

Seller Disclosure Report

Vendor/s

CHRISTOPHER NORMAN SHEPHERD, KAYLA JANE CARRICK

Property Address

UNIT 10 10 MICHELLE CT, CLEVELAND QLD 4163

Prepared On

Friday, December 5, 2025

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Disclosure Statement

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

WARNING TO BUYER This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

WARNING – You must be given this statement before you sign the contract for the sale of the property.

This statement does not include information about:

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- » the presence of asbestos within buildings or improvements on the property.

terminate the contract if these matters are discovered after you sign.

Part 1 – Seller and property details

Seller CHRISTOPHER NORMAN SHEPHERD, KAYLA JANE CARRICK

Property address UNIT 10 10 MICHELLE CT, CLEVELAND QLD 4163

(referred to as the
"property" in this
statement)

Lot on plan description

Lot 10 on SP274836

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

| | |
|--|--|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 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. <input checked="" type="checkbox"/> Yes |
| | A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> 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) | <p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: 09/01/2025 - 08/01/2026 » the amount of rent and bond payable: Rent: \$600.00 p.w Bond: \$2,400.00 » whether the lease has an option to renew: N/A <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <p>NA</p> |
| Statutory encumbrances | <p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, the details of any statutory encumbrances are as follows:</p> <p>Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.</p> |
| Residential tenancy or rooming accommodation agreement | <p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the Residential Tenancies and Rooming Accommodation Act 2008 during the last 12 months. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (Insert date of the most recent rent increase for the premises or rooms) 09/01/2025</p> <p>Note—Under the Residential Tenancies and Rooming Accommodation Act 2008 the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p> |

Part 3 – Land use, planning and environment

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

| | | | |
|--|---|-----|--|
| Zoning | The zoning of the property is (Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable): Medium Density Residential - MDR4 | | |
| 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 | <input checked="" type="checkbox"/> No |
| | The lot is affected by a notice of intention to resume the property or any part of the property. If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller. | Yes | <input checked="" type="checkbox"/> No |
| 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 | <input checked="" type="checkbox"/> 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 | <input checked="" type="checkbox"/> 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 | <input checked="" type="checkbox"/> 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 | <input checked="" type="checkbox"/> No |
| Trees | There is a tree order or application under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 affecting the property. If Yes, a copy of the order or application must be given by the seller. | Yes | <input checked="" type="checkbox"/> No |
| Heritage | The property is affected by the Queensland Heritage Act 1992 or is included in the World Heritage List under the Environment Protection and Biodiversity Conservation Act 1999 (Cwlth). | Yes | <input checked="" type="checkbox"/> No |
| Flooding | Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal. | | |
| Vegetation, habitats and protected plants | Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency. | | |

Part 4 – Buildings and structures

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

| | | | |
|--|---|-----|---------|
| Swimming pool | There is a relevant pool for the property. | Yes | * No |
| | If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. | Yes | * No |
| | | Yes | No |
| | Pool compliance certificate is given. | | * |
| 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. | | |
| | 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. | | |
| Notices and orders | | 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 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register. | | |
| Asbestos | The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners. | | |

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

| | | | |
|--|--|-------|------|
| Body Corporate and Community Management Act 1997 | The property is included in a community titles scheme. (If Yes, complete the information below) | * Yes | No |
| Community Management Statement | <p>A copy of the most recent community management statement for the scheme as recorded under the Land and Title Act 1994 or another Act is given to the buyer.</p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p> | * Yes | |
| Body Corporate Certificate | <p>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.</p> <p>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the Property Law Regulation 2024 why the seller has not been able to obtain a copy of the body corporate certificate for the lot. | * Yes | No |
| Statutory Warranties | <p>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.</p> | | |
| Building Units and Group Titles Act 1980 | <p>The property is included in a BUGTA scheme (If Yes, complete the information below)</p> <p>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.</p> | Yes | * No |
| Body Corporate Certificate | <p>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the Property Law Regulation 2024 why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p> | Yes | No |

Signatures – SELLER

Signed by:

526EC1452D4D4A17

Signature of seller

Signed by:

79FE7C76412CF243

Signature of seller

CHRISTOPHER SHEPHERD

Name of seller

KAYLA CARRICK

Name of seller

05/12/2025 07:00 am

Date

05/12/2025 06:16 am

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Se arches

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 54300248
Search Date: 01/12/2025 14:01

Title Reference: 51007259
Date Created: 06/10/2015

Previous Title: 14491140

REGISTERED OWNER

Dealing No: 718014029 11/05/2017

CHRISTOPHER NORMAN SHEPHERD
KAYLA JANE CARRICK JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 10 SURVEY PLAN 274836
Local Government: REDLAND
COMMUNITY MANAGEMENT STATEMENT 47781

EASEMENTS, ENCUMBRANCES AND INTERESTS

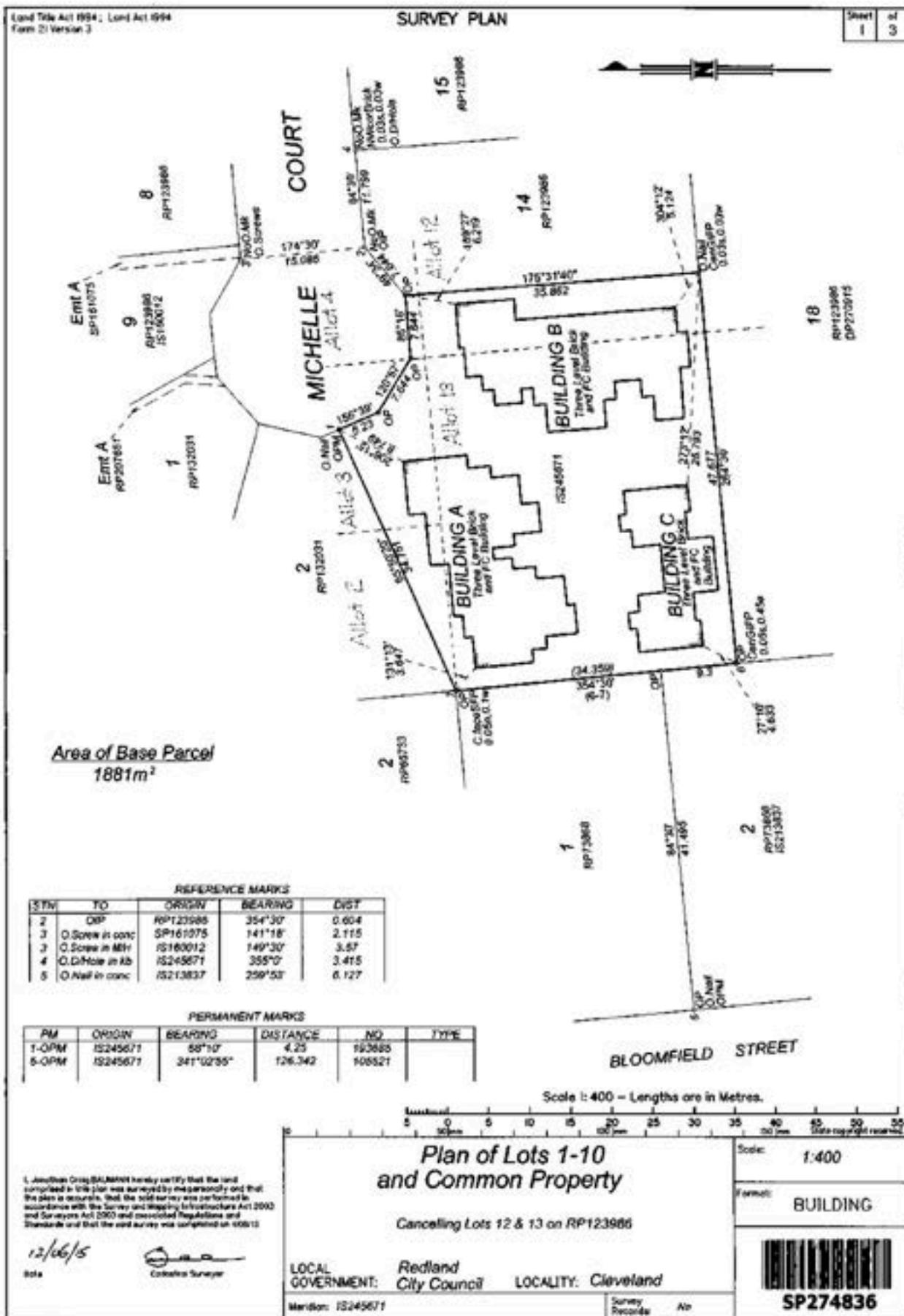
1. Rights and interests reserved to the Crown by
Deed of Grant No. 10799090 (ALLOT 3)
Deed of Grant No. 10799091 (ALLOT 2)
Deed of Grant No. 10799194 (ALLOT 13)
2. MORTGAGE No 723347711 24/06/2024 at 14:54
MACQUARIE BANK LIMITED A.C.N. 008 583 542

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ INFOTRACK PTY LIMITED



716787125

BE 400 NT

\$1226.60
29/09/2015 15:20

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

Lodged by
JAVICA PROPERTY SOLUTIONS
LODGER CODE CS4A

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

1. Certificate of Registered Owners or Lessees.

1/We CHRISTOPHER ANDREW ANDERSON
VIRGINIA IYV ANDERSON
TRUSTEE UNDER INSTRUMENTS 714857726
AND 714857728

(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

| Existing | | Created | | |
|-----------------|--------------------|-----------|------|---------------------|
| Title Reference | Description | New Lots | Road | Secondary Interests |
| 14401140 | Lot 12 on RP123886 | 5-10 & CP | | |
| 14401141 | Lot 13 on RP123886 | 1-5 & CP | | |

MORTGAGE ALLOCATIONS

| Mortgage | Lots Fully Encumbered | Lots Partially Encumbered |
|-----------|-----------------------|---------------------------|
| 715338222 | Lots 1-10 | |

* Put out whichever is inapplicable

2. Planning Body Approval.

* Redland City Council

hereby approves this plan in accordance with the:

% Sustainable Planning Act 2009

- 1-4 Allots 12,13 of Sec 52
- 5-7 Allot 13 of Sec 52
- 8 Allots 2,13 of Sec 52
- 9 Allots 2,3,13 of Sec 52
- 10 Allots 3,13 of Sec 52
- CP Allots 2-4,12,13 of Sec 52

Date of Development Approval: 26/06/2017

ii. 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 -

Coastal Surveyor / Registrar Date 17/06/15
* Details are not required

Lots Orig

7. Orig Grant Allocation:

a. Map Reference:
9512-14442

b. Parish:
Cleveland

c. County:
Stanley

8. Passed & Endorsed:

By: DIRM
Date: 1/07/2015
Signed:
Designation: Coastal Surveyor

iii. Lodgement Fees:

| | |
|----------------|----|
| Survey Deposit | \$ |
| Lodgement | \$ |
| New Titles | \$ |
| Photocopy | \$ |
| Postage | \$ |
| TOTAL | \$ |

9. Insert Plan Number
SP274836

Dated this 16th day of September 2015.

Redland City Council by its Delegate

APPROVED BY

Chris Tize
Acting Group Manager
City Planning and Assessment

* Insert the name of the Planning Body.
Insert designation of signatory or delegation.

3. Plans with Community Management Statement:

CMS Number: 47781
Name: "10 Cleveland View"

4. References:

Dept File:
Local Govt:
Surveyor: 130126

Property Fact Pack



u10/10 Michelle Court
Cleveland QLD 4163

YOUR DIGITAL COPY



Zoning



Local Plans



Easements



Flood Risk



Overland Flow Flood Risk



Flood History



Coastal Flood Risk



Flood Planning Risk



State Flood Planning

At a glance

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

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

DATE OF REPORT

1st of December, 2025

ADDRESS

u10/10 MICHELLE COURT

LOT PLAN

10/SP274836

COUNCIL

Redland

ZONING

- Medium Density Residential - Mdr4

SCHOOL CATCHMENTS

- Cleveland SS
- Cleveland District SHS

CLOSEST CITY

Logan City-19km

Zoning

What zone is my property?



Sources: Redland City Council

THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive. Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on local building heights to preserve neighbourhood views. Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning

development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

Note: To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

Questions to ask

- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

-  Selected Property
-  Medium Density Residential - Mdr4
-  Principal Centre
-  Recreation And Open Space

Easements

What access rights exist over the property?



Sources: Qldspatial

THINGS TO KNOW

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

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

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

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

Questions to ask

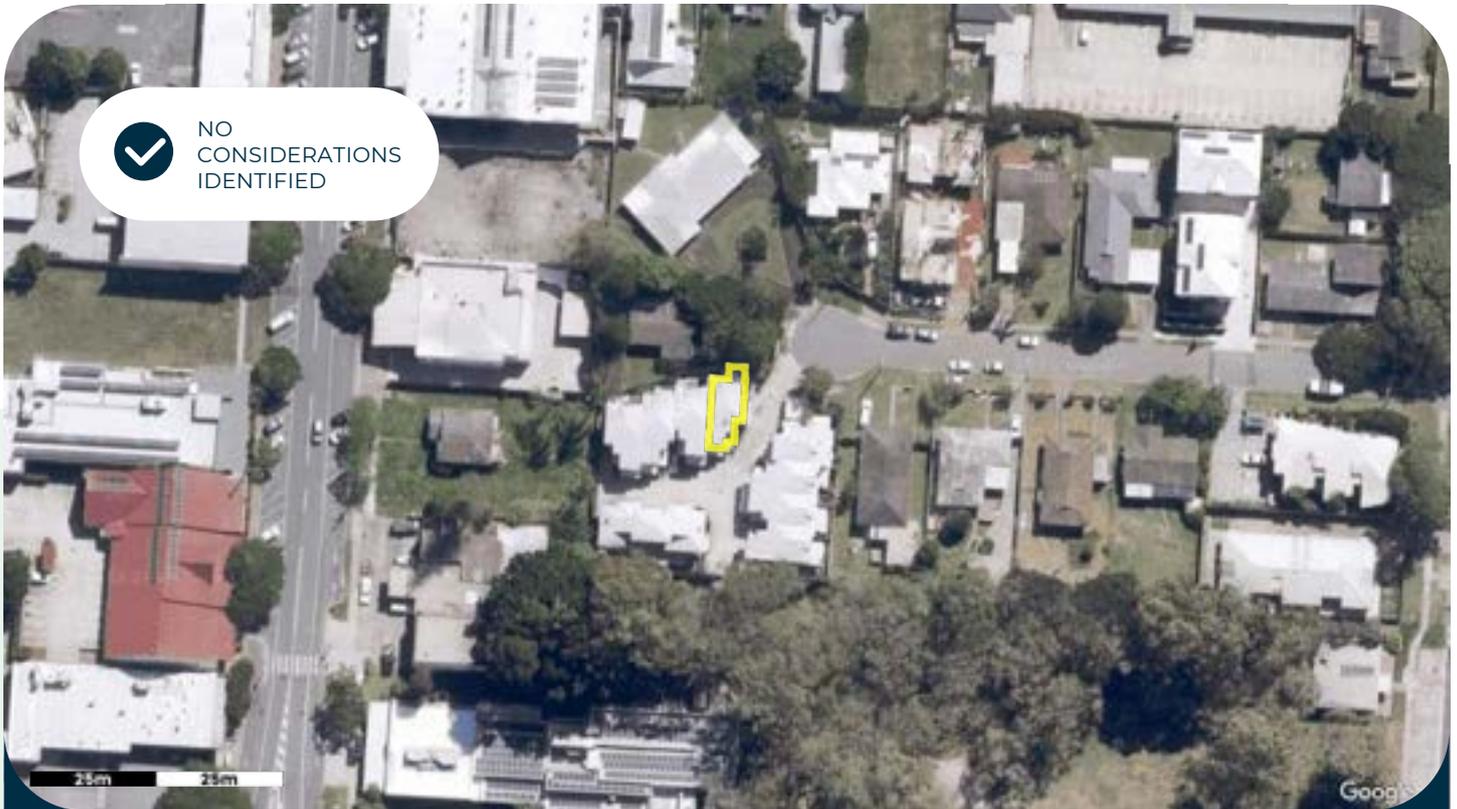
- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

LEGEND

-  Selected Property
-  Easements

Flood Risk

Is the property in a potential flood area?



Sources: Redland City Council

THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties. The likelihood of a flood is often described using the Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above water levels, or structures designed to allow water to flow beneath raised buildings. It's important to check with your local authority (e.g. flood check report) to access

understand flood risks and detailed information.

Note: Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels rendering the mapping invalid. For specific concerns, consult your local authority, local flood check or a qualified professional.

Questions to ask

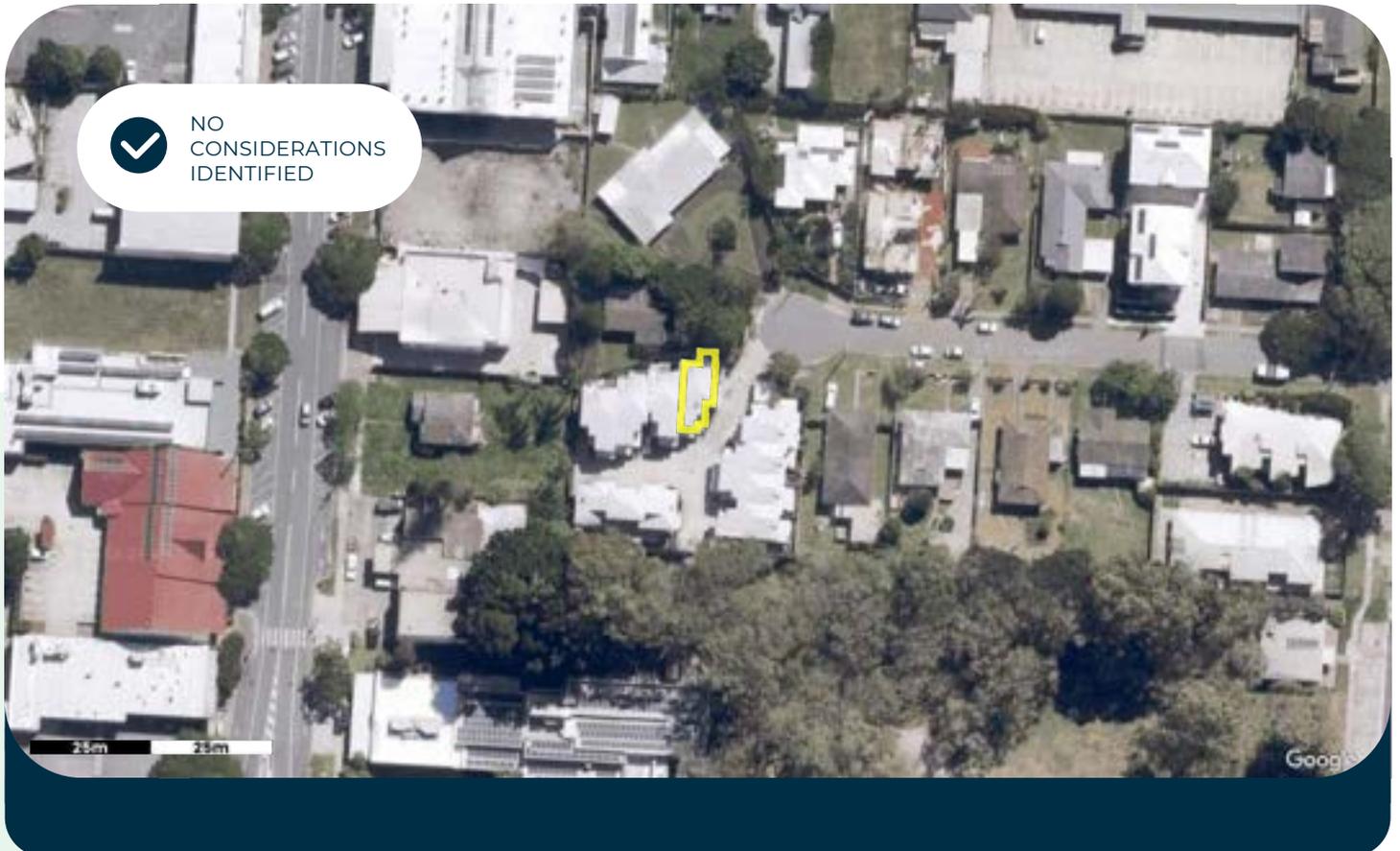
- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

LEGEND

- Selected Property
- Potential Flood Prone Area

Character

Is the property in a character or heritage area?



THINGS TO KNOW

Heritage and character places generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings. If a property is identified in a character area, any new houses or an extension to a house may need to be designed to fit in with the existing building character of the area.

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

Questions to ask

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

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



Sources: Redland City Council

THINGS TO KNOW

Properties located in protected vegetation areas may have tree clearing restrictions over the native vegetation or significant vegetation on the property. Your property may have vegetation protection if it:

- is located near a river, creek or a waterway corridor
- is located in a bushland area or rural area with native vegetation contains large significant trees even in an urban area the trees have heritage values and cultural sentiment

If these features are present, your property may contribute to the preservation of important environmental or cultural values. In these cases, planning controls may apply to help guide how vegetation is managed or how land can be developed.

Note: The map provided identifies areas that may have restrictions on tree clearing of native vegetation or significant. The mapping is based on broad modelling assumptions and does not assess each site individually. Newly subdivided lots may not be considered in the design of the subdivision and removal of vegetation approved by Council. To obtain accurate information about tree clearing and building on a site with protected vegetation considerations, it is recommended to contact your local Council or a local arborist for guidance.

Questions to ask

- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species? How does this positively or negatively impact the property?

LEGEND

- Selected Property
- Environmental Significance - Mles

Environment

Are there any environmental values present on the property?



Sources: Queensland Government

THINGS TO KNOW

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

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

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

To find out what implications these values have for your property, consult a qualified environmental professional or contact the relevant government authority.

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

Questions to ask

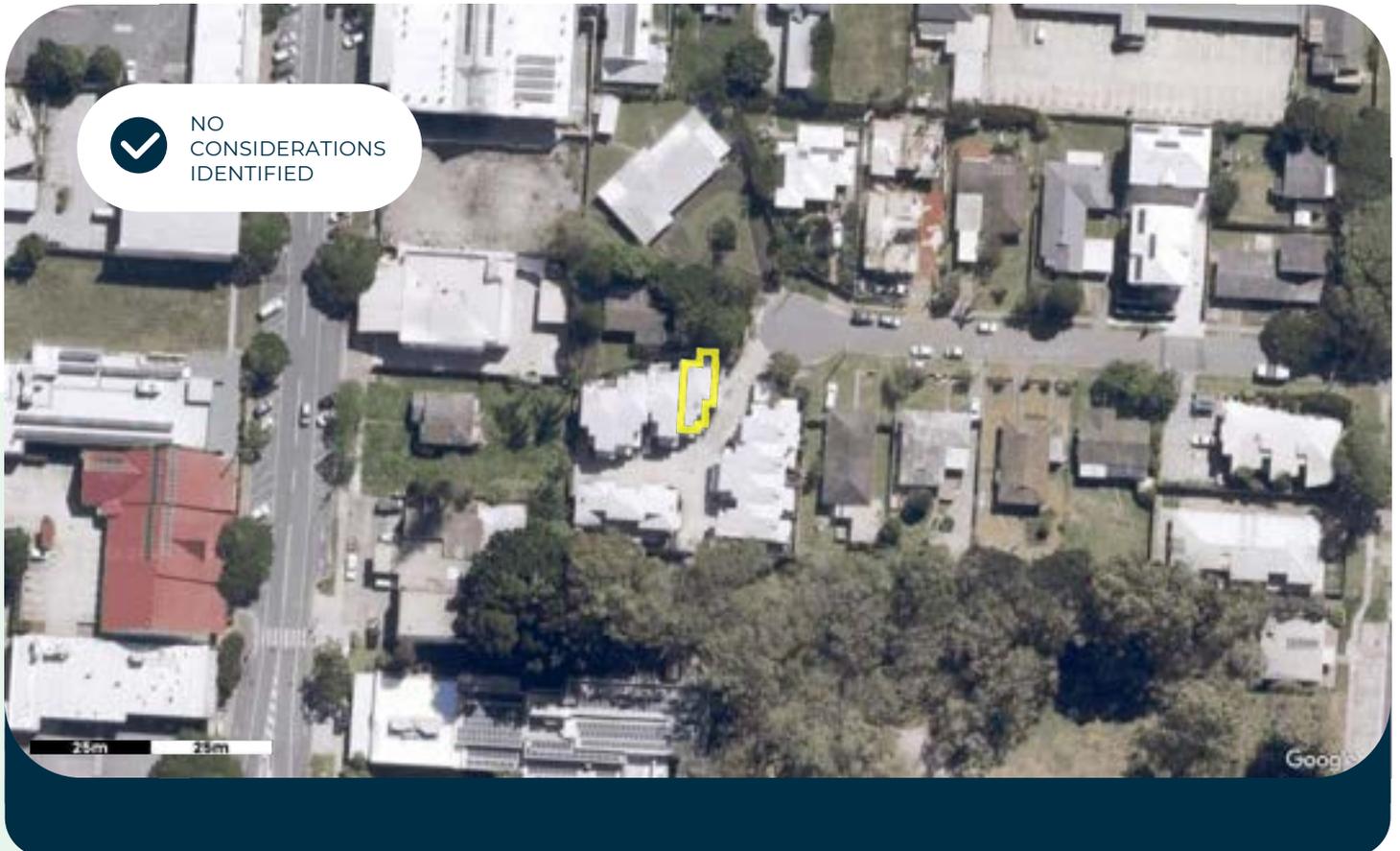
- Where are the areas environmental value located on the property?
- What type of vegetation or habitat is protected, and how does it contribute to local biodiversity?
- How might these environmental values influence development or use of the property?

LEGEND

- Selected Property
- Koala Priority Area

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

Understanding how the land slopes on your property is important to know for building construction, soil and rainwater management purposes. A sloping block is a title of land that has varying elevations. Whether the slope is steep or gradual, knowing the land's topography helps in planning and building structures on site. A flat block of land is generally easier to construct on but sloping land has other benefits if the building is designed well, such as improved views, drainage and ventilation. Properties with steep slopes pose challenges, particularly regarding soil stability. Retaining walls and other stabilisation measures may be necessary to prevent erosion and ensure the safety of structures.

For an accurate assessment of your

property's slopes and suitability for construction, consult a surveyor or structural engineer.

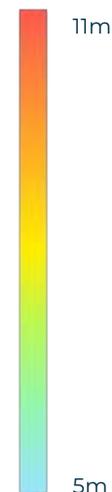
Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

Questions to ask

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

LEGEND

- Selected Property
- Property Est. Fall: ~0m



Noise

Is the property in a potential noise area?



Sources: Redland City Council, Department Of Transport And Main Roads

THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling. Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information. Note: The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

Questions to ask

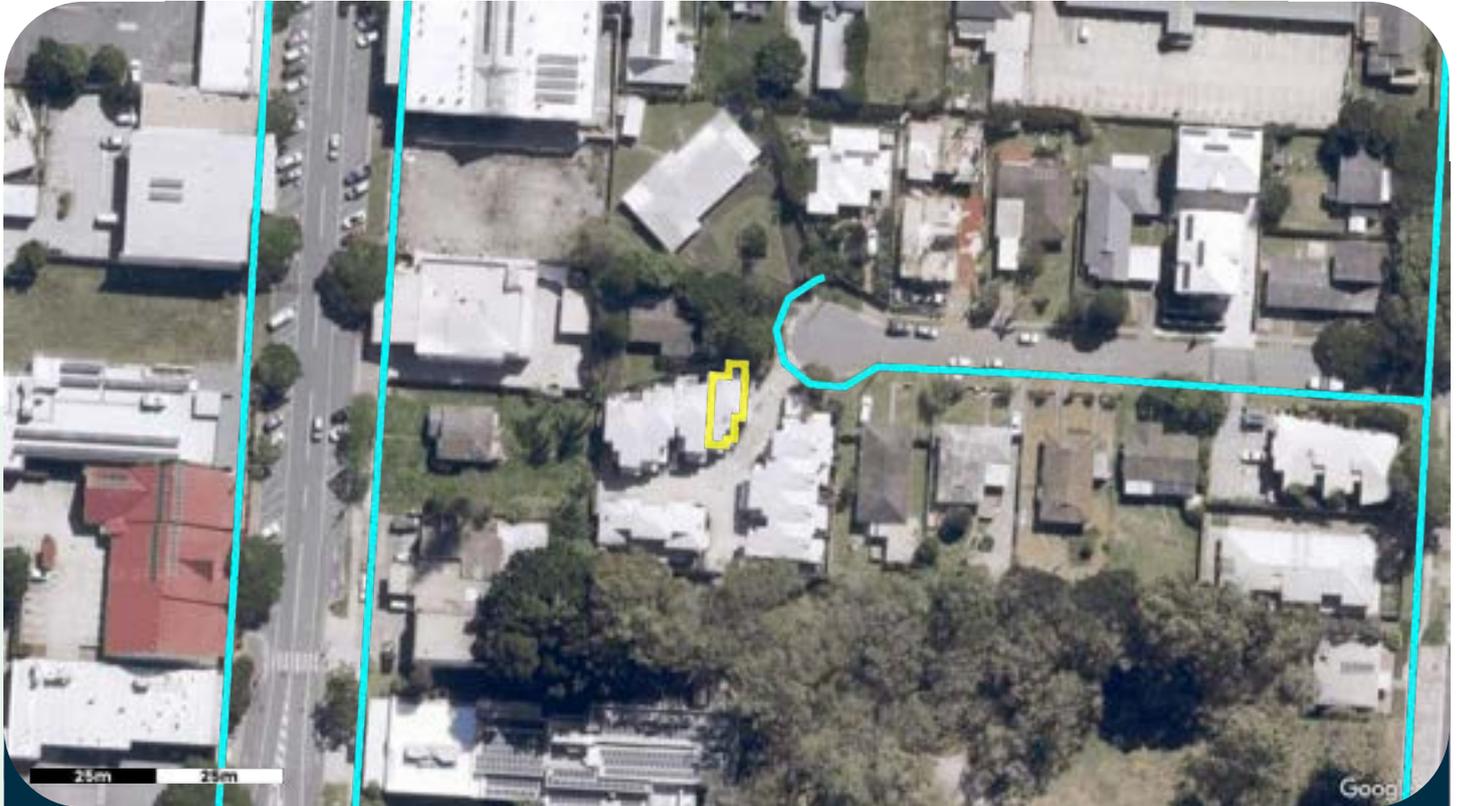
- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

LEGEND

- Selected Property
- Moderate Noise (Road)
- Mod. To Low Noise (Road)
- Low Noise (Road)
- Moderate Potential Noise Area - 68-73 DbA (Local Road)
- Moderate To Low Potential Noise Area - 63-68 DbA (Local Road)
- Low Potential Noise Area - <63 DbA (Local Road)

Water

Are there any water pipes nearby?



Sources: Redland City Council

THINGS TO KNOW

Water mains carry potable water from water treatment facilities to properties to use for drinking, washing and watering of gardens. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

LEGEND

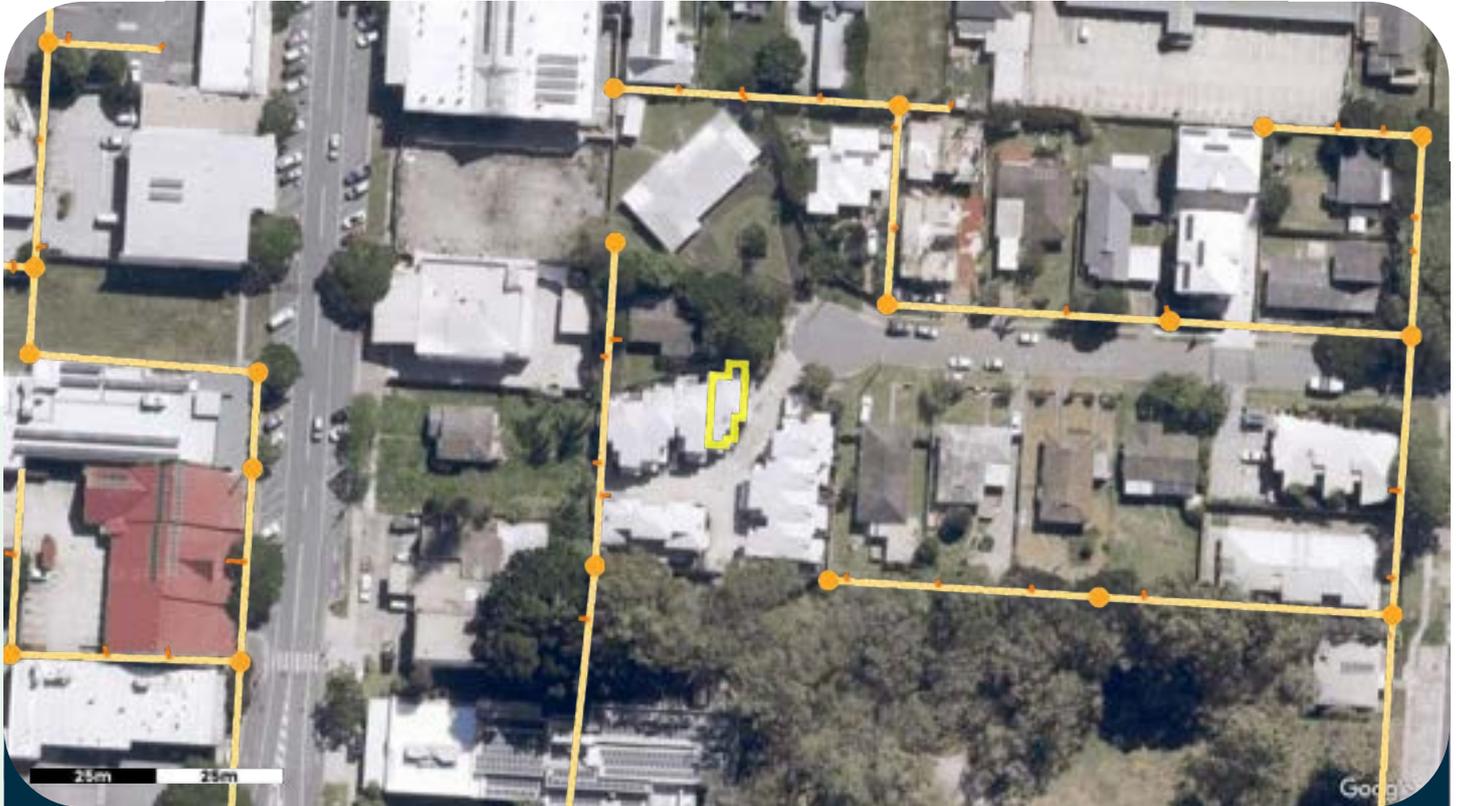
-  Selected Property
-  Water Pipe

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work. Questions to ask

- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

Sewer

Are there any sewer pipes nearby?



Sources: Redland City Council

THINGS TO KNOW

Sewer mains carry wastewater away from properties to sewage treatment facilities.

These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

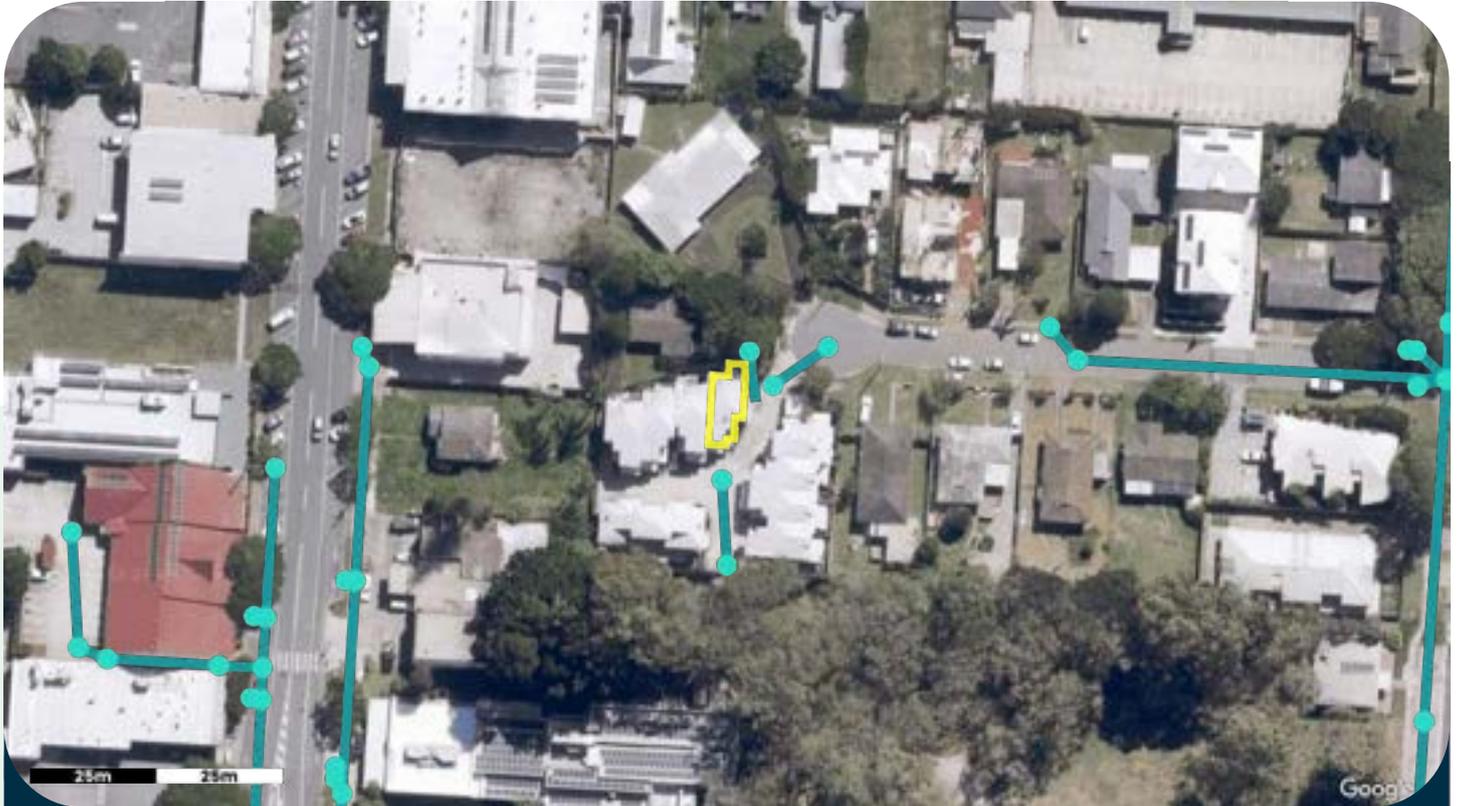
- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

LEGEND

-  Selected Property
-  Sewer Connection
-  Sewer Maintenance Structure
-  Sewer Pipes

Stormwater

Are there stormwater pipes on or near the property?



Sources: Redland City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Inlet Or Maintenance Structure
- Stormwater Pipe

Power

Are there any power lines on or near the property?



Sources: Energex

THINGS TO KNOW

Power lines (overhead or underground) transmit electricity from power stations through cables to individual properties. It is important to locate these cables before digging or undertaking overhead work near power lines, to ensure they are not damaged or workers injured.

Note: The map provided identifies the general location of large power mains identified by the service authority. The location of cables and power lines in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative cable location is provided as a guide only and not relied upon solely before undertaking work. Please contact the relevant Service Authority to find out further detailed information.

Questions to ask

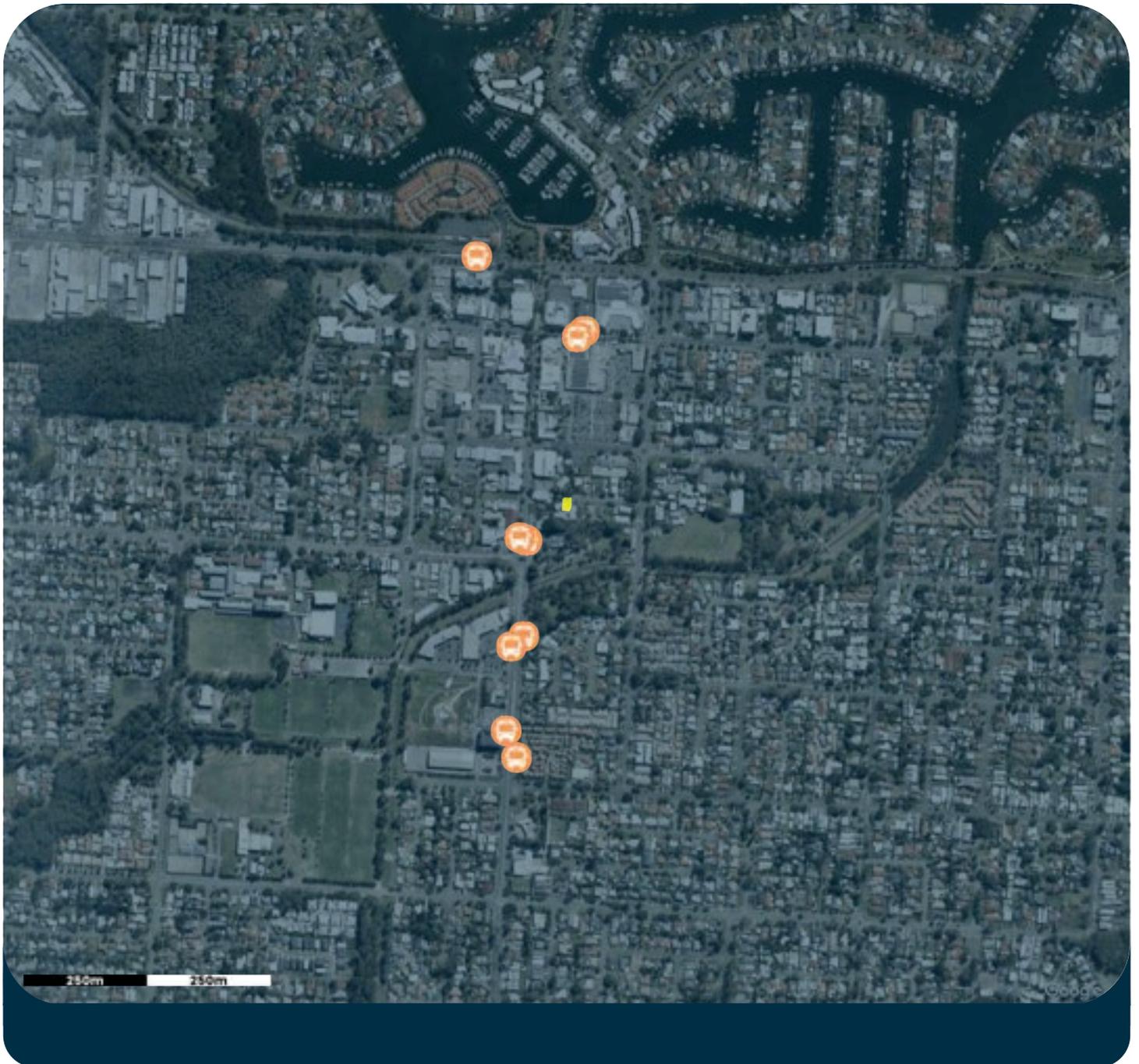
- Where is the power infrastructure located on the property?
 - Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

-  Selected Property
-  Overhead Power Line (HV)
-  Overhead Power Line (LV)
-  Underground Power Cable (HV)
-  Underground Power Cable (LV)

Public Transport

Is there any public transport stops nearby?



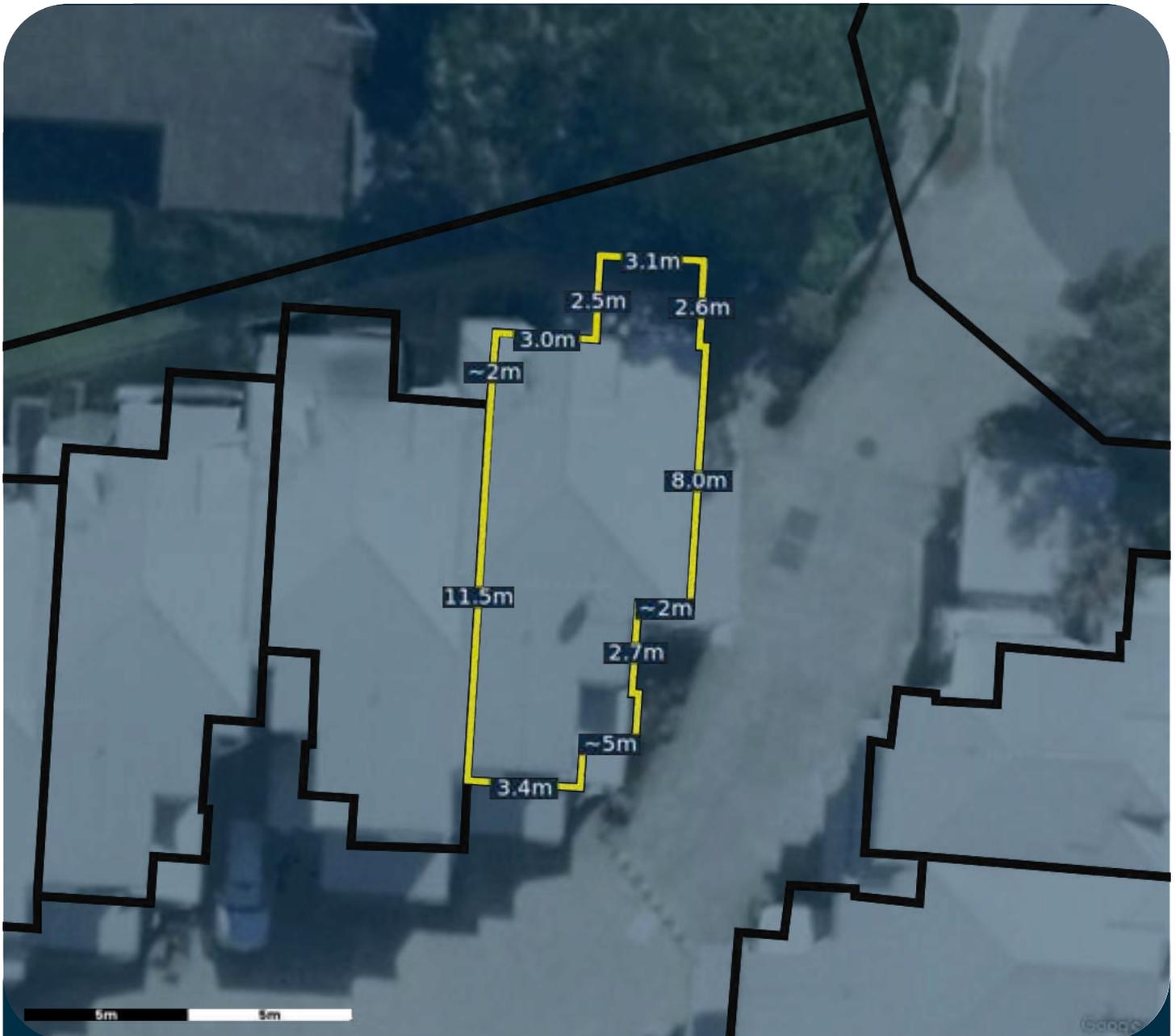
LEGEND

 Selected Property

 Bus Stop

Boundary

View your property boundaries



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

Area: ~86m², Perimeter: ~45m

LEGEND

 Selected Property

DISCLAIMER

This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd makes no representations or warranties about the accuracy, currency, completeness, or suitability of the information provided. Information displayed in this report may be derived from third-party data modelling, automated algorithms, and publicly available or licensed third-party datasets. All data is subject to change without notice and may not reflect recent developments, site-specific conditions, or council-approved amendments. Due to the limitations of digital mapping, imagery distortion, and third-party data dependencies, all spatial data, infrastructure locations, distances, and risk indicators are indicative only. This report does not constitute legal, financial, planning, or building advice, and must not be relied upon as a substitute for independent professional advice. Readers should conduct their own enquiries and seek qualified advice from a solicitor, town planner, surveyor, certifier, or relevant authority before making decisions or relying on this information. To the maximum extent permitted by law, Develo Pty Ltd disclaims all liability for any loss, damage, cost, or expense incurred by any person arising from any use or reliance on this report or the data contained within it, including but not limited to errors, omissions, or inaccuracies. No liability is accepted for decisions made on the basis of this report or its contents. By accessing this report, you acknowledge and accept the above terms and assume full responsibility for verifying all information independently prior to undertaking any development, renovation, or transaction.

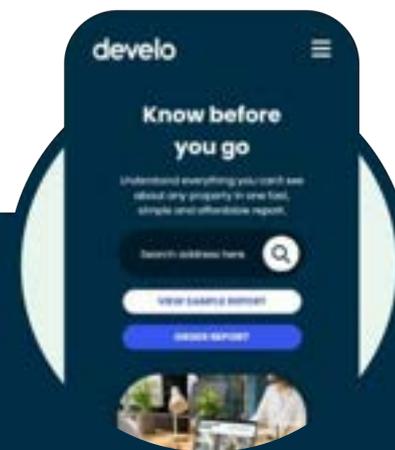
WHO ELSE COULD USE THIS REPORT

- ✔ Your mortgage broker and bank
- ✔ Your building and pest inspector
- ✔ Your conveyancing solicitor
- ✔ Your building professional consultant. eg. architect, designer and builder.

YOUR DIGITAL COPY



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develo.com.au



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
BrisbaneQLD 4001

TransactionID: 51091027 EMRSiteId: 01December2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot:10 Plan:SP274836
10/10 MICHELLE CT
CLEVELAND

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



Water Account Summary

General Enquiries: (07) 3829 8999
Email: rcc@redland.qld.gov.au
Web: www.redland.qld.gov.au

Property No. **372490**
Property Location
10 Cleveland View, Unit 10/10 Michelle Court
Cleveland QLD 4163
Lot 10 SP274836 - 10 Cleveland View CTS
Billing Period

Mr Christopher N Shepherd &
Ms Kayla J Carrick

1 Oct 2025 - 31 Dec 2025

InfoMOSSr VALME

Your Water Meter Readings

| Water Meter Serial | Previous Read Date | Current Read Date | Number of Days | Previous Reading | Current Reading | Consumption (kilolitres) | Is Reading Estimated? |
|--------------------|--------------------|-------------------|----------------|------------------|-----------------|--------------------------|-----------------------|
| 24W065558 | 15/05/2025 | 12/08/2025 | 89 | 25 | 58 | 33 | No |

Local Government Distribution and Retail Price

| | | |
|--|----|--------|
| Residential water consumption | \$ | 25.48 |
| Residential boundary meter fixed water access 40mm | \$ | 37.71 |
| Sewerage | \$ | 228.75 |

State Bulk Water Price

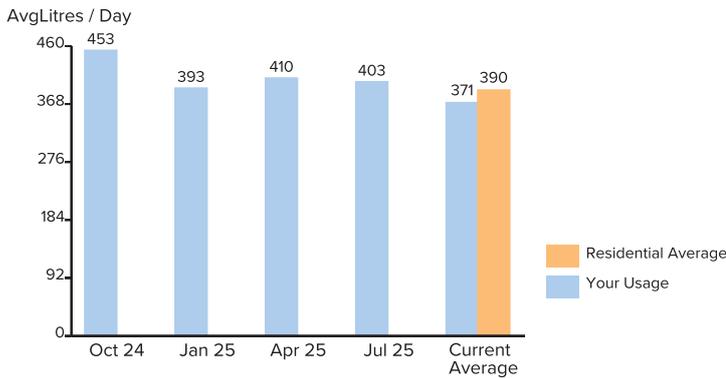
| | | |
|-----------------------------------|----|--------|
| State Govt bulk water consumption | \$ | 114.75 |
|-----------------------------------|----|--------|

| | | |
|---|-----------|---------------|
| Total water and wastewater Charges | \$ | 406.69 |
|---|-----------|---------------|

This amount is included on your Rate Notice – DO NOT PAY SEPARATELY

For comparison, the total water and wastewater billed on your last Rate Notice \$370.86

Your Water Usage Comparison



Please refer to the back page of this summary for further information.

Billing Enquiry?

For billing enquiries please contact Redland City Council
Telephone: **3829 8999** Facsimile: 07 3829 8765

Cnr Bloomfield and Middle Streets, Cleveland Qld 4163
PO Box 21, Cleveland Qld 4163
email rcc@redland.qld.gov.au
web www.redland.qld.gov.au

For water and wastewater 24 hour service enquiries please contact Redland City Council
Telephone: **3829 8999**

M004292Q02

M004292Q02
1,195
167310XE/004292

Water and Sewerage Charges

- The water fixed access charge is billed in advance and is a set charge (based on meter size).
- The sewerage charge is billed in advance and is a set charge.

Water consumption is charged per kilolitre and is based on water meter readings taken over the quarter (1 kilolitre = 1,000 litres).

For the 2025-2026 financial year the following water consumption charges apply:

| Consumption Type | State Govt Bulk Water Price per kilolitre \$ | Redland City Council Price per kilolitre \$ | Total Price \$ |
|------------------|--|---|----------------|
| Residential | 3.517 | 0.820 | 4.337 |
| Non Residential | 3.517 | 1.875 | 5.392 |

Why am I charged a state bulk water price?

Since 2008, Seqwater has owned, operated and maintained bulk supply dams, reservoirs and water treatment plants. State Government legislation requires council to display the bulk water charges as a separate item on your water summary.

Estimated Readings

On occasion we may have trouble obtaining a meter reading for your property. Generally this happens in instances where the entry gate is locked, there is a dog or the meter is obstructed by vegetation. In these instances the meter reader will leave a self-read card in your letterbox if possible. You can avoid an estimated read by reading your water meter, completing the card and returning it to us as soon as possible. If we have not received a meter reading we will estimate a reading based on your previous usage.

Ownership Change - Why am I Paying for Water used by the Previous Owner?

As part of the settlement of ownership transfer the majority of conveyance solicitors will request a water search in order to do a water charge adjustment for the purposes of financial settlement. The adjustment covers the previous owner's water usage up until settlement date. Therefore in the majority of instances the new owner is not paying the water used by the previous owner. However, should you have any concerns please contact your conveyance solicitor.

Checking for leaks

It is important to fix leaks or plumbing issues quickly. Locating and fixing leaks will save water and help reduce your water consumption charge. If your current water usage noted on the previous page appears abnormal, please check for leaks.

Do a test:

- Turn off all household water appliances and garden taps
Read and record the black and red numbers on the water meter (or take a photo of the numbers with your smart phone). Your latest meter reading appears on the previous page.
- Wait an hour or two then check the meter reading again.

If any of the numbers have moved you may have a leak in your internal water infrastructure. If a leak is suspected you are encouraged to contact a licensed plumber.

Who owns the water meter?

Redland City Council owns the water meter, and the pipes that supply the services to the water meter.





Rate Notice

ABN86 058929428

General Enquiries:(07)38298999
Email: rcc@redland.qld.gov.au
Web: www.redland.qld.gov.au

| | |
|--------------------------|---|
| Property No. | 372490 |
| Valuation | \$145,000 |
| 2025-2026 | |
| Rating Category | |
| Billing Period | 2a |
| 1 Oct 2025 - 31 Dec 2025 | |
| Property Location | 10 Cleveland View, Unit 10/10 Michelle Court Cleveland QLD 4163 Lot 10 SP274836 - 10 Cleveland ViewCTS |
| Due Date | 17 Nov 2025 |

167310/XE/004292 H
Mr Christopher N Shepherd &
Ms Kayla J Carrick
22 Church Road
MOSSVALE NSW 2577

| | | | | |
|----------------------------|---|--------------|---|---------------------|
| Rate Account Balance B/Fwd | + | Current Levy | = | Total Amount Owning |
| \$0.00 | | \$924.59 | | \$924.59 |

Summary of Charges

| | | |
|------------------------------------|-----------|---------------|
| Balance Brought Forward | \$ | 0.00 |
| Council Rates and Charges | \$ | 455.00 |
| Council Water and Sewerage Charges | \$ | 291.94 |
| State Government Charges | \$ | 177.65 |
| Total Amount Payable | \$ | 924.59 |

Payments made after 30/09/2025 may not be included in the calculation of this rate notice.

See over the page for levy details and more payment options.

e-Rate Notices

A fee of \$1.70 (GST inclusive) will apply to quarterly rate notices sent by mail. To avoid this charge and enjoy the convenience of receiving your notices via email with access to online payment options, we encourage you to switch to paperless billing. To make the switch, visit Council's website to access online services, or email rcc@redland.qld.gov.au with your Property ID and email address.

Avoid bill shock and card surcharge with BPAY

BPAY payments do not attract a card surcharge and can be set up through your internet banking, with options to set recurring installments either weekly, fortnightly, or monthly, for an amount that suits you. You can create, amend or stop these payments at any time, which can help you avoid bill shock each quarter. For more information, visit redland.qld.gov.au/CardSurcharge

Payment By BPAY



Billers Code: 53058
Ref: 3724905

Telephone & 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: www.bpay.com.au
* Using BPAY will not attract a card surcharge.

©Registered to BPAY Pty Ltd ABN69 079 137 518

Payment Online

icbZ8XRvXhmc8jcbZ
ZIXZgQcYel9fZZIXZ
ccb5WwQTRQvRSaa
aP
MxILPXbyPKel9S6FP
lo2chScLjr:FaIb58
aUjLkn6Vslk9m29U2
Qe7WmPKmPPeUvL
bl0
Zblqn5pTV:uJpZEPF
SC3bnzh:BN6ujby3X
Zs:ZNV76nIAYqnd0
ucSzX:YMY8TcBSMio

www.redland.qld.gov.au

Use your credit card to pay 24 hours 7 days per week.

Reference No: 3724905

* A card surcharge of 0.11% will apply

Payment By Phone



1300 300 943

Visa, Mastercard. 24 hours. 7 days per week.

Reference No: 3724905

* A card surcharge of 0.11% will apply

Account Summary

Property Number 372490

Mr Christopher N Shepherd &
Ms Kayla J Carrick

Total Amount \$ 810,415.9



Remittance Advice By Mail

Post your payment with this cut-off slip to:

Redland City Council
PO Box 21
Cleveland Qld 4163



Pay in Person at any
Post Office

J4b9W1k234562dM4cIVBrVLJIUSu

*2431 2066432

*2431 3724905

L004292

L004292

1,193

167310/XE/004292

| | Amount |
|---|----------|
| Redland City Council Charges & Rebates | |
| General rate category 2a Min | \$367.75 |
| Environment & coastal management | \$64.50 |
| Landfill remediation | \$19.40 |
| Redland City SES administration | \$1.85 |
| Rural fire brigade | \$1.50 |
| State Government Charges & Rebates | |
| Emergency management levy – Class A Group 2 | \$62.90 |

Important Notes

Future Issue & Due Dates:

Q3 Issue Date 15 Jan 26 / Due Date 17 Feb 26
Q4 Issue Date 13 Apr 26 / Due Date 15 May 26

Interest: From 1 July 2025 to 30 June 2026 compound interest at the rate of 12.12% is payable on all overdue rates and charges (excluding non-rate items). If overdue rates are included in the opening balance of this rate notice they are accruing interest.

Balance of Account: If you would like to discuss a balance outstanding on your account or discuss payment options please contact us on (07) 3829 8999. This rate notice is issued in accordance with the Local Government Regulation 2012 and Council's budget resolutions. Louise Rusan, Chief Executive Officer.

 **Payment in Person Customer Service Centre's**
Cleveland (Bloomfield St)
 Weekdays 8:30am to 4:30pm
Capalaba (Moreton Bay Rd), and Victoria Point Library (High Street)
 Weekdays 9am to 4:30pm
 A card surcharge of 0.11% will apply to debit, credit and EFTPOS payments you make to Council for this rate notice. Using BPAY will not attract a surcharge.

 **Payment By Direct Debit**
 Download a Direct Debit Request from Council's website or phone (07) 3829 8999 to request a form.
 Complete and return by email to :
 DirectDebitRates@redland.qld.gov.au Or By Post To Redland City Council, Direct Debit, PO Box 21, Cleveland QLD 4163
 Use Centrepay to make regular Deductions from your Centrelink payments. Centrepay is a voluntary and easy payment option available to Centrelink customers. Go to humanservices.gov.au/Centrepay for more information and to set up your Centrepay Deductions.

Credit Card Slip

I hereby authorise the amount shown on this credit card slip to be charged against my credit card

Property No. 372490

VISA MASTERCARD

| | | | | | | | | | |
|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| <input type="text"/> |
|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|

| | | | |
|-------------------|-------------------------|-------------|----------------------|
| Amount | \$ <input type="text"/> | Expiry Date | <input type="text"/> |
| Full Name on Card | <input type="text"/> | | |
| Signature | <input type="text"/> | | |
| Daytime Phone No. | <input type="text"/> | | |

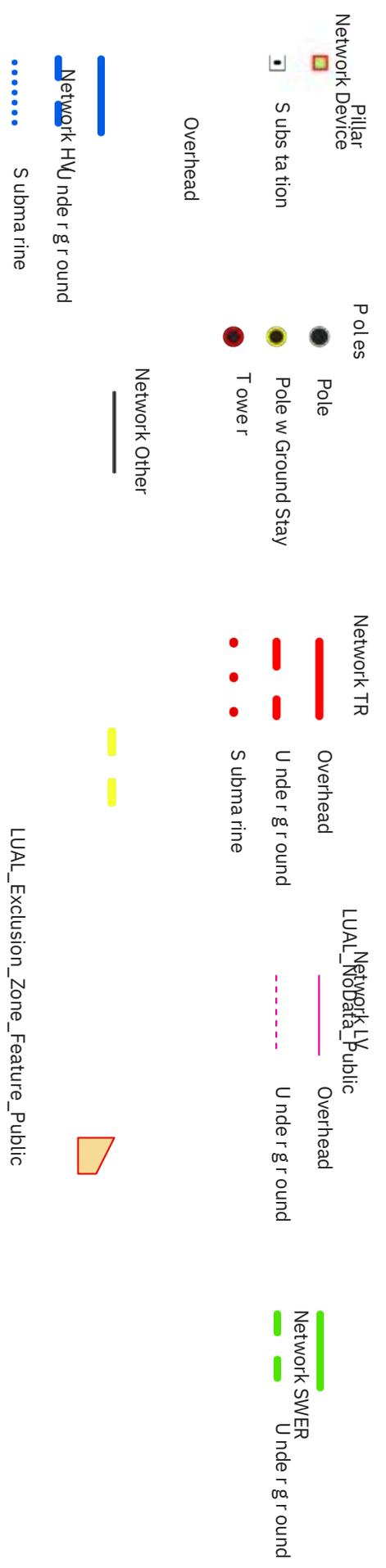
1,194
167310X/E/004292

Look up and Live - 51834284



1 : 564

Esri Community Maps Contributors, Department of Resources, DESI, @ OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS, Maxar



Overhead

Network Other

Network HV Under ground

Submarine

LUAL_Network_LY Public

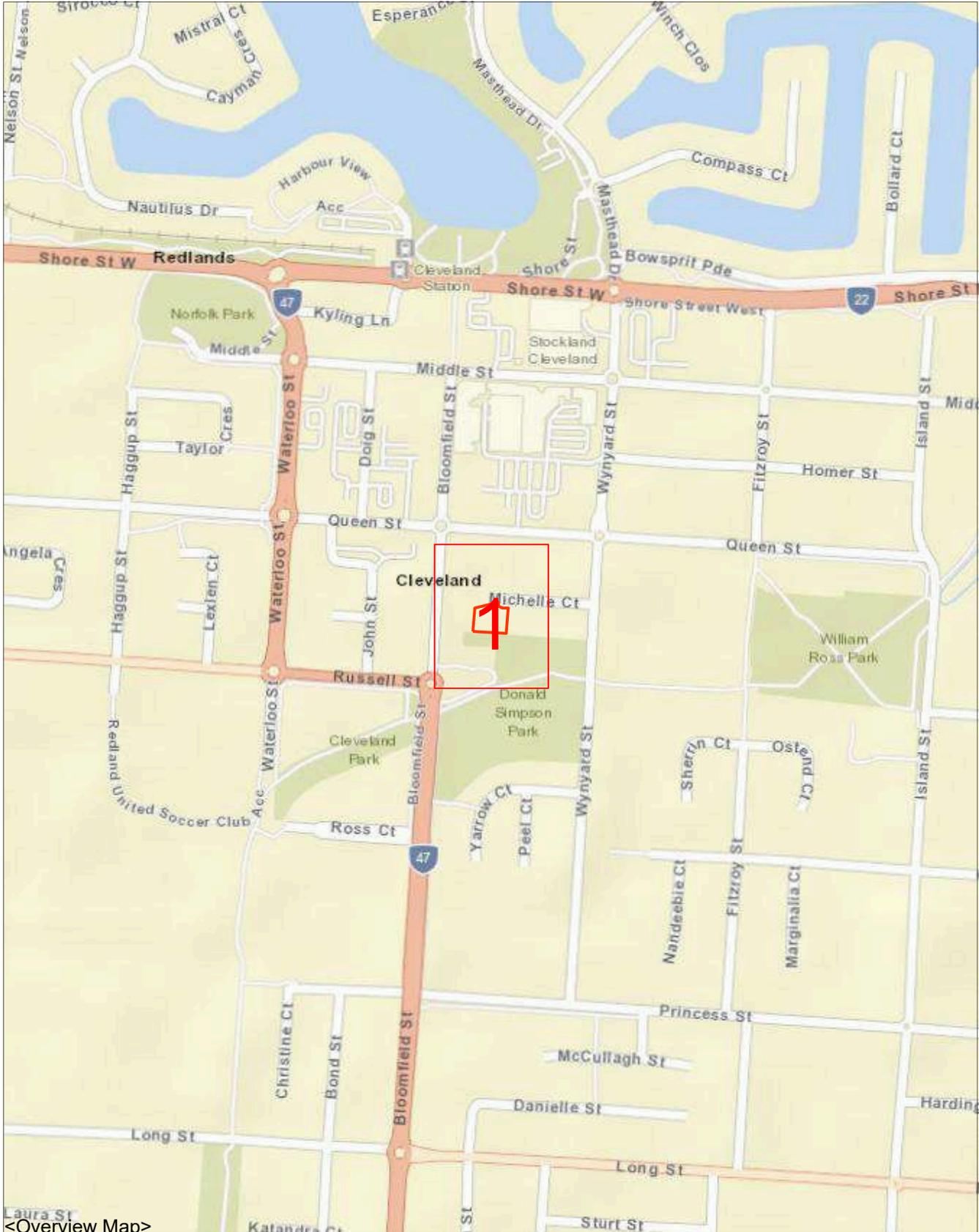
Overhead

Underground

Network SWER
Underground

Site U<WNIoTr k1s0it e1 0a dMdlrCesHsE>L LE CT
Address: C<Wlevoerklasnitd suburb/town>
Q<WLDorks site state> <4W16o3rksite postcode>

Sequence 2<6E5n0q3u8ir1y0 n4umber>
Number:



<Overview Map>

Scale 1: 6<0o0ve0rview scale>

MapSources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Enquiry Area

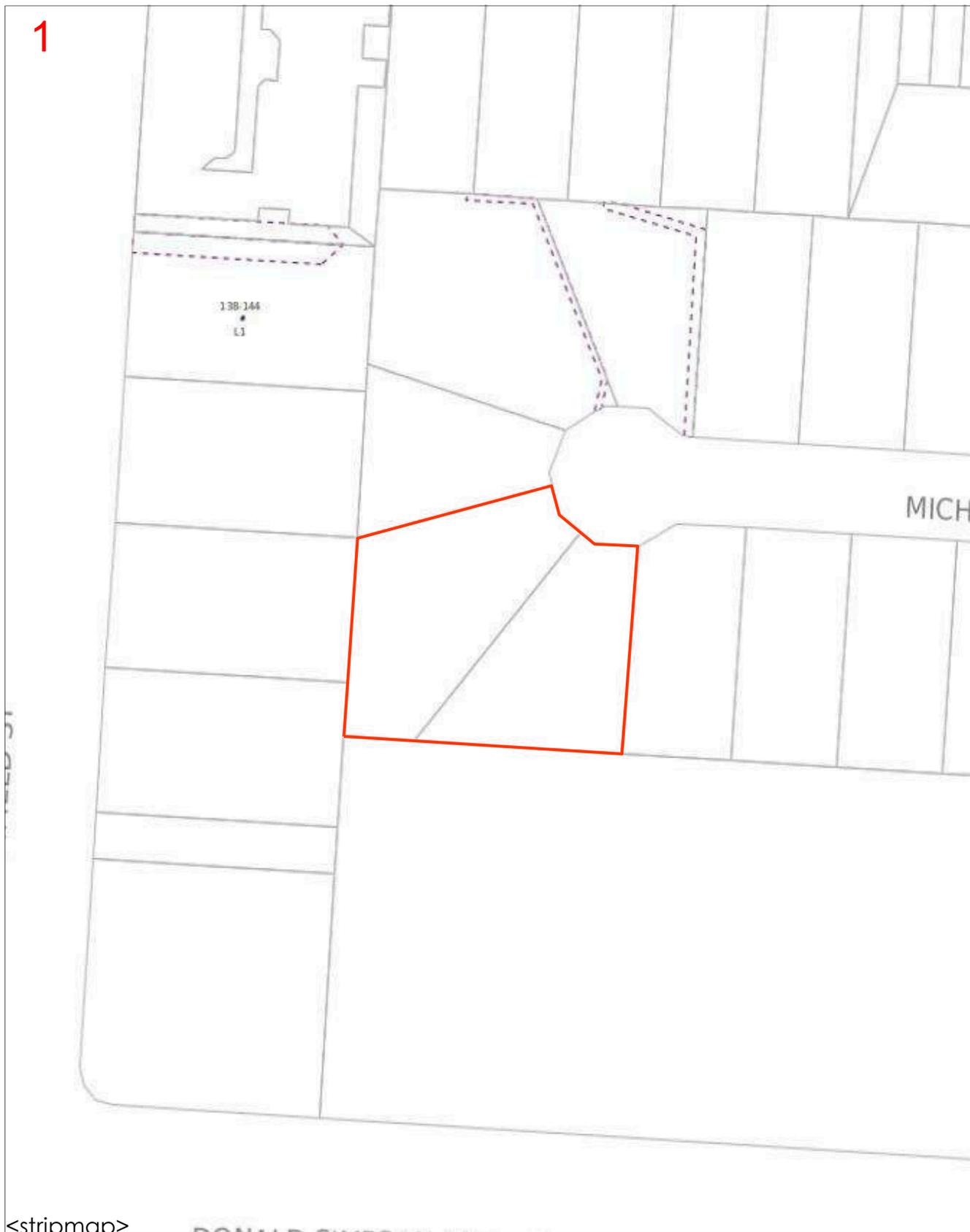


Map Key Area



Site U<WNl0Tr k1s0it e1 0a dMdlrCesHsE>L LE CT
Address: C<Wlevoerklasnitd suburb/town>
Q<WLDorks site state> <W41o6rk3site postcode>

Sequence 2<6E5n0q3u8ir1y0 n4umber>
Number:



Scale 1: 7<OS0tripMap scale>

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

© OpenStreetMap contributors, and the GIS User Community



Enquiry Area



Map Key Area



Legend

| | | | | | | | | |
|--|--|--|------------------|-------------------|------------------|-----------------|------------------------|-----------------|
| <p>Pipe</p> <p>Low pressure </p> <p>Medium pressure </p> <p>High pressure </p> <p>Transmission pressure </p> <p>Critical main (behind pipe) </p> <p>Proposed (pressure by colour) </p> <p>LPG (pressure by colour) </p> <p>Hydrogen blended (pressure by colour) </p> <p>Abandoned </p> <p>Idle/inactive </p> <p>Sleeve </p> <p>Casing (behind pipe) </p> | <p>Pipe code and material</p> <p>C* (for example, C2) Cast iron</p> <p>CU Copper</p> <p>N2 Nylon</p> <p>P* Polyethylene (PE)</p> <p>P3 Polyvinyl chloride (PVC)</p> <p>P6, P7, P9–P12 Medium density PE</p> <p>P2, P4, P8 High density PE</p> <p>S* Steel</p> <p>W2 Wrought galv iron</p> <p>W3 PE coat wrought galv iron</p> | <p>Object</p> <p>Valve </p> <p>Buried valve </p> <p>Regulator </p> <p>Gas supplied = yes </p> <p>CP rectifier terminal </p> <p>CP test station </p> <p>CP anode </p> <p>CP bond wire </p> <p>Syphon </p> <p>Trace wire point </p> | | | | | | |
| <p>Area</p> <p>BYDA area of interest </p> | <p>Abbreviation</p> <table border="0"> <tr> <td>BoK Back of kerb</td> <td>FoK Front of kerb</td> </tr> <tr> <td>C Depth of cover</td> <td>Galv Galvanized</td> </tr> <tr> <td>CP Cathodic protection</td> <td>NTI Not tied in</td> </tr> </table> | | BoK Back of kerb | FoK Front of kerb | C Depth of cover | Galv Galvanized | CP Cathodic protection | NTI Not tied in |
| BoK Back of kerb | FoK Front of kerb | | | | | | | |
| C Depth of cover | Galv Galvanized | | | | | | | |
| CP Cathodic protection | NTI Not tied in | | | | | | | |
| <p>Example</p> | | | | | | | | |
| <p>Pipe</p> <p>40P6 in 80C2 </p> <p>63S8 </p> | <p>40 mm high pressure medium density poly in an 80 mm cast iron casing</p> <p>63 mm medium pressure steel</p> | <p>Pipe code</p> <p>Pipe diameter in millimetres is shown before pipe code.</p> <p>40P6 = 40 mm nominal diameter</p> | | | | | | |
| <p><i>This map was created in colour and should be printed in colour</i></p> | | | | | | | | |



LEGEND

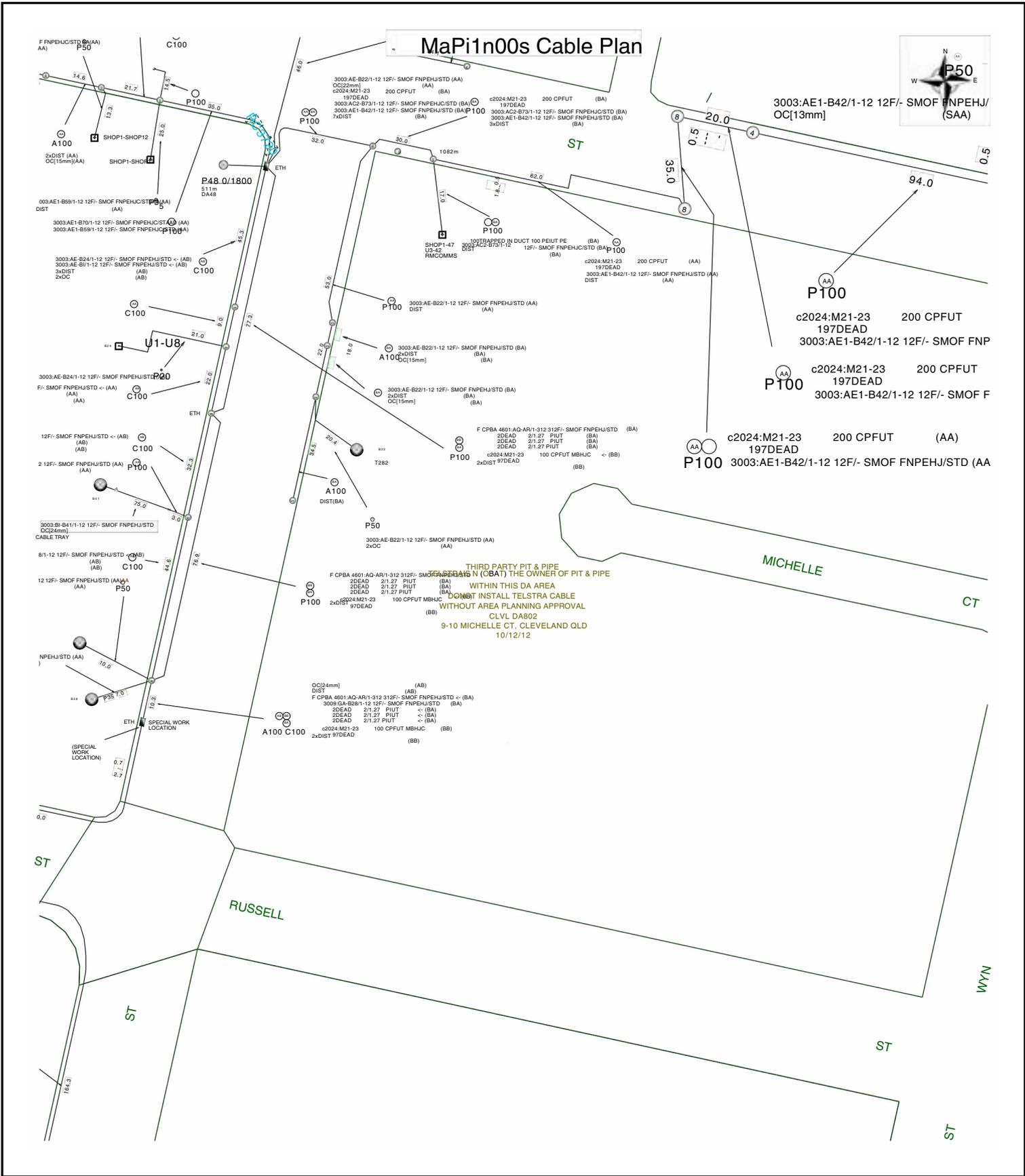


| | |
|-------|--|
| | Parcel and the location |
| | Pit with size "5" |
| | Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null. |
| | Manhole |
| | Pillar |
| | Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "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.



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

Sequence Number: 265038105

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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 01/12/2025 15:29:45

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

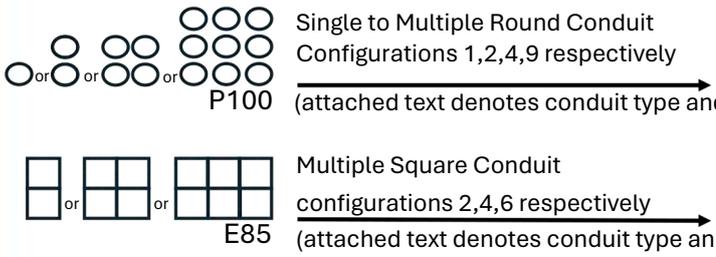
WARNING

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

LEGEND

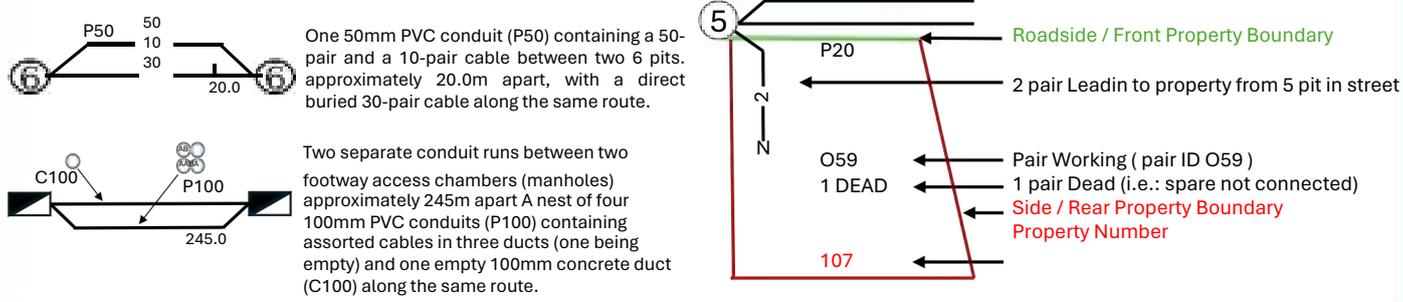


| | | | |
|--|--|--|---|
| | Lead-in terminates at a Customer Address | | Cable Jointing Pit Number / Letter indicating Pit type/size |
| | Exchange | | Elevated Joint (above ground joint on buried cable) |
| | Major Cable Present | | Telstra Plant in shared Utility trench |
| | Pillar / Cabinet | | Aerial cable / or cable on wall |
| | Above ground Free Standing | | Aerial cable (attached to joint use Pole e.g., Power Pole) |
| | Above ground Complex Equipment Please note: Powered by 240v electricity | | Marker Post Installed |
| | Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned | | Buried Transponder |
| | Distribution cables in Main Cable Ducts | | Marker Post & Transponder |
| | Main Cable ducts on a Distribution Plan | | Optical Fibre Cable Direct Buried |
| | Blocked or Damaged Duct | | Direct Buried Cable |
| | Footway Access Chamber (can vary between 1-lid to 12-lid) | | nbn owned network |
| | NBN Pillar | | |
| | Third Party Owned Network Non-Telstra | | |



Some examples of conduit type and size:
 A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware
 Conduit sizes nominally range from 20mm to 100mm
 P50 50mm PVC conduit
 P100 100mm PVC conduit
 A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

| Plan | Prepare | Pothole | Protect | Proceed |
|---|---|--|---|---|
| Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project. | Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator. | Potholing is physically sighting the asset by hand digging or hydro vacuum extraction. | Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones. | Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place. |



BYDA

Sequence: 265038103
Date: 01/12/2025
Style No: **OVERVIEW**
1:1025

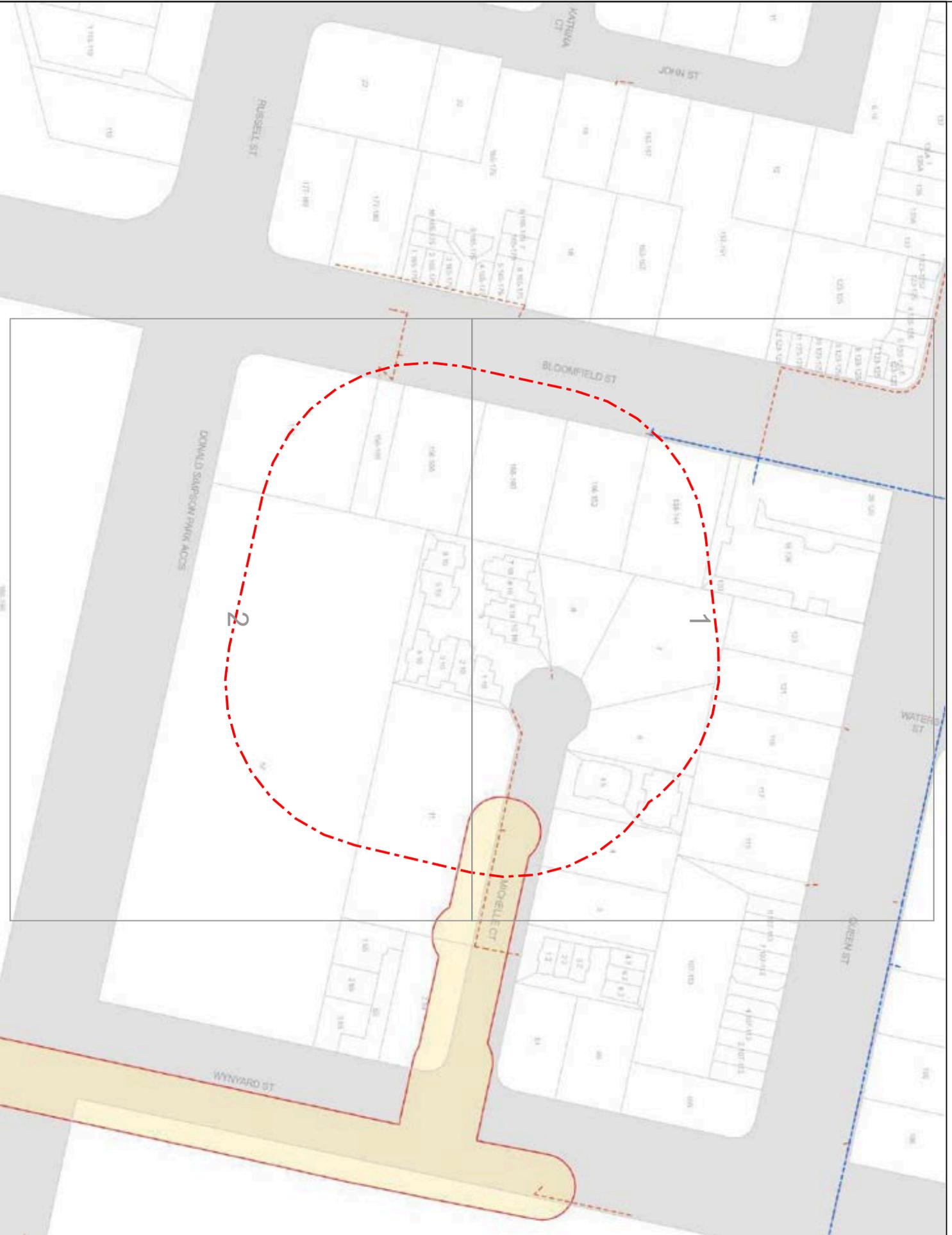
CAUTION - HIGH VOLTAGE

LEGEND

- Station
- Cable Marker
- Pole
- Filter
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- PE Boundary
- Planned Work Area



ASS488 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 for any errors, omissions, or damages, 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: 2024/02/20/25
Date:

Sheet No: 1:500
Title No: 2

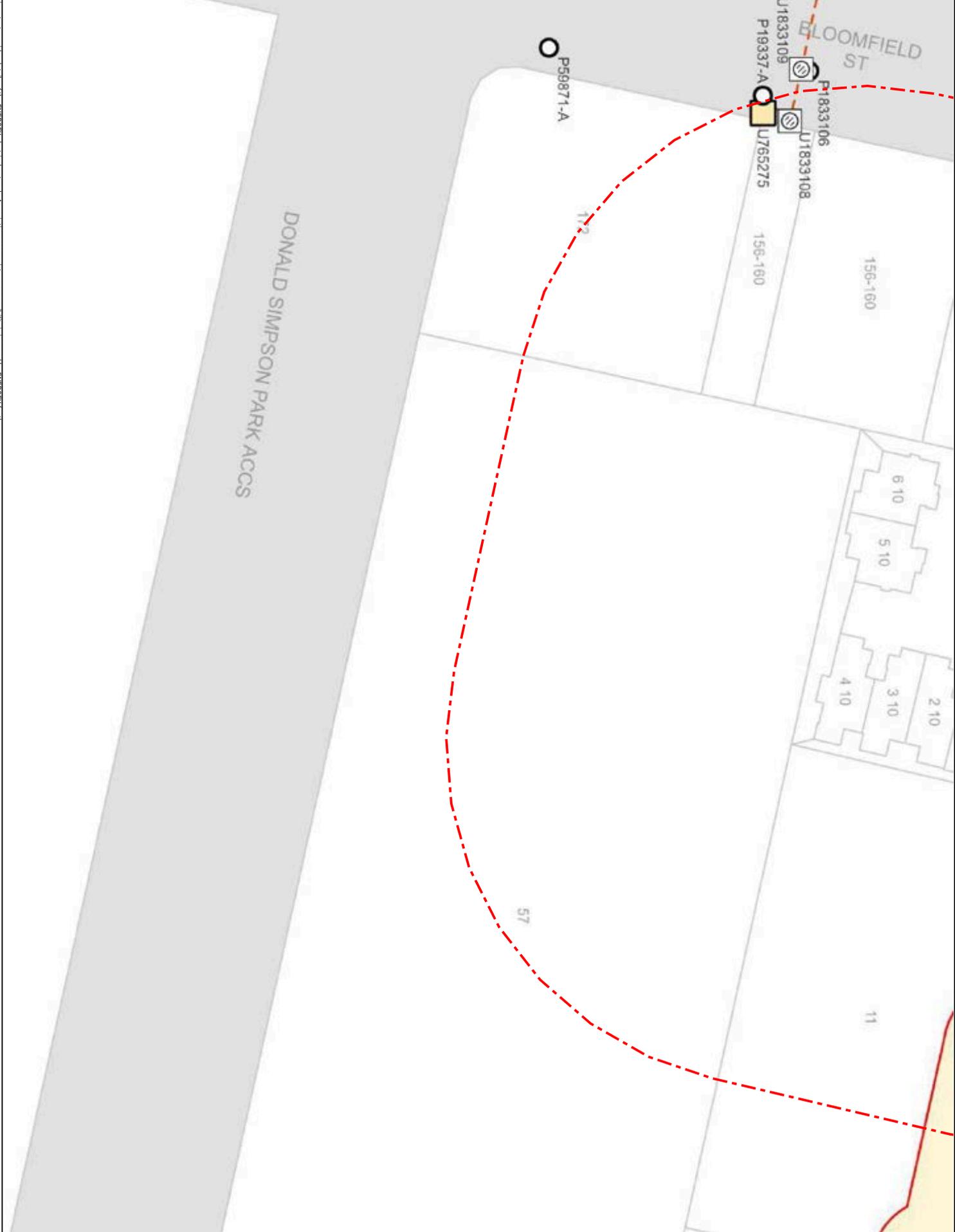
CAUTION - HIGH VOLTAGE

LEGEND

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



ASS488 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 for any 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.

Statutory Encumbrances Overview

Property: UNIT 10 10 MICHELLE CT, CLEVELAND QLD 4163

This report details statutory encumbrances that directly impact the property.

1. APA Group Gas Networks (90073)

Gas distribution pipeline and associated statutory infrastructure were not located within the property boundaries.

2. Energex QLD

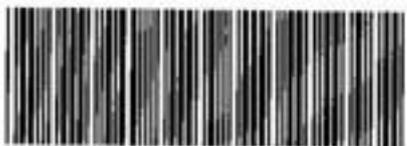
Electrical infrastructure and related statutory corridors are present within the property boundaries. This typically includes underground and/or overhead electricity supply assets traversing part of the lot, establishing a statutory zone for the protection and maintenance of high-voltage assets.

3. NBN Co Qld

Statutory telecommunications infrastructure, including conduits, cables, and service corridors relating to the National Broadband Network, are located within the property boundaries. These assets affect the permissible nature of development and works within the relevant areas of the site to ensure network integrity.

4. Telstra QLD South East

Legacy and current telecommunications assets, including conduits and service easements, are located within the property boundaries. These statutory encumbrances designate specific service corridors and affect building and land use activities within the identified parts of the lot to protect critical communication services.



716787118

\$168.60
29/09/2015 15:19

BE 460

| | | |
|---|--|--------------------------------|
| 1. Nature of request REQUEST TO RECORD FIRST COMMUNITY MANAGEMENT STATEMENT FOR 10 CLEVELAND VIEW COMMUNITY TITLES SCHEME. | Lodger (Name, address, E-mail & phone number) JAVICA PROPERTY SOLUTIONS PO BOX 56, CLEVELAND, QLD 4163 paul@javica.com.au PH: 3286 5177 | Lodger Code 034A |
|---|--|--------------------------------|

| | | | |
|-----------------------------------|---------------|---------------|------------------------|
| 2. Lot on Plan Description | County | Parish | Title Reference |
| LOT 12 RP123986 | STANLEY | CLEVELAND | 14491140 |
| LOT 13 RP123986 | STANLEY | CLEVELAND | 14491141 |

3. Registered Proprietor/State Lessee
 CHRISTOPHER ANDREW ANDERSON
 VIRGINIA IVY ANDERSON
 UNDER INSTRUMENTS 714857728 & 714857725

4. Interest
 FEE SIMPLE

5. Applicant
 CHRISTOPHER ANDREW ANDERSON
 VIRGINIA IVY ANDERSON
 UNDER INSTRUMENTS 714857728 & 714857725

6. Request
 I hereby request that: the First Community Management Statement deposited herewith be recorded as the Community Management Statement for 10 Cleveland View Community Titles Scheme and that Whittles care of PO Box 539, Cleveland Queensland 4163 be recorded as the address for the service on the Body Corporate for the scheme.

7. Execution by applicant

28 /09 / 15
Execution Date

Applicant's or Solicitor's Signature

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

T
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C

47781

This statement incorporates and must include the following:

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

1. Name of community titles scheme

10 Cleveland View Community Titles Scheme

2. Regulation module

Standard Module

3. Name of body corporate

Body Corporate for 10 Cleveland View Community Titles Scheme

4. Scheme land

| Lot on Plan Description | County | Parish | Title Reference |
|--|---------|-----------|-----------------|
| Common Property of 10 Cleveland View Community Titles Scheme | Stanley | Cleveland | |
| Lot 1 on SP 274836 | Stanley | Cleveland | |
| Lot 2 on SP 274836 | Stanley | Cleveland | |
| Lot 3 on SP 274836 | Stanley | Cleveland | |
| Lot 4 on SP 274836 | Stanley | Cleveland | |
| Lot 5 on SP 274836 | Stanley | Cleveland | |
| Lot 6 on SP 274836 | Stanley | Cleveland | |
| Lot 7 on SP 274836 | Stanley | Cleveland | |
| Lot 8 on SP 274836 | Stanley | Cleveland | |
| Lot 9 on SP 274836 | Stanley | Cleveland | |
| Lot 10 on SP 274836 | Stanley | Cleveland | |

5. Name and address of original owner #

Christopher Andrew Anderson and Virginia Ivy Anderson
Trustee under Instruments 714857725 & 714857728
PO Box 56
CLEVELAND QLD 4163

first community management statement only

6. Reference to plan lodged with this statement

SP 274836

7. Local Government community management statement notation

Redland City Council by its Delegate

signed

Chris Vize, Acting Group Manager, City Planning and Assessment

name and designation

Redland City Council

name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date

09/07/15



*Execution


*Original owner to execute for a first community management statement*Body Corporate to execute for a new community management statement**Privacy Statement**

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

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

| Lot on Plan | Contribution | Interest |
|---------------------|--------------|-----------|
| Lot 1 on SP 274836 | 1 | 1 |
| Lot 2 on SP 274836 | 1 | 1 |
| Lot 3 on SP 274836 | 1 | 1 |
| Lot 4 on SP 274836 | 1 | 1 |
| Lot 5 on SP 274836 | 1 | 1 |
| Lot 6 on SP 274836 | 1 | 1 |
| Lot 7 on SP 274836 | 1 | 1 |
| Lot 8 on SP 274836 | 1 | 1 |
| Lot 9 on SP 274836 | 1 | 1 |
| Lot 10 on SP 274836 | 1 | 1 |
| TOTALS | 10 | 10 |

Statement pursuant to ss 66(1)(db) and (dc) of the *Body Corporate and Community Management Act 1997* (Qld):

1. The Equity Principle has been used to determine the Contribution Schedule Lot Entitlements.
2. The Market Value Principle has been used to determine the Interest Schedule Lot Entitlements. The Interest Schedule Lot Entitlements reflect the respective market values of the lots.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

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

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

The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.

2. Vehicles and Obstruction

2.1 The occupier of a lot must not –

- (a) park a vehicle, allow a vehicle to stand, or place or allow to be placed any object (whether a vehicle or any other object) of sufficient size that it may obstruct the lawful use of the common property by someone else, on any part of the land other than an area over which the occupier of a lot has been granted exclusive use in accordance with the plans contained at Schedule E; or
- (b) park a vehicle, allow a vehicle to stand, or place or allow to be placed any object (whether a vehicle or any other object) of sufficient size that is likely to, or does, obstruct the lawful use of the common property by someone else, on the common property without first obtaining the written consent of the body corporate (which may be given or withheld at the absolute discretion of the body corporate); or
- (c) permit an invitee to park a vehicle, or allow a vehicle to stand, or place or allow to be placed any object (whether a vehicle or any object) of sufficient size that it may obstruct the lawful use of the common property by someone else on the common property without the written approval of the body corporate (which may be given or withheld at the absolute discretion of the body corporate).

2.2 If an occupier of a lot breaches any of the provisions of by law 2.1 above, then the body corporate may remove and store the vehicle or the object (as the case may be) at the occupiers risk and expense or (if the occupier is not the owner of the lot), the risk and expense of the owner of the lot.

2.3 An approval under clause 2.1 must state the period for which is given. The Body corporate may cancel the approval by giving 7 days written notice to the occupier.

3. 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.

4. Damage to common property

- (1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
- (2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
- (3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

5. Behaviour of invitees

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

6. Leaving of rubbish etc. on the common property

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

7. Appearance of lot

- (1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.
- (2) The occupier of a lot must not, without the body corporate's written approval—
 - (a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or
 - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.
- (3) Subsection (2)(b) does not apply to a real estate advertising sign for the sale or letting of the lot if the sign is of a reasonable size.
- (4) This section does not apply to a lot created under a standard format plan of subdivision.

8. Storage of flammable materials

- (1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.
- (2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
- (3) However, this section does not apply to the storage of fuel in—
 - (a) the fuel tank of a vehicle, boat, or internal combustion engine; or
 - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

9. 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.

10. Keeping of animals

- (1) The occupier of a lot must not, without the body corporate's written approval-
- (a) bring or keep an animal on the lot or the common property; or
 - (b) permit an invitee to bring or keep an animal on the lot or the common property.
- (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.

However, section 181 of the Act provides as follows—

181 Guide dogs

- (1) A person mentioned in the *Guide Dogs Act 1972*, section 5, who has the right to be on a lot included in a community titles scheme, or on the common property, has the right to be accompanied by a guide dog while on the lot or common property.
- (2) A person mentioned in subsection (1) who is the owner or occupier of a lot included in a community titles scheme has the right to keep a guide dog on the lot.
- (3) A by-law can not exclude or restrict a right given by this section.

11. Exclusive use Courtyards and Gardens

The occupier for the time being of each lot shall be entitled to the exclusive use of the courtyard and garden area as are identified in Schedule E and the attached plan and shall be responsible at its own cost for the maintenance and upkeep of the exclusive use area.

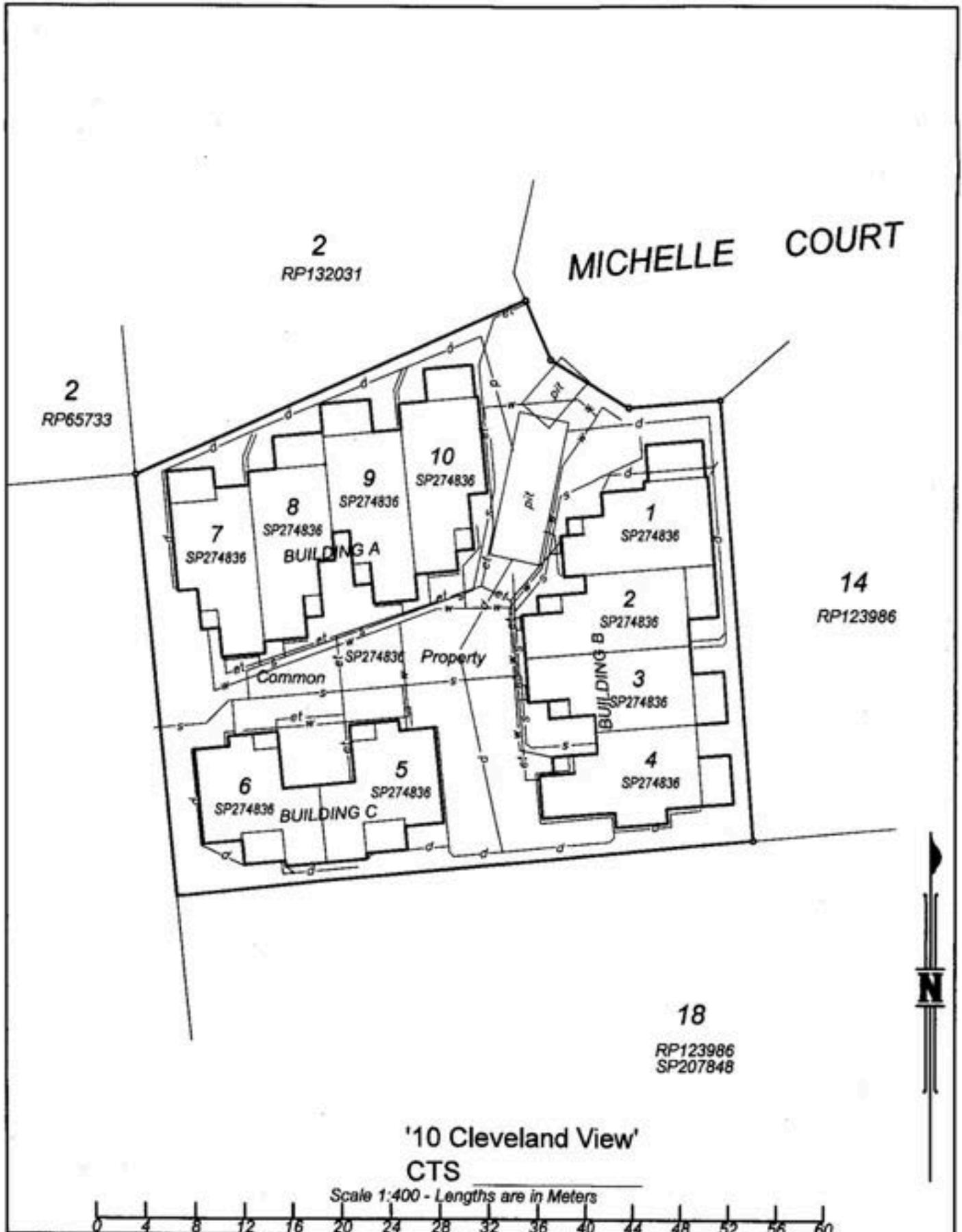
| |
|---|
| SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED |
|---|

| LOT ON PLAN OR CP | STATUTORY EASEMENT | SERVICE LOCATION DIAGRAMS |
|---------------------|--|-------------------------------|
| CP on SP 274836 | Water, power, sewer, stormwater, communications, support & shelter | Services Location Diagram 'A' |
| Lot 1 on SP 274836 | Water, power, sewer, stormwater, communications, support & shelter | Services Location Diagram 'A' |
| Lot 2 on SP 274836 | Water, power, sewer, stormwater, communications, support & shelter | Services Location Diagram 'A' |
| Lot 3 on SP 274836 | Water, power, sewer, stormwater, communications, support & shelter | Services Location Diagram 'A' |
| Lot 4 on SP 274836 | Water, power, sewer, stormwater, communications, support & shelter | Services Location Diagram 'A' |
| Lot 5 on SP 274836 | Water, power, sewer, stormwater, communications, support & shelter | Services Location Diagram 'A' |
| Lot 6 on SP 274836 | Water, power, sewer, stormwater, communications, support & shelter | Services Location Diagram 'A' |
| Lot 7 on SP 274836 | Water, power, sewer, stormwater, communications, support & shelter | Services Location Diagram 'A' |
| Lot 8 on SP 274836 | Water, power, sewer, stormwater, communications, support & shelter | Services Location Diagram 'A' |
| Lot 9 on SP 274836 | Water, power, sewer, stormwater, communications, support & shelter | Services Location Diagram 'A' |
| Lot 10 on SP 274836 | Water, power, sewer, stormwater, communications, support & shelter | Services Location Diagram 'A' |

| | | |
|--|--|--|
| | | |
|--|--|--|

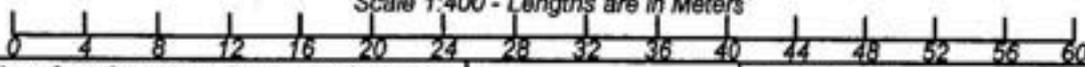
| |
|--|
| SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY |
|--|

| LOT | EXCLUSIVE USE AREA | USE OF EXCLUSIVE USE AREA |
|---------------------|---|----------------------------------|
| Lot 1 on SP 274836 | Exclusive use area marked 1A on the Exclusive Use Plan 'B' attached | Courtyard and Garden Area |
| Lot 2 on SP 274836 | Exclusive use area marked 2A on the Exclusive Use Plan 'B' attached | Courtyard and Garden Area |
| Lot 3 on SP 274836 | Exclusive use areas marked 3A on the Exclusive Use Plan 'B' attached | Courtyard and Garden Area |
| Lot 4 on SP 274836 | Exclusive use areas marked 4A on the Exclusive Use Plan 'B' attached | Courtyard and Garden Area |
| Lot 5 on SP 274836 | Exclusive use areas marked 5A on the Exclusive Use Plan 'B' attached | Courtyard and Garden Area |
| Lot 6 on SP 274836 | Exclusive use areas marked 6A on the Exclusive Use Plan 'B' attached | Courtyard and Garden Area |
| Lot 7 on SP 274836 | Exclusive use areas marked 7A on the Exclusive Use Plan 'B' attached | Courtyard and Garden Area |
| Lot 8 on SP 274836 | Exclusive use areas marked 8A on the Exclusive Use Plan 'B' attached | Courtyard and Garden Area |
| Lot 9 on SP 274836 | Exclusive use areas marked 9A on the Exclusive Use Plan 'B' attached | Courtyard and Garden Area |
| Lot 10 on SP 274836 | Exclusive use areas marked 10A on the Exclusive Use Plan 'B' attached | Courtyard and Garden Area |



'10 Cleveland View'
CTS

Scale 1:400 - Lengths are in Meters



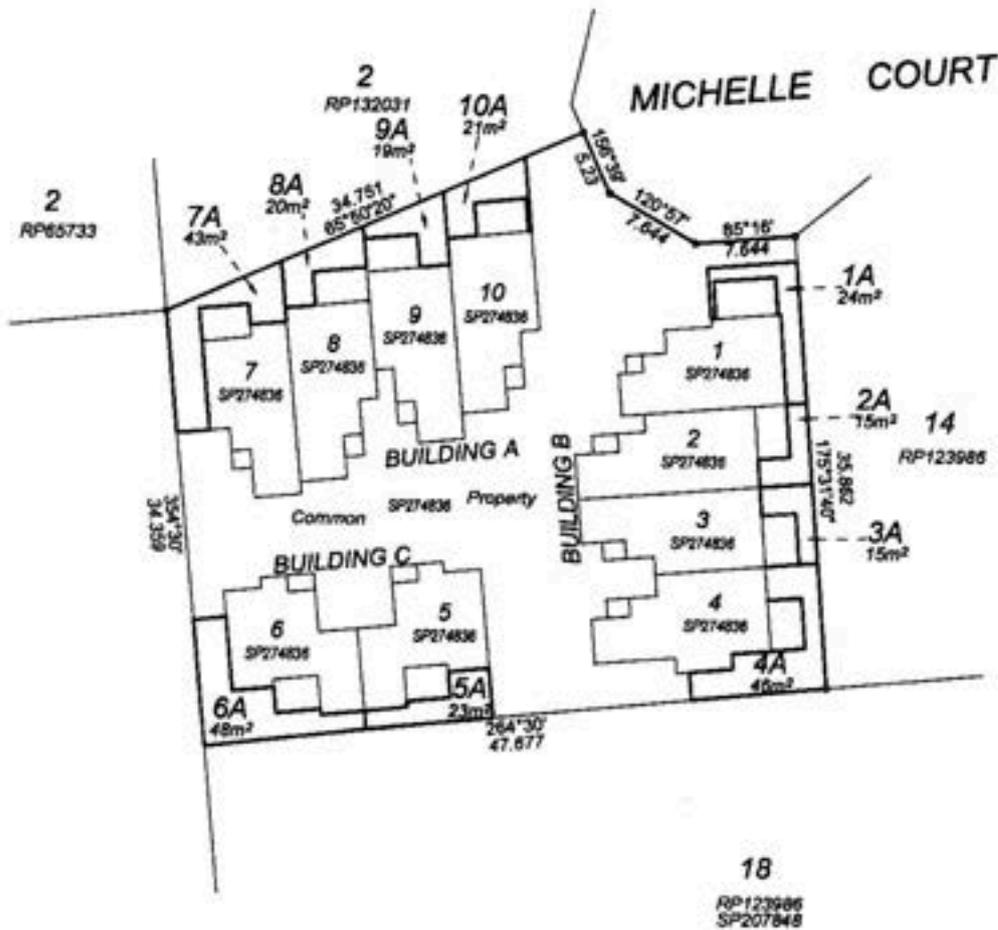
Note: position of services shown hereon are indicative only. Cable and pipe locators should be used to verify locations and depths of services.

Job Ref: 130126-SLD
Date of Preparation:
1/06/2015
Scale: 1:400 @ A4

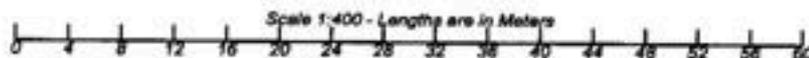
LEGEND

- Electricity
- Telstra
- Sewer
- Stormwater
- Water
- Gas

SERVICES LOCATION DIAGRAM



Exclusive Use Areas are defined by fences, face of buildings and edge of patios.



| | | | |
|---|-----------------------|---|---|
| <p>PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF "10 Cleveland View" Community Titles Scheme</p> | | <p>I, Jonathan Craig BAUMANN, hereby certify that the details shown on this sketch plan are correct.</p> <p>Date: 12/06/2015</p> <p><i>[Signature]</i> Cadastral Surveyor</p> | <p>Jon Baumann and Associates Surveyors</p> <p>65 Woolley Street, Taringa, Qld. 4068</p> |
| Parish of Cleveland | Locality of Cleveland | Local Authority Redland City Council | Scale 1:400 Dwg No 130126-EXU |

Whittles

Better communities.
The Whittles way.

Cleveland Central
Level 1, 91 Middle Street
Cleveland QLD 4163

07 3479 9300
whittles.com.au

02/12/25

Whittles Australia Pty Ltd
ABN 78 139 486 678

SEARCHX
111 EAGLE STEET
BRISBANE CITY , QLD, 4000

Dear Sir/Madam

Please find attached the Information Certificate as requested for Lot 10 "10 CLEVELANDVIEWCTS47781",9-10MICHELLECOURT,CLEVELAND. Your reference CTS47781 L10.

Specific Information To This Lot:

No information

Upon settlement please ensure that a BCCM Form 8 is promptly supplied to Whittlesatinfo.cleveland@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



Glen Nixon

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 02/12/2025.

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)

10 CLEVELAND VIEW CTS 47781

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 Australia Pty Ltd
Glen Nixon
PO Box 539
Cleveland QLD 4163
info.cleveland@whittles.com.au
07 3479-9300

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: 10

Plan type and number: SP 274836

Plan of subdivision: [] Standard Format [x] 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:

[x] 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

[x] 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

[x] No

If yes, you can obtain a copy of the statement from Titles Queensland: ww.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: 10

Interest schedule

Interest schedule lot entitlement for the lot: 1

Total interest schedule lot entitlements for all lots: 10

Statement of accounts

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

Owner contributions (levies)

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

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

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

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

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

Body corporate debts

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

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot 10 for the current financial year: \$2,840.00

Number of instalments: 4 (outlined below)

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

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

Lot 00010 has no amounts currently payable.

| Administrative Fund | Amount | Due Date | Discount | If Paid By | Date Paid |
|--------------------------------|----------|----------|----------|------------|-----------|
| 01/10/24 to 31/12/24 | \$710.00 | | | 01/10/2 | 22/08/2 |
| 01/01/25 to 31/03/25 | \$710.00 | 01/10/24 | \$0.00 | 4 | 4 |
| 01/04/25 to 30/06/25 | \$710.00 | 01/02/25 | \$0.00 | 01/02/2 | 14/01/2 |
| 01/07/25 to 30/09/25 | \$710.00 | 01/04/25 | \$0.00 | 5 | 5 |
| 01/10/25 to 31/12/25 - Interim | | 01/07/25 | \$0.00 | 01/04/2 | 26/02/2 |
| \$710.00 | | 01/10/25 | \$0.00 | 5 | 5 |

Sinking fund contributions

Total amount of contributions (before any discount) for lot 10 for the current financial year: \$1,569.00

Number of instalments: 4 (outlined below)

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

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

Lot 00010 has no amounts currently payable.

| Sinking Fund | Amount | Due Date | Discount | If Paid By | Date Paid |
|--------------------------------|----------|----------|----------|------------|-----------|
| 01/10/24 to 31/12/24 | \$285.00 | | | 01/10/2 | 22/08/2 |
| 01/01/25 to 31/03/25 | \$428.00 | 01/10/24 | \$0.00 | 4 | 4 |
| 01/04/25 to 30/06/25 | \$428.00 | 01/02/25 | \$0.00 | 01/02/2 | 14/01/2 |
| 01/07/25 to 30/09/25 | \$428.00 | 01/04/25 | \$0.00 | 5 | 5 |
| 01/10/25 to 31/12/25 - Interim | | 01/07/25 | \$0.00 | 01/04/2 | 26/02/2 |
| \$428.00 | | 01/10/25 | \$0.00 | 5 | 5 |

Special contributions (IF ANY)

N/A

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): \$36,289.02CR

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 (\$10,695.00)
- 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 contractor 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 service 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.



GlenNixon

BodyCorporate Manager

02/12/2025

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

02/12/2025

Whittles Australia Pty Ltd
ABN 78 139 486 678
PO Box 539
Cleveland QLD 4163

SearchX
111 EAGLE STEET
BRISBANE CITY QLD 4000

DESCRIPTION: Searching and completing document for provisions of Section 206,
BodyCorporate and Community Management Act 1997,
Lot00010 at 9-10 MICHELLE COURT, CLEVELAND

10CLEVELAND VIEW CTS 47781

FEE: As prescribed \$114.10 PAID

TOTAL DUE: \$114.10 PAID

OWNER: CNShepherd & K J Carrick

With Compliments

Admin Fund Statement of Income & Expenditure

10CLEVELAND VIEWCTS 47781
9-10 Michelle Court CLEVELAND QLD 4163
1 October 2024 to 30 September 2025
Printed 29/10/25 09:07

| | YTD Actual | YTD Budget | Variance | Last Year |
|---|-------------------|------------------|--------------------|-------------------|
| FUND INCOME | | | | |
| Contributions | 28,400.00 | 28,400.00 | 0.00 | 26,400.00 |
| Interest-Contributions arrears | 680.40 | 0.00 | 680.40 | 26.95 |
| TOTAL FUND INCOME | 29,080.40 | 28,400.00 | 680.40 | 26,426.95 |
| FUND EXPENDITURE | | | | |
| Council rates | 0.00 | 0.00 | 0.00 | 1,389.18 |
| Debt collection fees | 132.00 | 0.00 | (132.00) | 44.00 |
| Debt collection fees recovery | (132.00) | 0.00 | 132.00 | (44.00) |
| Electrical | 0.00 | 0.00 | 0.00 | 176.00 |
| Grounds | 2,160.00 | 1,700.00 | (460.00) | 1,760.00 |
| Gutters & downpipes | 407.00 | 680.00 | 273.00 | 1,287.00 |
| Insurance claims recovery | (500.00) | 0.00 | 500.00 | 0.00 |
| Insurance renewals | 10,740.00 | 9,760.00 | (980.00) | 9,760.00 |
| Keys & Fobs | 132.00 | 0.00 | (132.00) | 55.00 |
| Lock | 0.00 | 0.00 | 0.00 | 352.00 |
| Management - Additional services fee | 882.00 | 350.00 | (532.00) | 414.33 |
| Management - Agreed Services | 2,478.20 | 2,490.10 | 11.90 | 2,315.44 |
| Management - Asset Maintenance Services | 193.36 | 200.00 | 6.64 | 180.00 |
| Management - Disbursement Fees | 858.00 | 858.00 | 0.00 | 858.00 |
| Pest control | 285.00 | 285.00 | 0.00 | 285.00 |
| Plumbing | 309.00 | 275.00 | (34.00) | 330.00 |
| Rubbish | 6,001.92 | 5,400.00 | (601.92) | 4,248.23 |
| Utilities-Electricity | 0.00 | 440.00 | 440.00 | 239.64 |
| Utilities-Water | 10,548.73 | 2,000.00 | (8,548.73) | 6,290.51 |
| TOTAL FUND EXPENDITURE | 34,495.21 | 24,438.10 | (10,057.11) | 29,940.33 |
| FUND SURPLUS (DEFICIT) | (5,414.81) | 3,961.90 | (9,376.71) | (3,513.38) |

Admin Fund Statement of Assets & Liabilities

10CLEVELANDVIEW CTS 47781
9-10 Michelle Court CLEVELAND QLD 4163
30 September 2025
Printed 29/10/25 09:07

| | YTD Actual | Last Year |
|------------------------------|--------------------|-------------------|
| OWNERS FUNDS | | |
| Balance Brought Forward | (8,864.46) | (5,351.08) |
| Surplus/(Deficit) For Period | (5,414.81) | (3,513.38) |
| TOTAL FUNDS | (14,279.27) | (8,864.46) |
| ASSETS | | |
| Cash at Bank (MBL) | (14,408.62) | (3,211.41) |
| Receivables | 3,679.35 | 26.95 |
| TOTAL ASSETS | (10,729.27) | (3,184.46) |
| LIABILITIES | | |
| Levies In Advance | 3,550.00 | 5,680.00 |
| TOTAL LIABILITIES | 3,550.00 | 5,680.00 |
| NET ASSETS | (14,279.27) | (8,864.46) |

Sinking Fund Statement of Income & Expenditure

10CLEVELAND VIEWCTS 47781
9-10 Michelle Court CLEVELAND QLD 4163
1 October 2024 to 30 September 2025
Printed 29/10/25 09:07

| | YTD Actual | YTD Budget | Variance | Last Year |
|-------------------------------|------------------|------------------|--------------------|------------------|
| FUND INCOME | | | | |
| Contributions | 15,690.00 | 15,675.00 | 15.00 | 11,400.00 |
| TOTAL FUND INCOME | 15,690.00 | 15,675.00 | 15.00 | 11,400.00 |
| FUND EXPENDITURE | | | | |
| Common property | 2,695.00 | 0.00 | (2,695.00) | 0.00 |
| Gutters & downpipes | 496.86 | 0.00 | (496.86) | 0.00 |
| Plumbing | 10,213.58 | 0.00 | (10,213.58) | 5,892.05 |
| Reports | 0.00 | 0.00 | 0.00 | 1,980.00 |
| Roofing | 385.00 | 0.00 | (385.00) | 0.00 |
| TOTAL FUND EXPENDITURE | 13,790.44 | 0.00 | (13,790.44) | 7,872.05 |
| FUND SURPLUS (DEFICIT) | 1,899.56 | 15,675.00 | (13,775.44) | 3,527.95 |

Sinking Fund Statement of Assets & Liabilities

10CLEVELANDVIEW CTS 47781
9-10 Michelle Court CLEVELAND QLD 4163
30 September 2025
Printed 29/10/25 09:07

| | YTD Actual | Last Year |
|------------------------------|------------------|------------------|
| OWNERS FUNDS | | |
| Balance Brought Forward | 33,949.46 | 30,421.51 |
| Surplus/(Deficit) For Period | 1,899.56 | 3,527.95 |
| TOTAL FUNDS | 35,849.02 | 33,949.46 |
| ASSETS | | |
| Cash at Bank (MBL) | 36,420.02 | 36,229.46 |
| Receivables | 1,569.00 | 0.00 |
| TOTAL ASSETS | 37,989.02 | 36,229.46 |
| LIABILITIES | | |
| Levies In Advance | 2,140.00 | 2,280.00 |
| TOTAL LIABILITIES | 2,140.00 | 2,280.00 |
| NET ASSETS | 35,849.02 | 33,949.46 |

Consolidated Statement of Assets & Liabilities

10CLEVELANDVIEW CTS 47781
9-10 Michelle Court CLEVELAND QLD 4163
30 September 2025
Printed 29/10/25 09:07

| | YTD Actual | Last Year |
|------------------------------|------------------|------------------|
| OWNERS FUNDS | | |
| Balance Brought Forward | 25,085.00 | 25,070.43 |
| Surplus/(Deficit) For Period | (3,515.25) | 14.57 |
| TOTAL FUNDS | 21,569.75 | 25,085.00 |
| ASSETS | | |
| Cash at Bank (MBL) | 22,011.40 | 33,018.05 |
| Receivables | 5,248.35 | 26.95 |
| TOTAL ASSETS | 27,259.75 | 33,045.00 |
| LIABILITIES | | |
| Levies In Advance | 5,690.00 | 7,960.00 |
| TOTAL LIABILITIES | 5,690.00 | 7,960.00 |
| NET ASSETS | 21,569.75 | 25,085.00 |

Notes to the Financial Statements

10CLEVELANDVIEW CTS 47781
9-10 Michelle Court CLEVELAND QLD 4163
30 September 2025
Printed 29/10/25 09:07

Investments

Nil

The following balances relate to amounts received or owing as at 30/09/2025

Receivables - Owner Arrears

| Unit/Lot Details | Admin | | Sinking | Other | Total |
|------------------|-----------------|------------------|-----------------|---------------|-----------------|
| | Contributions | Final notice fee | Contributions | | |
| 00008 | 2,840.00 | 158.95 | 1,569.00 | 680.40 | 5,248.35 |
| Totals | 2,840.00 | 158.95 | 1,569.00 | 680.40 | 5,248.35 |

Debtors

Nil

Allocated Advance Payments

| Unit/Lot Details | Admin | Sinking | Total |
|------------------|-----------------|-----------------|-----------------|
| | Contributions | Contributions | |
| 00002 | 710.00 | 428.00 | 1,138.00 |
| 00004 | 710.00 | 428.00 | 1,138.00 |
| 00007 | 710.00 | 428.00 | 1,138.00 |
| 00009 | 710.00 | 428.00 | 1,138.00 |
| 00010 | 710.00 | 428.00 | 1,138.00 |
| Totals | 3,550.00 | 2,140.00 | 5,690.00 |

Outstanding Creditors

Nil

Unallocated Advance Payments

Nil

Remuneration

Commissions received by Whittles are disclosed in the Services Agreement between the Body Corporate and Whittles

Commissions received by Whittles for the financial year of the body corporate: \$1,056.54

Summary of Significant Accounting Policies

10CLEVELAND VIEWCTS 47781
9-10 Michelle Court CLEVELAND QLD 4163
1 October 2024 to 30 September 2025
Printed 29/10/25 09:07

Basis of Preparation

The Body Corporate agent has prepared the financial statements on the basis that the Body Corporate is a non-reporting entity because there are no users dependent on general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared to meet the information needs of members.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the Body Corporate agent has determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the prior period unless otherwise stated.

Basis of Accounting

The financial statements have been prepared on a modified accruals basis and are based on historical costs. Income has been recorded when receivable from the owners and the expenses are recorded when approved for payment, unless otherwise stated. Further manual accruing of expenses may occur as instructed.

Cash and cash equivalents

Cash and cash equivalents comprise deposits held on call with banks and other short-term highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

Goods and Services Tax

Income, expenditure and assets of the Corporation are recognised net of the amount of Goods and Services Tax (GST), except where the GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST.

The net amount of GST payable to, or recoverable from, the ATO is presented as the GST Control Account on the Statement of Assets and Liabilities.

Income Tax

The income tax expense charged to the Statement of Income and Expenditure comprises current income tax expense (income) and is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, as at the end of the reporting period.

Current tax liabilities (assets) are therefore measured at amounts expected to be paid to (recovered from) the ATO.

Only the non-member income of the Corporation is assessable for income tax purposes, as member income is excluded under the principle of mutuality.

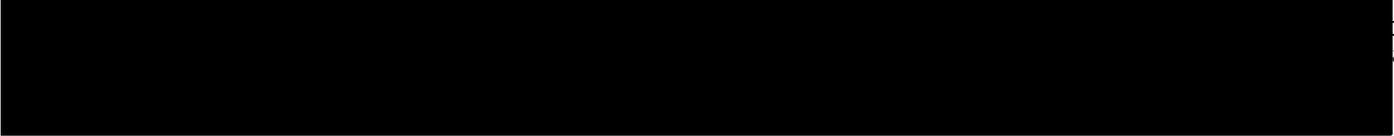


ABN 29 008 096 277

Glen Nixon Body Corporate 10 Cleveland
View CTS 47781 C/- Whittles Body
Corporate Services
PO Box 539
CLEVELAND

Date: 30.09.2025
Invoice No: 14863544

QLD 4163



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cancell

Class Residential Strata/Community Corporation

Insurer Strata Community Insurance Agencies Pty Ltd
PO Box 881
SPRING HILL QLD 4004

Period 13.11.2025 to 13.11.2026

Policy No. QRSC21007877



MGA Insurance Brokers Pty. Ltd.

ABN 29008096277
Level 2,15CarnabyStreet
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

RESIDENTIAL STRATA/COMMUNITY CORPORATION

INSURED:

Body Corporate 10 Cleveland View CTS 47781

SITUATION:

9-10 Michelle Court, Cleveland QLD 4163

INTEREST INSURED:

| | | |
|--|----|-------------|
| Building Sum Insured | \$ | 4,776,022 |
| Common Contents Sum Insured | \$ | 47,760 |
| Loss of Rent/Temporary Accommodation | \$ | 716,403 |
| Catastrophe/Emergency Cover | | 30% |
| Flood | | Not Insured |
| Storm Surge | | Not Insured |
| Glass | | Insured |
| Theft | | Insured |
| Public Liability | \$ | 20,000,000 |
| Voluntary Workers | | Insured |
| Weekly Benefit | \$ | 2,000 |
| Capital Benefit | \$ | 200,000 |
| Fidelity | \$ | 100,000 |
| Office Bearers Liability | \$ | 1,000,000 |
| Machinery Breakdown | | Not Insured |
| Government Audit Costs | \$ | 25,000 |
| Appeal expenses - common property health and safety breaches | \$ | 100,000 |
| Legal Defence Expenses | \$ | 50,000 |
| Lot owners fixtures and fixings | \$ | 300,000 |
| Floating floors | | Insured |
| Loss of Market Value | | Not Insured |
| Workers Compensation (ACT, WA & TAS ONLY) | | Not Insured |
| EXCESS: | | |
| Standard Excess | \$ | 1,000 |

MGA Insurance Brokers Pty. Ltd.

ABN 29008096277
Level 2,15CarnabyStreet
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

| | |
|--|--------------------------|
| FloodExcess | NotApplicable |
| StormSurgeExcess | NotApplicable |
| PublicLiabilityExcess | Nil |
| VoluntaryWorkersExcess | Nil |
| FidelityExcess | Nil |
| OfficeBearersLiabilityExcess | Nil |
| MachineryBreakdownExcess | NotApplicable |
| GovernmentAuditExcess | Nil |
| AppealExpensesExcess | Nil |
| LegalDefenceExpensesExcess | Nil |
| OtherexcessespayableareshowninthePolicyWording | \$1,000 +10%contribution |

ADDITIONAL POLICY BENEFITS AND CONDITIONS:
Not Applicable

MAJOR EXCLUSIONS :Terrorism
Others As Per Policy

ThisDocumentisaSummaryofCoverOnly.PleaserefertotheProduct
Disclosure Statement for Full Policy Limitations and Additional Excesses

UNDERWRITING INFORMATION:

| | |
|-----------------------------|------------------|
| Year Built | 2014 |
| Primary Wall Construction | Rendered Masonry |
| Secondary Wall Construction | Weatherboard |
| Roof Construction | Tin / Iron |
| Floor Construction | Concrete |

Other Floor/Foundation Construction -

Concrete lower/timber upper

Other Primary external cladding material - Hardies Primeline Boards

Secondary external cladding material - Fibre Cement - Other

Aluminium Composite Panels No

Heritage Listed No

Fire Protection

Sprinkler systems in the complex basement/carpark? No

Sprinkler systems in the complex units? No

Fire hose reels located throughout the complex? No

Number of Units 10

Number of Levels 3

Number of Basements 0

Number of Lifts 0

Number of Pools/Spas 0

Number of Gyms 0

Number of Playgrounds 0

Number of Water Features 0

Number of Jetties/Wharfs 0

Number of Separate Buildings 3

MGA Insurance Brokers Pty. Ltd.

ABN 29008096277
Level 2,15CarnabyStreet
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

| | | |
|-----------------------------------|---|---|
| %of EPS | 0 | % |
| % Commercial Tenants | 0 | % |
| Additional Construction Comments: | | |

Valuation: 24th November 2022

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

For Residential Tenancy Authority
advice or information go to
www.rta.qld.gov.au

Part 1 Tenancy details (refer also - Addendum - Additional Items (Page 12))

Item 1 **1.1 Lessor**

Name/trading name **~~CARRICK/ RealT Properties Pty Ltd T/as RealT Properties~~**

Address
~~PO Box 7046, Redland Bay QLD~~ Kylie Scott Real Estate from 19/7/2025
0412 718 088 / home@kyliescottrealestate.com.au Postcode **4165**

1.2 Phone (07) 3446 8888 Mobile 0414 047 609

Email rentals@realproperties.com.au

Item 2 **2.1 Tenant/s**

1. Full name/s **Ethan CLEARY**
Phone [REDACTED]
Emergency contact full name/s
Emergency contact phone
Emergency contact email

2. Full name/s **Declan Arthur FLEMING**
Phone [REDACTED]
Emergency contact full name/s
Emergency contact phone
Emergency contact email

3. Full name/s **Caleb John Sands BASTOW**
Phone [REDACTED]
Emergency contact full name/s
Emergency contact phone
Emergency contact email

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

Kylie Scott Real Estate from 19/7/2025 / PO BOX 766, Cleveland Q 4163
0412 718 088 / home@kyliescottrealestate.com.au

Item 3 **3.1 Agent** If applicable. See clause 43

Full name/trading name **~~realT properties Pty Ltd T/as realT properties~~**

Address
PO Box 7046
Redland Bay QLD Postcode **4165**

3.2 Phone (07) 3446 8888 Mobile

Email rentals@realproperties.com.au

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General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

Item 4 Notices may be given to
(Indicate if the email is different from item 1, 2 or 3 above)

4.1 Lessor

Email Yes No [] Facsimile Yes No []

4.2 Tenant/s

Email Yes No as per Tenants file Facsimile Yes No []

4.3 Agent

Email Yes No rentals@realproperties.com.au Facsimile Yes No []

Item 5 5.1 Address of the rental premises

Unit 10 of 9 Michelle Court
CLEVELAND QLD Postcode 4163

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary

As per supplied Entry Condition Report

5.3 Details of current repair orders for the rental premises or inclusions.

N/A

Item 6 6.1 The term of the agreement is fixed term agreement periodic agreement

6.2 Starting on 09 / 01 / 2025 6.3 Ending on 08 / 01 / 2026

Fixed term agreements only. For continuation of tenancy agreement, see clause 6

Item 7 Rent \$ 600.00 per week fortnight month See clause 8(1) of the Standard Terms and Addendum - Additional Items - Item C

Item 8 Rent must be paid on the Due Date day of each Week
Insert day. See clause 8(2) Insert week, fortnight or month

Item 9 Method of rent payment Insert the way the rent must be paid. See clause 8(3)

Direct Deposit, Direct Transfer or Bank Cheque - this office does not accept Cash or Personal Cheques

Details for direct credit

BSB no. 0 3 4 0 7 0 Bank/building society/credit union Westpac

Account no. 5 8 7 8 3 4 Account name RealT Properties Rental Trust

Payment reference MIC109TTB

Item 10 Place of rent payment Insert where the rent must be paid. See clause 8(5) to 8(7)

Tenants Choice

Item 10a Day of last rent increase Insert the day the rent was last increased for the premises

09 / 01 / 2024

Note: The lessor/lessor's agent must not increase, or propose to increase, the rent payable by a tenant less than 12 months after the last rent increase for the residential premises. Rent increase requirements do not apply to exempt lessors. The Act provides definitions for an exempt lessor.

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General tenancy agreement (Form 18a)

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Item 11 Rental bond amount \$ See clause 13

Item 12 12.1 The services supplied to the premises for which the tenant must pay See clause 16

Electricity Yes No

Any other service that a tenant must pay Yes No

Gas Yes No

Type See special terms (page 11)

Phone Yes No

12.2 Is the tenant to pay for water supplied to the premises See clause 17

Yes No

Item 13 If the premises is not individually metered for a service under item 12.1, the apportionment of the cost of the service for which the tenant must pay.

For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity

Any other service stated in item 12.1 See special terms (page 11)

Gas

Phone

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)

Electricity

Gas

Phone

Any other service stated in item 12.1 See special terms (page 11)

Item 15 Number of persons allowed to reside at the premises See clause 23

Item 16 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant? See clause 22 Yes No

16.2 Has the tenant been given a copy of the relevant by-laws See clause 22 Yes No

Item 17 The type and number of pets approved by the lessor to be kept at the premises See clause 33A to 33D

Type Number Type Number

Item 18 18.1 Name and telephone number of the lessor's nominated repairer for each of the following repairs

Electrical repairs

Phone

Plumbing repairs

Phone

Other repairs

Phone

18.2 Are the nominated repairers the tenant's first point of contact for notifying the need for emergency repairs?

See clause 31(4)

Yes

No - please provide lessor contact details below

Name

Phone

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Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement –

- (a) a reference to **the premises** includes a reference to any inclusions for the premises stated in this agreement for item 5.2; and
- (b) a reference to a numbered section is a reference to the section in the Act with that number; and
- (c) a reference to a numbered item is a reference to the item with that number in part 1; and
- (d) a reference to a numbered clause is a reference to the clause of this agreement with that number.

2 Terms of a general tenancy agreement

- (1) This part states, under the *Residential Tenancies and Rooming Accommodation Act 2008 (the Act)*, section 55, the standard terms of a general tenancy agreement.
- (2) The Act also imposes duties on, and gives entitlements to, the lessor and tenant that are taken to be included as terms of this agreement.
- (3) The lessor and tenant may agree on other terms of this agreement (**special terms**).
- (4) A duty or entitlement under the Act overrides a standard term or special term if the term is inconsistent with the duty or entitlement.
- (5) A standard term overrides a special term if they are inconsistent.
Note – Some breaches of this agreement may also be an offence under the Act, for example, if –
 - the lessor or the lessor's agent enters the premises in contravention of the rules of entry under sections 192 to 199; or
 - the tenant does not sign and return the condition report to the lessor or the lessor's agent under section 65.
- (6) In accordance with section 61 of the Act, a General Tenancy Agreement must include the day the rent for the premises was last increased, within the meaning of section 93, at the time the agreement is entered into. However, this does not apply if the lessor is an exempt lessor.

3 More than 1 lessor or tenant

- (1) This clause applies if more than 1 person is named in this agreement for item 1 or 2.
- (2) Each lessor named in this agreement for item 1 must perform all of the lessor's obligations under this agreement.
- (3) Each tenant named in this agreement for item 2 –
 - (a) holds their interest in the tenancy as a tenant in common unless a special term states the tenants are joint tenants; and
 - (b) must perform all the tenant's obligations under this agreement.

Division 2 Period of tenancy

4 Start of tenancy

- (1) The tenancy starts on the day stated in this agreement for item 6.2.
- (2) However, if no day is stated or if the stated day is before the signing of this agreement, the tenancy starts when the tenant is or was given a right to occupy the premises.

5 Entry condition report – s 65

- (1) The lessor must prepare, in the approved form, sign and give the tenant 1 copy of a condition report for the premises.
- (2) The copy must be given to the tenant on or before the day the tenant occupies the premises under this agreement.
- (3) The tenant must mark the copy of the report to show any parts the tenant disagrees with, and sign and return the copy to the lessor not later than 7 days after the later of the following days –

- (a) the day the tenant occupies the premises;
- (b) the day the tenant is given the copy of the condition report.
Note – A well completed condition report can be very important to help the parties if there is a dispute about the condition of the premises when the tenancy started. For more information about condition reports, see the information statement.

- (4) After the copy of the condition report is returned to the lessor by the tenant, the lessor must copy the condition report and return it to the tenant within 14 days.
- (5) However, the lessor does not have to prepare a condition report for the premises if –
 - (a) this agreement has the effect of continuing the tenant's right to occupy the premises under an earlier residential tenancy agreement; and
 - (b) in accordance with the Act, a condition report was prepared for the premises for the earlier residential tenancy agreement.
- (6) If a condition report is not prepared for this agreement because subclause (5) applies, the condition report prepared for the earlier residential tenancy agreement is taken to be the condition report for this agreement.

6 Continuation of fixed term agreement – s 70

- (1) This clause applies if –
 - (a) this agreement is a fixed term agreement; and
 - (b) none of the following notices are given, or agreements or applications made before the day the term ends (**the end day**) –
 - (i) a notice to leave;
 - (ii) a notice of intention to leave;
 - (iii) an abandonment termination notice;
 - (iv) a notice, agreement or application relating to the death of a sole tenant under section 277(7);
 - (v) a written agreement between the lessor and tenant to end the agreement.
- (2) This agreement, other than a term about this agreement's term, continues to apply after the end day on the basis that the tenant is holding over under a periodic agreement.
Note – For more information about the notices, see the information statement.

7 Costs apply to early ending of fixed term agreement – s 357A

- (1) This clause applies if –
 - (a) this agreement is a fixed term agreement; and
 - (b) the tenant ends this agreement before the term ends in a way not permitted under the Act.
- (2) The tenant must pay the reletting costs under section 357A(3).
Note – For when the tenant may end this agreement early under the Act, see clause 36 and the information statement.
- (3) This clause does not apply if, after experiencing domestic violence, the tenant ends this agreement or the tenant's interest in this agreement under chapter 5, part 1, division 3, subdivision 2A of the Act.

Division 3 Rent

8 When, how and where rent must be paid – ss 83 and 85

- (1) The tenant must pay the rent stated in this agreement for item 7.
- (2) The rent must be paid at the times stated in this agreement for item 8.
- (3) The rent must be paid –
 - (a) in the way stated in this agreement for item 9; or
 - (b) in the way agreed after the signing of this agreement by –
 - (i) the lessor or tenant giving the other party a notice proposing the way; and
 - (ii) the other party agreeing to the proposal in writing; or

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- (c) if the lessor intends to change the way rent is paid to a way that is not stated in this agreement for item 9 and no way is agreed to after the signing of this agreement – in a way the lessor proposes by written notice to the tenant under section 84A.
- (4) The lessor must give the tenant written notice advising of the costs associated with the ways to pay rent offered to the tenant that the tenant would not reasonably be aware of if the lessor or lessor's agent knows or could reasonably be expected to find out about the costs.
- (5) The rent must be paid at the place stated in this agreement for item 10.
- (6) However, if, after the signing of this agreement, the lessor gives a notice to the tenant stating a different place for payment and the place is reasonable, the rent must be paid at the place while the notice is in force.
- (7) If no place is stated in this agreement for item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.

Examples of an appropriate place -

- the lessor's address for service
- the lessor's agent's office

9 Rent in advance – s 87

The lessor may require the tenant to pay rent in advance only if the payment is not more than -

- (a) for a periodic agreement - 2 weeks rent; or
(b) for a fixed term agreement - 1 month rent.

Note – Under section 87(2), the lessor or the lessor's agent must not require a payment of rent under this agreement in a period for which rent has already been paid.

10 Rent increases – ss 91 and 93

- (1) If the lessor proposes to increase the rent, the lessor must give notice of the proposal to the tenant.
- (2) The notice must state the amount of the increased rent and the day from when it is payable.
- (3) The day stated must not be earlier than the later of the following -
- (a) 2 months after the notice is given;
(b) 12 months after the last rent increase for the premises under section 93.
- (4) Subject to an order of a tribunal, the increased rent is payable from the day stated in the notice, and this agreement is taken to be amended accordingly.
- (5) However, the increased rent is payable by the tenant only if -
- (a) the rent is increased in compliance with this clause; and
(b) the increased rent is not payable before the end of the minimum period before the rent may be increased under section 93; and
(c) the increase in rent does not relate to -
- (i) compliance of the premises or inclusions with the prescribed minimum housing standards; or
(ii) keeping a pet or working dog at the premises.
- (6) Also, if this agreement is a fixed term agreement, the rent may not be increased before the term ends unless -
- (a) this agreement provides for the rent increase; and
(b) this agreement states the amount of the increase or how the amount of the increase is to be worked out; and
(c) the increase is made in compliance with the matters mentioned in paragraph (b).

11 Application to tribunal about excessive increase – s 92

- (1) After the lessor gives the tenant notice of a proposed rent increase, the tenant may apply to the tribunal for an order setting aside or reducing the increase if the tenant believes the increase -
- (a) is excessive; or
(b) is not payable under clause 10.

- (2) However, the application must be made -
- (a) within 30 days after the notice is received; and
(b) for a fixed term agreement - before the term ends.

12 Rent decreases – s 94

Under section 94, the rent may decrease in certain situations.
Note – For details of the situations, see the information statement.

Division 4 Rental bond

13 Rental bond required – ss 111 and 116

- (1) If a rental bond is stated in this agreement for item 11, the tenant must pay to the lessor or the lessor's agent the rental bond amount -
- (a) if a special term requires the bond to be paid at a stated time - at the stated time; or
(b) if a special term requires the bond to be paid by instalments - by instalments; or
(c) otherwise - when the tenant signs this agreement.

Note – There is a maximum bond that may be required. See section 146 and the information statement.

- (2) The lessor or the lessor's agent must, within 10 days of receiving the bond or a part of the bond, pay it to the authority and give the authority a notice, in the approved form, about the bond.
- (3) The bond is intended to be available to financially protect the lessor if the tenant breaches this agreement.
Example – The lessor may claim against the bond if the tenant does not leave the premises in the required condition at the end of the tenancy.
Note – For how to apply to the authority or a tribunal for the bond at the end of the tenancy, see the information statement and sections 125 to 141. Delay in applying may mean that payment is made on another application for payment.

14 Increase in bond – s 154

- (1) The tenant must increase the rental bond if -
- (a) the rent increases and the lessor gives notice to the tenant to increase the bond; and
(b) the notice is given at least 11 months after -
- (i) this agreement started; or
(ii) if the bond has been increased previously by a notice given under this clause - the day stated in the notice, or the last notice, for making the increase.
- (2) The notice must state the increased amount and the day by which the increase must be made.
- (3) For subclause (2), the day must be at least 1 month after the tenant is given the notice.

Division 5 Outgoings

15 Outgoings – s 163

- (1) The lessor must pay all charges, levies, premiums, rates or taxes for the premises, other than a service charge.
Examples -
body corporate levies, council general rates, sewerage charges, environment levies, land tax
- (2) This clause does not apply if -
- (a) the lessor is the State; and
(b) rent is not payable under the agreement; and
(c) the tenant is an entity receiving financial or other assistance from the State to supply rented accommodation to persons.

16 General service charges – ss 164 and 165

The tenant must pay a service charge, other than a water service charge, for a service supplied to the premises during the tenancy if -

- (a) the tenant enjoys or shares the benefit of the service; and
(b) the service is stated in this agreement for item 12.1; and

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- (c) either -
- (i) the premises are individually metered for the service; or
 - (a) this agreement states for item 13 how the tenant's apportionment of the cost of the service is to be worked out; and
- (d) this agreement states for item 14 how the tenant must pay for the service.

Note - Section 165(3) limits the amount the tenant must pay.

17 Water service charges - ss 164 and 166

- (1) The tenant must pay an amount for the water consumption charges for the premises if -
- (a) the tenant is enjoying or sharing the benefit of a water service to the premises; and
 - (b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and
 - (c) this agreement states for item 12.2 that the tenant must pay for water supplied to the premises.

Note - A water consumption charge does not include the amount of a water service charge that is a fixed charge for the water service.

- (2) However, the tenant does not have to pay an amount -
- (a) that is more than the amount of the water consumption charges payable to the relevant water supplier; or
 - (b) that is a fixed charge for the water service to the premises.
- (3) Also, the tenant does not have to pay an amount for a reasonable quantity of water supplied to the premises for a period if, during the period, the premises are not water efficient for section 166.
- Note - For details about water efficiency, see the information statement.
- (4) In deciding what is a reasonable quantity of water for subclause (3), regard must be had to the matters mentioned in section 169(4)(a) to (e).
- (5) The lessor must give the tenant copies of relevant documents about the amount payable to the relevant water supplier within 4 weeks after the lessor receives the documents.
- (6) The tenant is not required to pay an amount for the water consumption charges if the tenant has not received a copy of the documents about the amount payable to the relevant water supplier.
- (7) Subclause (9) applies if water consumption charges are payable for a period that includes part but not all of a period specified, or to be specified, in a water consumption charges document.
- (8) The tenant may be required to pay an amount calculated under section 166A using -
- (a) a meter reading for the premises recorded in a condition report; and
 - (b) a reasonable estimate of the volume of water supplied to the premises during the period for which water consumption charges are payable by the tenant mentioned in subclause (8); and
 - (c) the rate used to calculate the water consumption charge stated in the most recent water consumption charges document.
- (9) The tenant must pay the amount of the charge to the lessor within 1 month of the lessor giving the tenant copies of relevant documents about the incurring of the amount.

- (10) In this clause -
- water consumption charge**, for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.
- water consumption charges document** means a document, issued to the lessor by the relevant water supplier, stating the amount of water consumption charges for the premises that are payable to the supplier.

Note - If there is a dispute about how much water (or any other service charge) the tenant should pay, the lessor or the tenant may attempt to resolve the dispute by conciliation. See the information statement for details.

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Division 6 Rights and obligations concerning the premises during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation - s 181

The lessor must ensure there is no legal impediment to occupation of the premises by the tenant as a residence for the term of the tenancy if, when entering into this agreement, the lessor knew about the impediment or ought reasonably to have known about it.

Examples of possible legal impediments -

- if there is a mortgage over the premises, the lessor might need to obtain approval from the mortgagee before the tenancy can start
- a certificate might be required under the Building Act 1975 before the premises can lawfully be occupied
- the zoning of the land might prevent use of a building on the land as a residence

19 Vacant possession and quiet enjoyment - ss 182 and 183

- (1) The lessor must ensure the tenant has vacant possession of the premises (other than a part of the premises that the tenant does not have a right to occupy exclusively) on the day the tenant is entitled to occupy the premises under this agreement.
- Editor's note - Parts of the premises where the tenant does not have a right to occupy exclusively may be identified in a special term.
- (2) The lessor must take reasonable steps to ensure the tenant has quiet enjoyment of the premises.
- (3) The lessor or the lessor's agent must not interfere with the reasonable peace, comfort or privacy of the tenant in using the premises.

20 Lessor's right to enter the premises - ss 192-199

The lessor or the lessor's agent may enter the premises during the tenancy only if the obligations under sections 192 to 199 have been complied with.

Note - See the information statement for details.

21 Tenant's use of premises - ss 10 and 184

- (1) The tenant may use the premises only as a place of residence or mainly as a place of residence or for another use allowed under a special term.
- (2) The tenant must not -
- (a) use the premises for an illegal purpose; or
 - (b) cause a nuisance by the use of the premises; or
- Examples of things that may constitute a nuisance -
- using paints or chemicals on the premises that go onto or cause odours on adjoining land
 - causing loud noises
 - allowing large amounts of water to escape onto adjoining land
- (c) interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant; or
- (d) allow another person on the premises to interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant.

22 Units and townhouses - s 69

- (1) The lessor must give the tenant a copy of any body corporate by-laws applicable to -
- (a) the occupation of the premises; or
 - (b) any common area available for use by the tenant with the premises.
- (2) The tenant must comply with the body corporate by-laws.
- (3) Subclause (1) does not apply if -
- (a) this agreement has the effect of continuing the tenant's right to occupy the premises under an earlier residential tenancy agreement; and
 - (b) the lessor gave the tenant a copy of the body corporate by-laws in relation to the earlier agreement.

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23 Number of occupants allowed

No more than the number of persons stated in this agreement for item 15 may reside at the premises.

24 – intentionally removed

Subdivision 2 Standard of premises

25 Lessor's obligations – s 185

- (1) At the start of the tenancy, the lessor must ensure -
 - (a) the premises are clean; and
 - (b) the premises are fit for the tenant to live in; and
 - (c) the premises are in good repair; and
 - (d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises.
 - (e) the premises and inclusions otherwise comply with any prescribed minimum housing standards applying to the premises or inclusions.
- (2) While the tenancy continues, the lessor must -
 - (a) maintain the premises in a way that the premises remain fit for the tenant to live in; and
 - (b) maintain the premises in good repair; and
 - (c) ensure the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises; and
 - (d) keep any common area included in the premises clean.
 - (e) ensure the premises and inclusions otherwise comply with any prescribed minimum housing standards applying to the premises or inclusions.

Note – For details about the maintenance, see the information statement.

- (3) However, the lessor is not required to comply with subclause (1)(c) or (2)(a) for any non-standard items and the lessor is not responsible for their maintenance if -
 - (a) the lessor is the State; and
 - (b) the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their maintenance; and
 - (c) the non-standard items are not necessary and reasonable to make the premises a fit place in which to live; and
 - (d) the non-standard items are not a risk to health or safety; and
 - (e) for fixtures - the fixtures were not attached to the premises by the lessor.

- (4) In this clause -

non-standard items means the fixtures attached to the premises and inclusions supplied with the premises stated in this agreement for item 5.2.

premises include any common area available for use by the tenant with the premises.

26 Tenant's obligations generally – s 188(2), (3) and (5)

- (1) The tenant must keep the premises clean, having regard to their condition at the start of the tenancy.
- (2) The tenant must not maliciously damage, or allow someone else to maliciously damage, the premises.
- (3) The tenant's obligations under this clause do not apply to the extent the obligations would have the effect of requiring the tenant to repair, or compensate the lessor for, damage to the premises or inclusions caused by an act of domestic violence experienced by the tenant.

Subdivision 3 The dwelling

27 Fixtures or structural changes – ss 206A–209B

- (1) The tenant may attach a fixture, or make a structural change, to the premises only if the lessor agrees to the fixture's attachment or the structural change.

Note – Fixtures are generally items permanently attached to land or to a building that are intended to become part of the land or building. An attachment may include, for example, something glued, nailed or screwed to a wall.

- (2) The lessor's agreement must be written, describe the nature of the fixture or change and include any terms of the agreement.
Examples of terms -
 - that the tenant may remove the fixture
 - that the tenant must repair damage caused when removing the fixture
 - that the lessor must pay for the fixture if the tenant can not remove it
- (3) If the lessor does agree, the tenant must comply with the terms of the lessor's agreement.
- (4) The lessor must not act unreasonably in failing to agree.
- (5) If the tenant attaches a fixture, or makes a structural change, to the premises without the lessor's agreement, the lessor may -
 - (a) take action for a breach of a term of this agreement; or
 - (b) waive the breach (that is, not take action for the breach) and treat the fixture or change as an improvement to the premises for the lessor's benefit (that is, treat it as belonging to the lessor, without having to pay the tenant for it).
- (6) A fixture may be attached, or a structural change may be made, to premises if the fixture or structural change -
 - (a) is necessary for a tenant's safety, security or accessibility; and
 - (b) is attached or made in the circumstances, and in accordance with any requirements, prescribed by regulation.

28 Supply of locks and keys – s 210

- (1) The lessor must supply and maintain all locks necessary to ensure the premises are reasonably secure.
- (2) The lessor must give the tenant, or if there is more than 1 tenant, 1 of the tenants, a key for each lock that -
 - (a) secures an entry to the premises; or
 - (b) secures a road or other place normally used to gain access to, or leave, the area or building in which the premises are situated; or
 - (c) is part of the premises.
- (3) If there is more than 1 tenant, the lessor must give the other tenants a key for the locks mentioned in subclause (2)(a) and (b).

29 Changing locks – ss 211 and 212

- (1) The lessor or tenant may change a lock at the premises only if -
 - (a) the other party to this agreement agrees to the change; or
 - (b) the lessor or tenant has a reasonable excuse for making the change; or
 - (c) the lessor or tenant believes the change is necessary because of an emergency; or
 - (d) the lock is changed to comply with an order of the tribunal.
- (2) However, the tenant may also change a lock at the premises if the tenant -
 - (a) believes the change is necessary to protect the tenant or another occupant of the premises from domestic violence; and
 - (b) engages a locksmith or other qualified tradesperson to change the lock.
- (3) The lessor or tenant must not act unreasonably in failing to agree to the change of a lock.
- (4) If the lessor or tenant changes a lock, the lessor or tenant must give the other party to this agreement a key for the changed lock, unless -
 - (a) the other party agrees to not being given the key; or
 - (b) a tribunal orders that the key not be given to the other party.
- (5) If the tenant changes a lock under subclause (2) and gives the lessor a key for the changed lock, the lessor must not give the key to any other person without the tenant's agreement or a reasonable excuse.
- (6) The right of the lessor or tenant to change a lock under this clause is subject to any of the following laws that apply to the premises -
 - (a) the Body Corporate and Community Management Act 1997;
 - (b) the Building Units and Group Titles Act 1980;
 - (c) a body corporate by-law.

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Subdivision 4 Damage and repairs

30 Meaning of emergency and routine repairs – ss 214 and 215

- (1) **Emergency repairs** are works needed to repair any of the following -
- (a) a burst water service or serious water service leak;
 - (b) a blocked or broken lavatory system;
 - (c) a serious roof leak;
 - (d) a gas leak;
 - (e) a dangerous electrical fault;
 - (f) flooding or serious flood damage;
 - (g) serious storm, fire or impact damage;
 - (h) a failure or breakdown of the gas, electricity or water supply to the premises;
 - (i) a failure or breakdown of an essential service or appliance on the premises for hot water, cooking or heating;
 - (j) a fault or damage that makes the premises unsafe or insecure;
 - (k) a fault or damage likely to injure a person, damage property or unduly inconvenience a resident of the premises;
 - (l) a serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a resident in gaining access to, or using, the premises.
- (2) Also, **emergency repairs** are works needed for the premises or inclusions to comply with the prescribed minimum housing standards.
- (3) **Routine repairs** are repairs other than emergency repairs.

31 Nominated repairer for emergency repairs – s 216

- (1) The lessor's nominated repairer for emergency repairs of a particular type must be stated either -
- (a) in this agreement for item 18; or
 - (b) in a written notice given by the lessor to the tenant.
- (2) Item 18 or the written notice must state -
- (a) the name and telephone number of the nominated repairer; and
 - (b) whether or not the nominated repairer is the tenant's first point of contact for notifying of the need for emergency repairs.
- (3) The lessor must give written notice to the tenant of any change of the lessor's nominated repairer or the telephone number of the nominated repairer.
- (4) This clause does not apply if -
- (a) the lessor has given the tenant a telephone number of the lessor; and
 - (b) under this agreement the lessor is to arrange for emergency repairs to be made to the premises or inclusions.

32 Notice of damage – s 217

- (1) If the tenant knows the premises have been damaged, the tenant must give notice as soon as practicable of the damage.
- (2) If the premises need routine repairs, the notice must be given to the lessor.
- (3) If the premises need emergency repairs, the notice must be given to -
- (a) the nominated repairer for the repairs; or
 - (b) if there is no nominated repairer for the repairs or the repairer can not be contacted - the lessor.
- (4) This clause does not apply to the tenant for damage caused by an act of domestic violence experienced by the tenant.

33 Emergency repairs arranged by tenant – ss 218 and 219

- (1) The tenant may arrange for a suitably qualified person to make emergency repairs or apply to the tribunal under section 221 for orders about the repairs if -
- (a) the tenant has been unable to notify the lessor or nominated repairer of the need for emergency repairs of the premises; or
 - (b) the repairs are not made within a reasonable time after notice is given.

- (2) The maximum amount that may be incurred for emergency repairs arranged to be made by the tenant is an amount equal to the amount payable under this agreement for 4 weeks rent. Note - For how the tenant may require reimbursement for the repairs, see sections 219(2) and (3) and 220 and the information statement.

Subdivision 5 Pets

33A Keeping pets and other animals at premises – ss 184B and 184G

- (1) The tenant may keep a pet or other animal at the premises only with the approval of the lessor.
- (2) However, the tenant may keep a working dog at the premises without the lessor's approval.
- (3) The tenant has the approval of the lessor to keep a pet at the premises if keeping the pet at the premises is consistent with item 17.
- Notes -
- 1 If item 17 states 2 cats, the tenant is approved by the lessor to keep up to 2 cats at the premises.
 - 2 For additional approvals to keep a pet or other animal at the premises see clause 33C.
- (4) An authorisation to keep the pet or working dog at the premises continues for the life of the pet or working dog and is not affected by any of the following matters -
- (a) the ending of this agreement, if the tenant continues occupying the premises under a new agreement;
 - (b) a change in the lessor or lessor's agent;
 - (c) for a working dog - the retirement of the dog from the service the dog provided as a working dog.
- (5) An authorisation to keep a pet, working dog or other animal at the premises may be restricted by a body corporate by-law or other law about keeping animals at the premises.

Examples -

- 1 The premises may be subject to a local law that limits the number or types of animals that may be kept at the premises.
- 2 The premises may be subject to a body corporate by-law that requires the tenant to obtain approval from the body corporate before keeping a pet at the premises.

33B Tenant responsible for pets and other animals – s 184C

- (1) The tenant is responsible for all nuisance caused by a pet or other animal kept at the premises, including, for example, noise caused by the pet or other animal.
- (2) The tenant is responsible for repairing any damage to the premises or inclusions caused by the pet or other animal.
- (3) Damage to the premises or inclusions caused by the pet or other animal is not fair wear and tear.

33C Request for approval to keep pet – ss 184D and 184E

- (1) The tenant may, using the approved form, request the lessor's approval to keep a stated pet at the premises.
- (2) The lessor must respond to the tenant's request within 14 days after receiving the request.
- (3) The lessor's response to the request must be in writing and state -
- (a) whether the lessor approves or refuses the tenant's request; and
 - (b) if the lessor approves the tenant's request subject to conditions - the conditions of the approval; and
- Notes - See clause 33D for limitations on conditions of approval to keep a pet at the premises.
- (c) if the lessor refuses the tenant's request -
 - (i) the grounds for the refusal; and
 - (ii) the reasons the lessor believes the grounds for the refusal apply to the request.
- (4) The lessor may refuse the request for approval to keep a pet at the premises only on 1 or more of the following grounds -
- (a) keeping the pet would exceed a reasonable number of animals being kept at the premises;

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- (b) the premises are unsuitable for keeping the pet because of a lack of appropriate fencing, open space or another thing necessary to humanely accommodate the pet;
 - (c) keeping the pet is likely to cause damage to the premises or inclusions that could not practicably be repaired for a cost that is less than the amount of the rental bond for the premises;
 - (d) keeping the pet would pose an unacceptable risk to the health and safety of a person, including, for example, because the pet is venomous;
 - (e) keeping the pet would contravene a law;
 - (f) keeping the pet would contravene a body corporate by-law applying to the premises;
 - (g) if the lessor proposed reasonable conditions for approval and the conditions comply with clause 33D - the tenant has not agreed to the conditions;
 - (h) the animal stated in the request is not a pet as defined in section 184A;
 - (i) another ground prescribed by a regulation under section 184E(1)(j).
- (5) The lessor is taken to approve the keeping of the pet at the premises if -
- (a) the lessor does not comply with subclause (2); or
 - (b) the lessor's response does not comply with subclause (3).

33D Conditions for approval to keep pet at premises – s 184F

- (1) The lessor's approval to keep a pet at the premises may be subject to conditions if the conditions -
 - (a) relate only to keeping the pet at the premises; and
 - (b) are reasonable having regard to the type of pet and the nature of the premises; and
 - (c) are stated in the written approval given to the tenant in a way that is consistent with clause 33C(3).
- (2) Without limiting subclause (1)(b), the following conditions of the lessor's approval are taken to be reasonable -
 - (a) if the pet is not a type of pet ordinarily kept inside - a condition requiring the pet to be kept outside at the premises;
 - (b) if the pet is capable of carrying parasites that could infest the premises - a condition requiring the premises to be professionally fumigated at the end of the tenancy;
 - (c) if the pet is allowed inside the premises - a condition requiring carpets in the premises to be professionally cleaned at the end of the tenancy.
- (3) A condition of the lessor's approval to keep a pet at the premises is void if the condition -
 - (a) would have the effect of the lessor contravening section 171 or 172; or
 - (b) would, as a term of this agreement, be void under section 173; or
 - (c) would increase the rent or rental bond payable by the tenant; or
 - (d) would require any form of security from the tenant.
- (4) For subclause (2), the premises are professionally fumigated, and carpets are professionally cleaned, if the fumigation and cleaning are done to a standard ordinarily achieved by businesses selling those services.

Division 7 Restrictions on transfer or subletting by tenant

34 General – ss 238 and 240

- (1) Subject to clause 35, the tenant may transfer all or a part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing or if the transfer or subletting is made under a tribunal order.

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- (2) The lessor must act reasonably in failing to agree to the transfer or subletting.
- (3) The lessor is taken to act unreasonably in failing to agree to the transfer or subletting if the lessor acts in a capricious or retaliatory way.
- (4) The lessor or the lessor's agent must not require the tenant to pay, or accept from the tenant, an amount for the lessor's agreement to a transfer or subletting by the tenant, other than an amount for the reasonable expenses incurred by the lessor in agreeing to the transfer or subletting.

35 State assisted lessors or employees of lessor – s 237

- (1) This clause applies if -
 - (a) the lessor is the State; or
 - (b) the lessor is an entity receiving assistance from the State to supply rented accommodation; or
 - (c) the tenant's right to occupy the premises comes from the tenant's terms of employment.
- (2) The tenant may transfer the whole or part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing to the transfer or subletting.

Division 8 When agreement ends

36 Ending of agreement – s 277

- (1) This agreement ends only if -
 - (a) the lessor and tenant agree, in a separate written document, to end this agreement; or
 - (b) the lessor gives a notice to leave the premises to the tenant under section 326 and the tenant hands over vacant possession of the premises to the lessor on or after the handover day; or
 - (c) the tenant gives a notice of intention to leave the premises to the lessor under section 327 and hands over vacant possession of the premises to the lessor on or after the handover day; or
 - (d) the tenant vacates, or is removed from, the premises after receiving a notice from a mortgagee or appointed person under section 317; or
 - (e) the tenant abandons the premises and the period for which the tenant paid rent has ended; or
 - (f) the tribunal makes an order terminating this agreement.
- (2) Also, this agreement ends for a sole tenant if -
 - (a) the tenant gives the lessor a notice ending tenancy interest and hands over vacant possession of the premises; or
Note – See chapter 5, part 1, division 3, subdivision 2A of the Act for the obligations of the lessor and tenant relating to a notice ending tenancy interest.
 - (b) the tenant dies.
Note – See section 324A for when this agreement ends if a sole tenant dies.

37 Condition premises must be left in – s 188(4) and (5)

- (1) At the end of the tenancy, the tenant must leave the premises, as far as possible, in the same condition they were in at the start of the tenancy, fair wear and tear excepted.
Examples of what may be fair wear and tear -
 - wear that happens during normal use
 - changes that happen with ageing
- (2) The tenant's obligation mentioned in subclause (1) does not apply to the extent the obligation would have the effect of requiring the tenant to repair, or compensate the lessor for, damage to the premises or inclusions caused by an act of domestic violence experienced by the tenant.

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38 Keys

At the end of the tenancy, the tenant must return to the lessor all keys for the premises.

39 Tenant's forwarding address – s 205(2) and (3)

- (1) When handing over possession of the premises, the tenant must, if the lessor or the lessor's agent asks the tenant in writing to state the tenant's new residential address, tell the lessor or the agent the tenant's new residential address.
- (2) However, subclause (1) does not apply if -
 - (a) the tenant has a reasonable excuse for not telling the lessor or agent the new address; or
 - (b) after experiencing domestic violence, the tenant ended this agreement, or the tenant's interest in this agreement, under chapter 5, part 1, division 3, subdivision 2A of the Act.

40 Exit condition report – s 66

- (1) As soon as practicable after this agreement ends, the tenant must prepare, in the approved form, and sign a condition report for the premises and give 1 copy of the report to the lessor or the lessor's agent.
Example of what might be as soon as practicable – when the tenant returns the keys to the premises to the lessor or the lessor's agent
Note – For the approved form for the condition report, see the information statement. The report may be very important in deciding who is entitled to a refund of the rental bond if there is a dispute about the condition of the premises.
- (2) The lessor or the lessor's agent must, within 3 business days after receiving the copy of the report -
 - (a) sign the copy; and
 - (b) if the lessor or agent does not agree with the report - show the parts of the report the lessor or agent disagrees with by marking the copy in an appropriate way; and
 - (c) if the tenant has given a forwarding address to the lessor or agent - make a copy of the report and return it to the tenant at the address.
- (3) The lessor or agent must keep a copy of the condition report signed by both parties for at least 1 year after this agreement ends.

41 Goods or documents left behind on premises – ss 363 and 364

- (1) The tenant must take all of the tenant's belongings from the premises at the end of the tenancy.
- (2) The lessor may not treat belongings left behind as the lessor's own property, but must deal with them under sections 363 and 364.
Note – For details of the lessor's obligations under sections 363 and 364, see the information statement. They may include an obligation to store goods and may allow the lessor to sell goods and pay the net sale proceeds (after storage and selling costs) to the public trustee.

Division 9 Miscellaneous

42 Supply of goods and services – s 171

- (1) The lessor or the lessor's agent must not require the tenant to buy goods or services from the lessor or a person nominated by the lessor or agent.
- (2) Subclause (1) does not apply to -
 - (a) a requirement about a service charge; or
Note – See section 164 for what is a service charge.
 - (b) a condition of an approval to keep a pet if the condition -
 - (i) requires the carpets to be cleaned, or the premises to be fumigated, at the end of the tenancy; and
 - (ii) complies with clause 33D; and
 - (iii) does not require the tenant to buy cleaning or fumigation services from a particular person or business.


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43 Lessor's agent

- (1) The name and address for service of the lessor's agent is stated in this agreement for item 3.
- (2) Unless a special term provides otherwise, the agent may -
 - (a) stand in the lessor's place in any application to a tribunal by the lessor or the tenant; or
 - (b) do any thing else the lessor may do, or is required to do, under this agreement.

44 Notices

- (1) A notice under this agreement must be written and, if there is an approved form for the notice, in the approved form.
Note – Download approved forms via the RTA website rta.qld.gov.au.
- (2) A notice from the tenant to the lessor may be given to the lessor's agent.
- (3) A notice may be given to a party to this agreement or the lessor's agent -
 - (a) by giving it to the party or agent personally; or
 - (b) if an address for service for the party or agent is stated in this agreement for item 1, 2 or 3 - by leaving it at the address, sending it by prepaid post as a letter to the address; or
 - (c) if a facsimile number for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by facsimile - by sending it by facsimile to the facsimile number in accordance with the *Electronic Transactions (Queensland) Act 2001*; or
 - (d) if an email address for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by email - by sending it electronically to the email address in accordance with the *Electronic Transactions (Queensland) Act 2001*.
- (4) A party or the lessor's agent may withdraw his or her consent to notices being given to them by facsimile or email only by giving notice to each other party that notices are no longer to be given to the party or agent by facsimile or email.
- (5) If no address for service is stated in this agreement for item 2 for the tenant, the tenant's address for service is taken to be the address of the premises.
- (6) A party or the lessor's agent may change his or her address for service, facsimile number or email address only by giving notice to each other party of a new address for service, facsimile number or email address.
- (7) On the giving of a notice of a new address for service, facsimile number or email address for a party or the lessor's agent, the address for service, facsimile number or email address stated in the notice is taken to be the party's or agent's address for service, facsimile number or email address stated in this agreement for item 1, 2 or 3.
- (8) Unless the contrary is proved -
 - (a) a notice left at an address for service is taken to have been received by the party to whom the address relates when the notice was left at the address; and
 - (b) a notice sent by post is taken to have been received by the person to whom it was addressed when it would have been delivered in the ordinary course of post; and
 - (c) a notice sent by facsimile is taken to have been received at the place where the facsimile was sent when the sender's facsimile machine produces a transmission report indicating all pages of the notice have been successfully sent; and
 - (d) a notice sent by email is taken to have been received by the recipient when the email enters the recipient's email server.


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Part 3 Special terms Insert any special terms here and/or attach a separate list if required. See clause 2(3) to 2(5)

Refer attached: Addendum - Additional Items and Addendum - Special Terms (as forming part of this Agreement)
Refer Addendum A (Item A1)

The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.**



Other languages: You can access a free interpreter service by calling the RTA on 1300 366 311 (Monday to Friday, 8:30am to 5:00pm).

Signature of lessor/agent

Name/trading name

RealT Properties Pty Ltd T/as RealT Properties

Signature

 Date
Nicole Dunn (Dec 14, 2024 17:36 GMT+10)

Signature of tenant 1

Print name

Ethan CLEARY

Signature

 Date
Ethan Cleary (Dec 14, 2024 19:36 GMT+10)

Signature of tenant 2

Print name

Declan Arthur FLEMING

Signature

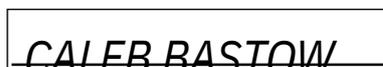
 Date
Declan Fleming (Dec 16, 2024 17:12 GMT+10)

Signature of tenant 3

Print name

Caleb John Sands BASTOW

Signature

 Date
CALEB BASTOW (Dec 14, 2024 09:05 GMT+10)

Addendum - Additional Items

This Addendum - Additional Items page can be used to list information that does not fit in the fields provided in Part 1 Tenancy Details of the Standard RTA Form 18a.

Item A Address for service (if different from address of the premises in Item 5.1)

| | |
|--|----------|
| | |
| | Postcode |

Item B Name(s) of Person(s) authorised to reside on Premises

Ethan CLEARY, Declan Arthur FLEMING, Caleb John Sands BASTOW

Item C Rent Increase See Clause 10 of the Standard Terms and Clause 10 of Addendum - Special Terms

Rent Increase: Applicable Yes No

Commencing on: (If known)

A Notice of Rent Increase must be given prior to the 'Commencing on' date above. If the 'Commencing on' date is not known, the rent increase will commence in accordance with a Notice of Rent Increase.

(a) New Rent will be \$ per week fortnight month (single increase only) OR

(b) Determined by the method as outlined below:

Note: Method must be set out clearly for tenants to understand. Use appropriate examples where necessary

Item D Pool Safety Certificate Requirements (complete if there is a swimming pool and/or spa for use by the Tenant/s or on the Premises)

The Tenant acknowledges having received one of the following:

a copy of the current Pool Safety Certificate

OR a Form 36 - Notice of No Pool Safety Certificate (Body Corporate shared pool only)

Item E Key collection and return

Keys available for collection: (new tenancies only)

Date: On the starting date stated in Item 6.2 OR Tenants Already Have Possession of Keys

Time:

Instructions for returning keys upon vacating:

Tenants will be contacted by agency and given instructions for vacate.

Item F Additional Tenants

Tenant 4 Full name/s

Phone Email

Signature of tenant 4

Print name

Signature

Date / /

Item G Pets - Additional Conditions (Special Term 3)

The Lessor's approval to keep the requested pet/s at the premises is subject to the following conditions:

Addendum - Special Terms

These terms are in addition to the Standard Terms and only form part of this Agreement provided they do not conflict with the Act or the Standard Terms and the parties have agreed to the Special Terms.

1 Condition of Premises

The lessor shall ensure, as part of its obligations under Clause 25 of the Standard Terms, the premises are in a reasonable state of repair and are free from vermin at the commencement of the Tenancy.

2 Care of Premises

The Tenant agrees:

- (a) Not to do anything that involves painting, marking or defacing the premises internally or externally or using nails, screws or adhesives without the prior written consent of the Lessor.
- (b) To place all household rubbish in the bin provided by the local authority and put the bin out for collection on the designated day for collection and remove the bin to the premises as soon as practicable after it has been emptied and return it to its allotted place.
- (c) Not to use any sink, basin, toilet, drain or like facility in or connected to the premises for other than their intended use or to do anything that might damage or block the plumbing drainage or sewerage system servicing the premises.
- (d) Not to affix any television antenna to the premises without the Landlord's prior written permission.
- (e) Not to hang washing, or other articles anywhere but in areas provided or designated for this purpose.
- (f) To maintain all garden areas including watering trees and other plants, to mow the lawn and remove garden rubbish (including pet waste) from the premises.
- (g) Not to construct and/or place upon any part of the premises, without first obtaining the written consent of the lessor, any shed, container or other object likely to cause damage to the premises or grounds forming part of the premises.
- (h) Not to construct and/or use a portable wading pool, spa or such other regulated pool/s that:
 - (1) is capable of being filled with water to a depth of more than 300mm; or
 - (2) has a volume of more than 2000L; or
 - (3) has a filtration system.Such pools as described above are considered regulated pools under the Building Act 1975 and require compliant pool fencing and/or pool barriers.
- (i) To only operate any machinery, plant or equipment on the premises in accordance with the lessor's or manufacturer's instructions.
- (j) Not to maliciously or negligently damage the premises or any part of the premises.
- (k) Not to alter or remove any fixture or inclusion of the premises without the Landlord's prior written permission.
- (l) Subject to Clause 29, not to add any lock or security device without the lessor's agreement, and in such case to provide the lessor/ lessor's agent with a copy of the key or access codes (unless otherwise exempted by Clause 29(4)).
- (m) To, in respect to smoke alarms in the premises:
 - (1) test each smoke alarm at least once every 12 months of the tenancy by:
 - (a) pressing a button or other device on the smoke alarm to indicate whether the alarm is capable of detecting smoke; or
 - (b) testing the alarm in the way stated in the Information Statement.
 - (2) replace, in accordance with the Information Statement, each battery that is spent or that the Tenant is aware is almost spent.
 - (3) advise the lessor / lessor's agent as soon as practicable when the tenant is aware a smoke alarm has failed or is about to fail
 - (4) clean each smoke alarm as stated in the information statement at least once every 12 months of the tenancy
 - (5) not remove or do anything that would reduce the effectiveness of a smoke alarm

- (n) To replace cracked and/or broken glass where such breakage has arisen as a result of malicious damage, negligence, or other action on the part of the tenant or its guest/s (subject to any exemption under the Act).
- (o) To keep the premises free of rodents, cockroaches and other vermin and to notify the lessor promptly of any vermin or pest infestation. Provided however, where the presence of such vermin or infestation has arisen due to act or neglect on the part of the tenant, it shall be the tenant's responsibility to remedy.
- (p) At the commencement of the tenancy, the Lessor has provided the premises with all light bulbs, LED lights and fluorescent tubes in good working order. The Tenant will promptly replace, at the Tenant's cost, blown or damaged light bulbs, LED lights or fluorescent tubes (and starters, if required) and ensure all are in a working condition at the end of the tenancy. Where damage has been occasioned by the Lessor or its Agent, it shall be the Lessor's responsibility to replace such damaged equipment.
- (q) To at all times during the term of the tenancy, comply with the terms of this General Tenancy Agreement including Addendum - Special Terms.
- (r) Where a product, fixture or fitting provided with the premises has a warning label or safety instructions attached the tenant is not to deface, damage or remove such label.

3 Pets

- (1) The tenant may not keep pets on the premises other than:
 - (a) In accordance with the conditions set out in a written approval given by the lessor following a formal written request from the tenant in the required form, Clause 33A to 33D of the Standard Terms and this Clause 3.
- (2) Where the Lessor has given permission for a pet other than in response to a formal written request from the tenant in the approved form, the tenant agrees at all times to:
 - (a) Keep the pets under control, particularly in respect of noise.
 - (b) Maintain the cleanliness and health of the pets including appropriate vaccination.
 - (c) Keep all areas, where the pet/s are allowed, clean and parasite free.
 - (d) Abide by any body corporate by-laws and laws, by-laws and regulations of any competent authority or local council in relation to pets.
 - (e) Keep any cats indoors at night.
 - (f) Where the premises are part of a body corporate, restrain pets when in any common areas of the property by way of a leash or similar restraint device.
 - (g) Regularly remove pet droppings in an appropriate manner.
 - (h) Dispose of any deceased pet's bodies in an appropriate manner and in accordance with all local government by-laws or guidelines where applicable.
- (3) The tenant warrants that it has inspected the fences at the start of the tenancy and found them to be adequate to enclose the pet/s.
- (4) If during the tenancy the fences are found to be inadequate to enclose the pets:
 - (a) The tenant must promptly remove the pet/s from the premises until the fence is repaired; and
 - (b) Report the inadequacy or damage to the lessor/lessor's agent (subject to any exemption under the Act; refer Section 217(5)).
- (5) If the tenant breaches any of the conditions of this Clause 3 (or any written approval given in accordance with 3(1)(a) above) and such breach is not rectified within 14 days of the tenant being given a notice to rectify, the tenant will be required to remove the pet/s from the premises until such time as the breach is rectified.

4 During Occupancy

- (1) The tenant agrees that only the persons nominated in Addendum - Additional Items - Item B or as specified on the Application for Tenancy, and their children up to the maximum number of persons authorised under this agreement, are to reside on the premises. Approval must be sought from the lessor / lessor's agent for any other persons to reside on the premises during the tenancy.

- (2) The tenant is aware that the lessor / lessor's agent may maintain possession of a set of keys to the premises.
- (3) The tenant may not grant other person's a licence to occupy or use the whole or part of the premises for the tenant's commercial gain, whether by written or verbal agreement with the other person/s, without the lessor's consent having been first obtained. The lessor must act reasonably.

5 End of Occupancy

The tenant will on vacating the premises:

- (a) Return all keys, keycards and other security devices (if any) and make good the cost of replacement should any of these items not be returned or be lost at any time.
- (b) On the last day of the tenancy have all carpets cleaned to a standard similar to the standard as provided by the lessor/lessor's agent at the start of the tenancy.
- (c) Fair wear and tear accepted, repair damage to the premises arising from or as a result of the tenant's (or its guest's) actions including damage (if any) caused by the Tenant's pets.
- (d) Remove all the tenant's property from the premises including rubbish and property on the premises not the property of the lessor.
- (e) Leave the premises (including the grounds) in a neat and tidy condition
- (f) Where a pet has been kept on the Premises, comply with all conditions of approval.
- (g) Return all remote control devices in good working order and condition including batteries, and where not returned, make good the cost of replacement.

6 Breach of Tenancy

Note: Section 429 of the Act states:

If there is a dispute between the lessor and tenant... about (this) Agreement, either party may apply to the tribunal for an order and the tribunal may make any order it considers appropriate, to resolve the dispute.

- (1) The lessor having, where appropriate, taken reasonable steps to mitigate its losses, may claim from the tenant (subject to any exemption under the Act) any reasonable costs or expenses incurred by the lessor arising from or as a result of:
 - (a) the acts or omissions of the tenant, its guest or invitees other than invitees permitted to enter the Premises for the purpose of carrying out works as authorised by the lessor or lessor's agent in accordance with this agreement.
 - (b) the tenant's failure to comply with the tenant's obligations under the Act or this agreement.
- (2) If at the end of the tenancy the tenant is in breach of any of its obligations under this tenancy agreement the lessor may rectify such breach and claim the cost of such rectification from the rental bond or the tenant, subject to the provisions of the Act.
- (3) Should the agreement be terminated by the tenant or by a tenant's breach of the agreement before the ending date of this Agreement:
 - (a) subject to and in accordance with Clause 7 of the Standard terms of this Agreement the tenant agrees to pay reasonable costs (re-letting and advertising costs) and to continue to fulfill their obligations under this agreement until another General Tenancy Agreement is entered into by the lessor/ lessor's agent for the Premises or until the tenant's General Tenancy Agreement expires, whichever is sooner.
 - (b) the tenant may be liable to pay any loss of rent incurred by the lessor in re-letting the Premises where the lessor/ lessor's agent has taken reasonable steps to reduce or minimize rental losses.

7 Insurance / Indemnity

- (1) The tenant will not by act or omission do anything which would cause any increase in the premium of any insurance the lessor may have over the premises (or their contents) or cause such insurance policy to be invalidated.
- (2) The tenant shall be responsible for insuring the tenants own property.

8 Liability Statement

Except in the case where the lessor and/or the lessor's agent have been negligent or fail to comply with obligations under the Act, neither the lessor or the lessor's agent (acting with the lessor's authority) will be liable for any loss or damage suffered by the tenant or other persons on the premises with respect to either person or property AND the tenant indemnifies the lessor and/or the lessor's agent against all liability with respect to injury or damage to the tenant or other persons or the property of either occurring on the premises as a result of any act or omission by the tenant or others on the premises with the consent of the tenant (subject to any exemption under the Act).

Note: The provisions of Section 429 allow either party to apply to the Tribunal in case of a dispute.

9 Interpretation

For the purposes of this agreement Premises, where mentioned shall mean the premises, fixtures and inclusions, if any.

10 Notice of Rent Increases

In the case of a fixed term agreement the tenant agrees, if a rent increase is stated in Addendum - Additional Items - Item C:

- (a) subject to Clause 10 of the Standard Terms, the rental may be increased before the term ends and such increase shall be as set out in Addendum - Additional Items - Item C.
- (b) Notice must be given by the lessor / lessor's agent not less than two months prior to the rent increase commencement date advising of a rental increase and the date of such increase.

Note: In case of a disagreement, the provisions of Clause 11 of the Standard Terms may be applicable.

11 Related Documents / Notices / Electronic Communication

- (1) Where this Agreement has been forwarded electronically (either for signing or otherwise) the party receiving the Agreement confirms having consented to the delivery and execution of the Agreement (and any other materials) electronically, before receiving the documentation. The Parties further agree and confirm, any documents and communications in relation to this Agreement, may be forwarded electronically (either for signing or otherwise). This confirmation includes documents forwarded prior to the execution of this Agreement.
- (2) A Related Document to be served on any party under this Agreement shall be in writing and may be served on that party:
 - (a) by delivering it to the party personally; or
 - (b) by leaving it for the party at that party's address as stated in this Agreement; or
 - (c) by posting it to the party by ordinary mail or security mail as a letter addressed to the party at the address as stated in this Agreement; or
 - (d) by electronic communication to the party at the appropriate electronic address as stated in this Agreement; or
 - (e) by delivery to an alternative address, provided in writing by the party, by any of the methods outlined in Clauses 11(2)(a) to (d) above.
- (3) A document posted shall be deemed to have been served, unless the contrary is shown, at the time when, by the ordinary course of post, the document would be delivered.
- (4) A document sent by electronic communication will be deemed to have been received in accordance with Section 24 of the *Electronic Transactions (Queensland) Act 2001*.
- (5) Documents given by a party's solicitor will be deemed to have been given by and with the authority of the party.
- (6) Documents must be served before 5pm on a business day, failing which, such document will be deemed to have been served on the next business day.
- (7) The parties acknowledge and agree an Electronic Document readily accessible via a link within a Related Document is received when the Related Document is served and will be opened when the Related Document is opened.
- (8) Where applicable, the parties also agree to execution, delivery and service of documents electronically by a method provided by an agreed electronic signature service provider.

12 Inspections

- (1) The tenant will permit the lessor/lessor's agent, on entering the Premises in accordance with Clause 20 (routine inspections) of the Standard Terms, to record the condition of the Premises by taking photos and/or videos. The photos and/or videos will be used to compare with photos and/or videos taken in the preparation of the Entry Condition Report provided to the tenant at the start of the Tenancy. Such comparison is to assist in identifying any damage or defects that may arise during the tenancy.
- (2) The tenant authorises photos and/or videos (including photos and/or videos of something belonging to the tenant) taken in compliance with Clause 12(1) to be provided to and used subject to Clause 12(1) by the lessor and/or lessor's agent.
- (3) Photos or videos may not be used for advertising and copies will be provided to the tenant on request at no charge.
- (4) Should the lessor/lessor's agent require photos or videos of the Premises for any purpose other than as provided in Clause 12(1) the lessor/lessor's agent must obtain the tenant's written authorisation.

13 Privacy

- (1) The lessor's agent must comply with the provisions of the Australian Privacy Principles (*Privacy Act 1988 (CTH)*) and where required maintain a Privacy Policy.
- (2) The Privacy Policy outlines how the lessor's agent collects and uses Personal Information provided by you as the tenant, or obtained by other means, to provide the services required by you or on your behalf.
- (3) You as the tenant agree the lessor's agent may, subject to the *Privacy Act 1988 (CTH)* (where applicable), collect, use and disclose such information to:
 - (a) the lessor of the Premises to which this Agreement applies, insofar as such information is relevant to the managing and/or leasing of the Premises; and/or
 - (b) (subject to the provisions of Chapter 9 of the Act) residential tenancy databases for the purpose of enabling a proper assessment of the risk in providing you with the tenancy and if applicable listing tenancy agreement breaches; and/or
 - (c) previous managing agents or landlords and nominated referees to confirm information provided by you; and/or
 - (d) tradespeople and similar contractors engaged by the lessor / lessor's agent in order to facilitate the carrying out of works with respect to the Premises; and/or
 - (e) the lessor's insurance companies; authorised real estate personnel; courts and tribunals and other third parties as may be required by the lessor's agent relating to the administration of the Premises and use of the lessor's agent's services; and/or
 - (f) a utility connection provider where you request the lessor's agent to facilitate the connection and/or disconnection of your utility services; and/or
 - (g) Body Corporates.
- (4) Documents or copies of documents provided to establish the identity of the tenant or persons entitled to deal on behalf of the tenant, will be retained by the lessor's agent in accordance with the Australian Privacy Principles and will not be used for any purpose other than confirming the identity of such person's.
- (5) Without provision of certain information the lessor's agent may not be able to act effectively or at all in the administration of this Agreement.
- (6) The tenant has the right to access such Personal Information and may require correction or amendment of any inaccurate, incomplete, out of date or irrelevant information.
- (7) The lessor's agent will provide (where applicable), on request, a copy of its Privacy Policy.

14 Data Collection

Upon signing this Agreement, the parties agree the Agent, and the form completion service provider providing this form may, without disclosing Personal Information, collect, use and disclose to Data Collection Agencies, information contained in this Agreement (together with any forms issued under or in relation to this Agreement), or any subsequent tenancy agreement.

15 Telephone

Subscription to telephone and internet services will be the responsibility of, and at the cost to, the Tenant.

16 Special Terms

The parties confirm that no legal advice as to the Standard Terms or Special Terms was provided by the lessor's agent. Any Special Terms or Clauses were inserted at the specific request of a relevant party to this Agreement. No warranty is given by the lessor's agent and legal advice should be sought.

17 Definitions

- (1) **Data Collection Agency:** means an agency or organisation that collects real estate data to provide information to the real estate, finance and property valuation industries to enable data analysis.
- (2) **Electronic Document:** means any electronic communication (including Notices) as defined in the *Electronic Transactions (Queensland) Act 2001* including any electronically generated document situated on an external server readily accessible via a link within an electronic communication or other electronically generated document.
- (3) **Personal Information:** means personal information as defined in the *Privacy Act 1988 (CTH)*.
- (4) **Related Document:** means any written communication (including Notices) with regard to this matter between the parties, including any Electronic Documents.

18 Tenants Enquiries

By signing this Agreement the tenant expressly acknowledges and agrees that the tenant has entered into this Agreement on the basis of their own enquiries and due diligence, as to:

- (a) the condition of the premises/its inclusions;
- (b) the services provided for the premises;
- (c) any other matters relating to the premises which are likely to affect the tenant's quiet enjoyment of the premises;
- (d) the terms of the Agreement and any other documents the lessor is required to provide the tenant; and
- (e) the rights and obligations of the tenant or the lessor under the Act.

and has not been induced to enter into this Agreement or relied on any statement, representation or information provided by the Landlord (or their Agent) not contained in this agreement or able to be verified by the Tenant's due diligence enquiries.


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Addendum A

A1. Special Terms

Agent's Entry

The Agent, having complied with the requirements of the Act, may enter the Premises to:

- (1) carry out quarterly inspections of the Premises by a representative of the Agent
 - (2) check that any breaches of the tenancy have been rectified
 - (3) through itself or its authorised tradespeople, enter the Premises to carry out maintenance and repairs
- And if the Tenant/s are not present, the Agent is authorised to enter the Premises using its own keys.

Receipt of Documents - Including Inventory Report

1. The Tenant acknowledges having received a form 17a upon signing the Tenancy Agreement for the Premises.
2. The Tenant acknowledges having received a form 1a Condition Report for completion and return to the Lessor in accordance with Clause 5(3) of the Standard Terms of this Agreement.
3. The Tenant acknowledges having received an Inventory Report for the Premises for completion and return to the Lessor within 3 working days.

Care of Premises

In accordance with Addendum - Special Terms Clause 2(a), BluTack and other similar products are not to be used on any interior or exterior surface of the Premises without prior written approval from the Lessor.

Lease Renewal - Condition Report

Where the Lessor grants a further term of occupancy to the Tenant, the Entry Condition Report supplied at the commencement of the original term of the tenancy is relevant and applicable to the new lease term.

Pets

The Tenant/s acknowledge that they are NOT to purchase any new pets or replace any existing approved pet should it pass, without the prior written consent of the Agent

Photos at Routine Inspections

The Tenant/s acknowledge that the Agency will take photos at ALL routine inspections for the purpose of showing the Owners how the property is being maintained. These images will never be used for advertising purposes. The Tenant/s are aware that if there is anything that they do not wish photographed, it is their responsibility to put this away before a routine inspections. Photos at inspections are not negotiable.

Grass Clippings

Addendum - Special Terms 2(f) is amended to read as follows:

To maintain all garden areas including watering trees and other plants, mowing the lawn, removing from the Premises garden rubbish (including pet waste and grass clippings) and keeping plants free from pests and disease.

Keys - Loss and Replacement

The Tenant will be responsible for all costs associated with the loss or replacement of keys, locks or security devices and services of a locksmith if required.

Plugs

The Tenant acknowledges that all plugs for the kitchen, bathroom/s, laundry and the Premises in general, remain with the Premises at the end of the tenancy. Failing which, the Tenant will be responsible for replacement.

Property Use

The Tenant(s) confirm and agree, in accordance with Clause 21 of the Standard Terms of this Agreement, the Premises shall only be used as a place of residence by the Tenant. Use of the Premises for business purpose, without the written consent of the Lessor/ Lessor's Agent first had and obtained, is prohibited. Any such consent will be entirely at the discretion of the Lessor.

Repairs and Maintenance - Written Notice

The Tenant agrees and confirms all notices made in compliance with Clause 32 of the Standard Terms must be in writing (emergencies excepted).

Tradesperson Callout Where Tenant is Responsible

If the Tenant/s requests the services of a tradesperson to carry out repairs on the Premises and there is no fault found or the fault is found to have been caused by the Tenant/s or their guests or the Tenant's own property, the Tenant/s acknowledge and agree it will be responsible for payment of the fees charged by such tradesperson.

Water Usage Charge - Tenant to Pay

1. The premises being water efficient and Item 12.2 and Clause 17(1) of the Standard Terms applying, the Tenant is required to pay the water consumption charges for the premises.
2. Water meter readings as at the date of commencement of the tenancy will be recorded on the Entry Condition Report and subsequently in the Routine Condition Reports (quarterly during the term of the tenancy) and finally on the Exit Condition Report.
3. The readings having been made by the Agent the invoice amount will be calculated at the applicable rate charged by the relevant local authority from time to time.
4. The Agent will forward to the Tenant every three (3) months an invoice for payment of the water consumption charges.
5. The Tenant must make payment of the invoiced amount



Addendum A (continued)

in accordance with Clause 17(5) of the Standard Terms.

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10 CLEVELAND VIEW CTS 47781

ABN: 77945409621

9-10 Michelle Court

CLEVELAND QLD 4163

Accounts enquiries:(07)34799300

Accounts email:accounts.cleveland@whittles.com.au

Your account number

SHEP02

Date of issue

21 Aug 2025

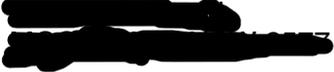
Total amount payable

\$1138.00

1 Oct 2025

New charges due for payment

C N Shepherd & K J Carrick



Property Address

Lot 10,9-10 Michelle Court
CLEVELAND QLD 4163

Lot number

10

Unit number

10

| Details | Period | Amount | GST Incl | Total |
|--|----------------------|-----------|----------|---------|
| Admin Fund Contributions | 01/10/25 to 31/12/25 | 710.00 | 0.00 | 710.00 |
| Sinking Fund Contributions | 01/10/25 to 31/12/25 | 428.00 | 0.00 | 428.00 |
| | | | | 1138.00 |
| TOTAL DUE IF PAID BY 01/10/25 (Includes GST of \$0.00) | | \$1138.00 | | |

Interest at the rate of 30% per annum is payable on overdue levies



DEFT Reference Number

3052266490106

Date due

1 Oct 2025

Amount due

\$1138.00

Plan: 047781

Lot: 00010

Account: SHEP02



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PAYMENT OPTIONS



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"\$ \$ * ' "

Contact your financial institution to make a payment from your cheque, savings or credit card. Please use your DEFT Reference number when making your payment.



-+, * \$" ' +, "

Present this bill at any Post Office to make cheque or EFTPOS payments.



Vendor/s

CHRISTOPHER NORMAN SHEPHERD, KAYLA JANE CARRICK

Property Address

UNIT 10 10 MICHELLE CT, CLEVELAND QLD 4163