u>	4,203.75	10,500.00	8,412.50
<u>EXPENDITURE - SINKING FUND</u>			
Electrical Repairs	0.00	1,500.00	805.20
Landscaping	0.00	1,500.00	0.00
Painting	0.00	0.00	5,152.40
Roofing	2,087.50	0.00	0.00
Roofing - Gutters	1,485.00	0.00	933.91
<u>TOTAL SINK. FUND EXPENDITURE</u>	3,572.50	3,000.00	6,891.51
<u>SURPLUS / DEFICIT</u>	\$ 631.25	\$ 7,500.00	\$ 1,520.99
Opening Sinking Fund Balance	16,548.05	16,548.05	15,027.06
<u>SINKING FUND BALANCE</u>	\$ 17,179.30	\$ 24,048.05	\$ 16,548.05

CAPITAL ON CAV CTS 38778

265 Cavendish Road Coorparoo Qld 4151

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 13 FEBRUARY 2026

	ACTUAL	BUDGET	ACTUAL
	01/07/25-13/02/26	01/07/25-30/06/26	01/07/24-30/06/25
<u>PAINTING R&M FUND</u>			
<u>INCOME</u>			
Levies	3,080.00	6,160.00	5,600.00
Special Painting Fund Levy	0.00	0.00	8,035.00
Special Roofing Fund Levy	0.00	0.00	1,589.29
<u>TOTAL INCOME</u>	3,080.00	6,160.00	15,224.29
Painting	0.00	0.00	12,391.00
Roofing	411.79	0.00	2,087.50
<u>TOTAL EXPENDITURE</u>	411.79	0.00	14,478.50
<u>SURPLUS/DEFICIT</u>	\$ 2,668.21	\$ 6,160.00	\$ 745.79
Opening Balance	12,040.74	12,040.74	11,294.95
<u>PAINTING R&M FUND BALANCE</u>	\$ 14,708.95	\$ 18,200.74	\$ 12,040.74

CAPITAL ON CAV CTS 38778

265 Cavendish Road
Coorparoo Qld 4151

LOT BALANCE REPORT

13 February 2026

<u>Lot No</u>	<u>Unit No</u>	<u>Administrative Fund</u>	<u>Sinking Fund</u>	<u>Other</u>	<u>Total</u>
3	3	-110.00	0.00	0.00	-110.00
4	4	-358.65	0.00	0.00	-358.65
8	8	0.00	0.00	0.15	0.15
Total		(\$468.65)	\$0.00	\$0.15	(\$468.50)

CAPITAL ON CAV CTS 38778

265 Cavendish Road
Coorparoo Qld 4151

ACCOUNTS SUMMARY

1 July 2025 to 13 February 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
121300	Administrative Fund	ACCOUNTANCY	
01/07/25	Prepare tax docs	Stratamatt Pty Ltd	165.00
	Total:		165.00
122100	Administrative Fund	BANK FEES	
02/07/25	StrataPay Trans Fee		1.60
05/08/25	StrataPay BPay Fees		0.55
	Total:		2.15
124060	Administrative Fund	DEBT RECOVERY COSTS	
23/07/25	Arrears Notice Fee	Rebecca L Thompson & James A C	-4.40
23/07/25	Arrears Notice Fee	Greg P Wilson	-4.40
28/07/25	Arrears (30 days)	Stratamatt Pty Ltd	8.80
20/10/25	Arrears Notice Fee	Rebecca L Thompson & James A C	-4.40
20/10/25	Arrears Notice Fee	Michael V Molloy	-4.40
27/10/25	Arrears (30 days)	Stratamatt Pty Ltd	8.80
07/11/25	Arrears Notice Fee	Rebecca L Thompson & James A C	-19.80
07/11/25	Arrears Notice Fee	Michael V Molloy	-19.80
07/11/25	Reverse Arrears Fee		19.80
09/11/25	Arrears (30 days)	Stratamatt Pty Ltd	39.60
	Total:		19.80
129120	Administrative Fund	INSURANCE - BUILDING	
01/07/25	1/7/25-1/7/26	Morgan Insurance Brokers P/L	14,218.87
	Total:		14,218.87
131110	Administrative Fund	MANAGEMENT FEES	
01/07/25	Management Fees	Stratamatt Pty Ltd	174.53
01/07/25	BCM Fees to 30.6.25		-38.50
21/07/25	Management Fees	Stratamatt Pty Ltd	38.50
01/08/25	Management Fees	Stratamatt Pty Ltd	174.53
01/09/25	Management Fees	Stratamatt Pty Ltd	174.53
01/10/25	Management Fees	Stratamatt Pty Ltd	174.53
03/11/25	Management Fees	Stratamatt Pty Ltd	174.53
01/12/25	Management Fees	Stratamatt Pty Ltd	174.53
02/01/26	Management Fees	Stratamatt Pty Ltd	174.53
	Total:		1,221.71
131130	Administrative Fund	MANAGEMENT FEES - ADDITIONAL	
01/07/25	Monthly rec's	Stratamatt Pty Ltd	16.50
01/07/25	Electronic storage	Stratamatt Pty Ltd	4.58
01/07/25	Software fee	Stratamatt Pty Ltd	32.08
01/07/25	Insurance cert.	Stratamatt Pty Ltd	44.00
28/07/25	Hourly Rate BCM	Stratamatt Pty Ltd	27.50
01/08/25	Monthly rec's	Stratamatt Pty Ltd	16.50

CAPITAL ON CAV CTS 38778

265 Cavendish Road
Coorparoo Qld 4151

ACCOUNTS SUMMARY

1 July 2025 to 13 February 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
131130	Administrative Fund	MANAGEMENT FEES - ADDITIONAL	
01/08/25	Electronic storage	Stratamatt Pty Ltd	4.58
01/08/25	Software fee	Stratamatt Pty Ltd	32.08
10/08/25	Hourly Rate (SM-Dir)	Stratamatt Pty Ltd	11.10
10/08/25	Hourly Rate BCM	Stratamatt Pty Ltd	13.75
10/08/25	Hourly Rate BCM	Stratamatt Pty Ltd	13.75
10/08/25	Work order	Stratamatt Pty Ltd	13.20
18/08/25	VOCM Form 33 Cert	Stratamatt Pty Ltd	77.00
25/08/25	Hourly rate (Asst)	Stratamatt Pty Ltd	29.50
01/09/25	Hourly Rate BCM	Stratamatt Pty Ltd	2.75
01/09/25	Monthly rec's	Stratamatt Pty Ltd	16.50
01/09/25	Electronic storage	Stratamatt Pty Ltd	4.58
01/09/25	Software fee	Stratamatt Pty Ltd	32.08
15/09/25	Hourly Rate BCM	Stratamatt Pty Ltd	13.75
29/09/25	Hourly Rate BCM	Stratamatt Pty Ltd	27.50
01/10/25	Monthly rec's	Stratamatt Pty Ltd	16.50
01/10/25	Electronic storage	Stratamatt Pty Ltd	4.58
01/10/25	Software fee	Stratamatt Pty Ltd	32.08
13/10/25	Hourly Rate BCM	Stratamatt Pty Ltd	13.75
20/10/25	Hourly Rate BCM	Stratamatt Pty Ltd	13.75
20/10/25	Hourly Rate BCM	Stratamatt Pty Ltd	55.00
27/10/25	Hourly Rate BCM	Stratamatt Pty Ltd	27.50
03/11/25	Hourly Rate BCM	Stratamatt Pty Ltd	27.50
03/11/25	Monthly rec's	Stratamatt Pty Ltd	16.50
03/11/25	Electronic storage	Stratamatt Pty Ltd	4.58
03/11/25	Software fee	Stratamatt Pty Ltd	32.08
09/11/25	Hourly Rate BCM	Stratamatt Pty Ltd	8.25
17/11/25	Hourly Rate BCM	Stratamatt Pty Ltd	27.50
01/12/25	Monthly rec's	Stratamatt Pty Ltd	16.50
01/12/25	Electronic storage	Stratamatt Pty Ltd	4.58
01/12/25	Software fee	Stratamatt Pty Ltd	32.08
19/12/25	Hourly rate (Asst)	Stratamatt Pty Ltd	55.00
02/01/26	Monthly rec's	Stratamatt Pty Ltd	16.50
02/01/26	Electronic storage	Stratamatt Pty Ltd	4.58
02/01/26	Software fee	Stratamatt Pty Ltd	32.08
12/02/26	Monthly rec's	Stratamatt Pty Ltd	-115.50
12/02/26	Closure/handover fee	Stratamatt Pty Ltd	275.00
	Total:		1,033.67
131170	Administrative Fund	MANAGEMENT FEES - DISBURSEMENT	
01/07/25	Disbursements	Stratamatt Pty Ltd	89.83
01/08/25	Disbursements	Stratamatt Pty Ltd	89.83
01/09/25	Disbursements	Stratamatt Pty Ltd	89.83
01/10/25	Disbursements	Stratamatt Pty Ltd	89.83
03/11/25	Disbursements	Stratamatt Pty Ltd	89.83

CAPITAL ON CAV CTS 38778

265 Cavendish Road
Coorparoo Qld 4151

ACCOUNTS SUMMARY

1 July 2025 to 13 February 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
131170	Administrative Fund	MANAGEMENT FEES - DISBURSEMENT	
01/12/25	Disbursements	Stratamatt Pty Ltd	89.83
02/01/26	Disbursements	Stratamatt Pty Ltd	89.83
	Total:		628.81
135110	Administrative Fund	REP & MAINT - BUILDING	
11/09/25	Paver Leveling	Barlau Landscape Management	462.00
	Total:		462.00
135120	Administrative Fund	REP & MAINT - ELECTRICAL	
02/07/25	Lighting Globes	Michael V Molloy	83.70
19/08/25	Lighting Repair	Austnet Electrical Pty Ltd	302.50
19/11/25	InstalLEDLights	Austnet Electrical Pty Ltd	867.90
	Total:		1,254.10
135140	Administrative Fund	REP & MAINT - GARDEN/GROUND	
17/07/25	Maint 13/07/25	Barlau Landscape Management	137.50
26/08/25	Maint 24/08/25	Barlau Landscape Management	1,215.50
11/09/25	Mulching	Barlau Landscape Management	484.00
11/09/25	Irrigation Fixes	Barlau Landscape Management	198.00
11/09/25	Maint 05/05/25	Barlau Landscape Management	137.50
12/11/25	Maint 12/11/25	Barlau Landscape Management	137.50
19/01/26	Maint 08/01/26	Knift Property Maintenance	1,980.00
19/01/26	Irrigation	Aquatrax Pty Ltd	876.70
	Total:		5,166.70
135190	Administrative Fund	REP & MAINT - PLUMB & DRAIN	
04/12/25	S/Water Pit Cleaning	Traeger Plumbing Pty Ltd	830.50
	Total:		830.50
138220	Administrative Fund	UTILITIES - ELECTRICITY	
01/07/25	Elect to June30		-127.62
23/07/25	ORIGIN ENERGY HO		127.62
23/10/25	ORIGIN ENERGY HO		130.01
22/01/26	ORIGIN ENERGY HO		145.01
	Total:		275.02
235615	Sinking Fund	ROOFING	
04/09/25	Metal Roof Repairs	Gutter And Roof Repairs P/L	2,087.50
	Total:		2,087.50
235617	Sinking Fund	ROOFING - GUTTERS	
20/11/25	Gutter Cleaning	Brisbane River Gutter Clean	1,485.00
	Total:		1,485.00



Issue date: 18 June 2025

Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown in the Period of Insurance below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	The BC for Capital on Cav CTS 38778	
INTERESTED PARTY(S):	Name	Classification
DESCRIPTION OF INSURED BUSINESS:	Residential Strata	
SITUATION OF RISK:	267 CAVENDISH ROAD, COORPAROO, QLD 4151	
SECTION 1:	<u>Property - Physical Loss, Destruction or Damage</u> Buildings - \$9,706,463.00 Common Contents - \$97,065.00	
SECTION 2:	<u>Voluntary Workers Personal Accident</u> Accidental Death & Disablement - Insured Weekly Benefits - Insured	
SECTION 3:	<u>Office Bearers' Liability</u> Limit of Indemnity - \$1,000,000.00 in the aggregate Period of Insurance	
SECTION 4:	<u>Fidelity Guarantee</u> Limit - \$100,000.00 in the aggregate Period of Insurance	
SECTION 5:	<u>Machinery Breakdown</u> Limit - \$100,000 in the aggregate Period of Insurance	
SECTION 6:	<u>Public Liability</u> Limit of Indemnity - \$20,000,000.00 each and every Occurrence	
SECTION 7:	<u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u> (a) Taxation and Audit Costs Limit of Indemnity - \$30,000 in the aggregate Period of Insurance (b) Workplace Health and Safety Breaches Limit of Indemnity - \$150,000 in the aggregate Period of Insurance (c) Legal Defence Expenses Limit of Indemnity - \$50,000 in the aggregate Period of Insurance	
POLICY NUMBER:	LNG-STR-20260206	
PERIOD OF INSURANCE:	1 July 2025 expiring on 01 July 2026 at 4pm Local Standard Time	
INSURER:	Chubb Insurance Australia Limited	

This certificate has been arranged by Us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy wording, schedule and any other associated policy document.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from Chubb Insurance Australia Limited (ABN 23 001 642 020, AFSL 239687).



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Mailing Code EMAIL
Property Location 2/265 CAVENDISH RD
COORPAROO
Issue Date 1 Apr 2026

Bill number
5000 1050 0079 787

Bill number including donation
5800 1050 0079 787

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Apr 2026 - 30 Jun 2026



500010500079787/E-1/S-1/I-1/H-16
MR JAMES A THOMAS & MS REBECCA L THOMPSON
CAPITAL ON CAV
2/265 CAVENDISH RD
COORPAROO QLD 4151

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

You can donate your \$15 rates
discount to the Lord Mayor's
Charitable Trust to support Brisbane's
grass-roots charities.

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

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

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



LORD MAYOR'S
CHARITABLE TRUST

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

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

Nett Amount Payable

\$433.00

Due Date

1 May 2026

Summary of Charges

Opening Balance	15.07 CR
Brisbane City Council Rates & Charges	400.20
State Government Charges	62.90
Gross Amount	448.03
Discount and/or Rounding (where applicable)	15.03 CR
Nett Amount Payable	433.00
Optional Lord Mayor's Charitable Trust donation received by the Due Date	448.00

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

Including Lord Mayor's Charitable Trust \$15 donation



*439 580010500079787



Billers Code: 319186
Ref: 5800 0000 4687 105
Amt: \$448.00 by 1 May 2026

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010500079787



Billers Code: 78550
Ref: 5000 0000 4687 105
Amt: \$433.00 by 1 May 2026

Pay using your smartphone



Google play

Available on the
App Store

MR JAMES A THOMAS & MS
REBECCA L THOMPSON

Due Date

1 May 2026

50

Gross Amount

\$448.03

Nett Amount

\$433.00

<0000043300>

<004440>

<500010500079787>

>

Rating and rebate information

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

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

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

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

Interest - Compounding interest of 12.12% per annum will accrue daily on any amount owing immediately after the due date.

Payment options



Online

To pay online go to brisbane.qld.gov.au/pay-rates Payment is accepted by American Express, MasterCard or Visa credit card*. Minimum payment \$10.



Direct Debit

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



By Mobile

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



Mail

Allow sufficient time for mail delivery as payment must be received on or before the due date to receive discount.

Return the bottom slip with cheque made payable to Brisbane City Council to:

**Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001**



Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: bpay.com.au
Minimum payment \$10.

®Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAYVIEW

Contact your participating bank or financial institution to register to receive your future Rate Accounts electronically. When registering, your BPAY View Registration number is our Account number located on Page 3 of this account.



Instore

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



Phone Pay

Call 1300 309 311 to pay by American Express, MasterCard or Visa credit card*. Minimum payment \$10.



Brisbane City Council Customer Centre

Pay at any Customer Centre. Payment is accepted by cash, cheque, debit card, MasterCard or Visa credit card*. Minimum payment \$10.

* For credit and debit cards a surcharge may apply at time of payment. Details can be found at brisbane.qld.gov.au/about-council/rates-and-payments

Use and Disclosure Notice

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

English

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

Italian

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

Spanish

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

Chinese

如果您需要用另一種語言獲悉此文件的內容，請致電 131450 到翻譯與傳譯服務部（TIS），請他們給您轉接（07）3403 8888 到布里斯本（Brisbane）市政廳。

Property Details

Owner	MR JAMES A THOMAS & MS REBECCA L THOMPSON	
Property Location	2/265 CAVENDISH RD COORPAROO	
Real Property Description	L.2 SP.216834 PAR BULIMBA 1/14	
Valuation effective from	1 Jul 2023	\$257,143
	1 Jul 2024	\$257,143
	1 Jul 2025	\$257,143
Average Rateable Valuation (A R V)	\$257,143	

Account Details

Account Number 5000 0000 4687 105

Opening Balance		
Closing Balance Of Last Bill	480.79	
Payment Received - 29-Jan-2026	480.79	CR
Discount/Rounding Allowed	15.04	CR
Interest Charged On - State Government Charges	0.02	
Interest Charged On - Brisbane City Council Rates & Charges	0.19	
Projected Interest	0.24	CR
Total		15.07 CR

Period: 1 Apr 2026 - 30 Jun 2026

Brisbane City Council Rates & Charges

General Rates - Category 10 (Annually 0.2661 Cents In The A R V \$) @ Parity Factor (P/F) 1.039899		
	249.67	
Waste Utility Charge - 1 Charge(S) @ \$128.24 Qtr		
	128.24	
Bushland Preservation Levy Category 10 (Annual 0.0098 Cents In The A R V \$) @ P/F 1.039899		
	9.18	
Environmental Mgt Compliance Levy Category 10 (Annual 0.014 Cents In The A R V \$) @ P/F 1.039899		
	13.11	
Total		400.20

State Government Charges

Emergency Management Levy - Group 2	62.90	
Total		62.90

Other Information

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

The Queensland Government waste levy for general waste is now \$125 per tonne. Council has received a payment of \$36,822,816 for the 2025-26 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 70% of the amount required to be paid by Council to the Queensland Government as a levy for household waste to landfill. The Waste Utility Charge covers costs associated with managing waste in Brisbane, including the gap between the Queensland Government levy charged to Council and the 70% rebate received by Council.

QUUR23_A4B/E-1/S-1/I-1/
MR JAMES A C THOMAS & MS REBECCA L THOMPSON
2/265 CAVENDISH RD
COORPAROO QLD 4151

Property Location: CAPITAL ON CAV 2
265 CAVENDISH ROAD
COORPAROO 4151

Customer reference number	10 1080 7468 0000 2
Bill number	1080 7468 63
Date issued	16/02/2026
Total due	\$476.67
Current charges due date	22/03/2026

Your water usage

Water usage (kL)	44
Days charged	105

Average daily water usage (litres)

Current period	419
Same period last year	369

Account Summary

Period 29/10/2025 - 10/02/2026

Your Last Account

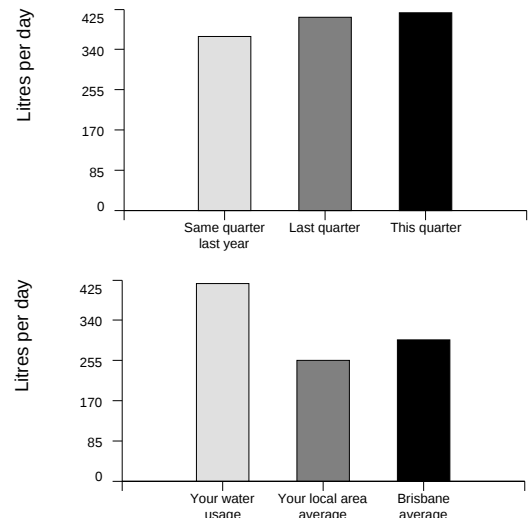
Amount Billed	\$403.32
Amount Paid	\$1,610.43CR

Your Current Account

Balance	\$0.00
Current Charges	\$476.67

Total Due	\$476.67
------------------	-----------------

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





WIN A \$500 CREDIT ON YOUR BILL!

SWITCH TO EBILLING FOR YOUR CHANCE TO WIN



Payment options

- Direct debit**
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit
- Telephone and internet banking – BPAY®**
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking.
More info: www.bpay.com.au
® Registered to BPAY Pty Ltd ABN 69 079 137 518
- Internet**
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a surcharge.
We accept Mastercard or Visa credit cards.

- By phone**
Call 1300 123 141 to pay your account using your MasterCard or Visa card.
- Mail**
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124
- In person**
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

Amount paid

Date paid

Receipt number

YOUR CHARGES for 29/10/2025 - 10/02/2026 (105 days)**Your meter readings**

Serial Number	Read Date	Reading	Usage	Comment
DES2200298	29/10/2025	4925		
	11/02/2026	5541	616kL	
Boundary Meter	Your share percentage is 7.142857			Your share of usage is 44.00

Water Usage**State bulk water price**

State Bulk Water Charge 2025/26	44kL @ \$3.517000/kL	\$154.74
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Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	44kL @ \$0.981000/kL	\$43.16
Subtotal		\$197.90

Water Services**Urban Utilities water service charge**

Water service charge 2025/26	105 days	\$72.87
Subtotal		\$72.87

Sewerage Services**Urban Utilities sewerage service charge**

Sewerage service charge 2025/26	105 days	\$205.90
Subtotal		\$205.90

Water usage **\$197.90****Water services** **\$72.87****Sewerage services** **\$205.90****Your total charges 29/10/2025 - 10/02/2026** **\$476.67**

Customer ref. no. 10 1080 7468 0000 2

CAPITAL ON CAV 2
265 CAVENDISH ROAD
COORPAROO 4151**Your usage was 44 kilolitres.****That's an average of 419 litres per day.****HOW TO KEEP COSTS DOWN OVER THE WARMER MONTHS**

A few simple changes can help you save money on your bills

SCAN FOR OUR TOP TIPS**INTERPRETER SERVICE 13 14 50**

当您需耍口译员时，请致电 13 14 50。

اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.

Khi bạn cần thông ngôn, xin gọi số 13 14 50

통역사가 필요하시면 13 14 50 으로 연락하십시오.

Cuando necesite un intérprete llame al 13 14 50

© Urban Utilities 2026

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

**Water and Sewerage Account**
In Person / Mail Payment Advice
Name: MR JAMES A C THOMAS
& MS REBECCA L THOMPSONBillers Code: 112144
Ref: 10 1080 7468 0000 2

BPAY® this payment via Internet or phone banking.

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

To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au

*4001 101080746800002

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

Date

Cash

Cheques

Teller Stamp
& Initials

Total Due

Current charges due date

22/03/2026

For Credit **Urban Utilities**

Trans Code

831

User ID

066840

Customer Reference No.

101080746800002

\$ 476.67

+757+