

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

Part 1 – Seller and property details

Seller **Jeffery David Haywood**

Property address
(referred to as the
“property” in this
statement)

9/40 HARGREAVES ROAD, MANLY WEST QLD 4179

Lot on plan description

9/SP207329

Community titles scheme
or BUGTA scheme:

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

☒ **Yes**

☐ **No**

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

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ **Yes**

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

☒ **Yes**

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.						
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue to affect the property after settlement. ☒ Yes ☐ No Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: <table border="1" data-bbox="973 510 1484 694"> <tr> <td>» the start and end day of the term of the lease:</td> <td>4/03/2025 - 28/01/2026</td> </tr> <tr> <td>» the amount of rent and bond payable:</td> <td>\$670.00</td> </tr> <tr> <td>» whether the lease has an option to renew:</td> <td>\$2,680.00</td> </tr> </table> Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ Yes Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:	» the start and end day of the term of the lease:	4/03/2025 - 28/01/2026	» the amount of rent and bond payable:	\$670.00	» whether the lease has an option to renew:	\$2,680.00
» the start and end day of the term of the lease:	4/03/2025 - 28/01/2026						
» the amount of rent and bond payable:	\$670.00						
» whether the lease has an option to renew:	\$2,680.00						
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No <i>If Yes, the details of any statutory encumbrances are as follows:</i> Queensland Urban Utilities; NBN Co Qld; Energex QLD; APA Group Gas Networks; Brisbane City Council; Telstra QLD South East - see attached search.						
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. ☒ Yes ☐ No If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) 04/03/2025 Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.						

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>: Low density residential	
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes ☒ No The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. ☐ Yes ☒ No The following notices are, or have been, given: A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No	
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. ☐ Yes ☒ No <i>If Yes, a copy of the order or application must be given by the seller.</i>	
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). ☐ Yes ☒ No	
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.	
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.	

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property. If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. Pool compliance certificate is given. OR Notice of no pool safety certificate is given.	☐ Yes ☒ No ☒ Yes ☐ No ☒ Yes ☐ No ☐ 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. <i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>	☐ Yes ☒ No
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i>, section 246AG, 247 or 248 or under the <i>Planning Act 2016</i>, section 167 or 168. The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	☐ Yes ☒ No ☐ Yes ☒ No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.	
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.	

Part 5 – Rates and services

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

Rates	Whichever of the following applies—
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:
	Amount: \$548.80 Date Range: 1/1/2026 - 31/3/2026
	OR
	The property is currently a rates exempt lot.** ☐
	OR
	The property is not rates exempt but no separate assessment of rates ☐ is issued by a local government for the property.

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

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

Water	Whichever of the following applies—
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: \$271.88 Date Range: 4/9/2025-19/11/2025
	OR
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:
	Amount: Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

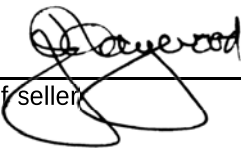
WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. ☒ Yes ☐ No (If Yes, complete the information below)
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. ☒ Yes Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. ☒ Yes ☐ No If No— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme ☐ Yes ☒ No (If Yes, complete the information below)
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. ☐ Yes ☐ No If No— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures – SELLER


Signature of seller

Signature of seller

Jeffery David Haywood
Name of Seller

Name of Seller

2-Feb-2026
Date

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

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50738729	Search Date:	27/01/2026 13:23
Date Title Created:	30/09/2008	Request No:	54829354
Previous Title:	13141180		

ESTATE AND LAND

Estate in Fee Simple

LOT 9 SURVEY PLAN 207329

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 39029

REGISTERED OWNER

Dealing No: 711992048 17/10/2008

JEFFERY DAVID HAYWOOD

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11328172 (POR 94)
(POR 252)
(POR 253)
2. MORTGAGE No 711992049 17/10/2008 at 09:02
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141

ADMINISTRATIVE ADVICES

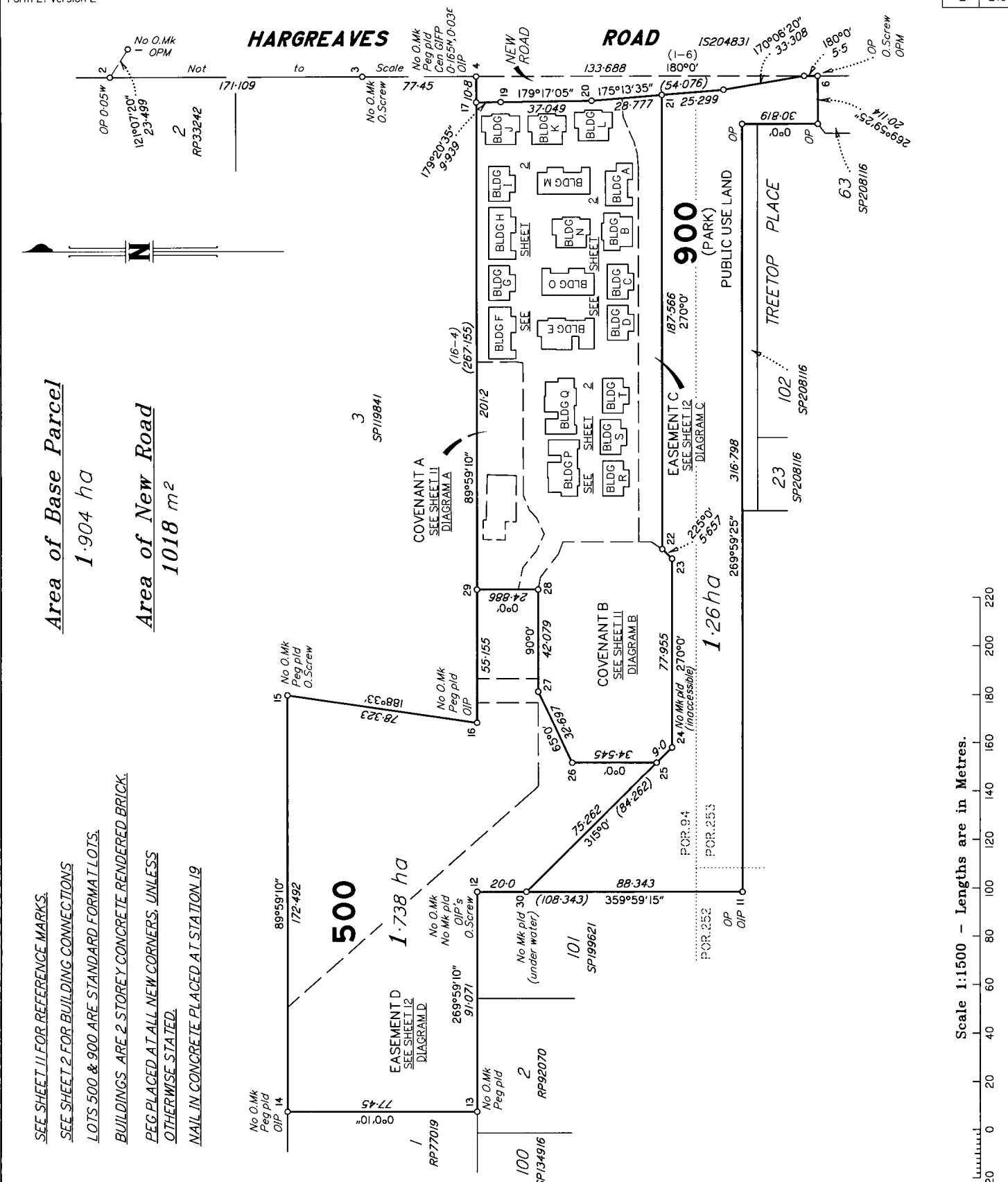
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UNREGISTERED DEALINGS

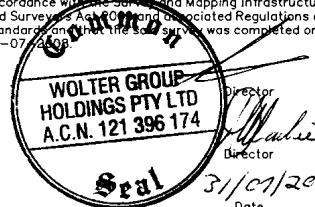
NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



Walter Group Holdings Pty Ltd (ACN 121 396 174) hereby certify that the land comprised in this plan was surveyed by the corporation, by Nigel Boyd DONALDSON, surveying graduate for whose work the corporation accepts responsibility, under the supervision of Anthony WELLS, a Chartered Professional Surveyor and that the plan is accurate, that the said survey was performed in accordance with the Land and Mapping Infrastructure Act 2003 and Surveyors Act 2002 and associated Regulations and Standards and that this plan was completed on 24-07-2008.



*Plan of Lots 1-47,500,900,
Common Property, Covenants A &
B & Emt C in Common Property
and Emt D in Lot 500*

Cancelling Lot 2 on RP77019

PARISH: **TINGALPA**

COUNTY: *Stanley*

Meridian: *IS204831*

F/N's: *No*

Scale: ***1:1500***

Format: **BUILDING**



SP 207329

Plan Status:

711931400 BE 400 \$3769.50 18/09/2008 15:05		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.	
Registered		s. Lodged by Tobin King Lateef Lawyers Level 10, 217 George Street Brisbane QLD 4000 307 (Include address, phone number, reference, and Lodger Code)	

1. Certificate of Registered Owners or Lessees. t/We MANLY VIEWS NO.2 PTY LTD A.C.N. 105 694 335 (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 MANLY VIEWS NO.2 PTY LTD ACN 105 694 335 by its duly constituted Attorney FEROZE SHAROFF LATEEF under registered Power of Attorney No. 707859074 who declares that he has no knowledge of the revocation of the power of attorney * Rule out whichever is inapplicable				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3">6. Existing</th> <th colspan="4">Created</th> </tr> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Lots</th> <th>Cov</th> <th>Emts</th> <th>Road</th> </tr> <tr> <td>13141180</td> <td>2</td> <td>RP77019</td> <td>1-47,500,900,CP</td> <td>A,B</td> <td>C,D</td> <td>New Rd</td> </tr> </table>				6. Existing			Created				Title Reference	Lot	Plan	Lots	Cov	Emts	Road	13141180	2	RP77019	1-47,500,900,CP	A,B	C,D	New Rd
6. Existing			Created																									
Title Reference	Lot	Plan	Lots	Cov	Emts	Road																						
13141180	2	RP77019	1-47,500,900,CP	A,B	C,D	New Rd																						

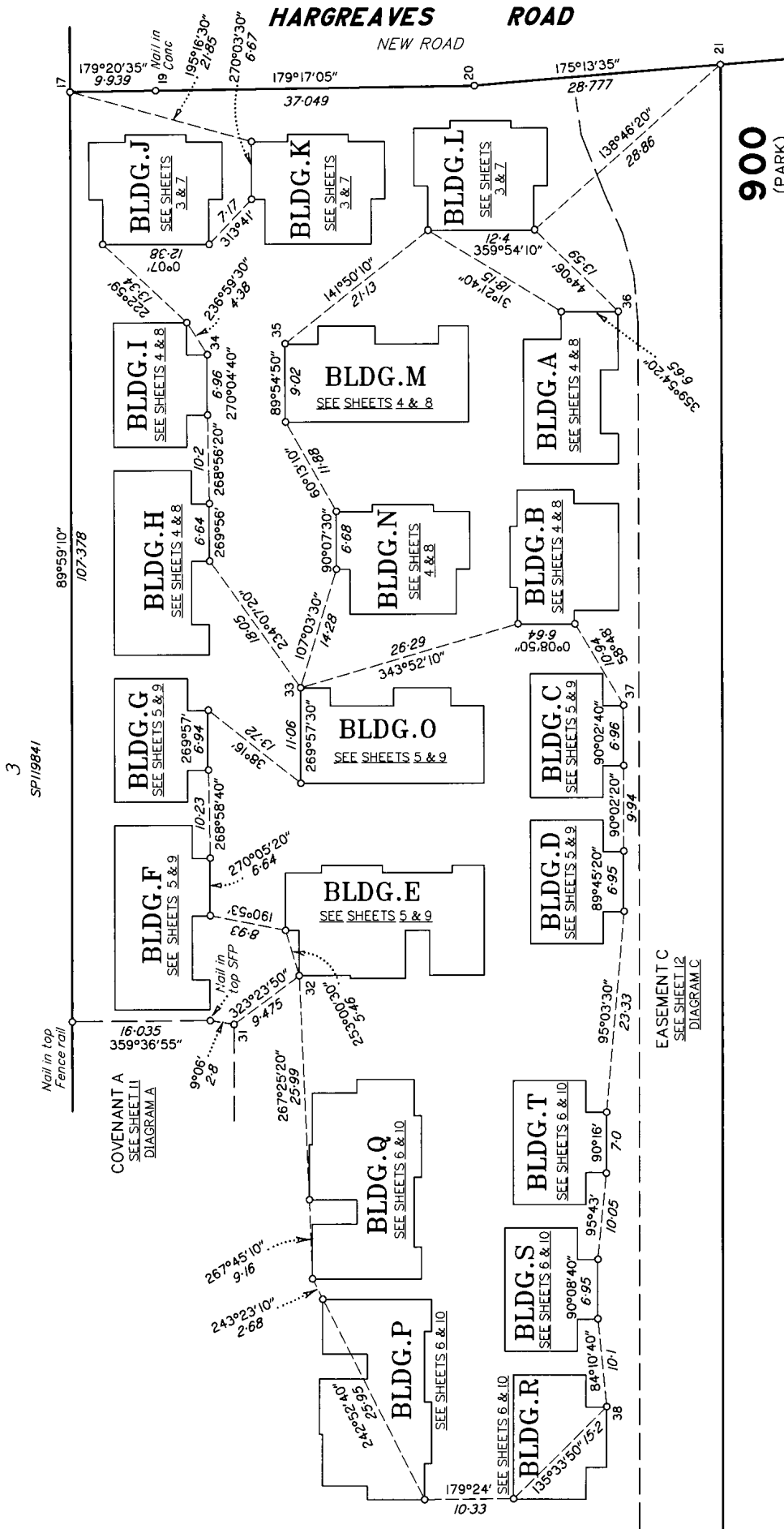
2. Local Government Approval. * BRISBANE CITY COUNCIL hereby approves this plan in accordance with the: % INTEGRATED PLANNING ACT 1997 Dated this <u>17th</u> day of <u>September, 2008</u> LESLIE HOWARD ACWORTH Appointed Officer		DATE OF DEVELOPMENT APPROVAL 07-12-2006 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">900 1-47,500,CP</td> <td style="width: 50%; text-align: center;">94,252,253 94</td> </tr> <tr> <td style="text-align: center;">Lots</td> <td style="text-align: center;">Orig</td> </tr> </table>		900 1-47,500,CP	94,252,253 94	Lots	Orig
900 1-47,500,CP	94,252,253 94						
Lots	Orig						

3. Plans with Community Management Statement : CMS Number : 31029 Name : MANLY MANOR		4. References : Dept File : Local Govt : Surveyor : C794/I		7. Portion Allocation : 8. Map Reference : 9543-32331 9. Locality : MANLY WEST 10. Local Government : BRISBANE CITY 11. Passed & Endorsed : By : Walter Group Holdings Pty Ltd Date : 31/01/2008 Signed : Designation : Liaison Officer	
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12. Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; * Part of the building shown on this plan encroaches onto adjoining lots and road Cadastral Surveyor/Director * Date 31-7-2008 *delete words not required		13. Lodgement Fees : Survey Deposit \$ Lodgement \$ New Titles \$ Photocopy \$ Postage \$ TOTAL \$	
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14. Insert Plan Number	SP207329
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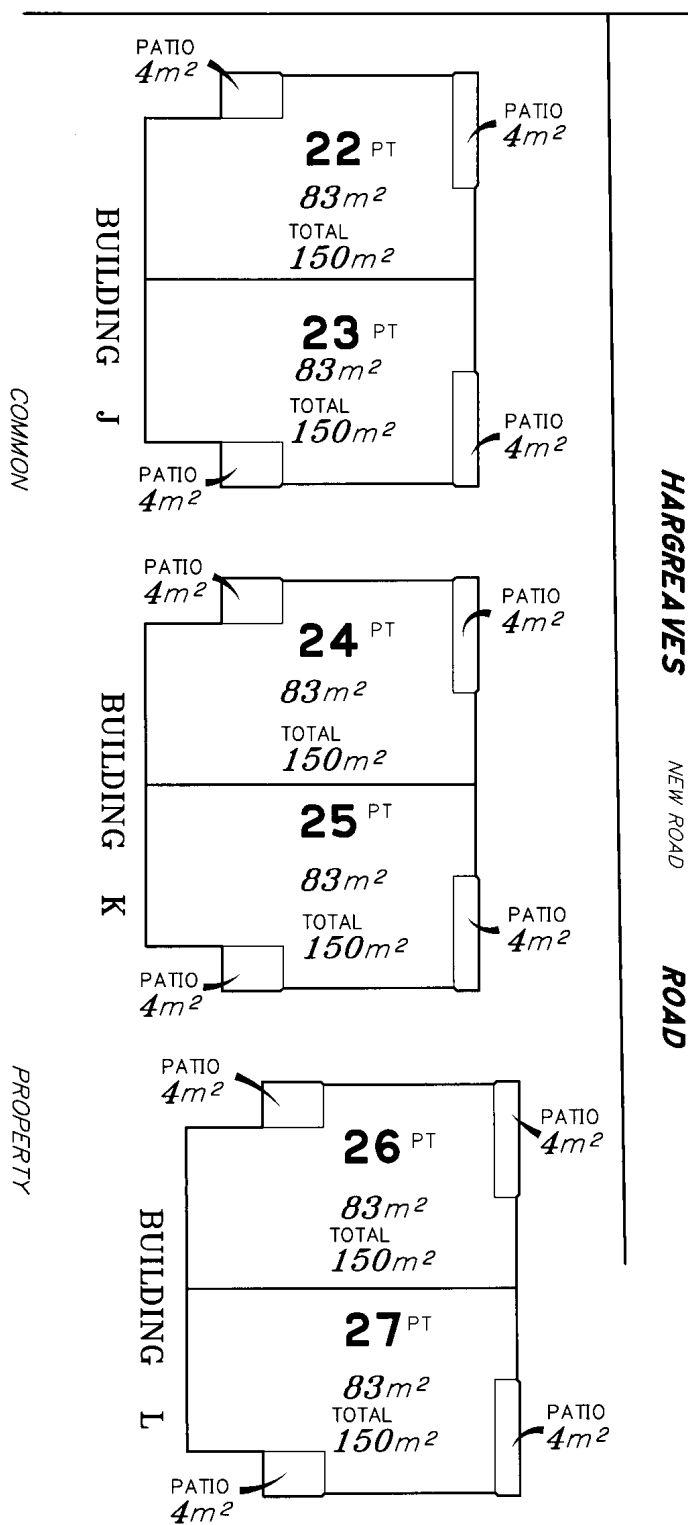
BUILDING CONNECTIONS
SCALE 1:500



900
(PARK)
PUBLIC USE LAND
SEE SHEET 1

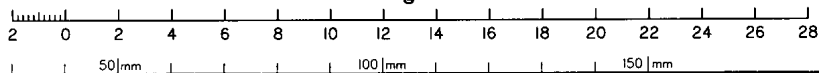
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3
SP119841



LEVEL A
SCALE 1:200

Scale 1:200 - Lengths are in Metres.



State copyright reserved.

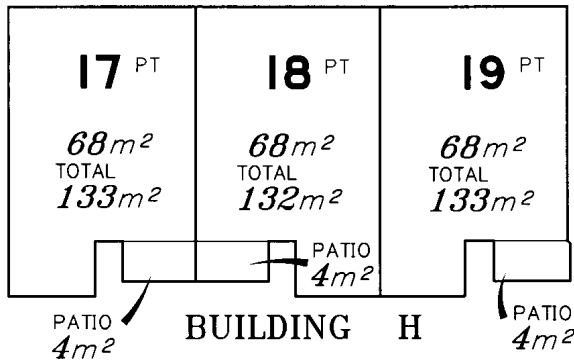
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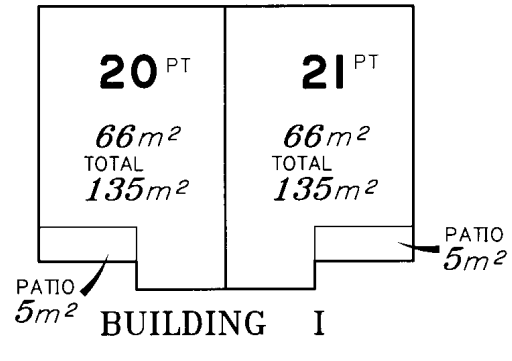
16

SEE
SHEET
5

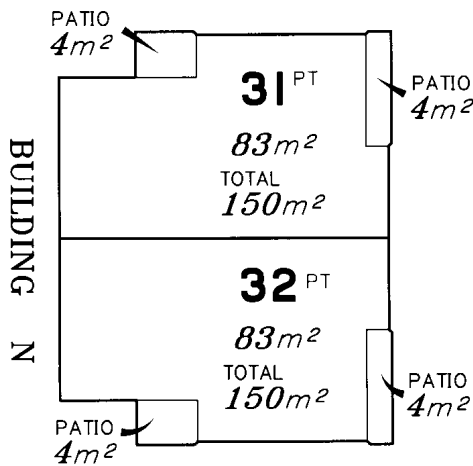
PATIO



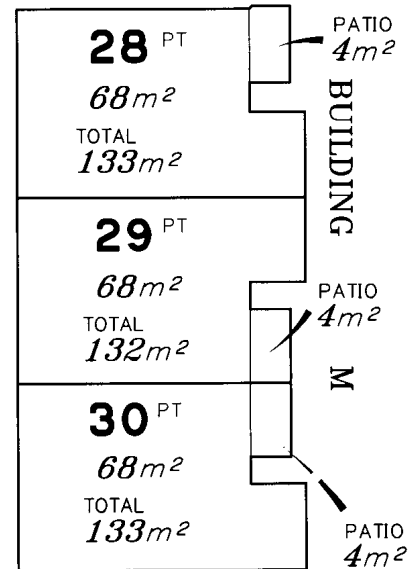
COMMON



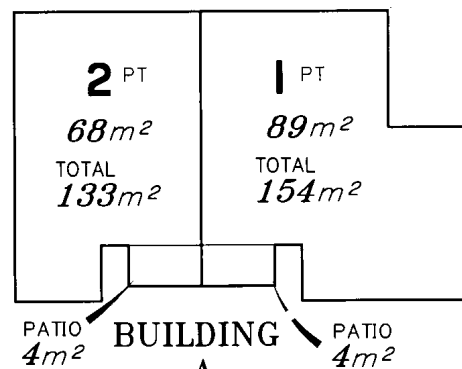
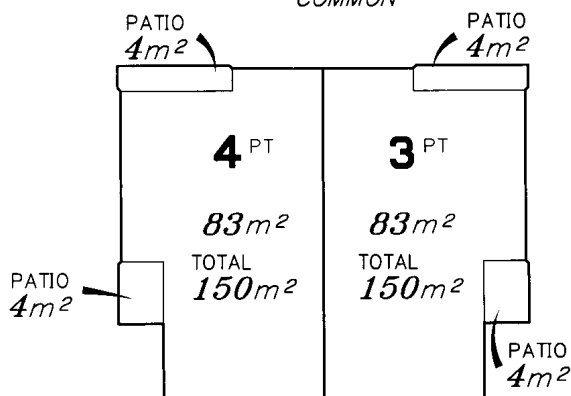
PROPERTY



COMMON



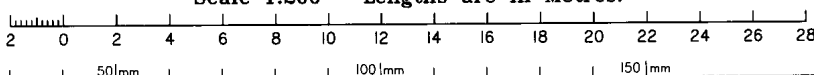
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LEVEL A

SCALE 1:200

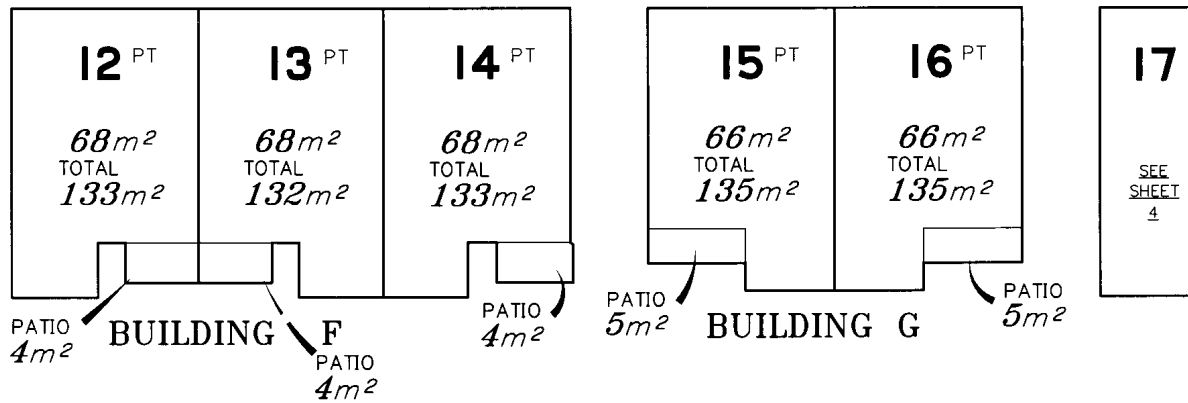
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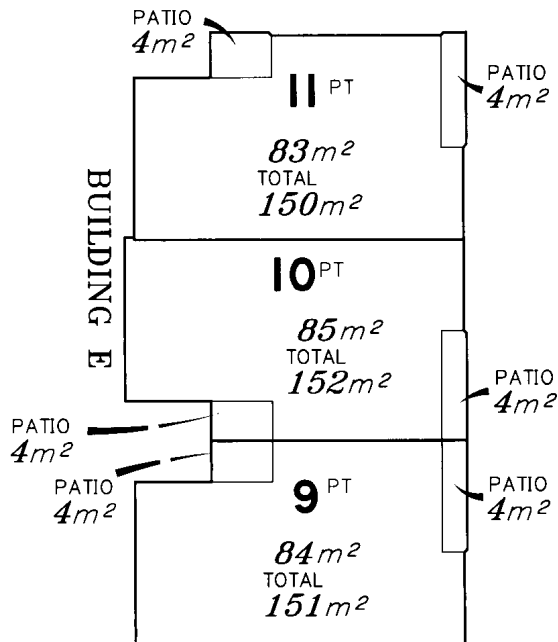
Insert
Plan
Number

SP207329

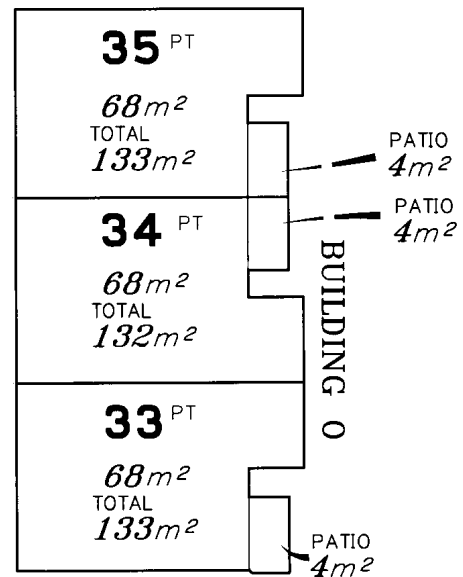


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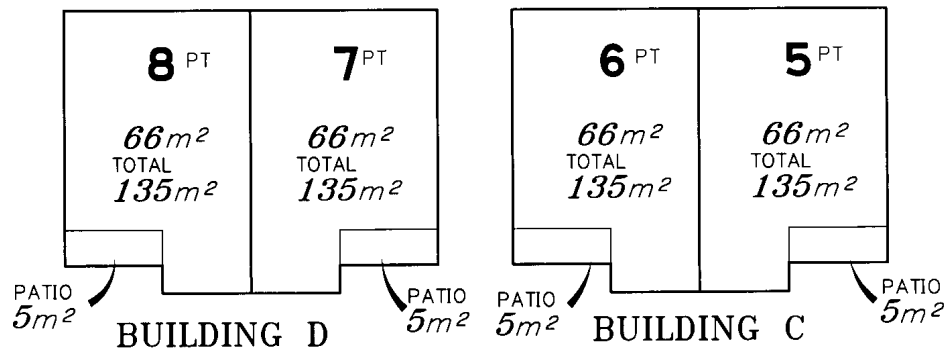
PROPERTY



COMMON

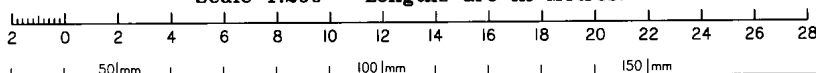


PROPERTY



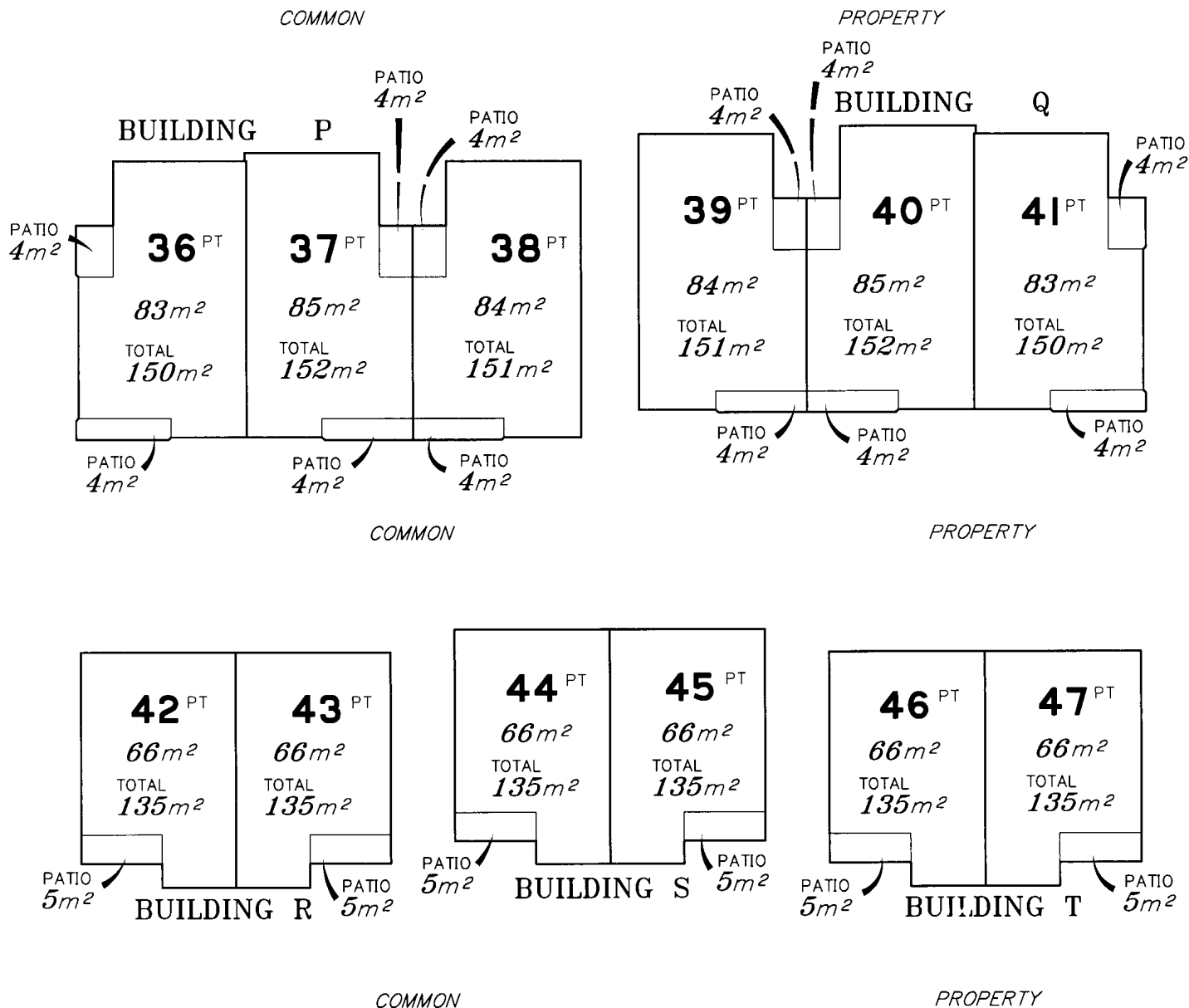
LEVEL A
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Scale 1:200 - Lengths are in Metres.



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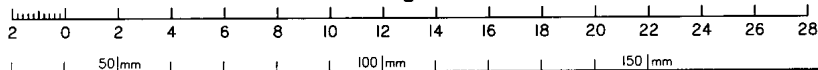
Insert Plan Number **SP207329**



LEVEL A

SCALE 1: 200

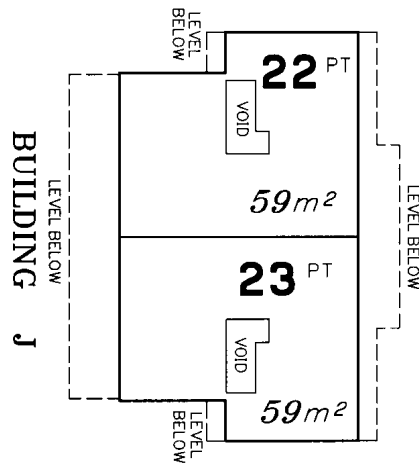
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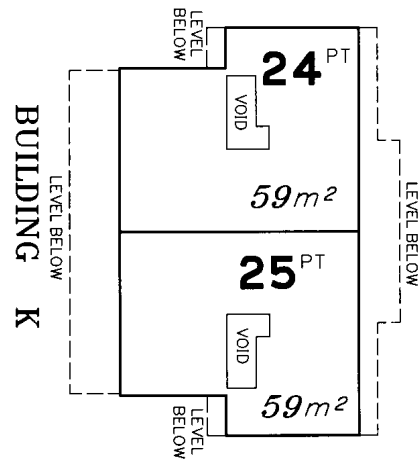
State copyright reserved.

Insert
Plan
Number

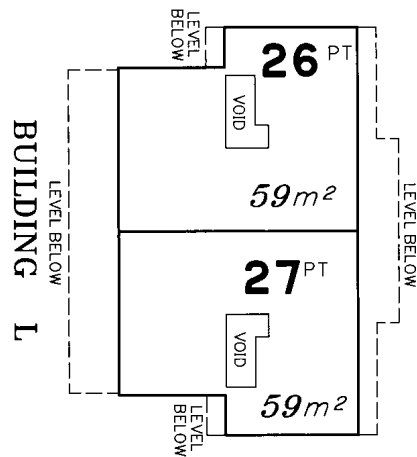
SP207329



COMMON

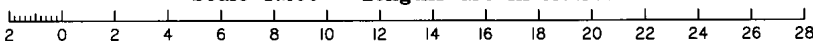


PROPERTY



LEVEL B
SCALE 1: 200

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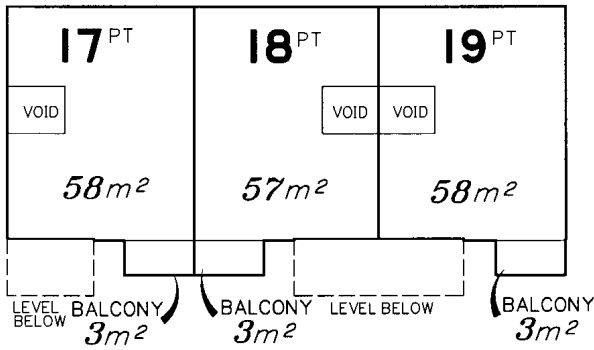
State copyright reserved.

Insert Plan Number	SP207329
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16

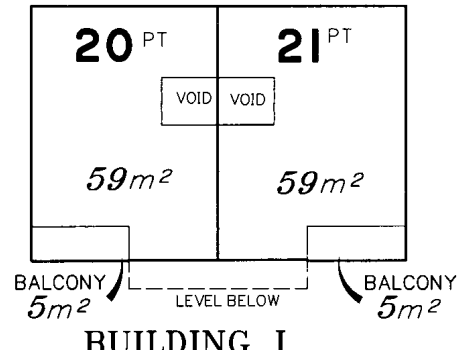
SEE
SHEET
9

BALCONY



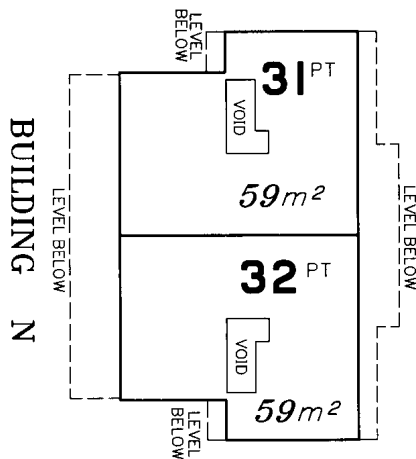
BUILDING H

COMMON



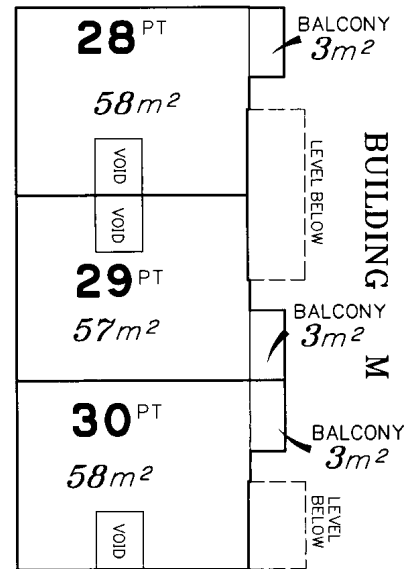
BUILDING I

PROPERTY



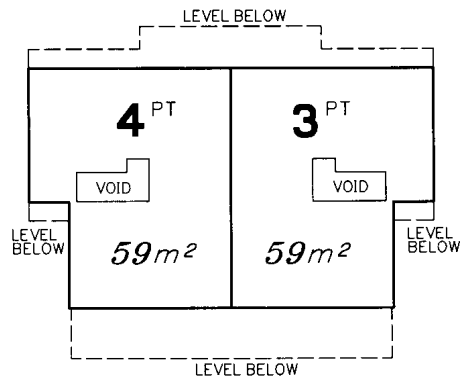
BUILDING N

COMMON

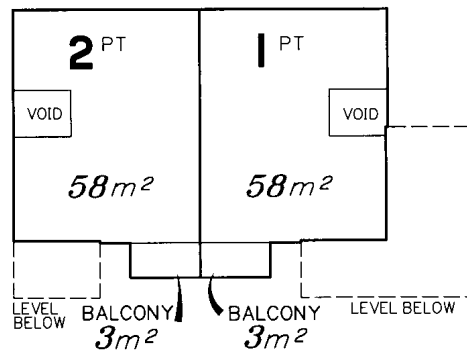


BUILDING M

PROPERTY



BUILDING B

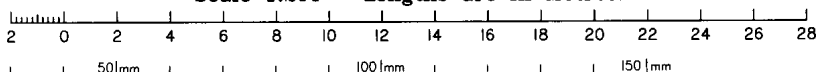


BUILDING A

LEVEL B

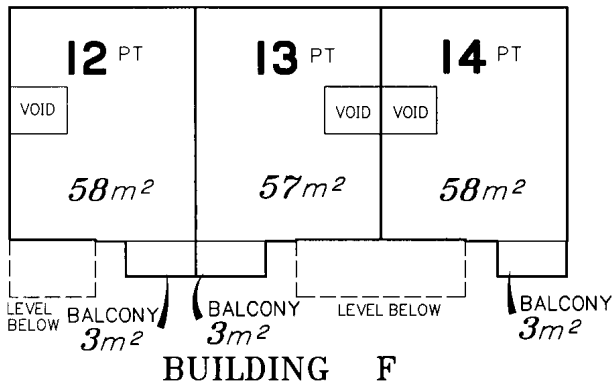
SCALE 1:200

Scale 1:200 - Lengths are in Metres.

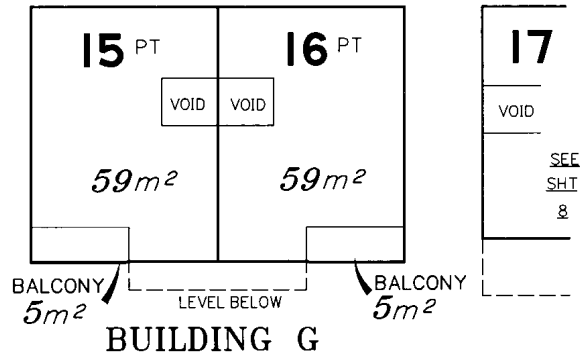


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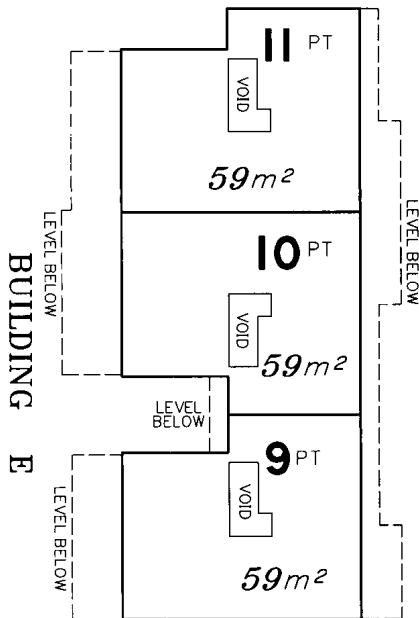
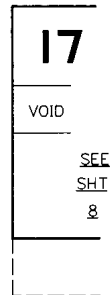
Insert Plan Number SP207329



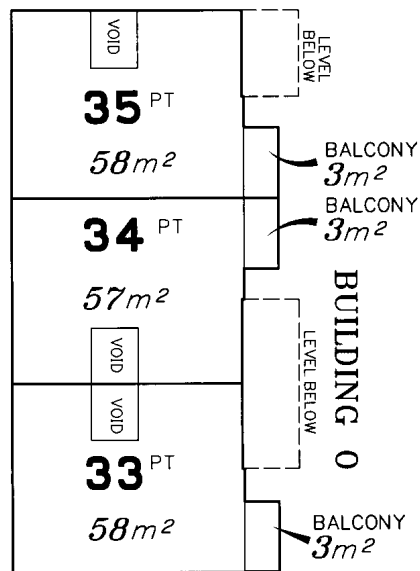
COMMON



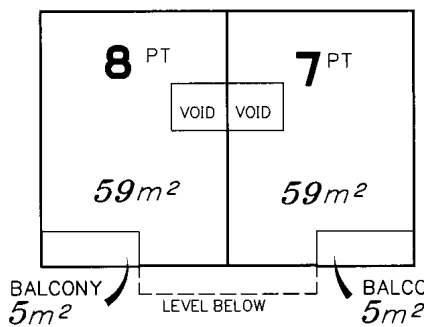
PROPERTY



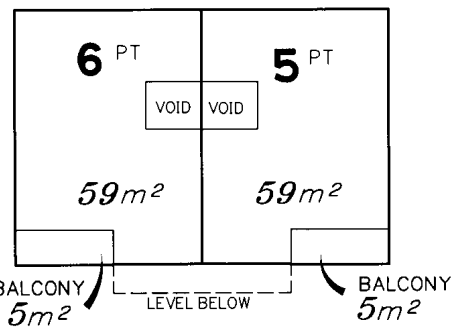
COMMON



PROPERTY



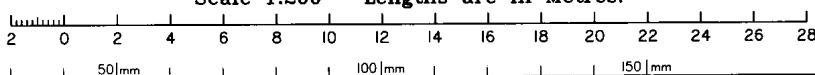
BUILDING D



BUILDING C

LEVEL B
SCALE 1:200

Scale 1:200 - Lengths are in Metres.



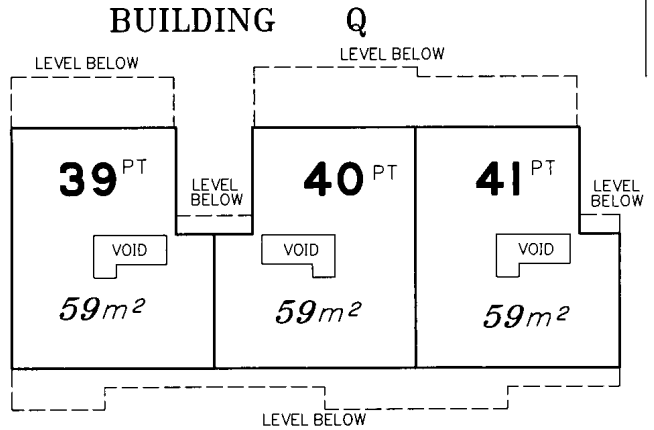
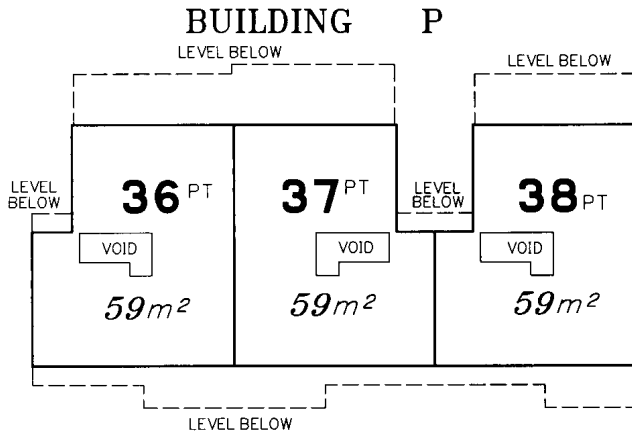
State copyright reserved.

Insert Plan Number **SP207329**



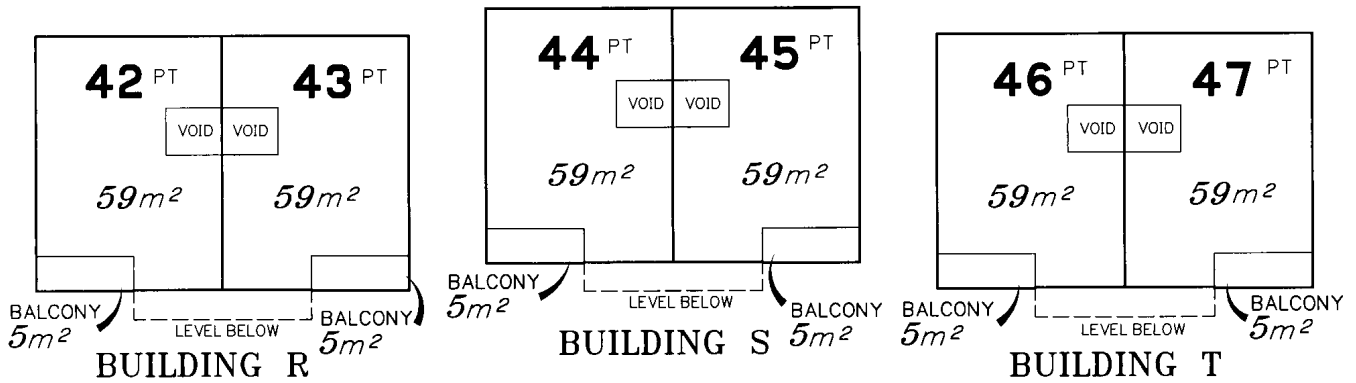
COMMON

PROPERTY



COMMON

PROPERTY

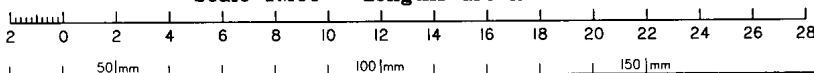


COMMON

PROPERTY

LEVEL B
SCALE 1:200

Scale 1:200 - Lengths are in Metres.

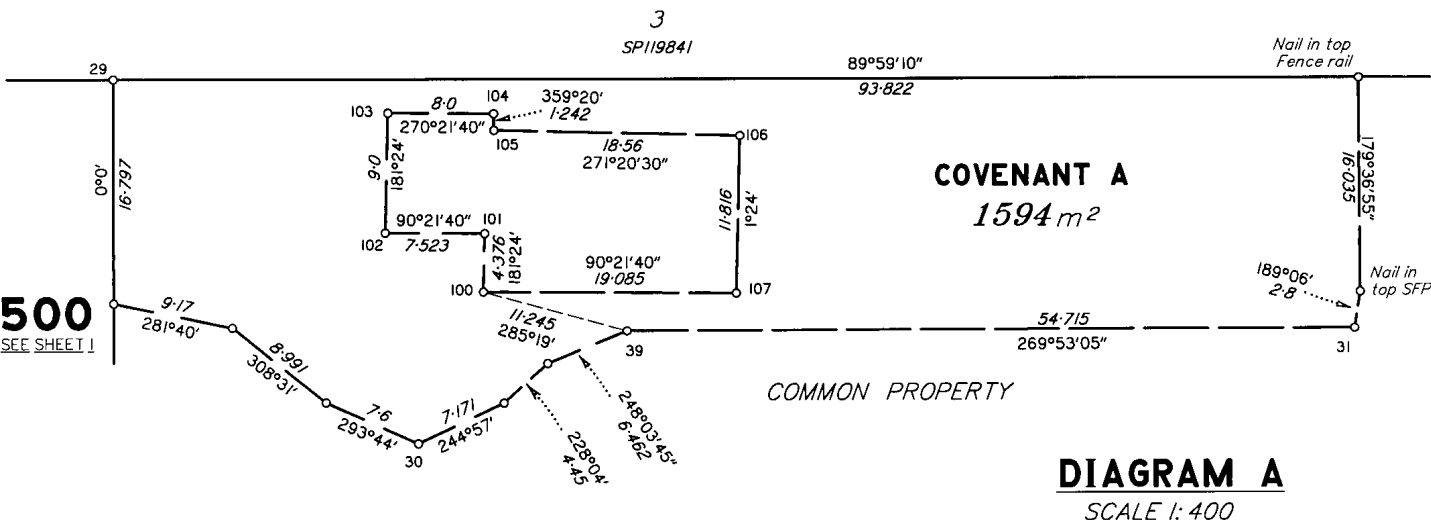
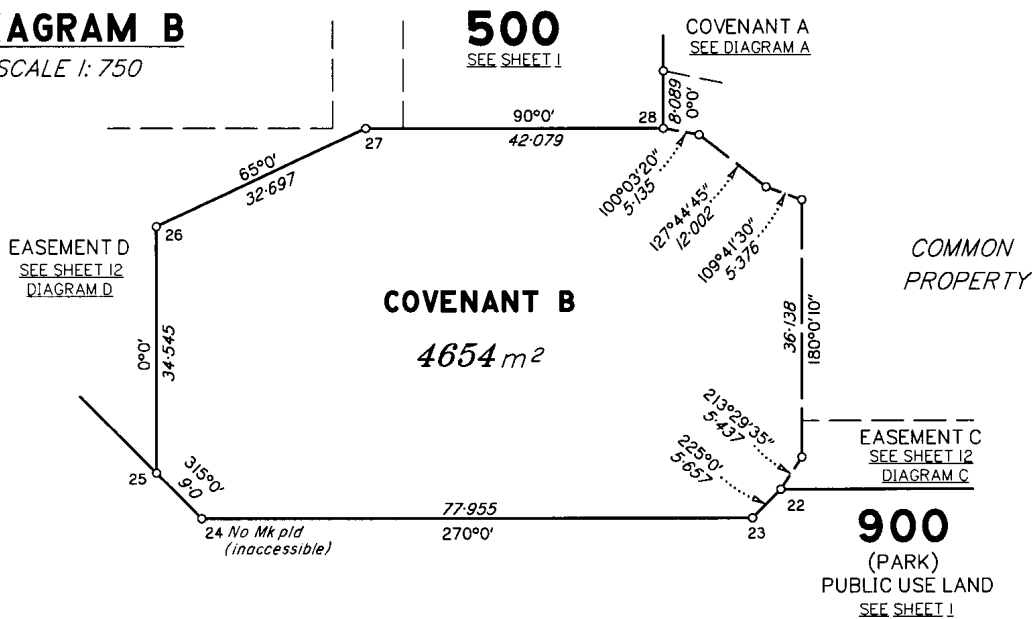


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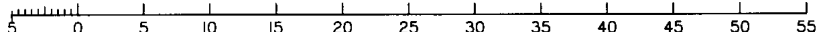
Insert Plan Number **SP207329**

DIAGRAM B

SCALE 1: 750



Scale 1:400 - Lengths are in Metres.



COVENANT A EXCLUDES AREA BOUNDED
BY LINES 100-107-100.

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
3	O.Screw in Channel	IS204831	36°31'25"	27.96
4	OIP	IS204831	51°48'30"	6.491
6	O.Screw in Kerb	SP156524	26°12'50"	47.53
8	OIP	IS204831	188°03'30"	10.86
10	OIP	RP92070	179°59'15"	0.604
11	OIP	IS204831	43°38'15"	12.45
12	OIP	IS204831	143°34'	0.696
12	O.Screw in Manhole	IS204831	45°25'	1.555
12	OIP	IS204831	0°33'30"	10.425
14	OIP	IS204831	54°20'	9.987
15	O.Screw in Kerb	IS204831	37°08'	2.413
16	OIP	IS204831	334°27'30"	28.6
30	Screw in Kerb		99°25'	1.637
31	Nail in Kerb		217°21'50"	9.923
32	Nail in Kerb		24°11'	2.736
33	Nail in Kerb		19°08'30"	9.82
34	Screw in Kerb		125°46'	2.44
35	Nail in Kerb		314°38'	2.183
36	Nail in Kerb		128°53'	12.63
37	Nail in Kerb		133°41'20"	10.743
38	Screw in Kerb		229°52'40"	10.426

(New Connection)

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
1-OPM	IS155386	18°14'15"	20.854	116885
6-OPM	RP196299	222°22'10"	222.467	57833

(New Connection)

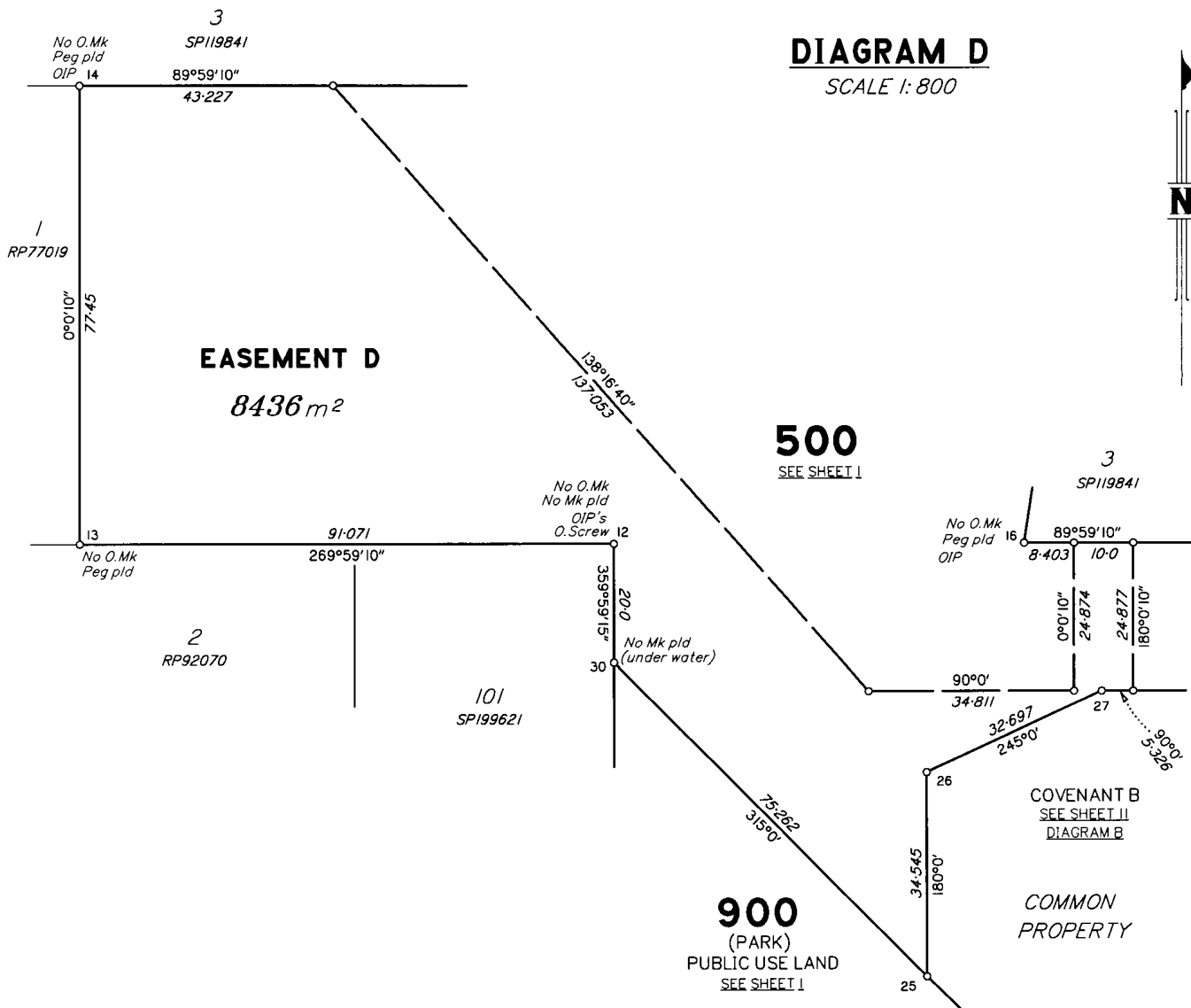
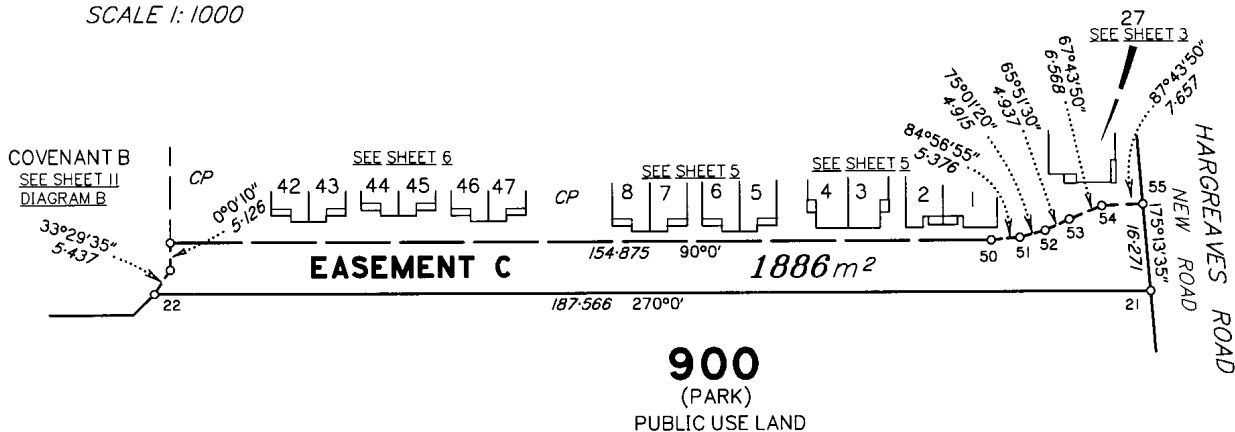


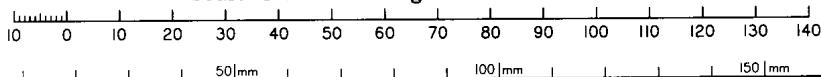
DIAGRAM C

SCALE 1: 1000



Nail in Kerb placed at stations 50-55

Scale 1:1000 - Lengths are in Metres.



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Insert Plan Number **SP207329**

Duty Imprint

Dealing Number



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1. Nature of request

RECORD
REQUEST TO RECORD NEW COMMUNITY
MANAGEMENT STATEMENT FOR MANLY MANOR
COMMUNITY TITLES SCHEME 39029

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

SPG Lawyers
PO Box 5164 GCMC QLD 9726
jane.turner-young@spglawyers.com.au
07 5538 2277

Lodger
Code
GC30

2. Lot on Plan Description

COMMON PROPERTY OF MANLY
MANOR COMMUNITY TITLES
SCHEME 39029

Title Reference
50738720

3. Registered Proprietor/State Lessee

BODY CORPORATE FOR MANLY MANOR COMMUNITY TITLES SCHEME 39029

4. Interest

FEE SIMPLE

5. Applicant

BODY CORPORATE FOR MANLY MANOR COMMUNITY TITLES SCHEME 39029

6. Request

I hereby request that: the New CMS deposited herewith which amends Schedul C of the existing CMS be recorded as the Community Management Statement for Manly Manor Community Title Scheme 39029

7. Execution by applicant

Peter Alexander Zdanowicz

27/6/22
Execution Date

[Signature]
Applicant's or Solicitor's Signature

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

THIS CMS MUST BE DEPOSITED WITH:

- A FORM 14 GENERAL REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).

A NEW CMS MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only
CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name of community titles scheme

MANLY MANOR COMMUNITY ^{TITLES} TITLES SCHEME 39029

2. Regulation module

ACCOMMODATION MODULE

3. Name of body corporate

BODY CORPORATE FOR MANLY MANOR COMMUNITY TITLES SCHEME 39029

4. Scheme land

Lot on Plan Description
LOTS 1 TO 47 ON SP 207329

LOT 48 TO 84 ON SP 207330

Title Reference

50738721 to
50738767 inclusive
50750319 to
50750355 inclusive
50738720

COMMON PROPERTY OF

MANLY MANOR CTS 39029

5. #Name and address of original owner

n/a

6. Reference to plan lodged with this statement

N/A

first community management statement only

7. New CMS exemption to planning body community management statement notation (if applicable*)

Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')

Not applicable pursuant to Section 60(6) of BCCM Act 1997

.....signed

name and designation

name of local Government

*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

8. Execution by original owner/Consent of body corporate



2015/22
Execution Date

SECRETARY/CHAIRPERSON

*COMMITTEE MEMBER
Execution

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

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SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 207329	1	1
Lot 2 on SP 207329	1	1
Lot 3 on SP 207329	1	1
Lot 4 on SP 207329	1	1
Lot 5 on SP 207329	1	1
Lot 6 on SP 207329	1	1
Lot 7 on SP 207329	1	1
Lot 8 on SP 207329	1	1
Lot 9 on SP 207329	1	1
Lot 10 on SP 207329	1	1
Lot 11 on SP 207329	1	1
Lot 12 on SP 207329	1	1
Lot 13 on SP 207329	1	1
Lot 14 on SP 207329	1	1
Lot 15 on SP 207329	1	1
Lot 16 on SP 207329	1	1
Lot 17 on SP 207329	1	1
Lot 18 on SP 207329	1	1
Lot 19 on SP 207329	1	1
Lot 20 on SP 207329	1	1
Lot 21 on SP 207329	1	1
Lot 22 on SP 207329	1	1
Lot 23 on SP 207329	1	1
Lot 24 on SP 207329	1	1
Lot 25 on SP 207329	1	1
Lot 26 on SP 207329	1	1
Lot 27 on SP 207329	1	1
Lot 28 on SP 207329	1	1
Lot 29 on SP 207329	1	1
Lot 30 on SP 207329	1	1
Lot 31 on SP 207329	1	1
Lot 32 on SP 207329	1	1
Lot 33 on SP 207329	1	1
Lot 34 on SP 207329	1	1
Lot 35 on SP 207329	1	1
Lot 36 on SP 207329	1	1
Lot 37 on SP 207329	1	1
Lot 38 on SP 207329	1	1
Lot 39 on SP 207329	1	1
Lot 40 on SP 207329	1	1
Lot 41 on SP 207329	1	1
Lot 42 on SP 207329	1	1
Lot 43 on SP 207329	1	1
Lot 44 on SP 207329	1	1
Lot 45 on SP 207329	1	1
Lot 46 on SP 207329	1	1
Lot 47 on SP 207329	1	1
Lot 48 on SP 207330	1	1
Lot 49 on SP 207330	1	1
Lot 50 on SP 207330	1	1
Lot 51 on SP 207330	1	1
Lot 52 on SP 207330	1	1
Lot 53 on SP 207330	1	1
Lot 54 on SP 207330	1	1
Lot 55 on SP 207330	1	1
Lot 56 on SP 207330	1	1
Lot 57 on SP 207330	1	1

Lot 58 on SP 207330	1	1
Lot 59 on SP 207330	1	1
Lot 60 on SP 207330	1	1
Lot 61 on SP 207330	1	1
Lot 62 on SP 207330	1	1
Lot 63 on SP 207330	1	1
Lot 64 on SP 207330	1	1
Lot 65 on SP 207330	1	1
Lot 66 on SP 207330	1	1
Lot 67 on SP 207330	1	1
Lot 68 on SP 207330	1	1
Lot 69 on SP 207330	1	1
Lot 70 on SP 207330	1	1
Lot 71 on SP 207330	1	1
Lot 72 on SP 207330	1	1
Lot 73 on SP 207330	1	1
Lot 74 on SP 207330	1	1
Lot 75 on SP 207330	1	1
Lot 76 on SP 207330	1	1
Lot 77 on SP 207330	1	1
Lot 78 on SP 207330	1	1
Lot 79 on SP 207330	1	1
Lot 80 on SP 207330	1	1
Lot 81 on SP 207330	1	1
Lot 82 on SP 207330	1	1
Lot 83 on SP 207330	1	1
Lot 84 on SP 207330	1	1
TOTALS	84	84

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

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

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

SCHEDULE C BY-LAWS

DEFINITIONS AND INTERPRETATION

In these By-Laws, the following words have the following meaning, unless the context otherwise requires:

- (a) **"Act"** the Body Corporate and Community Management Act 1997 as amended from time to time. If the Act is repealed, then the replacement Act;
- (b) **"Approved Drawings"** or **"Approved Drawings and Documents"** means the drawings and documents approved by the Brisbane City Council (Reference DRS/USE/H05-915050) and contained in the Development Approval;
- (c) **"Body Corporate"** the Body Corporate created upon the establishment of the Scheme pursuant to the Act;
- (d) **"Body Corporate Manager"** or **"Manager"** the person appointed by the Body Corporate at any time pursuant to the Act as the manager of the Body Corporate;
- (e) **"Building"** the building and all improvements comprised in the Scheme;
- (f) **"Building Manager"** the person appointed by the Body Corporate at any time pursuant to the Act for the better management, control, use and enjoyment of the Common Property and for the better exercise and performance of the Body Corporate's powers and duties;

- (g) **"Building Manager's Lot"** a lot in the Scheme owned by the person appointed by the Body Corporate in writing as the Service Contractor and Letting Agent for the Scheme as those terms are defined in the Act;
- (h) **"CMS"** the Community Management Statement that is registered over the Land which benefits and burdens the Land;
- (i) **"Committee"** the Committee appointed pursuant to the Act;
- (j) **"Common Property"** the common property created upon establishment of the Scheme and being so much of the Building and Land which is not comprised in any Lot;
- (k) **"Development"** means the residential complex comprising of the 84 lots for residential purposes, facilities and the common property of the Scheme.
- (l) **"Development Approval"** means the Judgement in Appeal No. BD2813 of 2006 dated 7th December 2006 containing the conditions imposed by the Brisbane City Council (Reference DRS/USE/H05-915050) for the Material Change of Use and Carrying Out Building Work (Development Permit and Preliminary Approval) – Multi-Unit Dwelling (84 units) and Park, as attached to the Judgement and marked "A";
- (m) **"Land"** all the land referred to in the Building Format Plan for the Scheme;
- (n) **"Letting Agent"** the person authorised by the Body Corporate as a letting agent for the Scheme;
- (o) **"Lot"** a lot in the Scheme;
- (p) **"Original Owner"** means Manly Views No. 2 Pty Ltd ACN 105 694 335;
- (q) **"Owner"** the registered Owner from time to time of a Lot;
- (r) **"Owner's Invitees"** each of the Owner's officers, employees, agents, visitors, invitees, lessees and other claiming through or under the Owner;
- (s) **"Regulations"** the *Body Corporate and Community Management (Accommodation Module) Regulation 1997*;
- (t) **"Scheme"** Manly Manor Community Titles Scheme established pursuant to the Act.

Rules for Interpretation

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

- (a) references to any right, power or authority of the Body Corporate or Committee to do any thing extend to all people authorised by them;
- (b) references to a Lot, the Common Property, Building, Land or to any thing includes any part of it;
- (c) any obligation on an Owner not to do any act or thing includes an obligation not to permit such act or thing to be done and to prevent such act or thing being done by the Owner's Invitees;
- (d) any obligation on an Owner to do any act or thing includes an obligation to ensure such act or thing is done by the Owner's Invitees;
- (e) words denoting the singular include the plural number and vice versa;
- (f) words importing a gender include any gender;
- (g) words denoting a natural person include companies, partnerships, trusts, or bodies corporate;
- (h) headings are for convenience only and do not affect the interpretation of these By-laws;
- (i) derivatives of any word or expression defined in these By-laws will have a corresponding meaning;

- (j) any notice to be given or any consent or approval required to be obtained from the Body Corporate or Committee under these By-laws must be given to obtained in writing; and
- (k) anything to be done by the Body Corporate may be done by the Committee if authorised by the Act.

1. Vehicles

- (a) The Owner of a Lot must not, without the Body Corporate's written approval:
 - (i) park a vehicle, or allow a vehicle to stand, on the Common Property; or
 - (ii) permit an invitee to park a vehicle, or allow a vehicle to stand, on the Common Property, except for the designated visitor parking which must remain available at all times for the sole use of visitors vehicles.
- (b) An approval under subsection (a) must state the period for which it is given, with the exception of designated visitor parking.
- (c) However, the Body Corporate may cancel the approval by giving 7 days written notice to the registered Owner, with the exception of designated visitor parking.

2. Roads, Access and Other Common Property

- (a) The Owner of a Lot acknowledges:-
 - (i) Access to Hargreaves Road will be ultimately restricted to left in, left out.
 - (ii) A directional visitor parking sign will be located at the Hargreaves Road frontage(s) of the Development adjacent to or clearly visible from the vehicle entrance to the Land.
 - (iii) An appropriate pavement of minimum Type A standard and surface (including associated drainage) will be constructed on the Land to the area on which motor vehicles will be driven and/or parked.
 - (iv) Paved areas for the manoeuvring of a rubbish removal truck and the loading and unloading of vehicle(s) will be constructed on the Land.
 - (v) The roadways, pathways, drives and other Common Property and any easement giving access to the Land shall not be obstructed by any Owner or the tenants, guests, servants, employees, agents, children, invitees, licensees of an Owner or any of them or used by them for any purpose other than the reasonable ingress and egress to and from their respective Lots or the parking areas provided.
- (b) An Owner of a Lot shall not:
 - (i) drive or permit to be driven any motor vehicle in excess of two (2) tonnes weight onto or over the Common Property other than such vehicles necessary to complete the construction and/or occupation of any residence erected on the land, and any motor vehicles entitled by any statute and/or local authority ordinances;
 - (ii) permit any invitees' vehicles to be parked on the roadway forming part of the common area at any time. Any invitees shall park their vehicles in the visitors' parking bays on the Common Property and shall use such area only for its intended purpose of casual parking;
 - (iii) exceed the speed limit of 5 kilometres per hour.

3. Car Space

- (a) There will be on site parking for a total of 140 cars. This includes:-
 - (i) in Stage 1 - 66 garaged spaces and 13 dedicated visitor parking spaces One of the visitor parking spaces will be provided for people with disabilities;

- (ii) in Stage 2 - 45 garaged spaces and 12 dedicated visitor parking spaces and 4 visitor spaces within existing driveways (tandem). One of the visitor parking spaces will be provided for people with disabilities.

- (b) The following vehicles are permitted to be parked in the Lot's allocated car space: motor car or motor bike. The following are only permitted after obtaining the Body Corporate's consent: boat, trailer, caravan, campervan or mobile home. These vehicles shall at all times be kept in a roadworthy and the like condition and the car space is to be tidy and free of all litter.

4. Obstruction

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

5. Damage to Lawns etc on Common Property

An Owner of a Lot shall not:

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon Common Property; or
- (b) except with the consent in writing of the Committee, use for his own purposes as a garden any portion of the Common Property.

6. Damage to Common Property

An Owner of a Lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Common Property except with the consent in writing of the Committee.

7. Depositing Rubbish etc on Common Property

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

8. Garbage Disposal

- (a) An Owner of a Lot shall:

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

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

- (c) ensure that the health, hygiene and comfort of the Owner of any other Lot is not adversely affected by their disposal of garbage.

- (b) The Owner of a Lot acknowledges that an appropriate area for storage and collection of refuse, including recyclables will be constructed in a position which is accessible to service vehicles on the Land;

- (c) The Owner of a Lot acknowledges that the Original Owner has in accordance with the provisions of the Development Approval given an indemnity to the Brisbane City Council and its agents in respect of any damage to the pavement and other driving surfaces in the Land caused by the refuse collection vehicles that enter the Land.

9. Appearance of Buildings/Clothes Drying

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

- (b) The Owners of a Lot must not without the Committee's written approval make a change to the internal appearance of the Lot at any time.

- (c) Outside wireless and television aerials and satellite dishes (or similar devices) may not be erected on the Lot or common property without the written permission of the Committee;
- (d) An Owner of a Lot which contains a balcony, terrace or garden area, pot plants or planter box is responsible for the maintenance of such balcony, terrace or garden area, pot plant or planter box, whether it is part of the title to the Lot or part of the Lot by way of exclusive use. An Owner must take care when watering or carrying out maintenance so as to cause minimum disturbance to other Owner's;
- (e) An Owner must ensure that all trees, shrubs, creepers and plants in or on any balcony, terrace or garden area, pot or planter box
 - (i) are kept and maintained in good health and condition;
 - (ii) do not extend beyond the boundaries of the Lot; and
 - (iii) do not obstruct the views from another Lot or interfere with the use and enjoyment of another Lot.

10. Inflammable Liquids Gases or Other Materials

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

11. Keeping of Animals

- (a) the owner or occupier of a lot must not, without the body corporate's written approval:
 - (i) bring or keep an animal on the lot or the Common Property; or
 - (ii) permit an invitee to bring to keep an animal on the lot or the Common Property.
- (b) all pets are prohibited from entering Conservation Covenant Areas A and B as shown on the Survey Plan pursuant to Condition 3.5(f) in the said Conservation Covenant.
- (c) Any approval given under this by-law will be limited to the approval of one dog or one cat per lot.
- (d) Any approval given pursuant to an earlier by-law will not be affected by this by-law.

12. Auction Sales

An Owner of a Lot shall not permit any auction sale to be conducted or to take place in their Lot or in the dwelling or upon the parcel without the prior approval in writing of the Committee.

13. Right of Entry

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

14. Dividing Fences

An Owner of a Lot shall not without the consent in writing of the Committee erect any fence on the Lot unless the same is of a construction approved by the Committee.

15. Noise

- (a) An Owner of a Lot, their guests, servants or agents shall not make or permit any noise likely to interfere in any way with the peaceful enjoyment of other Owners or occupiers of Lots or of any person lawfully using the Common Property. In particular, no Owner of a Lot shall hold or permit to be held any social gathering in their Lot which would cause any noise which unlawfully interferes with the peace and quietness of any other Owner of a Lot, at any time of day or night and in particular shall comply in all respects with the Noise Abatement Act 1979 and the Environmental Protection (Noise) Policy 1997, as amended.
- (b) In the event of any unavoidable noise in a Lot at any time, the Owner thereof shall take all practical means to minimise annoyance to other Owners or occupiers of Lots by closing all doors, windows and curtains of their Lot and also such further steps as may be within their power for the same purpose.

- (c) Guests leaving after 11.00pm shall be requested by their hosts to leave quietly. Quietness also shall be observed when an Owner of a Lot returns to their dwelling late at night or in early morning hours.
- (d) An Owner of a Lot shall not operate or permit to be operated within the Scheme any radio, two way radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use upon the Common Property or in any other Lot.

16. Use of Lots

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

17. Infectious Diseases

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

18. Alteration to Lots and Common Property

- (a) An Owner of a Lot shall not construct or permit the construction or erection of any fence, pergola, screen, awning or other structure or outbuilding of any kind within or upon a Lot or on Common Property without the approval in writing of the Committee.
- (b) Any alteration made to Common Property or any fixture or fitting attached to Common Property by any Owner of a Lot, whether made or attached with or without the approval of the Committee, shall, unless otherwise provided by resolution of a general meeting or of a meeting of the Committee, be repaired and maintained by the Owner for the time being of the Lot of which the aforesaid Owner was such Owner.
- (c) There shall be no external structural alterations or extensions or repainting to a Lot without the approval in writing of the Committee. An Owner shall submit to the Body Corporate's architect all plans and specifications for any such structural alteration or extension.

19. Curtains, Venetian Blinds and Window Tinting

An Owner shall not hang curtains, install Venetian blinds or apply window tinting visible from outside the Lot unless those curtains have a white backing or unless such colour and design have been approved by the Committee. An Owner shall not install or renovate and/or replace a curtain backing or window tinting without having the colour and design of same approved by the Committee. In giving such approvals, the Committee shall ensure so far as practicable that curtain backing and window tinting used in all units presents a uniform appearance when viewed from Common Property or any other Lot.

20. Maintenance of Lots

- (a) Each Owner shall be responsible for the maintenance of their Lot and shall ensure that their Lot is so kept and maintained as not to be offensive in appearance to other Lot Owners through the accumulation of excess rubbish or otherwise. Further, all Lots are to be so maintained as to prevent the excessive growth of grass and other vegetation making Lots unsightly, increasing fire risks or contributing to the spread of noxious weeds to other Lots.
- (b) The Body Corporate shall be responsible for the care and maintenance of the garden area between the front of the building created on each Lot and the Common Property adjoining the roadway to ensure uniformity of appearance of all Lots in the Scheme.

21. Security for Lots

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

- (i) any locking or other safety device for protection of their Lot against intruders; or
- (ii) any screen or other device to prevent entry of animals or insects upon their Lot,

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

22. Replacement of Glass

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

23. Taps

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

24. Water Closets and Conveniences

The water closets and conveniences and other water apparatus including waste pipes and drains shall not be used for any purposes other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein. Any damage or blockage resulting to such water closets, conveniences, water apparatus, waste pipes and drains from misuse or negligence shall be borne by the Owner whether the same is caused by their own actions or those of their servants, agents, licensees or invitees.

25. Behaviour of Invitees

- (a) An Owner of a Lot shall take all reasonable steps to ensure that their invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the Owner of another Lot or of any person lawfully using Common Property.
- (b) The Owner of a Lot shall be liable to compensate the Body Corporate in respect of all damage to the Common Property or personal property vested in it caused by such Owner or their invitees.
- (c) An Owner of a Lot which is the subject of a lease or licence agreement shall take all reasonable steps, including any action available to them under any such lease or licence agreement, to ensure that any lessee or licensee or other occupier of the Lot or their invitees comply with the provisions of the By Laws.
- (d) The duties and obligations imposed by these By Laws on an Owner of a Lot shall be observed not only by the Owner but also by the guests, servants, employees, agents, children, invitees and licensees of such Owner.
- (e) Where the Body Corporate expends money to make good damage caused by a breach of the Act or of these By Laws by any Owner of a Lot or the guests, servants, employees, agents, children, invitees or licensees of the Owner of a Lot or any of them, the Committee shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the Owner of the Lot at a time when the breach occurred.

26. Notice of Defect

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

27. Duties of the Body Corporate

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

All expenses incurred as a result of this By-Law shall be paid from funds contributed to the Sinking Fund.

- (i) Authority to expend funds in excess of the prescribed amount pursuant to the Body Corporate Community Management Act 1997 to perform work required by this By-Law may be given to the Committee by an ordinary resolution of the Body Corporate at a general meeting to which at least two quotations for the performance of this work have been tabled for consideration.
- (ii) An Owner, mortgagee or occupier shall not alter the external colour scheme of their Lot without prior approval in writing from the Committee pursuant a resolution of the Committee.

(b) Insurance

- (i) In addition to insurance effected pursuant to the Body Corporate and Community Management Act 1997, the Body Corporate shall insure and keep insured all buildings on the Common Property and any improvements thereon under a damage policy to the reinstatement or replacement value thereof.
- (ii) The Body Corporate shall effect and keep current in respect of all improvements made to the parcel, property damage insurance in the joint names of those persons recorded from time to time on the roll as Owners of the Lots in the parcel in an amount nominated by the Body Corporate in general meeting from time to time. Such insurance shall be taken out with a reputable insurance company and shall cover the rebuilding and/or repair of the buildings due to damage and destruction by fire, storm, tempest, explosion or any other occurrence usually provided for in such insurance cover.
- (iii) All insurance premiums payable by the Body Corporate under this By-Law shall be paid from funds contributed to the administrative fund.
- (iv) An Owner shall be responsible for the insurance of Owners fixtures as defined in the Body Corporate and Community Management Act 1997 including all electrical equipment, carpets, drapes and improvements within their Lot.

28. Use of Swimming Pool

In relation to the use of the swimming pool and adjacent areas, an owner or occupier of a Lot shall ensure:-

- (a) that their invitees and guests do not use the same or any of them unless the owner or another owner or occupier accompanies them;
- (b) that children below the age of thirteen (13) years are not in or around the same unless accompanied by an adult owner or occupier exercising effective control over them;
- (c) that alcoholic beverages are not taken to or consumed in or around the same;
- (d) that glass containers or receptacles of any type are not taken to or allowed to remain in or around the same;
- (e) that the owner and their invitees shall exercise caution at all times and shall not run or splash or behave in any manner that is likely to interfere with the use and enjoyment of the pool by other persons;
- (f) that no use is made of the swimming pool and surrounding areas between the hours of 9.00 pm and 7.00 am or as otherwise determined by the Committee.

29. Maintenance of Swimming Pool

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

30a. Use of Barbecue Area

All owners and occupiers may use the barbecue facilities constructed on the Common Property subject to the following rules which shall, where appropriate, apply to all guests or invitees of the owners or occupiers:-

- (a) No use shall be made of the barbecue area which involves damage, inconvenience or nuisance to any owner or occupier or invitee nor which causes damage to the surface, fixture or fittings of the barbecue area;
- (b) The barbecue area shall not be used by a guest or invitee unless accompanied by the host owner or occupier;
- (c) That no use is made of the barbecue area between the hours 9.00 pm and 7.00 am;
- (d) The Committee may make rules with respect to the use of the barbecue area that are not inconsistent with these By-Laws.

30b. Use of Gym Area

Intentionally deleted.

31. Display Unit

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

32. Instructions to Contractors etc.

The Owners or occupiers of Lots shall not directly instruct any contractors or workmen employed by the Body Corporate unless so authorised.

33. Correspondence

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

34. Requests to the Secretary

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

35. Notices

An Owner of a Lot, their servants, agents, licensees and invitees shall observe the terms of any notice displayed in the Common Property by authority of the Committee or of any statutory authority.

36. Copy of By Laws to be Produced Upon Request

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

37. Power of Committee

The Committee may make rules relating to the Common Property and in particular in relation to the swimming pool and barbecue area or other facilities, not inconsistent with these By Laws and the same shall be observed by the Owners or occupiers of Lots unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.

38. Recovery of Costs

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

39. (a) Interest

If a contribution levied under Body Corporate and Community Management Act 1997 is unpaid thirty (30) days after it falls due for payment, then the amount of the unpaid contribution will bear interest at an annual rate to be determined by the Committee from time to time. If no such resolution has been made, then at a rate of 2% per month or any part thereof.

(b) Joint Liability

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

(c) Character of Interest

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

40. Management of the Common Property

The Building Manager's Lot may be used both for residential purposes and for the purposes of management of the Scheme and for the letting of units in the Scheme on behalf of the Owners and the rendering of such other services to occupants of units in the Scheme as are authorised in writing by the Body Corporate and the Owner or Occupier of the Building Manager's Lot may without the consent of the Committee display signs or notices for the purposes of offering for lease or for letting any unit in the Scheme in or about the Common Property for the purposes aforesaid.

41. Special Privileges Use of Common Property

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

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

- (i) The Body Corporate will not itself, directly or indirectly, provide any of the services set out in the Agreements;
- (ii) The Body Corporate will not enter into with any other person or entity an agreement similar to the Agreements;
- (iii) The Building Manager will be entitled to erect or display signs or notices in or on the Common Property advertising any of the services it provides pursuant to the Agreements;

- (iv) The Body Corporate must not grant to any other person or corporation the right to conduct any business of a similar nature to the letting business from within the Scheme land nor must the Body Corporate (or any of its members individually) directly or indirectly conduct or attempt to conduct any business of a similar nature to the letting business from within the Scheme land;
 - (v) The Body Corporate must not make any part of the Common Property available to any person or corporation for the purpose of conducting a letting business; and
 - (vi) The Body Corporate confers on the Building Manager special privileges in respect of the whole of the Common Property to use same in connection with the business carried out pursuant to the Agreements.
- (c) The Body Corporate will continue to be responsible to carry out its duties pursuant to the Body Corporate and Community Management Act 1997 in respect of any Common Property for which special privileges have been granted pursuant to this by-law.

42. Balconies and Terraces

All balconies and terraces shown on the Approved Drawings and Documents, are to remain unenclosed with no shutters, glazing, louvers or similar permanent fixtures other than those consistent with the relevant "Brisbane City Plan 200 - Residential Code" and clearly depicted on the Approved Drawings.

43. Exclusive Use - Courtyard & Terrace Areas

- (a) The Owner for the time being of each Lot set out in Schedule E is entitled to the exclusive use and enjoyment of that part of the Common Property allocated to the Lot in Schedule E shown and marked on the sketch plan attached and marked Annexure "A" for the purpose of a courtyard and/or terrace area.
- (b) The Owner of a Lot having exclusive use and enjoyment of a courtyard and/or terrace area pursuant to this bylaw shall keep the courtyard and/or terrace area together with the fixtures attached in a clean and tidy condition and in a state of good and serviceable repair.
- (c) The Owner of each of the Lots is responsible for the cost of the maintenance and operating costs of the exclusive use area granted to it.

44. Moving of Furniture

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

45. Energy Supply

- ~~(a) If permitted by relevant legislation governing the supply of electricity and/or gas ("Energy") the Body Corporate may:-~~
- (i) establish and maintain an electricity supply system and/or gas supply system ("System") for the Scheme; and
 - (ii) as an on-supplier:-
 - (a) purchase Energy from an Energy supplier; and
 - (b) on-supply Energy to Owners.
- (b) The Body Corporate may enter into agreements, contracts, licences, leases or other arrangements of any nature in connection with:-

- (i) the supply of Energy to the Body Corporate by an Energy supplier;
- (ii) the on-supply of Energy to Owners;
- (iii) Service Infrastructure uses in connection with the System,

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

- (c) The Body Corporate must calculate charges for Energy supply to Owners only as permitted under the relevant legislation governing on-supply or, if there is not applicable legislative provision, levy charges only to the extent required to ensure that the Body Corporate complies with its obligations to recover the costs of supplying the service to Owners.
- (d) If the Body Corporate charges Owners a tariff rate for the supply of Energy which is higher than the rate at which the Body Corporate purchases Energy from the supplier, any surplus funds generated in the hands of the Body Corporate as a result must be applied by the Body Corporate to its administrative fund in reduction of liabilities of the Body Corporate and, in this way, for the benefit of the Owners.
- (e) If the Body Corporate operates and maintains a System under this by-law, it may:-
 - (i) enter into agreements with Owners for the supply of Energy through the System, setting out the terms on which the Body Corporate will charge for the provision of services under the System and recover the costs of providing that service (as required by the Act in regulation module for the Scheme) including charges for:-
 - (a) Energy supply;
 - (b) Installation and connection to the System;
 - (c) Servicing and maintenance of the System to the extent it is utilised in the provision of the service to a particular Owner;
 - (d) Disconnection and reconnection fees;
 - (e) Advance payments or security deposits to be provided in connection with Energy supply through the System.
 - (ii) establish the basis of Energy charges for those Owners which are not supplied by separate meter (if any) and for common areas for the Scheme based on an estimate of consumption taking into account the number and type of fittings, points, installations, plant and equipment, and appliances and the use to which those are put by the relevant Owner of the Body Corporate;
 - (iii) establish a system of accounts and invoices in connection with the supply of Energy through the System and render those accounts to Owners as appropriate;
 - ~~(iv) recover any amounts when due and payable from any Owner under applicable accounts rendered and if an account is unpaid by the due date:~~
 - (a) recover any unpaid amount as a liquidated debt;
 - (b) recover interest on any unpaid account;
 - (c) disconnect the supply of Energy to the relevant Owner;
 - (d) charge a reconnection fee to restore Energy supply to that Owner;
 - (e) increase the advance payment or security deposit for Energy supply to the relevant Owner.

- (f) The Body Corporate is not liable for any loss or damage suffered by any Owner as a result of any failure of the supply of Energy due to breakdowns, repairs, maintenance, strikes, accidents or any other causes affecting the System.
- (g) The Body Corporate is not required to supply any Owner with Energy to any greater extent than the authority from which the Body Corporate obtains supply could provide at any given time.
- (h) Each Owner must:-
 - (i) allow the Body Corporate and its agents, contractors, or employees access to any Service Infrastructure used in connection with Energy supply under the System;
 - (ii) comply with all requirements of the Body Corporate imposed in connection with Energy supply through the System;
 - (iii) maintain any Service Infrastructure used in connection with the System and which is located in or on a Lot and which is used in connection with Energy supply under the System.
- (i) Nothing in this By-law obliges an Owner to purchase Energy from the Body Corporate or limits or restricts the rights of any Owner to utilise Service Infrastructure under any implied easement or other right contained in the Act or other applicable legislation.

46. Rehabilitation Plan

As a condition of the Development Approval a Rehabilitation Plan will be submitted to the Brisbane City Council by the Original Owner for the rehabilitation and maintenance program for areas identified waterway corridor (community open space), fauna reserve area and reconstructed dams and surrounds ("Rehabilitation Plan").

The Rehabilitation Plan will include the provisions specified in the Development Approval which includes a 12 month establishment period. The Body Corporate shall continue to maintain and comply with the provisions of the Rehabilitation Plan.

The Rehabilitation Plan is available from the Body Corporate.

47. Conservation Covenant

As a condition of the Development Approval the Original Owner is obliged to give a Covenant to the Brisbane City Council to ensure the conservation of the native plants, native animals and ecological functions on the areas shown as Conservation Zone on the Approved Drawing No. BMD11_01/A Figure 01 dated 17 May 2006 (as amended in red) ("Conservation Covenant").

The Conservation Covenant will detail the responsibilities, liabilities, measures, remedies and intents as necessary to ensure the appropriate management of the identified ecological values in those areas.

The Body Corporate shall continue to maintain and comply with the provisions of the Conservation Covenant.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

1. Services Location Diagram

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

2. Statutory and Service Easements

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

Lot on Plan	Statutory Easement	Service Easement
1 on SP 207329	Support, shelter, protection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
2 on SP 207329	Support, shelter, protection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage

[illegible]

Lot on Plan	Statutory Easement	Service Easement
68 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
69 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
70 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
71 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
72 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
73 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
74 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
75 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
76 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
77 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
78 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
79 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
80 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
81 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
82 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
83 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
84 on SP 207330	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage
Common Property of Manly Manor CTS 39029	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, stormwater, water, drainage

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

LOT	EXCLUSIVE USE AREA	LOT	EXCLUSIVE USE AREA	LOT	EXCLUSIVE USE AREA
1 on SP 207329	1A	29 on SP 207329	29A	57 on SP 207330	57A
2 on SP 207329	2A	30 on SP 207329	30A	58 on SP 207330	58A
3 on SP 207329	3A	31 on SP 207329	31A	59 on SP 207330	59A
4 on SP 207329	4A	32 on SP 207329	32A	60 on SP 207330	60A
5 on SP 207329	5A	33 on SP 207329	33A	61 on SP 207330	61A
6 on SP 207329	6A	34 on SP 207329	34A	62 on SP 207330	62A
7 on SP 207329	7A	35 on SP 207329	35A	63 on SP 207330	63A
8 on SP 207329	8A	36 on SP 207329	36A	64 on SP 207330	64A
9 on SP 207329	9A	37 on SP 207329	37A	65 on SP 207330	65A
10 on SP 207329	10A	38 on SP 207329	38A	66 on SP 207330	66A
11 on SP 207329	11A	39 on SP 207329	39A	67 on SP 207330	67A
12 on SP 207329	12A	40 on SP 207329	40A	68 on SP 207330	68A
13 on SP 207329	13A	41 on SP 207329	41A	69 on SP 207330	69A
14 on SP 207329	14A	42 on SP 207329	42A	70 on SP 207330	70A
15 on SP 207329	15A	43 on SP 207329	43A	71 on SP 207330	71A
16 on SP 207329	16A	44 on SP 207329	44A	72 on SP 207330	72A
17 on SP 207329	17A	45 on SP 207329	45A	73 on SP 207330	73A
18 on SP 207329	18A	46 on SP 207329	46A	74 on SP 207330	74A
19 on SP 207329	19A	47 on SP 207329	47A	75 on SP 207330	75A
20 on SP 207329	20A	48 on SP 207330	48A	76 on SP 207330	76A
21 on SP 207329	21A	49 on SP 207330	49A	77 on SP 207330	77A
22 on SP 207329	22A	50 on SP 207330	50A	78 on SP 207330	78A
23 on SP 207329	23A	51 on SP 207330	51A	79 on SP 207330	79A
24 on SP 207329	24A	52 on SP 207330	52A	80 on SP 207330	80A
25 on SP 207329	25A	53 on SP 207330	53A	81 on SP 207330	81A
26 on SP 207329	26A	54 on SP 207330	54A	82 on SP 207330	82A
27 on SP 207329	27A	55 on SP 207330	55A	83 on SP 207330	83A
28 on SP 207329	28A	56 on SP 207330	56A	84 on SP 207330	84A

(as specified on the sketch plan attached and marked Annexure "A")

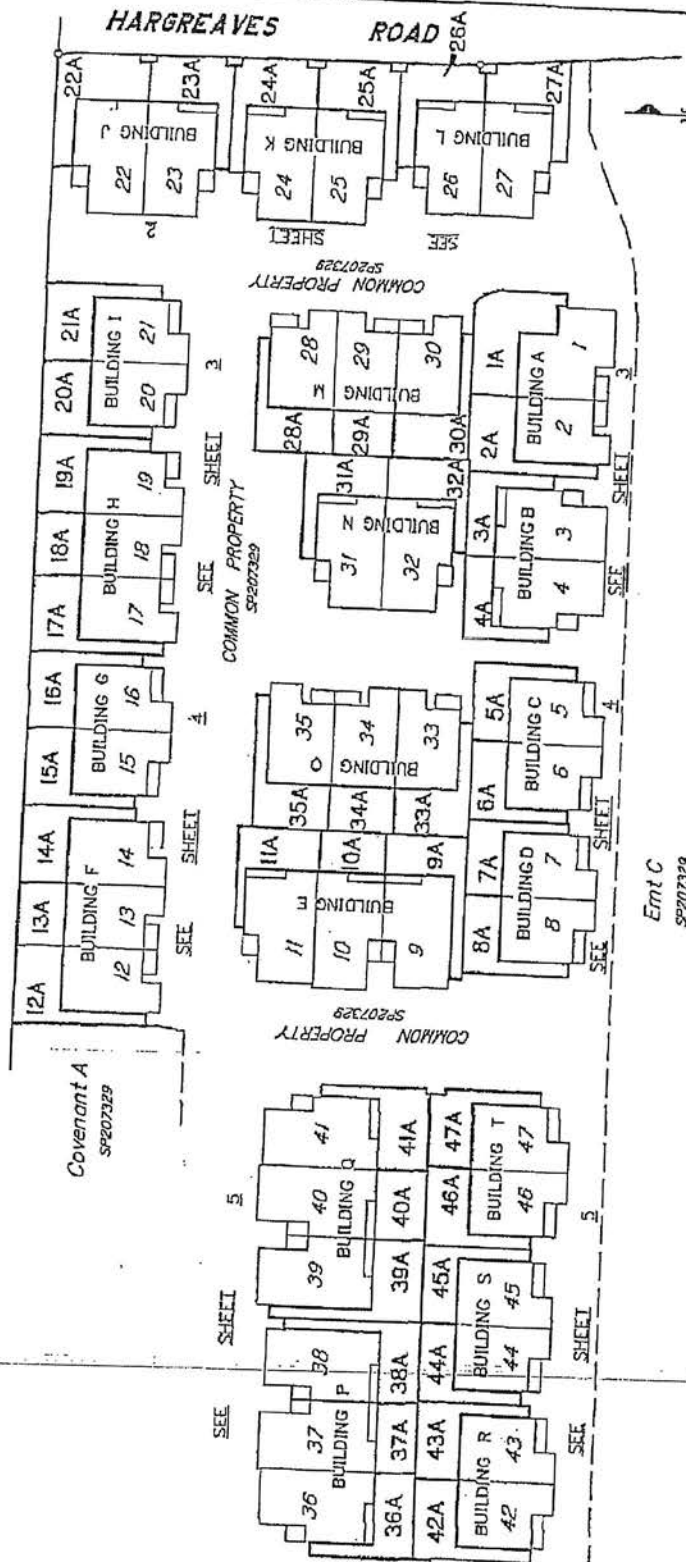
MANLY MANOR COMMUNITY TITLES SCHEME

NOTES:
EXCLUSIVE USE AREAS ARE DEFINED BY THE FACE OF BUILDING WALLS, THE EDGE OF CONCRETE PATIOS AND THE CENTRE LINE OF FENCES, UNLESS OTHERWISE NOTED.
AREAS AND DIMENSIONS ARE SUBJECT TO REGISTRATION OF PLANS IN THE DEPARTMENT OF NATURAL RESOURCES & WATER.



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NEW FARM
QLD 4005 E-25 survey@p
e: info@manlytitles.com.au

3
SP207329

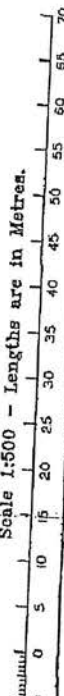


I, DONALD McALL MACKIE, CADASTRAL SURVEYOR,
CERTIFY THAT THE DETAILS SHOWN ON THIS SKETCH
PLAN ARE CORRECT.
DATE 1-8-08
CADASTRAL SURVEYOR

Sheet 1 of 6

STAGE 1

Scale 1:500 - Lengths are in Metres.



Plan of Exclusive Use Areas
of Common Property on
Level A of SP207329

Manly Manor Community Titles Scheme
PARISH: TINGALPA COUNTY: Stanley

CHECKED: CK D. M. MACKIE (LIC. SURVEYOR) DATE

Scale: 1:500
Format: BUILDING

C794_05
ISSUE C

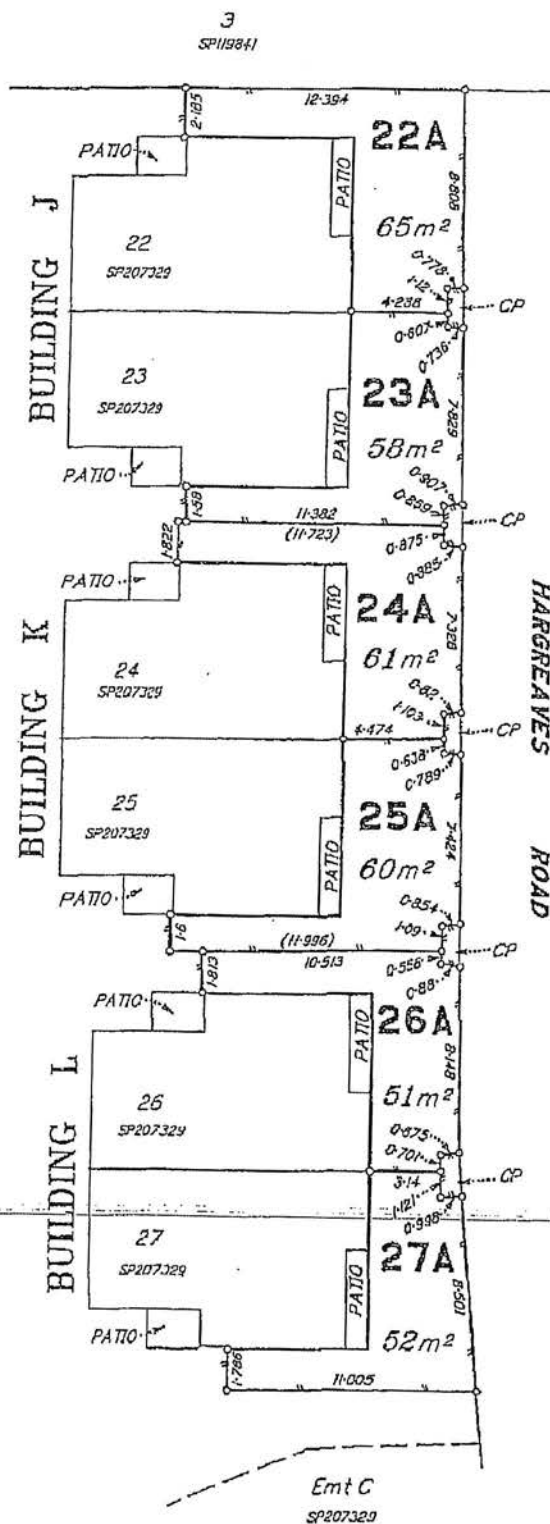
NOTES:

EXCLUSIVE USE AREAS ARE DEFINED BY THE FACE OF BUILDING WALLS, THE EDGE OF CONCRETE PATIOS AND THE CENTRE LINE OF FENCES, UNLESS OTHERWISE NOTED.

AREAS AND DIMENSIONS ARE SUBJECT TO REGISTRATION OF PLANS IN THE DEPARTMENT OF NATURAL RESOURCES & WATER.

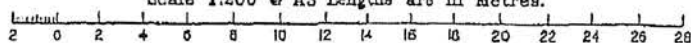
MANLY MANOR COMMUNITY TITLES SCHEME

Sheet	2	of	5
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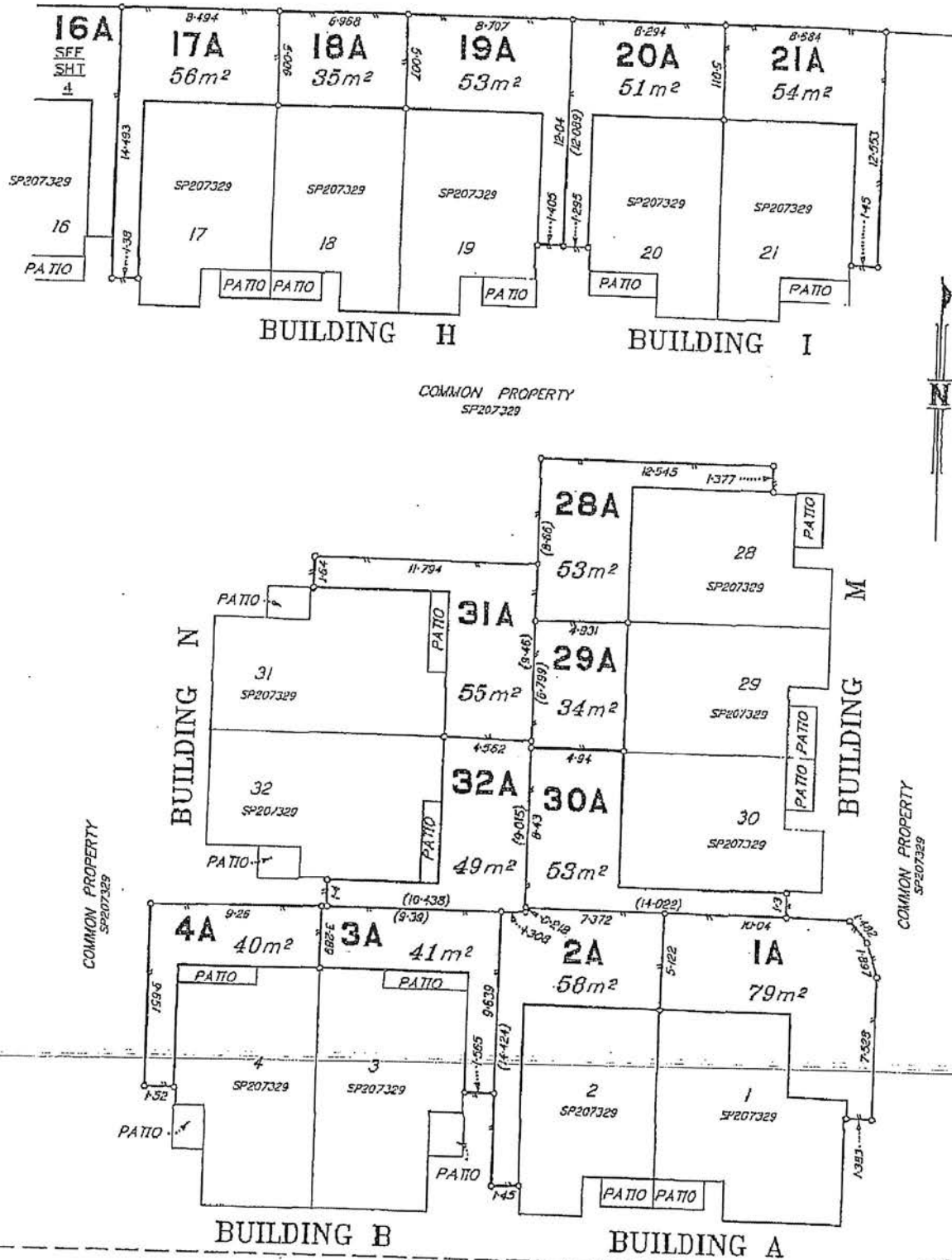
COMMON PROPERTY
SP207329

Scale 1:200 @ A3 Lengths are in Metres.



C794_05_C

MANLY MANOR COMMUNITY TITLES SCHEME

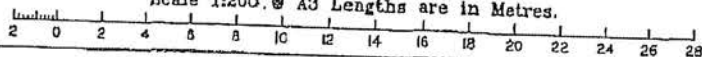
Sheet
3 of 5

NOTES:
EXCLUSIVE USE AREAS ARE DEFINED BY THE FACE OF BUILDING WALLS, THE EDGE OF CONCRETE PATIOS AND THE CENTRE LINE OF FENCES, UNLESS OTHERWISE NOTED.

AREAS AND DIMENSIONS ARE SUBJECT TO REGISTRATION OF PLANS IN THE DEPARTMENT OF NATURAL RESOURCES & WATER.

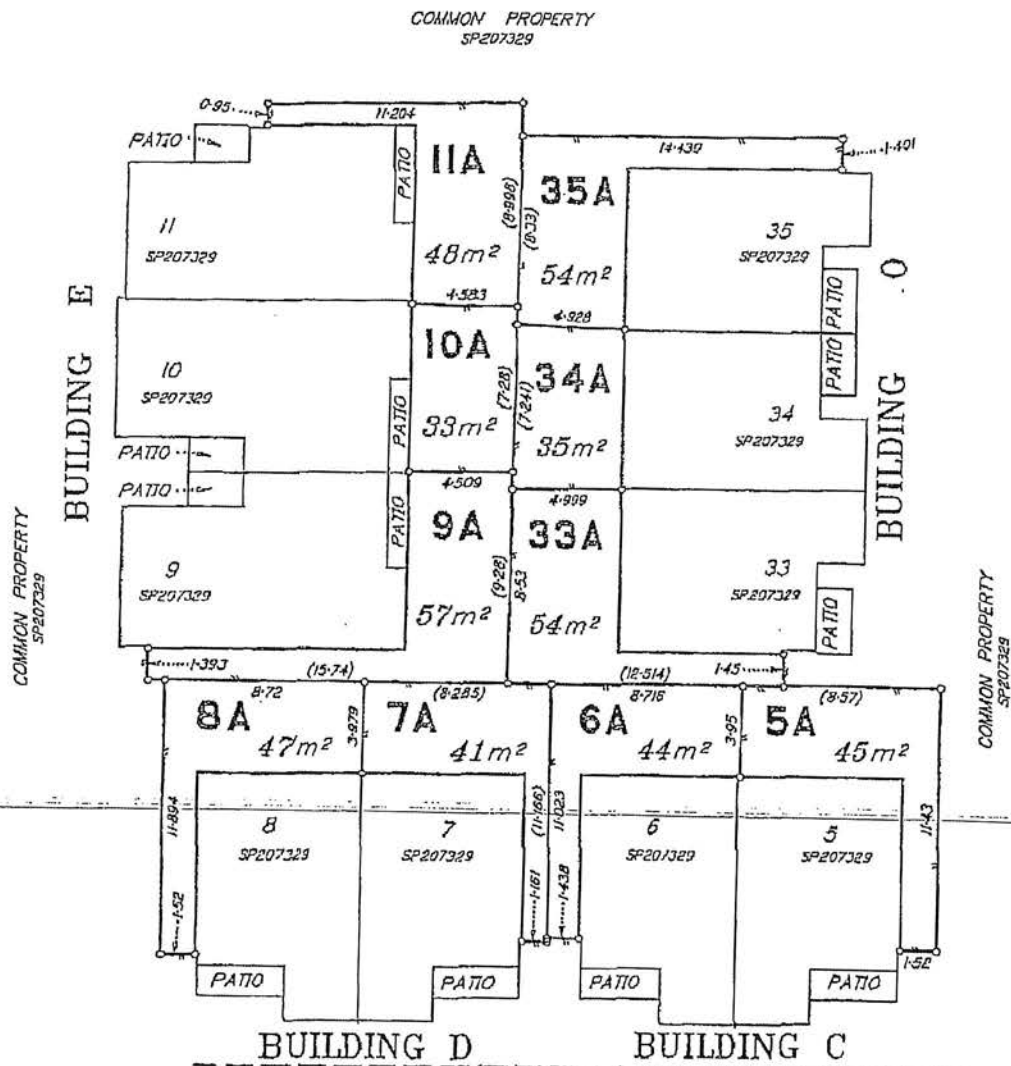
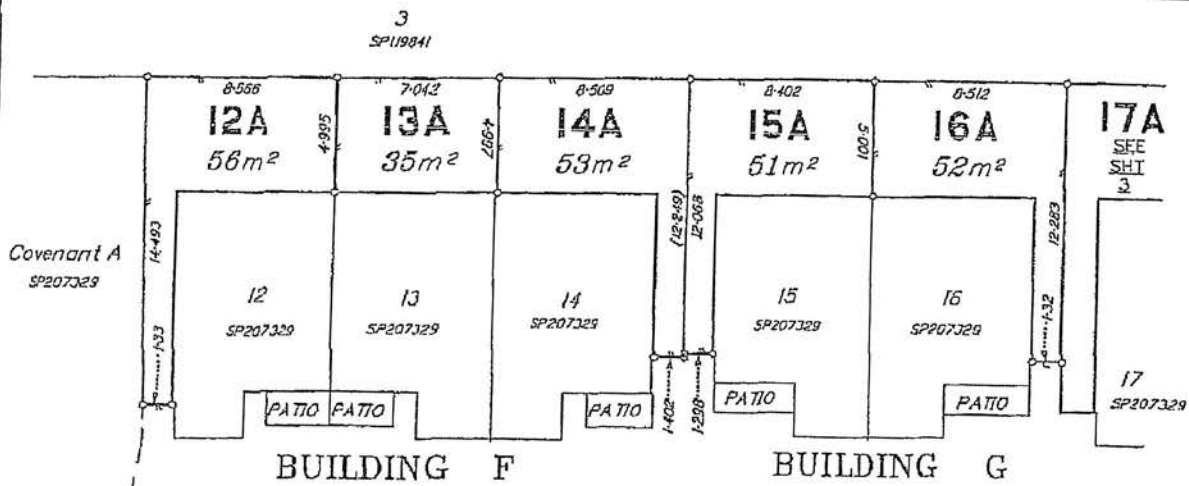
Emt C
SP207329

Scale 1:200. @ A3 Lengths are in Metres.



C794_05_C

MANLY MANOR COMMUNITY TITLES SCHEME

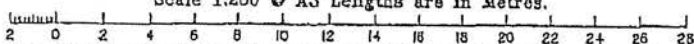
Sheet
4 of
5

NOTES:
EXCLUSIVE USE AREAS ARE DEFINED BY THE FACE OF BUILDING WALLS, THE EDGE OF CONCRETE PATIOS AND THE CENTRE LINE OF FENCES, UNLESS OTHERWISE NOTED.

AREAS AND DIMENSIONS ARE SUBJECT TO REGISTRATION OF PLANS IN THE DEPARTMENT OF NATURAL RESOURCES & WATER.

Emt C
SP207329

Scale 1:200 @ A3 Lengths are in Metres.



C794_05_C

MANLY MANOR COMMUNITY TITLES SCHEME

Sheet 5 of 5

NOTES:
EXCLUSIVE USE AREAS ARE DEFINED BY THE FACE OF BUILDING WALLS, THE EDGE OF CONCRETE PATIOS AND THE CENTRE LINE OF FENCES, UNLESS OTHERWISE NOTED.

AREAS AND DIMENSIONS ARE SUBJECT TO REGISTRATION OF PLANS IN THE DEPARTMENT OF NATURAL RESOURCES & WATER.

Covenant A
SP207329

COMMON PROPERTY
SP207329

BUILDING P

BUILDING Q



BUILDING R

BUILDING S

BUILDING T

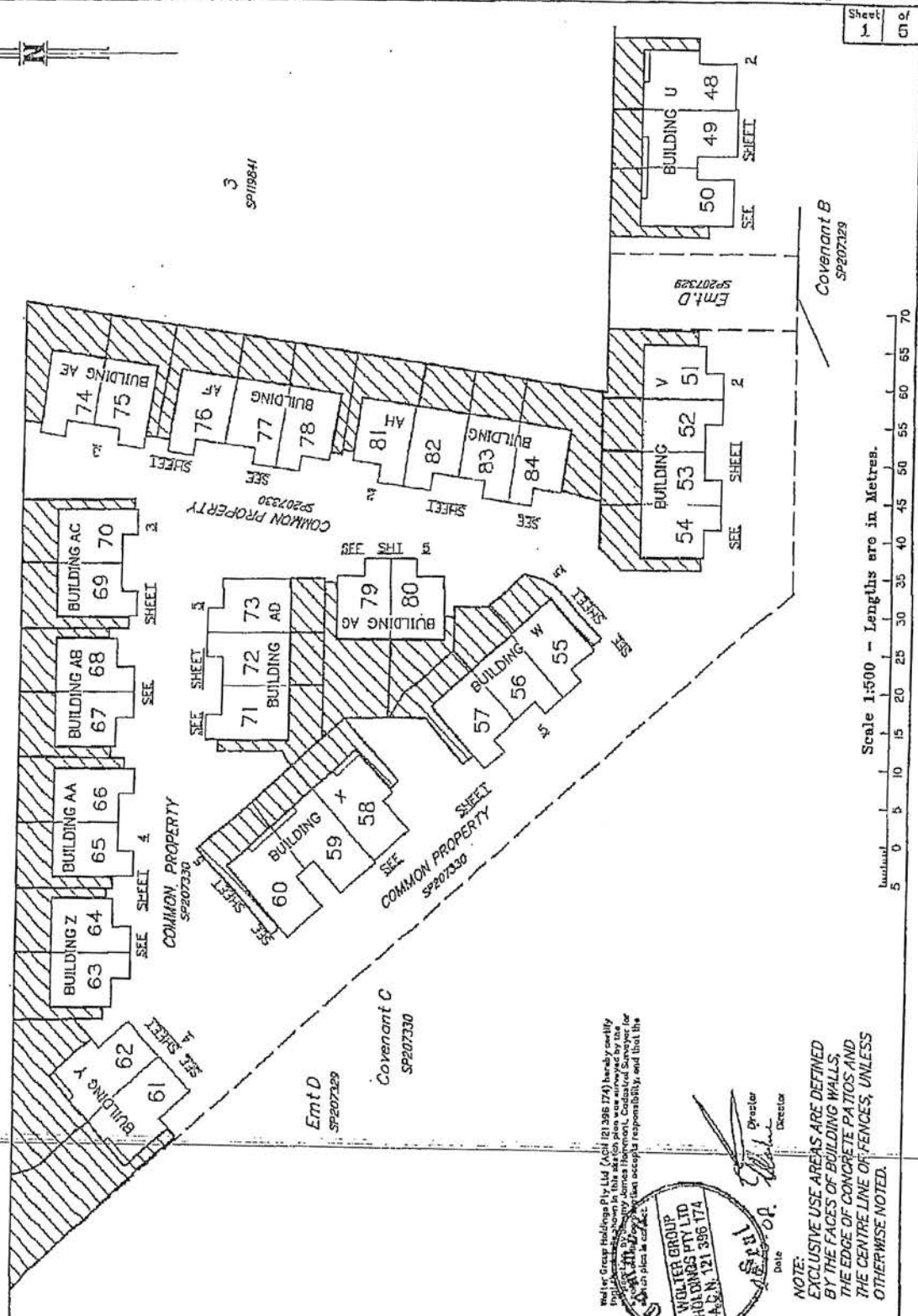
COMMON PROPERTY
SP207329

Emt C
SP207329

Scale 1:200 @ A3 Lengths are in Metres.
2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28

C794_05_C

MANLY MANOR COMMUNITY TITLES SCHEME



STAGE 2

Plan of Exclusive Use Areas
of Common Property on
Level A of SP207330

Manly Manor Community Titles Scheme

PARISH: TINGALPA

COUNTY: Stanley



■ LICENSED SURVEYORS ■ TOWN PLANNERS
■ DEVELOPMENT CONSULTANTS

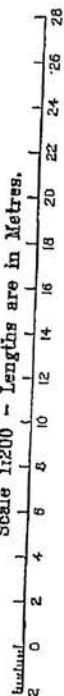
SUITE 1
30 FLORENCE ST. (07) 36685200
P.O. Box 436 F (07) 36685202
NEW FARM
QLD 4005 E-mail: surveying@waltergroup.com.au

MANLY MANOR COMMUNITY TITLES SCHEME

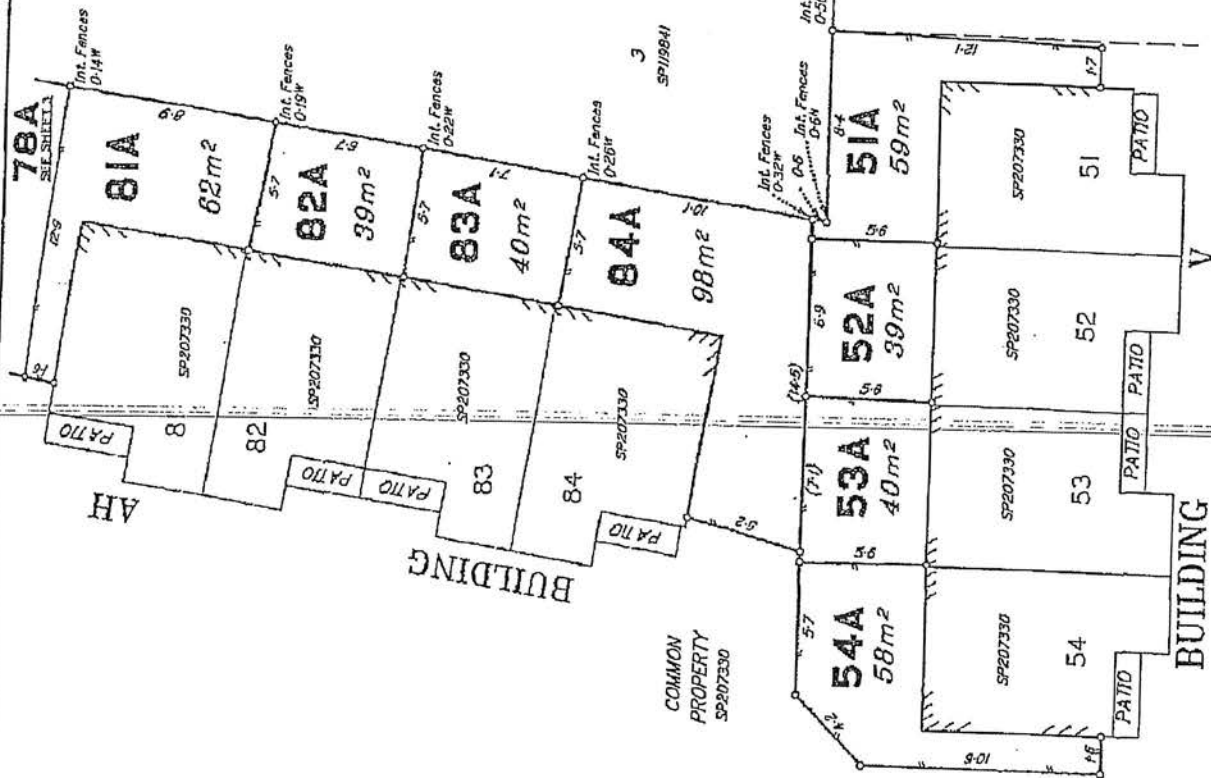


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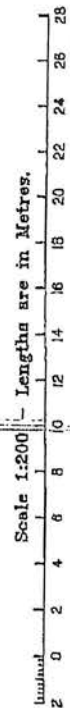
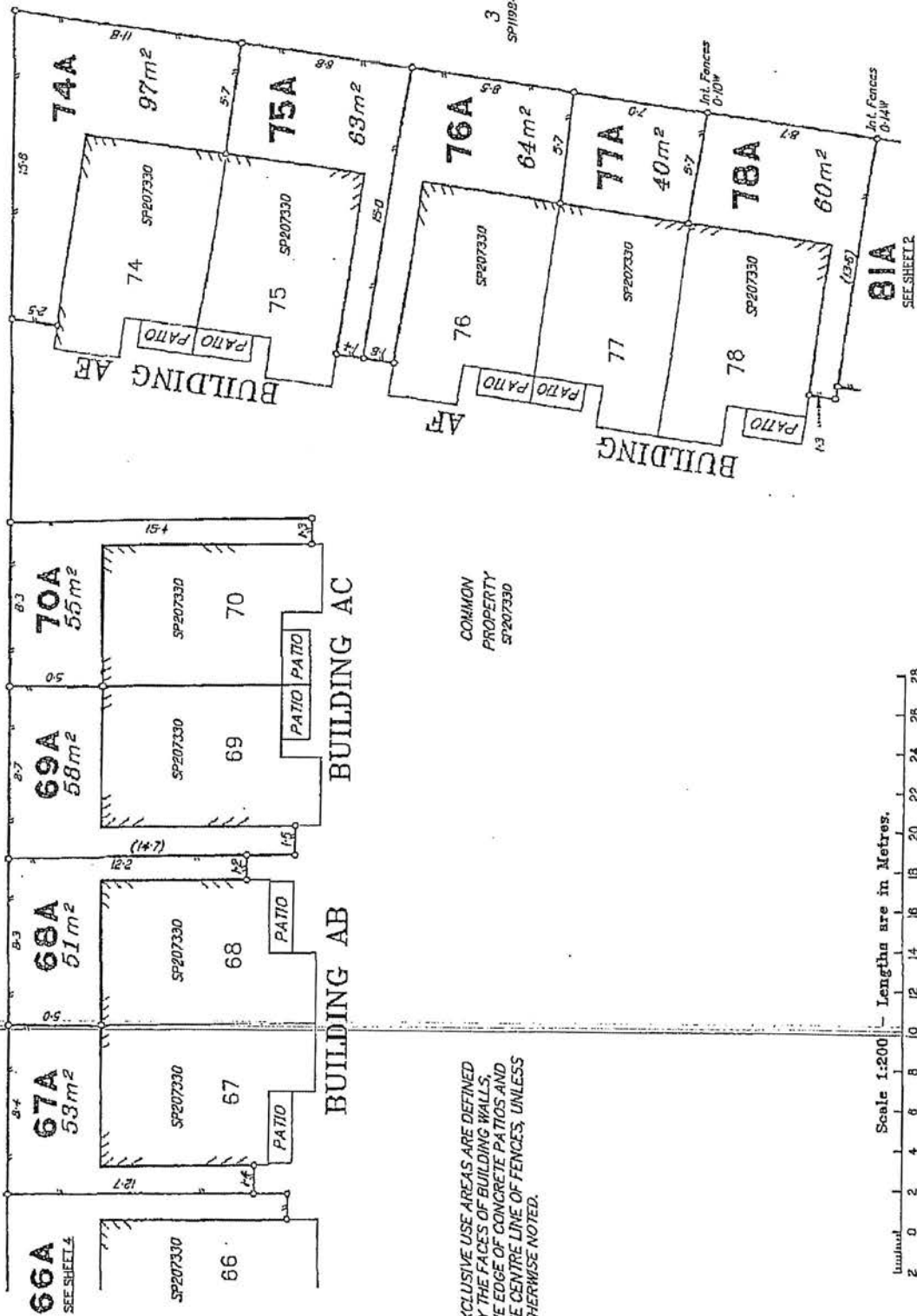
Scale 1:200 - Lengths are in Metres.



Sheet 2 of 5



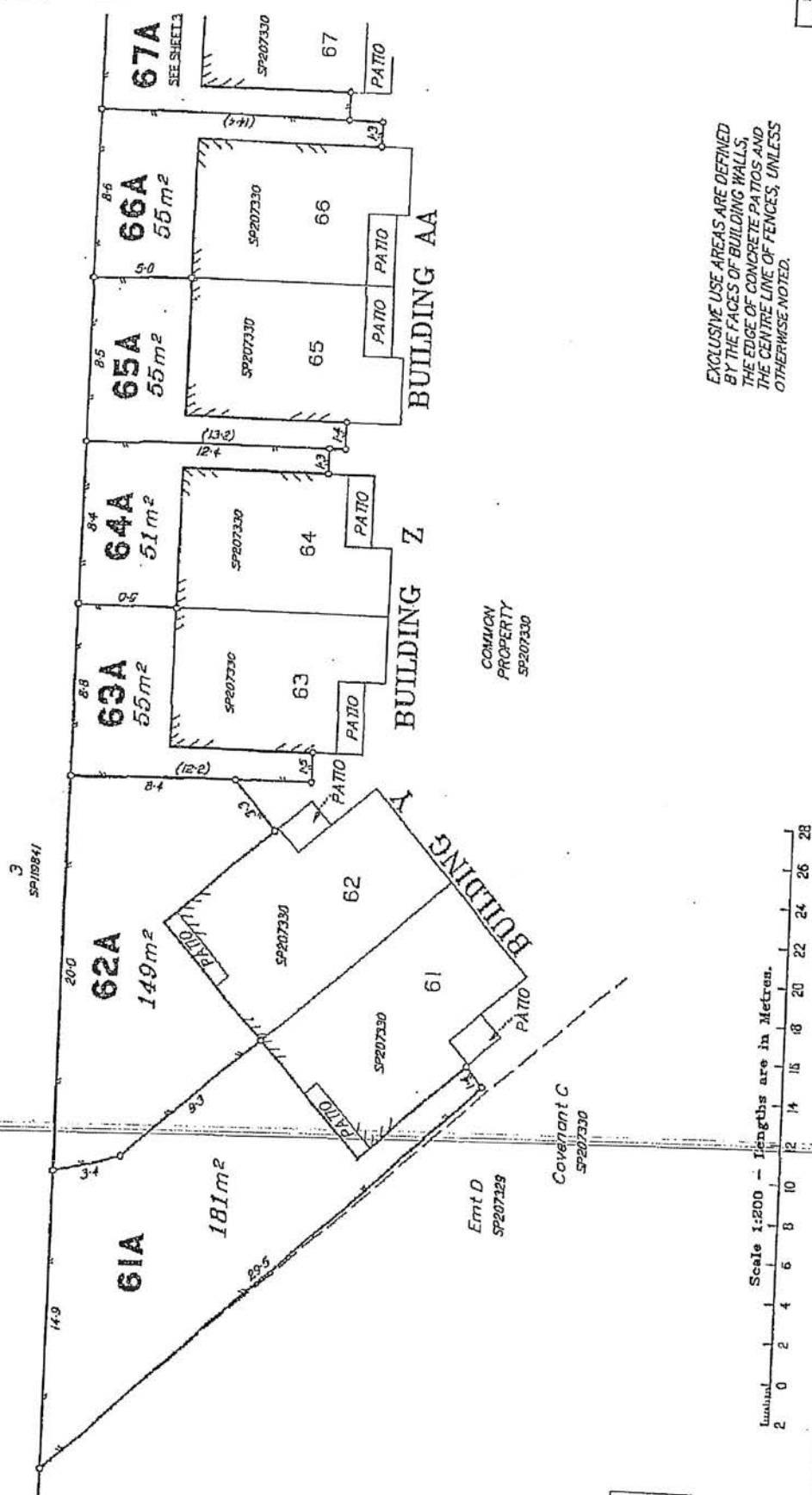
MANLY MANOR COMMUNITY TITLES SCHEME



C794_06_E

MANLY MANOR COMMUNITY TITLES SCHEME

EXCLUSIVE USE AREAS ARE DEFINED BY THE FACES OF BUILDING WALLS, THE EDGE OF CONCRETE PATIOS AND THE CENTRE LINE OF FENCES, UNLESS OTHERWISE NOTED.



C794_06_E

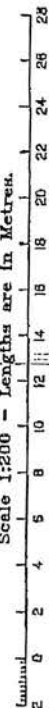
MAINLY MANOR COMMUNITY TITLES SCHEME

BUILDING AD

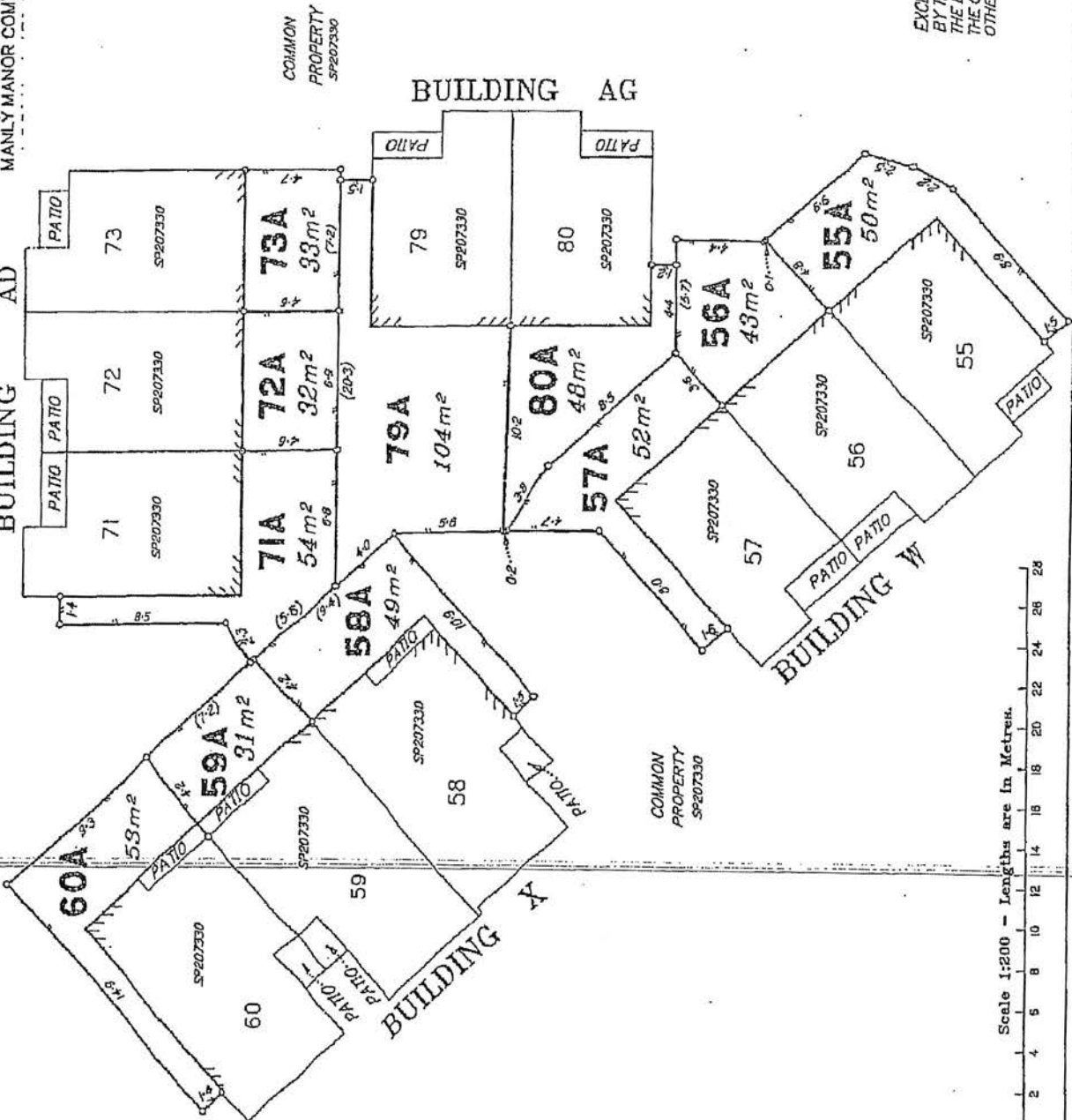
BUILDING AG

EXCLUSIVE USE AREAS ARE DEFINED
BY THE FACES OF BUILDING WALLS,
THE EDGE OF CONCRETE PATIOS AND
THE CENTRE LINE OF FENCES, UNLESS
OTHERWISE NOTED.

Scale 1:200 - Lengths are in Metres.



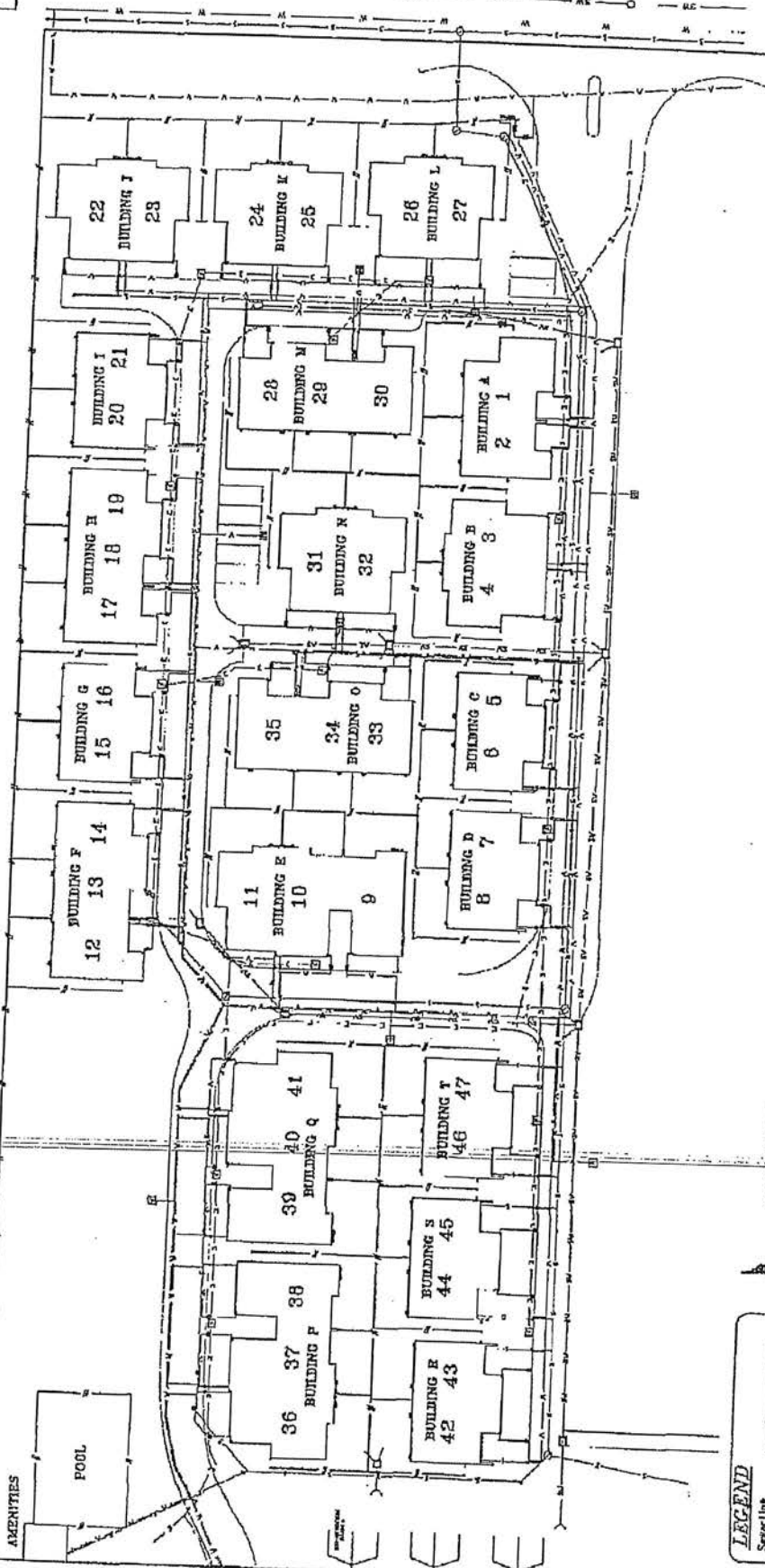
C794_06_E



HARGREAVES ROAD

Services Location Diagram
05/08/08
MANLY MANOR
STAGE 1
HARGREAVES ROAD, MANLY

Sheet 1 of 1 C794-07 Issue A



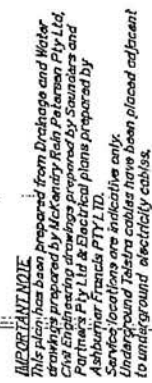
Scale 1:500 @A3 - Lengths are in Metres.
0 5 10 15 20 25 30 35 40 45 50 55 60 65 70

IMPORTANT NOTE
This plan has been prepared from Drainage and Water
drawings prepared by Mckenzie Kelly Pelerman Pty Ltd,
Civil Engineers, 11/11-13/13, The Arcade, Manly, NSW 1522.
Particulars of the drawings prepared by Saunders and
Ashburner, Engineers, 11/11-13/13, The Arcade, Manly, NSW 1522.
Service locations are indicated only.
Underground Telstra cables have been placed adjacent
to underground electricity cables.

LEGEND

Service Line	Water Main	Gas Main	Electricity Main	Stormwater Main	Drainage Main
Telstra Line	Water Main	Gas Main	Electricity Main	Stormwater Main	Drainage Main
U/G Electricity Line	Water Main	Gas Main	Electricity Main	Stormwater Main	Drainage Main
Roofwater Line	Water Main	Gas Main	Electricity Main	Stormwater Main	Drainage Main
Water Main	Water Main	Gas Main	Electricity Main	Stormwater Main	Drainage Main
Stormwater Line	Water Main	Gas Main	Electricity Main	Stormwater Main	Drainage Main
Gas Line	Water Main	Gas Main	Electricity Main	Stormwater Main	Drainage Main
Telstra Line	Water Main	Gas Main	Electricity Main	Stormwater Main	Drainage Main
Electric Box	Water Main	Gas Main	Electricity Main	Stormwater Main	Drainage Main
Gully Trap	Water Main	Gas Main	Electricity Main	Stormwater Main	Drainage Main
Stormwater Manhole Lid	Water Main	Gas Main	Electricity Main	Stormwater Main	Drainage Main
Roofwater Manhole Lid	Water Main	Gas Main	Electricity Main	Stormwater Main	Drainage Main
Fire Hydrant	Water Main	Gas Main	Electricity Main	Stormwater Main	Drainage Main
100mm	Water Main	Gas Main	Electricity Main	Stormwater Main	Drainage Main
Water Manhole Lid	Water Main	Gas Main	Electricity Main	Stormwater Main	Drainage Main

HARGREAVES ROAD, MANLY



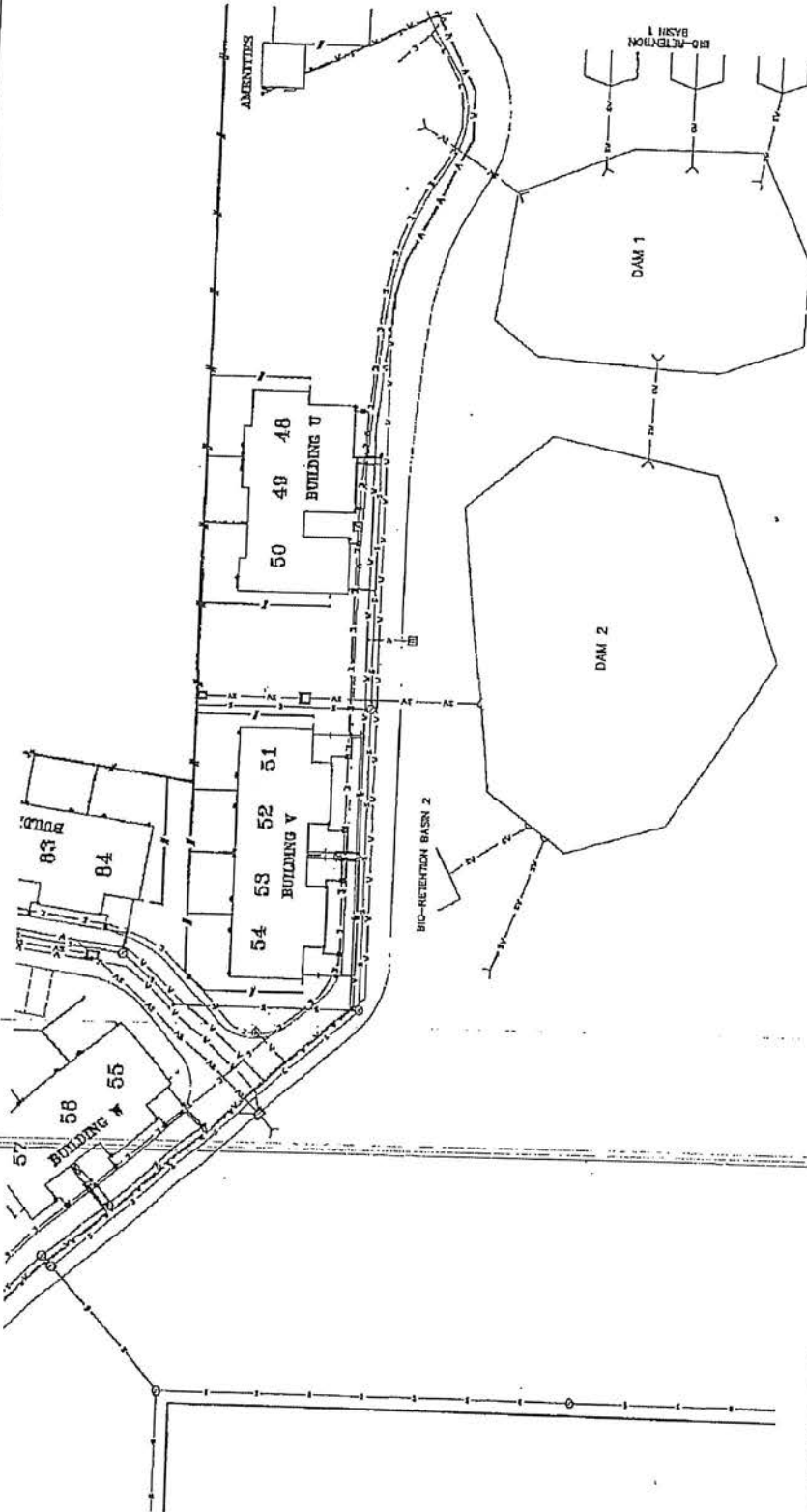
Scale 1:500 @A3 - Lengths are in Metres.

LEGEND	
Street Line	— 3 — 4
Traffic Line	— 7 —
1/2 Electric Line	— 2 — 5 — 6 —
Post Office Line	— 8 — 9 — 10 —
Water Main	— V —
Stormwater Line	— W —
Coal Line	— — S —
Tele Pit	— 11 —
Box Box	— 12 —
Gully Trap	— 13 —
Stormwater Manhole Lid	— 14 —
Post Office Manhole Lid	— 15 —
Fire Hydrant	— 16 —
30 Cap	— 17 —
Sewer Manhole Lid	— 18 —

Sheet of

Services Location Diagram
05/09/08
MANLY MANOR
STAGE 2
HARGREAVES ROAD, MANLY

Sheet 2 of 2 C794-10 Issue A



IMPORTANT NOTE
This plan has been prepared from Drainage and Water drawings prepared by Mckenzie & Partners Pty Ltd, Civil Engineering drawings prepared by Saunders and Partners Pty Ltd & Electrical plans prepared by Ashburton Francis PTY LTD.
Service locations are indicative only.
Underground Telestra cables have been placed adjacent to underground electricity cables.

LEGEND

Sewer Line	—	Stormwater Line	—
Telephone Line	—	Stormwater Manhole Lid	⊗
U/C Electricity Bus	—	Roofwater Manhole Lid	⊗
Roofwater Line	—	Fire Hydrant	⊗
Water Main	—	IO Cap	⊗
Stormwater Line	—	Sewer Manhole Lid	⊗
Gas Line	—		
Tele Pit	⊗		
Electric Box	⊗		
Cully Trap	⊗		

Scale 1:500 @A3 - Lengths are in Metres.
0 5 10 15 20 25 30 35 40 45 50 55 60 65 70

QBS Strata Management

PO Box 1079, Oxenford, QLD 4210

Phone: (07) 5519 9000 **Email:** reception@qbsmanagement.com.au

Website: picagroup.com.au/qbs-strata-management **ACN:** 114 635 193

Trustee for S.E. QLD Corporate Management Unit Trust, where ABN 86 965 584 736 is the ABN of the trust.



qbs strata
management

powered by pica group

29 January 2026

MANLY MANOR CTS 39029
Registered for GST

ABN 74 857 495 398

Tax Invoice

Jeffery Haywood

Ref

Re Lot 9 MANLY MANOR CTS 39029

Fee 84.10 Paid

Above Fee includes GST

See attached Form 33 Body Corporate Certificate for the above Lot.

Please ensure the name listed on the file is correct, otherwise contact us immediately for a statement of account to verify.

Once settlement has occurred, would you please ensure:

- That you forward the completed BCCM Form 8 - Change of Ownership Form to our office within 7 days of settlement;
- Provide any additional contact information for the new owners (ie. Email address, phone number, postal address etc).

Thanking you in advance,

QBS Strata Management

Disclaimer - if it eventuates that the ownership of the property described in this report has, by way of transfer, transmission or in another way, passed to a person or entity entitled to be the registered owner of the lot, then all rates and levies become the responsibility of that owner, from the date of settlement. Late payment of levies can attract financial penalties imposed by the properties body corporate, which will not be reversed if the Pica Group has not been advised of a change of ownership. Therefore, the BCCM Form 8 must be completed by your solicitor or conveyancer and forwarded to our office following settlement to prevent unnecessary financial penalties.

BCCM**Form 33**

Department of Justice

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

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 29/01/2026

Becoming an owner

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

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

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

How to get more information

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

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

Contacting the body corporate

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

Name and number of the community titles scheme

MANLY MANOR

CTS No. **39029**

Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Elle Franz**

Company: **QBS Strata Management**

Phone: **07 5519 9000**

Email: **reception@qbsmanagement.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **9**

Plan type and number: **207329**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Accommodation

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

Yes

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

given with this certificate and listed below

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

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

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

Total contribution schedule lot entitlements for all lots: **84**

Interest schedule

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

Total interest schedule lot entitlements for all lots: **84**

Statement of accounts

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

Owner contributions (levies)

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

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

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

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

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

Body corporate debts

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

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **9** for the current financial year: \$ **3,313.10**

Number of instalments: **4** (outlined below)

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/09/25 to 30/11/25	01/09/25	767.00	767.00	28/08/25
01/12/25 to 28/02/26	01/12/25	767.00	767.00	28/11/25
01/03/26 to 31/05/26	01/03/26	889.55	889.55	
01/06/26 to 31/08/26	01/06/26	889.55	889.55	
01/09/26****30/11/26	01/09/26	889.55	889.55	
01/12/26****28/02/27	01/12/26	889.55	889.55	
				Amount overdue
				Nil
				Amount Unpaid including amounts billed not yet due
				\$889.55

Sinking fund contributions

Total amount of contributions (before any discount) for lot **9** for the current financial year: \$ **916.66**

Number of instalments: **4** (outlined below)

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/09/25 to 30/11/25	01/09/25	249.00	249.00	28/08/25
01/12/25 to 28/02/26	01/12/25	249.00	249.00	28/11/25
01/03/26 to 31/05/26	01/03/26	209.33	209.33	
01/06/26 to 31/08/26	01/06/26	209.33	209.33	
01/09/26****30/11/26	01/09/26	209.33	209.33	
01/12/26****28/02/27	01/12/26	209.33	209.33	
				Amount overdue
				Nil
				Amount Unpaid including amounts billed not yet due
				\$209.33

Special contributions - Administrative Fund (IF ANY)

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

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

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

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

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

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

Amount overdue **Nil**

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

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

Amount overdue **Nil**

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

Other amounts payable by the lot owner

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

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$1,098.88)	Nil

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 05/07/21

Current sinking fund balance (as at date of certificate): \$ 251,354.51

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions
------	-------------	------------

Body corporate assets

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

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

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
Poolrite Dolphin Orbit Pool Cleaner	Plant and Machinery	23/12/08	Swimart Tingalpa 1589 Wynnum Road TINGALPA QLD 4173	\$0.00	\$0.00	\$1,800.00
AIS 92RP Chlorinator	Plant and Machinery	22/01/10	Swimart Tingalpa 1589 Wynnum Road TINGALPA QLD 4173	\$0.00	\$0.00	\$3,150.00
Waterco Hydrostorm Plus 300 Pump	Plant and Machinery	06/04/11	Bayside Pool & Spa Wynnum 429 Wondall Road TINGALPA QLD 4173	\$990.00	\$0.00	\$990.00
ZODIAC V3 4WD Robotic Cleaner	Plant and Machinery	06/08/13	Bayside Pool & Spa Wynnum 429 Wondall Road TINGALPA QLD 4173	\$0.00	\$0.00	\$1,699.00
Salt Cell Auto Chlor RP-92	Plant and Machinery	12/02/14	BAYSIDE POOL & SPA WYNNUM 429 Wondall Road TINGALPA QLD 4173	\$1,120.00	\$0.00	\$1,120.00
TS 242 Tractor (Mower) Serial No 053116A004557	Plant and Machinery	10/11/16	VICTORIA POINT MOWER CENTRE Shop K02, 21-27 Bunker Road VICTORIA POINT QLD 4165	\$3,863.10	\$0.00	\$3,863.10
Push Mower Corvette 300 M/C	Plant and Machinery	11/05/17	VICTORIA POINT MOWER CENTRE Shop K02, 21-27 Bunker Road VICTORIA POINT QLD 4165	\$549.00	\$0.00	\$549.00
Robotic Pool Cleaner	Plant and Machinery	18/01/21	BAYSIDE POOL & SPA WYNNUM 429 Wondall Road TINGALPA QLD 4173	\$2,200.00	\$0.00	\$2,200.00
Waterco Hydrostorm+300 Pump	Plant and Machinery	01/04/21	Bayside Pool & Spa Tingalpa QLD	\$0.00	\$0.00	\$1,375.00
Chlorinator	Plant and Machinery	21/09/22	POOL SPOT PO Box 2717 MANSFIELD QLD 4122	\$3,649.00	\$0.00	\$3,649.00
Brushranger Trimmer	Plant and Machinery	16/06/23	VICTORIA POINT MOWER CENTRE Shop K02, 21-27 Bunker Road VICTORIA POINT QLD 4165	\$559.55	\$0.00	\$559.55
Robotic Cleaner	Plant and Machinery	04/09/23	BAYSIDE POOL & SPA TINGALPA 429 Wondall Road TINGALPA QLD 4173	\$2,750.00	\$0.00	\$2,750.00
Pool Pump	Plant and Machinery	29/01/24	BAYSIDE POOL & SPA TINGALPA 429 Wondall Road TINGALPA QLD 4173	\$2,300.00	\$0.00	\$2,300.00
Paddock Leaf Blower Vacuum Blower & Suction Hose Kit	Plant and Machinery	21/11/24	Scintex 47 Eagleview Place	\$0.00	\$0.00	\$2,400.30

Body corporate assets

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

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

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
Eagle Farm QLD 4009						

Insurance

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

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

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

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING Longitude Insurance Pty Ltd C/	LNG-STR-248894	33,256,802.00	49,298.04	30/09/26	Claims \$2000 + see policy wording
RENT LOSS/ALT ACCOM Longitude Insurance Pty Ltd C/	LNG-STR-248894	4,988,520.00	49,298.04	30/09/26	Claims \$2000 + see policy wording
COMMON AREA CONTENTS Longitude Insurance Pty Ltd C/	LNG-STR-248894	332,568.00	49,298.04	30/09/26	Claims \$2000 + see policy wording
PUBLIC LIABILITY Longitude Insurance Pty Ltd C/	LNG-STR-248894	10,000,000.00	49,298.04	30/09/26	Claims \$2000 + see policy wording
VOLUNTARY WORKERS Longitude Insurance Pty Ltd C/	LNG-STR-248894	200,000.00	49,298.04	30/09/26	Claims \$2000 + see policy wording
FIDELITY GUARANTEE Longitude Insurance Pty Ltd C/	LNG-STR-248894	100,000.00	49,298.04	30/09/26	Claims \$2000 + see policy wording
OFFICE BEARERS Longitude Insurance Pty Ltd C/	LNG-STR-248894	1,000,000.00	49,298.04	30/09/26	Claims \$2000 + see policy wording
BUILDING CATASTROPHE Longitude Insurance Pty Ltd C/	LNG-STR-248894	9,977,041.00	49,298.04	30/09/26	Claims \$2000 + see policy wording
LOT OWNER FIXTURE/IM Longitude Insurance Pty Ltd C/	LNG-STR-248894	Lesser of 300,000 or 10%	49,298.04	30/09/26	Claims \$2000 + see policy wording
FLOOD COVER Longitude Insurance Pty Ltd C/	LNG-STR-248894	Included	49,298.04	30/09/26	Claims \$2000 + see policy wording

Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate.

Does the body corporate currently hold alternative insurance approved under an alternative insurance order?

No

Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate

Contracts and authorisations

Caretaking service contractors and letting agents – Accommodation Module, Commercial Module and Standard Module

A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.

A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.

The maximum term of a service contract or authorisation entered into by a body corporate is:

- 10 years if the Standard Module applies to the scheme; and
- 25 years if the Accommodation Module or Commercial Module applies to the scheme.

You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.

Has the body corporate engaged a caretaking services contractor for the scheme?

Yes - Name of caretaking service contractor engaged: Junto Property Management PL

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

Yes - Name of authorised letting agent: Junto Property Management PL

Embedded network electricity supply

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

No

More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.

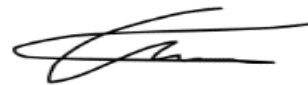
Body corporate authority

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

Name/s QBS Strata Management

Positions/s held Body Corporate Manager

Date 29/01/2026



Signature/s _____

Copies of documents given with this certificate:

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

MANLY MANOR CTS 39029

40 Hargreaves Road Manly West Qld 4179

BALANCE SHEET

AS AT 29 JANUARY 2026

	ACTUAL 29/01/2026	ACTUAL 31/08/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	(12,276.22)	(1,050.37)
Sinking Fund	251,354.51	213,040.51
<u>TOTAL</u>	<u>\$ 239,078.29</u>	<u>\$ 211,990.14</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	78,872.08	87,569.49
Investment Account 1	175,242.25	171,695.69
Levies In Arrears	0.00	0.52
Other Arrears	0.00	0.03
Insurance Claims	0.00	(2,972.53)
<u>TOTAL ASSETS</u>	<u>254,114.33</u>	<u>256,293.20</u>
<u>LIABILITIES</u>		
Gst Clearing A/C	(1,486.49)	(13,759.26)
Creditors	2,233.51	1,027.93
Levies In Advance	15,952.74	57,295.91
Provision For Income Tax	(1,663.72)	(261.52)
<u>TOTAL LIABILITIES</u>	<u>15,036.04</u>	<u>44,303.06</u>
<u>NET ASSETS</u>	<u>\$ 239,078.29</u>	<u>\$ 211,990.14</u>



MANLY MANOR CTS 39029

40 Hargreaves Road Manly West Qld 4179

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 29 JANUARY 2026

	ACTUAL	BUDGET	ACTUAL
	01/09/25-29/01/26	01/09/25-31/08/26	01/09/24-31/08/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Admin Fund	117,141.78	253,000.00	234,283.58
Interest On Overdue Levies	116.58	0.00	322.82
<u>TOTAL ADMIN FUND INCOME</u>	117,258.36	253,000.00	234,606.40
<u>EXPENDITURE</u>			
Audit Fees	1,400.00	1,450.00	1,400.00
Bank Charges (Gst)	22.79	70.00	53.57
Body Corporate Admin	6,361.96	16,280.00	15,650.00
Quarterly Bas	302.55	1,250.00	1,198.56
Income Tax Preparation	387.64	400.00	372.73
Electricity	896.44	3,600.00	2,723.65
Grounds And Gardens	3,238.84	6,800.00	6,297.52
Insurance - Build / Public Lia	41,531.11	41,530.00	35,913.28
Insurance - Stamp Duty	3,613.82	3,620.00	3,119.45
Insurance - Claims Excess	(874.53)	0.00	0.00
Caretakers Fees	55,682.44	134,600.00	130,671.24
R & M - Building	571.02	5,000.00	4,631.92
Electrical	284.85	250.00	13.60
Fire Protection	1,820.00	2,000.00	1,881.90
Plumbing	0.00	850.00	1,142.00
Pool	2,219.21	3,500.00	3,268.73
Gutter Clean	6,700.00	3,200.00	3,070.00
Pest Control	0.00	8,400.00	8,241.82
Communications & Outlays	2,831.19	6,900.00	6,630.58
Software Fees	614.10	1,850.00	1,722.55
Rates	880.78	9,800.00	10,568.11
<u>TOTAL ADMIN FUND EXPENDITURE</u>	128,484.21	251,350.00	238,571.21
<u>SURPLUS / DEFICIT</u>	\$ (11,225.85)	\$ 1,650.00	\$ (3,964.81)
Opening Balance	(1,050.37)	(1,050.37)	2,914.44
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ (12,276.22)	\$ 599.63	\$ (1,050.37)

MANLY MANOR CTS 39029

40 Hargreaves Road Manly West Qld 4179

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 29 JANUARY 2026

	ACTUAL	BUDGET	ACTUAL
	01/09/25-29/01/26	01/09/25-31/08/26	01/09/24-31/08/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	38,029.10	70,000.00	76,058.20
Interest Received	3,566.72	0.00	8,142.48
<u>TOTAL SINKING FUND INCOME</u>	41,595.82	70,000.00	84,200.68
<u>EXPENDITURE</u>			
Income Tax	0.00	0.00	2,126.69
Grounds & Gardens	0.00	0.00	2,182.09
R & M Building	3,281.82	28,000.00	16,320.95
Fire Protection	0.00	0.00	(2,000.00)
Plumbing	0.00	0.00	10,755.92
Pool	0.00	12,000.00	2,802.68
Fencing	0.00	3,000.00	(10,836.36)
Pest Control	0.00	0.00	72,607.28
<u>TOTAL SINKING FUND EXPENDITURE</u>	3,281.82	43,000.00	93,959.25
<u>SURPLUS / DEFICIT</u>	\$ 38,314.00	\$ 27,000.00	\$ (9,758.57)
Opening Balance	213,040.51	213,040.51	222,799.08
<u>SINKING FUND BALANCE</u>	\$ 251,354.51	\$ 240,040.51	\$ 213,040.51

1/40 Hargreaves Rd MANLY WEST QLD 4179	Caretaker/Building As per agreement Manager	Monthly in arrears	30/09/08	Ten Years	Ten Years then Five Years	Y
1/40 Hargreaves Road MANLY WEST QLD 4179	Letting Agent	Per owners	30/09/08	Ten Years	10 years + 5 years	Y

PO Box 1079 OXENFORD QLD 4210	Body Corporate Manager	Body Corporate Manager	Quarterly	01/12/23	1 year	Y
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QBS Strata Management

PO Box 1079, Oxenford, QLD 4210

Phone: (07) 5519 9000 Email: reception@qbsmanagement.com.au

Website: picagroup.com.au/qbs-strata-management ACN: 114 635 193

Trustee for S.E. QLD Corporate Management Unit Trust, where ABN 86 965 584 736 is the ABN of the trust.



Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

TAX INVOICE
ABN 74 857 495 398

Jeffery Haywood
10 Naronia Street
MIDDLE PARK QLD 4074

Date of Notice	29 January 2026		
A/c No	9		
Lot No	9	Unit Number	9
Contrib Ent.	1		
Interest Ent.	1		

Body Corporate for

MANLY MANOR CTS 39029 40 Hargreaves Road Manly West Qld 4179

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund - General	01/03/26 to 31/05/26	01/03/2026	\$889.55	\$0.00		\$889.55
Sink. Fund - General	01/03/26 to 31/05/26	01/03/2026	\$209.33	\$0.00		\$209.33
Totals (Levies include GST)			\$1,098.88	\$0.00		\$1,098.88
GST component on levies of \$998.98 is \$99.90						
Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.						

Teller stamp and initials

To arrange automatic payment of levies by due date please contact
Stratapay: www.stratapay.com.au/directdebit
For your Stratapay Ref. no. contact QBS: levies@qbsmanagement.com.au

Amount Paid
\$
Date Paid
/ /



CARD OR
DIRECT DEBIT

DEFT Reference Number:
268404928 1000 0000 094



Billers Code: 96503
Ref: 268404928 1000 0000 094

Lot 9/ Unit 9
Manly Manor

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

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



Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
Body Corporate for Manly Manor CTS 39029



*496 268404928 10000000094

TOTAL AMOUNT DUE
DUE DATE 01/03/26

\$1,098.88



MANLY MANOR CTS 39029

ABN 74 857 495 398

STATEMENT

Statement Period			
01 Sep 25 to 29 Jan 26			
A/c Number	9		
Lot Number	9	Unit Number	9

Transfer Date: 14/10/08

Page Number

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				-1,016.00
01/09/25	Admin Fund - General	01/09/25 to 30/11/25	I0012262	767.00		-249.00
01/09/25	Sink. Fund - General	01/09/25 to 30/11/25	I0012346	249.00		0.00
03/10/25	Admin Fund - General	01/12/25 to 28/02/26	I0012430	767.00		767.00
03/10/25	Sink. Fund - General	01/12/25 to 28/02/26	I0012514	249.00		1,016.00
28/11/25	Receipt	Admin Fund - General	R0007094		767.00	249.00
28/11/25	Receipt	Sink. Fund - General	RA007094		249.00	0.00
19/01/26	Admin Fund - General	01/03/26 to 31/05/26	I0012598	889.55		889.55
19/01/26	Sink. Fund - General	01/03/26 to 31/05/26	I0012682	209.33		1,098.88
				\$3,130.88	\$2,032.00	\$1,098.88
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$1,098.88	
0.00	0.00	0.00	0.00	1,098.88	Date Paid	Amount Paid



CARD OR
DIRECT DEBIT

DEFT Reference Number:
268404928 1000 0000 094



Billers Code: 96503
Ref: 268404928 1000 0000 094

QBS STRATA MANAGEMENT

Lot 9/ Unit 9
Manly Manor

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

Internet & Telephone Banking - BPAY

Make this payment from your preferred bank account

BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518



Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
Body Corporate for Manly Manor CTS 39029



*496 268404928 10000000094

TOTAL AMOUNT DUE
DUE DATE

\$1,098.88

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

1. Pool safety certificate number

Identification number: **PSC0248022**

2. Location of the swimming pool

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

Street address:

40 HARGREAVES RD

MANLY WEST QLD

Postcode

4

1

7

9

Lot and plan details:

9999/SP/207329

Local government area:

BRISBANE CITY

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

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

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Pool properties

Shared pool



Non-shared pool



Number of pools

1

5. Pool safety certificate validity

Effective date:

0

4

/

0

4

/

2

0

2

5

Expiry date:

0

4

/

0

4

/

2

0

2

6

6. Certification

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

Name:

Cameron David COWARD

Pool safety inspector
licence number:

PS100455

Signature:



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

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

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

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

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

Water and Sewerage Quarterly Account

QUUR32_A4B/E-1/S-1/I-1/
MR JEFFERY D HAYWOOD
10 NARONA ST
MIDDLE PARK QLD 4074

Property Location: MANLY MANOR 9
40 HARGREAVES ROAD
MANLY WEST 4179

Account Summary Period 04/09/2025 - 19/11/2025

Your Last Account

Amount Billed	\$294.58
Amount Paid	\$294.58CR

Your Current Account

Balance	\$0.00
Current Charges	\$271.88

Total Due	\$271.88
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If full payment is not received by the due date, simple interest (at an annual interest rate of 11%) will apply to each outstanding transaction.

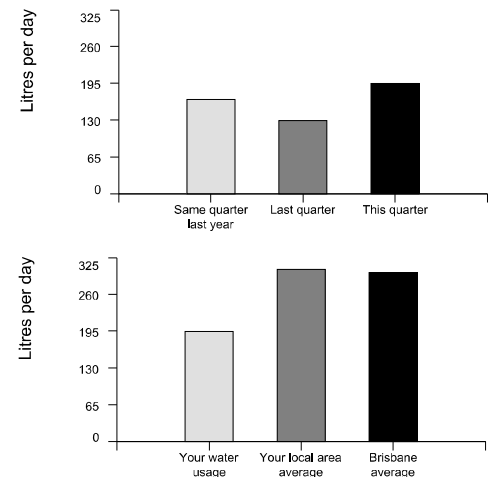
Customer reference number	10 1047 8895 0000 4
Bill number	1047 8895 71
Date issued	26/11/2025
Total due	\$271.88
Current charges due date	01/01/2026

Your water usage

Water usage (kL)	15
Days charged	77

Average daily water usage (litres)

Current period	195
Same period last year	167



Payment options



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



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

® Registered to BPAY Pty Ltd ABN 69 079 137 518



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



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



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



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

Amount paid

Date paid

Receipt number

YOUR CHARGES for 04/09/2025 - 19/11/2025 (77 days)**Your meter readings**

Serial Number	Read Date	Reading	Usage	Comment
ADD2313648	04/09/2025	171		
	20/11/2025	186	15kL	

Water Usage**State bulk water price**

State Bulk Water Charge 2025/26	15kL @ \$3.517000/kL	\$52.75
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Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	15kL @ \$0.981000/kL	\$14.71
Subtotal		\$67.46

Water Services**Urban Utilities water service charge**

Water service charge 2025/26	77 days	\$53.43
Subtotal		\$53.43

Sewerage Services**Urban Utilities sewerage service charge**

Sewerage service charge 2025/26	77 days	\$150.99
Subtotal		\$150.99

Water usage	\$67.46
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Water services	\$53.43
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Sewerage services	\$150.99
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Your total charges 04/09/2025 - 19/11/2025	\$271.88
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Customer ref. no.	10 1047 8895 0000 4
MANLY MANOR 9 40 HARGREAVES ROAD MANLY WEST 4179	



Your usage was 15 kilolitres.

That's an average of 195 litres per day.



Heat and rain can impact the water and wastewater networks, but we work 24/7 to prepare.

SEE WHAT WE'RE DOING:

**INTERPRETER SERVICE 13 14 50**

当您需蒙口译员时，请致电 13 14 50。

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

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

통역사가 필요하시면 13 14 50 으로 연락하십시오.

Quando necesite un intérprete llame al 13 14 50

© Urban Utilities 2025

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



Water and Sewerage Account
In Person / Mail Payment Advice
Name: MR JEFFERY D
HAYWOOD



Billers Code: 112144
Ref: 10 1047 8895 0000 4



BPAY® this payment via Internet or phone banking.

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

To use the QR code, use the reader within your mobile banking app.

More info: www.bpay.com.au



*4001 101047889500004



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



Credit

Current charges due date
01/01/2026

For Credit **Urban Utilities**

Trans Code

831

User ID

066840

Customer Reference No.

101047889500004

Teller Stamp
& Initials

Total Due

\$ 271.88

+757+



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Mailing Code BPAY VIEW
Property Location 9/40 HARGREAVES RD
MANLY WEST
Issue Date 7 Jan 2026

Bill number
5000 1049 7113 445

Bill number including donation
5800 1049 7113 445

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jan 2026 - 31 Mar 2026



500010497406682/E-440/S-1449/I-2897/H-6

MR JEFFERY D HAYWOOD
10 NARONA ST
MIDDLE PARK QLD 4074

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

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

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

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

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



LORD MAYOR'S
CHARITABLE TRUST

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

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

Nett Amount Payable

\$548.80

Due Date

6 Feb 2026

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	485.92
State Government Charges	62.90
Gross Amount	548.82
Discount and/or Rounding (where applicable)	0.02 CR
Nett Amount Payable	548.80
Optional Lord Mayor's Charitable Trust donation received by the Due Date	563.80

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

Including Lord Mayor's Charitable Trust \$15 donation



*439 580010497113445



Billers Code: 319186
Ref: 5800 0000 4697 674
Amt: \$563.80 by 6 Feb 2026

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010497113445



Billers Code: 78550
Ref: 5000 0000 4697 674
Amt: \$548.80 by 6 Feb 2026

Pay using your smartphone



MR JEFFERY D HAYWOOD

Due Date

6 Feb 2026

50

Gross Amount

\$548.82

Nett Amount

\$548.80

<0000054880>

<004440>

<500010497113445>

>

Rating and rebate information

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

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

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

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

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

Payment options



Online

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



Direct Debit

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



By Mobile

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



Mail

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

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

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



Telephone and Internet Banking - BPAY®

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

©Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAYVIEW

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



Instore

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



Phone Pay

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



Brisbane City Council Customer Centre

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

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

Use and Disclosure Notice

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

English

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

Italian

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

Spanish

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

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

Property Details

Owner	MR JEFFERY D HAYWOOD		
Property Location	9/40 HARGREAVES RD MANLY WEST		
Real Property Description	L.9 SP.207329 PAR TINGALPA 1/84		
Valuation effective from	1 Jul 2023	\$57,143	
	1 Jul 2024	\$57,143	
	1 Jul 2025	\$78,571	
Average Rateable Valuation (A R V)		\$64,286	

Account Details

Account Number 5000 0000 4697 674

Opening Balance

Closing Balance Of Last Bill	548.82	
Payment Received - 03-Nov-2025	548.80	CR
Discount/Rounding Allowed	0.02	CR

Total	0.00
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Period: 1 Jan 2026 - 31 Mar 2026

Brisbane City Council Rates & Charges

General Rates - Category 14 (Annually 0.323 Cents In The A R V \$) @ Parity Factor (P/F) 1.372398	328.37	
Waste Utility Charge - 1 Charge(S) @ \$128.24 Qtr	128.24	
Bushland Preservation Levy Category 14 (Annual 0.0119 Cents In The A R V \$) @ P/F 1.372398	12.07	
Environmental Mgt Compliance Levy Category 14 (Annual 0.017 Cents In The A R V \$) @ P/F 1.372398	17.24	

Total	485.92
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State Government Charges

Emergency Management Levy - Group 2	62.90	
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Total	62.90
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Other Information

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

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

Bill Number
5000 1049 7113 445



Rating Category Statement 2025-26

Dedicated to a better Brisbane

Brisbane City Council (Council) will use a system of differential general rating for 2025-26. The differential general rate will be calculated using the average rateable value (ARV) as provided for under the "City of Brisbane Regulation 2012".

There are 186 differential general rating categories in 2025-26. The categories and the relevant descriptions are outlined in the Differential General Rating Table in section 15.1 of Council's "Resolution of Rates and Charges 2025-26" (the Resolution). An explanation of the land use codes appears in section 15.10.

Landowners are responsible for checking the differential general rating category applied to their property. If you have any concern with the category that has been given to your property, you should contact Council immediately by phoning Council's Contact Centre on (07) 3403 8888 or by writing to Council to discuss that concern.

To object to the rating category applied to the property, landowners must, within 30 days of the rate account issue date, submit a rating category Notice of Objection using Council's nominated form stating that the land should be in another rating category and the facts and circumstances that are the basis for that statement. The form is available from Council's Central Customer Centre, Level 1, 266 George Street, Brisbane, other Customer Centres, or by phoning the Contact Centre.

If the objection is successful and the differential general rating category is changed, the change will be effective from the beginning of the rating quarter in which the successful objection notice was lodged. Lodging an objection does not stop Council from levying and recovering rates as specified in your rate account.

TABLE OF RATING CATEGORIES

- 1. Residential – Owner Occupied:** Residential dwelling houses where the sole use is as an owner-occupied residence of the owner/s. All owners are individuals, with the exception of property held under a 'Special Disability Trust'.
Excludes companies, trusts, organisations or any entity other than an individual. This is regardless of whether the land is occupied by a shareholder or even the sole shareholder of that company, trust, organisation or entity. These are regarded as being a non owner-occupied residence and included in differential rating category 7.
Qualifying vacant land listed in the 'rating description' of category 1 in the Resolution may also be included in this category.
- 1ga. Residential – Owner Occupied with Guest Accommodation:** Land which meets the description of category 1 but for the fact that part of the property is used for paid guest accommodation and meets the allowable limits of paid guest accommodation in 'Column 2' section 5 of the table shown at section 15.13 of the Resolution.
- 2a. Commercial/Non-Residential - Group A:** Land being used, or has the potential to be used by virtue of improvements or activities conducted on the property, for a non-residential purpose and is:
 - (i) characterised by the 'rating description' for category 2a of the Differential General Rating Table contained in the Resolution; and
 - (ii) located outside of the boundaries of the Central Business District (CBD) and the CBD Frame as defined in the Resolution.This category also includes:
 - (i) residential land that exceed the allowable limits of non-residential activity in 'Column 2' and 'Column 3' of the table shown at section 15.13 of the Resolution and;
 - (ii) vacant land located outside the boundaries of the CBD or the CBD Frame that does not comply with the conditions for vacant land inclusion in category 1.
- 2b-2k. Commercial/Non-Residential - Groups B - K:** Land which in all other respects meet the description set out in category 2a but is listed in the table shown at section 15.17 of the Resolution.
- 2l. Commercial/Non-Residential - Group L:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the property, for a non-residential purpose and is characterised by the 'rating description' for category 2l of the Differential General Rating Table contained in the Resolution.
- 2m. Commercial/Non-Residential - Group M:** Land which in all other respects meet the description set out in category 2a above but is listed in the table shown at section 15.17 of the Resolution.
- 3. Rural:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the property, for a non-residential (Rural) purpose and is characterised by the 'rating description' for category 3 of the Differential General Rating Table contained in the Resolution.
- 4a-4b. Multi-Residential:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the property, for a multi-residential purpose and is characterised by the 'rating description' for category 4a and 4b respectively of the Differential General Rating Table contained in the Resolution.
- 5a. Central Business District - Group A:** Land which in all other regards would meet the description of category 2a or 2l but is located fully or partially within the bounds of the CBD as defined by the map shown at section 15.11 of the Resolution and have an ARV < \$5,000,000 and is characterised by the 'rating description' for category 5a of the Differential General Rating Table contained in the Resolution.

- 5b. Central Business District - Group B:** Land which in all other regards would meet the description of category 2a or 2l but is located fully or partially within the bounds of the CBD as defined by the map shown at section 15.11 of the Resolution and have an ARV >= \$5,000,000 and is characterised by the 'rating description' for category 5b of the Differential General Rating Table contained in the Resolution.
- 5c-5aa. Central Business District - Groups C - AA:** Land which in all other regards would meet the description of category 5a or 5b but is listed in the table shown at section 15.14 of the Resolution.
- 5ab. Central Business District - Group AB:** Land which in all other regards would meet the description of category 5a or 5b but is located within the boundary line shown on the map at section 15.23 of the Resolution.
- 5ac. Central Business District - Group AC Public Car Park 1:** Land which in all other regards would meet the description of category 5a or 5b but is used for the purposes of a public car park and are listed in the table shown at section 15.14 of the Resolution.
- 5ad. Central Business District - Group AD Public Car Park 2:** Land which in all other regards would meet the description of category 5a or 5b but is used for the purposes of a public car park and are listed in the table shown at section 15.14 of the Resolution.
- 6. Other:** Entry into this category will be limited to land where the land does not conform to the description of any other category.
- 7. Residential – Non Owner-Occupied or Mixed Use:** Land being used, or has the potential of being used by virtue of improvements or activities conducted on the land, as a non owner-occupied residence or mixed use residence as defined in the Resolution.
Qualifying vacant land listed in the 'rating description' of category 7 in the Resolution may also be included in this category.
- 8a-8g. Large Regional Shopping Centre - Groups A - G:** Land listed in the table shown at section 15.15 of the Resolution.
- 9a-9d. Major Regional Shopping Centre - Groups A - D:** Land listed in the table shown at section 15.16 of the Resolution.
- 10. * CTS – Residential Owner-Occupied:** Land which is used solely as an owner occupied residence but exists within a community titles scheme and either located outside the CBD and CBD Frame OR located fully or partially inside the CBD or completely inside the CBD Frame and outside the boundary lines shown on the map at section 15.23 of the Resolution and held by the owner on or before 30 September 2025 and is characterised by the 'rating category' 10 of the Differential General Rating Category Table contained in the Resolution.
- 10aa-10ad. * CTS – Residential Owner Occupied - Groups AA - AD:** Land which in all other regards would meet the description of category 10 but is located within the boundary lines shown on the map at section 15.23 of the Resolution and is characterised by the 'rating category' 10aa to 10ad of the Differential General Rating Category Table contained in the Resolution.
- 10ba-10bi. CTS – Residential Owner Occupied - Groups BA - BI:** Land which in all other regards would meet the description of category 10 but is located fully or partially within the boundary lines shown on the map at section 15.11 of the Resolution and was first acquired by the owner on or after 1 October 2025 and is characterised by the 'rating category' 10ba to 10bi of the Differential General Rating Category Table contained in the Resolution.
- 10ca-10ci. CTS – Residential Owner Occupied - Groups CA - CI:** Land which in all other regards would meet the description of category 10 but is located completely within the boundary lines shown on the map at section 15.12 of the Resolution and was first acquired by the owner on or after 1 October 2025 and is characterised by the 'rating category' 10ca to 10ci of the Differential General Rating Category Table contained in the Resolution.
- 10ga. * CTS – Residential – Owner-Occupied with Guest Accommodation:** Land which in all other regards would meet the description of category 10 other than paragraph c) and apart from the fact that part of the land is used for paid guest accommodation and the land is characterised by the 'rating category' 10ga in the Differential General Rating Category Table contained in the Resolution.
- 11a. * CTS – Commercial/Non-Residential - Group A:** Land which in all other regards would meet the description of category 2a but exists within a community titles scheme.
- 11b. * CTS – Commercial/Non-Residential - Group B:** Land which in all other regards would meet the description of category 2l but exists within a community titles scheme.
- 12a-12b. * CTS – Multi-Residential:** Land which in all other regards would meet the description of category 4a or 4b but exists within a community titles scheme.
- 13. * CTS – Central Business District:** Land which in all other regards would meet the description of category 2a or 2l and exists within a community titles scheme but is located fully or partially within the boundaries of the CBD as defined by the map shown at section 15.11 of the Resolution.
- 13a. * CTS – Central Business District - Group A Public Car Parks:** Land which is used for the purposes of a public car park but exists within a community titles scheme and located fully or partially within the boundaries of the CBD as defined by the map shown at section 15.11 and identified as category 13a in the table shown at section 15.20 of the Resolution.
- 13b. * CTS – Central Business District - Group B Public Car Parks:** Land which is used for the purposes of a public car park but exists within a community titles scheme and located fully or partially within the boundaries of the CBD as defined by the map shown at section 15.11 and identified as category 13b in the table shown at section 15.20 of the Resolution.
- 14. * CTS – Residential – Non Owner-Occupied or Mixed Use:** Land which is used as a non-owner occupied residence or mixed use residence but exists within a community titles scheme and either located outside the CBD and CBD Frame OR located fully or partially inside the CBD or completely inside the CBD Frame and outside the boundary lines shown on the map at section 15.23 of the Resolution and held by the owner on or before 30 September 2025.
- 14aa-14ad. * CTS – Residential – Non Owner-Occupied or Mixed Use Groups AA - AD:** Land which in all other regards would meet the description of category 14 but is located within the boundary lines shown on the map at section 15.23 of the Resolution and is characterised by the 'rating category' 14aa to 14ad of the Differential General Rating Category Table contained in the Resolution.

- 14ba-14bi. CTS – Residential – Non Owner-Occupied or Mixed Use Groups BA - BI:** Land which in all other regards would meet the description of category 14 but is located fully or partially within the boundary lines shown on the map at section 15.11 of the Resolution and was first acquired by the owner on or after 1 October 2025 and is characterised by the 'rating category' 14ba to 14bi of the Differential General Rating Category Table contained in the Resolution.
- 14ca-14ci. CTS – Residential – Non Owner-Occupied or Mixed Use Groups CA - CI:** Land which in all other regards would meet the description of category 14 but is located completely within the boundary lines shown on the map at section 15.12 of the Resolution and was first acquired by the owner on or after 1 October 2025 and is characterised by the 'rating category' 14ca to 14ci of the Differential General Rating Category Table contained in the Resolution.
- 15. * CTS – Minor Lot:** Land located within a community titles scheme and is a car parking space, storage cupboard, storage unit, advertising hoarding or other similar purposes and does not meet the description of category 13a or 16b.
- 16. CBD Frame Commercial/Non-Residential:** Land which in all other regards would meet the description of category 2a or 2l but is located completely within the bounds of the CBD Frame as defined by the map at shown at section 15.12 of the Resolution.
- 16b. CBD Frame - Group B Public Car Parks:** Land which is used for the purposes of a public car park and located completely within the boundaries of the CBD Frame as defined by the map shown at section 15.12 and identified as category 16b in the table shown at section 15.20 of the Resolution.
- 17. * CTS – CBD Frame Commercial/Non-Residential:** Land which in all other regards would meet the description of category 2a or 2l but exists within a community titles scheme and is located completely within the bounds of the CBD Frame as defined by the map shown at section 15.12 of the Resolution.
- 21a-21i. Drive-In Shopping Centre - Groups A - I:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for a non-residential purpose and is characterised by the 'rating description' for category 21a-21i of the Differential General Rating Table contained in the Resolution.
- 22a-22j. Retail Warehouse - Groups A - J:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for a non-residential purpose and is characterised by the 'rating category' for category 22a-22j of the Differential General Rating Table contained in the Resolution.
- 23. Transitory Accommodation:** Land being used for Transitory Accommodation purposes and is characterised by the 'rating description' for category 23 of the Differential General Rating Table contained in the Resolution.
- 24. * CTS - Transitory Accommodation:** Land which in all other regards would meet the description of category 23 but exists within a community titles scheme.
- 25. * CTS - Commercial Single Accommodation Unit:** Land which consists of a non self-contained single accommodation unit that operates within or forms part of a building or buildings that is used for Accommodation Hotel/Motel purposes as defined in the Resolution and is part of a community titles scheme.
- 26-28. Reduced Rate 1 - 3:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for non-residential purposes and is listed in the table shown at section 15.18 of the Resolution.
- 29-31. * CTS - Reduced Rate 1 - 3:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for non-residential purposes but exists within a community titles scheme and is listed in the table shown at section 15.18 of the Resolution.
- 32a-32x. Large Multiple Dwelling - Groups A - X:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for a large multiple dwelling as defined in the Resolution and is characterised by the 'rating description' of categories 32a to 32x of the Differential General Rating Table contained in the Resolution.
- 33. * CTS - Large Multiple Dwelling:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for a large multiple dwelling as defined in the Resolution but exists within a community titles scheme.
- 34a-34l. Student Accommodation - Groups A - L:** Land consisting of one or more living units or dwellings and being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for student accommodation as defined in the Resolution and is listed in the table shown at section 15.21 of the Resolution.
- 35. * CTS - Student Accommodation:** Land consisting of one or more living units or dwellings and being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for student accommodation as defined in the Resolution but exists within a community titles scheme and is listed in the table shown at section 15.21 of the Resolution.
- 36. Kurilpa Industrial:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for non-residential purposes and is listed in the table shown at section 15.22 of the Resolution.

** Categories for CTS Land may have different categories depending upon their individual parity factor. Refer to the Resolution for more information.*

General Rates, Environmental Management and Compliance Levy and Bushland Preservation Levy are subject to a minimum charge with the exception of Land Use Code 72 where no minimum is applicable.

Council has fixed the rates and charges for the financial year and these, as well as any applicable definitions, are contained in the Resolution.

For further information regarding your rate account please go to brisbane.qld.gov.au/rates

QBS Strata Management

PO Box 1079, Oxenford, QLD 4210

Phone: (07) 5519 9000 Email: reception@qbsmanagement.com.au

Website: picagroup.com.au/qbs-strata-management ACN: 114 635 193

Trustee for S.E. QLD Corporate Management Unit Trust, where ABN 86 965 584 736 is the ABN of the trust.



Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

TAX INVOICE
ABN 74 857 495 398

Jeffery Haywood
10 Naron Street
MIDDLE PARK QLD 4074

Date of Notice	19 January 2026		
A/c No	9		
Lot No	9	Unit Number	9
Contrib Ent.	1		
Interest Ent.	1		

Body Corporate for

MANLY MANOR CTS 39029 40 Hargreaves Road Manly West Qld 4179

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund - General	01/03/26 to 31/05/26	01/03/2026	\$889.55	\$0.00		\$889.55
Sink. Fund - General	01/03/26 to 31/05/26	01/03/2026	\$209.33	\$0.00		\$209.33
Totals	(Levies include GST)		\$1,098.88	\$0.00		\$1,098.88
GST component on levies of \$998.98 is \$99.90						
Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.						

Teller stamp and initials

To arrange automatic payment of levies by due date please contact
Stratapay: www.stratapay.com.au/directdebit
For your Stratapay Ref. no. contact QBS: levies@qbsmanagement.com.au

Amount Paid
\$
Date Paid
/ /



CARD OR
DIRECT DEBIT

DEFT Reference Number:
268404928 1000 0000 094



Billers Code: 96503
Ref: 268404928 1000 0000 094

Lot 9/ Unit 9
Manly Manor

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

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



Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
Body Corporate for Manly Manor CTS 39029



*496 268404928 10000000094

TOTAL AMOUNT DUE
DUE DATE 01/03/26

\$1,098.88



MR JEFFERY D HAYWOOD
10 NARONA STREET
MIDDLE PARK QLD 4074

Our reference: 7166644376873

Phone: **13 28 66**

23 January 2026

Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Hello JEFFERY,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2411178529215
Vendor name	JEFFERY DAVID HAYWOOD
Clearance Certificate Period	23 January 2026 to 25 January 2027

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,

Emma Rosenzweig

Deputy Commissioner of Taxation

Need help?

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

Contact us

In Australia? Phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00 am and 5:00 pm Australian Eastern Standard time, Monday to Friday.

UTILITY PLANS

27-01-2026

Enquiry Date: 27-01-2026

Address (Lot/Plan):

9/40 HARGREAVES ROAD,MANLY WEST,QLD-
4179,AUS

These plans expire 30 days from supply

In response to your request for Utility Plans, please find the following information:

- Responses from the affected utilities/asset owners.

The following utilities/asset owners have assets on or near your searched property:

Sequence Number	Authority Name	Contact Number
267242457	Queensland Urban Utilities	+61132657
267242455	NBN Co Qld	+611800687626
267242458	Energex QLD	+61131253
267242459	APA Group Gas Networks (90073)	+611800085628
267242456	Brisbane City Council	+61734038888
267242460	Telstra QLD South East	+611800653935



General Information

Care will be needed to be undertaken if you/your client carry out any excavation works inside or outside the property boundary.

Utility Plans, provides a 'collated pack' of information, including plans/maps, detailing the location of utilities on or near to your property. This can include electricity, gas, water, sewerage, drainage, telecommunications and local government assets, depending upon what utilities are in the vicinity.

Any plans supplied are intended to assist you or your client in the prevention of damage to an underground asset. The plans do not have a guaranteed accuracy since they are supplied by each utility in question. If you or your client perform excavations, any such works are at your/your client's own risk. Prior to any such earth works being conducted on or in the vicinity of the property we recommend that you/your client contact a locator to accurately find and locate each utility to avoid any damage. In the event that a pipe/cable damage does occur from earthworks, you/your client will be responsible for any cost of repair.

Due to the age of some pipes and cables, it is impossible for all plans to have the precise location of all underground utilities. The accuracy and/or completeness of the information supplied cannot be guaranteed as property boundaries, depths and other features may change over time. Therefore, plans are indicative only. Each utility does not warrant that the plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. It is your responsibility to locate underground utilities carefully via potholing prior to any excavation process, and to exercise due care during that excavation.

This report is based on information supplied by each utility – which is current at the time of request. Also please note that plans are supplied with a validity period of 30 days from date of supply.

This content was uploaded by Brisbane City Council in response to your Before You Dig enquiry.

Uploaded

27 Jan 2026 2:23:55pm

Attention: Soft Reg

Thank you for your enquiry with Brisbane City Council's Before You Dig service.

Job Number: 52204829

Sequence Number: 267242456

The attached .PDF file contains the location of Council's relevant services for your requested location. If you are having trouble viewing these files, it is recommended you upgrade your version of Adobe Reader. You can download the latest version of Adobe Reader for free at <http://get.adobe.com/reader/>

If you require more information, Council offers a convenient online mapping subscription service containing additional services data. The online service offers a wide variety of spatial information suitable for searches over large areas, including information previously available only by visiting Council's Customer Service Centres.

For more information on Council's online mapping services, visit <http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-and-tools/online-tools/ebimap/index.htm>

Kind regards,

Brisbane City Council
Before You Dig



Job # 52204829
Seq # 267242456
Provider: Brisbane City Council
Telephone: (07) 3403 8888



Legend

BYDA Enquiry

Stormwater Network

- Stormwater Drain
- Stormwater Gully / Roofwater Connection
- Stormwater Maintenance Hole
- Stormwater Roofwater Pit
- Stormwater Gully Pit
- Stormwater Field Inlet
- Stormwater Culvert
- Pipe End Outlet

BCC Cable Network

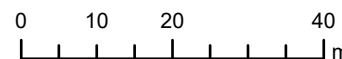
- Fibre Optic Cable Location

Disclaimer:
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Data must not be used for direct marketing or be used in breach of the privacy laws.

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

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

In an emergency contact Brisbane City Council on 07 3403 8888
27/01/26 (valid for 30 days)



Scale 1:1,000



Plans generated by
SmarterWX™ Automate

This content was sent by email from Energex QLD in response to your Before You Dig enquiry.

Original subject	Energex - BYDA Sequence No: 267242458 Job No: 52204829 - 9/40 HARGREAVES ROAD, MANLY WEST
Original sender	EnergyQLD@ticketaccess.pcgcs.com.au
Received	27 Jan 2026 2:25:22pm AEDT

Assets found

Before You Dig Australia (BYDA) Request

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

The attached Plan details ENERGEX's Assets in relation to Your nominated search area.

Ensure You read and understand the important notes outlined below.

You:	BYDA Enquiry No:
Soft Reg	267242458
Company:	Date of Response:
Not Supplied	27 Jan 2026
Search Location:	Period of Plan Validity:
9/40 HARGREAVES ROAD MANLY WEST, QLD 4179	4 Weeks
External Comments (if any):	
697789 2026540 [Contact:]	

WARNING: When working in the vicinity of Energex's Assets You have a legal Duty of Care that must be observed.

It is important that You note:

1. Immediately report life threatening emergencies to Emergency Services on **000** or to ENERGEX on **13 19 62**.
2. Please read and understand all the information and disclaimers provided - including the Terms and Conditions on the attached pages.
3. We have only searched the area which has been nominated in the request. If this nominated area is not what You require, please resubmit another enquiry with BYDA.
4. Plans provided by ENERGEX are only an indication of the presence of underground Assets within the nominated area. Locations provided are approximate and the plans are not suitable for scaling purposes, as exact ground cover and alignments cannot be provided. You must confirm the exact location of Assets by use of an electronic cable locator followed by careful, non-mechanical excavation (i.e. potholing).
5. Plans provided by ENERGEX do not encompass ENERGEX's overhead Assets.
6. ENERGEX, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and details supplied pursuant to the BYDA Request and You agree to indemnify ENERGEX against any claim or demand for any such loss or damage to You, Your servants or Your agents.

7. You are responsible for any damage to underground Assets caused by works pursuant to or in any way connected with this BYDA Request.
8. In addition to underground cables marked on attached plan, there could be underground earth conductors, underground substation earth conductors, Multiple Earthed Networks (MEN) conductors, Single Wire Earth Return (SWER) Substation Earth Conductors, Air Break Switch (ABS) Earth Mats or Consumer Mains in the vicinity or private underground cables (inc. consumers' mains that may run from ENERGEX mains onto private property) in the vicinity of the nominated work area(s) that are not marked on the plans.
9. Independent underground cable locators can be found by using the "Find a locator" option available within the BYDA enquiry response with LV Cable (up to 1kV), HV Cable (1kV-<33kV) & HV cable (33kV and over) displayed.
10. The ENERGEX Before You Dig Australia (BYDA) information map(s) provide the vicinity of underground cable and will not be adequate for conveyancing purposes. A Request for Search (Property Search) can be arranged through ENERGEX.
11. The attached plans are only valid for a period of four weeks from receipt. If excavation does not commence within four weeks, a new plan should be obtained.
12. The ENERGEX BYDA map (named maps.pdf) may contain shaded area(s), indicating the location of planned work(s). Should You find planned works that You believe may affect Your planned work(s), please contact the ENERGEX BYDA team on the details listed below.
13. ENERGEX may contact You to discuss Your proposed excavation in the vicinity of feeders identified on the attached plan(s).
14. Do not access any Assets, for example, conduits, cables, pits or cabinets.
15. Your work will need to comply with:
 - [Working near overhead and underground electric lines - Electrical safety code of practice 2020](#)
 - [Managing Electrical Risk in Workplace Electrical Safety Code of Practice \(2013\)](#)
 - [Excavation Work Code of Practice \(2021\)](#)

NOTE: Where Your proposed work location contains ENERGEX 33kV or greater Underground cables please access the [Energex before you dig Website](#) for more information.

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)
Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

To re-submit or change the nominated search area please visit BYDA.com.au

E: custserve@energex.com.au

E: byda@energyq.com.au

ABN: 40 078 849 055



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

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as [Adobe Acrobat Reader \(for PDF files\)](#)



BYDA

Sequence: 267242458
Date: 27/01/2026
Scale: 1:500
Tile No: **Tile No: 1**

**CAUTION - HIGH
VOLTAGE**

LEGEND

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

AS5488 Category "D" Plan



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



Responsibilities – (When Working in the Vicinity of Energex Assets)

Extreme care must be taken during non-mechanical or mechanical excavation as damage to Energex Assets can lead to injury or death of workers or members of the public. Assets include underground cables, conduits and other associated underground Asset used for controlling, generating, supplying, transforming or transmitting electricity.

In accordance with the Electrical Safety Act 2002, a Person Conducting a Business or Undertaking (PCBU) must ensure the person's business or undertaking is conducted in a way that is electrically safe. This includes:

- a) ensuring that all Assets used in the conduct of the person's business or undertaking are electrically safe;
- b) if the person's business or undertaking includes the performance of electrical work, ensuring the electrical safety of all persons and property likely to be affected by the electrical work; and
- c) if the person's business or undertaking includes the performance of work, whether or not electrical work, involving contact with, or being near to, exposed parts, ensuring persons performing the work are electrically safe.

In addition, a PCBU at a workplace must ensure, so far as is reasonably practicable, that no person, Asset or thing at the workplace comes within an unsafe distance of an underground electric line.

Workers and other persons must also take reasonable care for their own and other person's electrical safety. This includes complying, so far as is reasonably able, with any reasonable instructions given by Energex to ensure compliance with the [Electrical Safety Act 2002](#)

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)
Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

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E: byda@energyq.com.au

ABN: 40 078 849 055

To re-submit or change the nominated search area please visit BYDA.com.au



The following matters must be considered when working near Energex Assets:

The PCBU must ensure, so far as is reasonably practicable, that no person, Asset or thing at the workplace comes within an unsafe distance of an underground electric line (see section 68 of the [Electrical Safety Regulation 2013](#))

1. It is the responsibility of the architect, consulting engineer, developer and head contractor in the project planning stages to design for minimal impact and protection of Energex Assets.
2. It is the constructor's responsibility to:
 - a) Anticipate and request plans of Energex Assets for a location at a reasonable time before construction begins.
 - b) Visually locate Energex Assets by hand or vacuum excavation where construction activities may damage or interfere with Energex Assets.
 - c) notify Energex if the information provided is found to be not accurate or Assets are found on site that are not recorded on the Energex BYDA plans.
 - d) Read and understand all the information and disclaimers provided.

Note: A constructor may include but not limited to a PCBU, Designer, Project Manager, Installer, Contractor, Electrician, Builder, Engineer or a Civil Contractor

3. Comply with applicable work health and safety and electrical safety codes of practice including but not limited to:
 - a) Working near Assets – [Electrical safety codes of practice 2020](#)
 - b) Managing electrical risk in the workplace – [Managing Electrical Risks in the workplace Code of Practice 2021](#)
 - c) [Excavation work – Code of practice 2021](#)

IMPORTANT NOTES:

- As the alignment and boundaries of roadways with other properties (and roads within roadways) frequently change, the alignments and boundaries contained within Energex plans and maps will frequently differ from present alignments and boundaries "on the ground". Accordingly, in every case where it appears that alignments and boundaries have shifted, or new roadways have been added, the constructor should obtain confirmation of the actual position of Energex cables and pipelines under the roadways. In no case should the constructor rely on statements of third parties in relation to the position of Energex cables and pipelines. It is the applicant's responsibility to accurately locate all services as part of the design and/or prior to excavation.
- Energex does not provide information on private underground installations, including consumers' mains that may run from Energex mains onto private property. Assets located on private property are the responsibility of the owner for identification and location.
- Energex plans are circuit diagrams or pipe indication diagrams only and indicate the presence of Asset in the general vicinity of the geographical area shown. Exact ground cover and alignments cannot be given with any certainty; as such levels can change over time.
- All underground conduits are presumed to contain asbestos. Refer to the:
 - [Electrical safety codes of practice 2020](#)
 - [Model Code of Practice: How to manage and control asbestos in the workplace | Safe Work Australia](#)
 - [How to manage and control asbestos in the workplace code of practice 2021 \(Workplace Health and Safety Queensland \(WHSQ\)\)](#)
 - [How to safely remove asbestos code of practice 2021 \(WHSQ\)](#)
- Plans provided by Energex are not guaranteed to show the presence of above ground Assets.
- In addition to underground cables marked on attached plan there could be underground substation, underground earth conductors, Multiple Earthed Neutral(MEN) conductors, Single Wire Earth Return(SWER), substation Earth Conductors, ABS Earth Mats or Consumer Mains in the vicinity of private underground cables (inc. consumers' mains that may run from Energex mains onto private property) in the vicinity of the nominated work area(s) that are not marked on the plans.
- Being aware of Your obligations including but not limited to [ss 304, 305] Excavation work— underground essential services information under the [Work Health and Safety Regulation 2011](#) , Chapter 6 Construction work, Part 6.3 Duties of person conducting business or undertaking. This includes but is not limited to taking reasonable steps to obtain the current information & providing this information to persons engaged to carry out the excavation work. For further information please refer to: - <http://www.legislation.qld.gov.au/LEGISLTN/SLS/2011/11SL240.pdf>
- Energex plans are designed to be printed in colour and as an A3 Landscape orientation.

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)
Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

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Conditions – (When Working in the Vicinity of Energex Assets)

Records:

The first step before any excavation commences is to obtain records of Energex Assets in the vicinity of the work. For new work, records should be obtained during the planning and design stage. The records provided by Energex must be made available to all construction groups on site. Where Asset information is transferred to plans for the proposed work, care must be exercised to ensure that important detail is not lost in the process.

Plans and or details provided by Energex are current for four weeks from the date of dispatch and should be disposed of by shredding or any other secure disposal method after use. A new BYDA enquiry must be made for proposed works/activities to be undertaken outside of the four-week period.

Energex retains copyright of all plans and details provided in connection with Your request.

Energex plans or other details are provided for the use of the applicant, its servants, or agents, and shall not be used for any unauthorised purpose.

On receipt of BYDA plans and before commencing excavation work or similar activities near Energex's Assets check to see that it relates to the area You have requested and carefully locate this Asset first to avoid damage. If You are unclear about any information contained in the plan, You must contact Energex on the General Enquiries number listed below for further advice.

Energex, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Energex against any claim or demand for any such loss or damage.

The contractor is responsible for all Asset damages when works commence prior to obtaining Energex plans, or failure to follow agreed instructions, or failure to demonstrate all reasonable measures were taken to prevent the damage once plans were received from Energex.

Energex reserves all rights to recover compensation for loss or damage caused by interference or damage, including consequential loss and damages to its Assets, or other property.

NOTE: Where Your proposed work location contains Energex 33kV or greater Underground cables please access the [Energex BYDA website](#) for more information.

Location of Assets:

Examining the records is not sufficient, as reference points may change from the time of installation. Records must also be physically proven when working in close proximity to them. The exact location of Assets likely to be affected shall be confirmed by use of an electronic cable and pipe locator followed by **careful hand or vacuum excavation to the level of cable protection cover strips or conduits**. When conducting locations, please be aware that **no** unauthorised access is permitted to Energex Assets– including Pits, Low Voltage Disconnection Boxes, Low Voltage Pillars or High Voltage Link Boxes.

Hand or vacuum excavation must be used in advance of excavators. In any case, where any doubt exists with respect to interpretation of cable records, You must contact Energex on the General Enquires number listed below for further advice.

If the constructor is unable to locate Energex underground Assets within 5 metres of nominal plan locations, they must contact the Energex General Enquires number listed below for further advice.

If unknown cables or conduits (i.e. not shown on issued BYDA plans) are located during excavation:

1. Call the ELECTRICITY EMERGENCIES number listed below
2. Treat Assets as if alive, post a person to keep all others clear of the excavation until Energex crew attend to make safe.
3. All work in the vicinity of damaged Asset must cease and the area must be vacated until a clearance to continue work has been obtained from an Energex officer.

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)
Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

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E: byda@energvyq.com.au

ABN: 40 078 849 055



Asset Installation Methods:

Energex Assets are installed with a variety of protection devices including:

1. Clay paving bricks or tiles marked "Electricity" or similar (also unmarked)
2. Concrete or PVC cover slabs
3. PVC, A/C or fibro conduit, fibre reinforced concrete, iron or steel pipe
4. Concrete encased PVC or steel pipe
5. Thin plastic marker tape
6. Large pipes housing multiple ducts
7. Multiple duct systems, including earthenware or concrete 2, 4, and 6-way ducts and shamrocks

Note: Some Assets are known to be buried without covers and may change depth or alignment along the route.

Excavating Near Assets:

For all work within 2.5 m of nominal location, the constructor is required to hand or vacuum excavate (pothole) and expose the Asset, hence proving its exact location before work can commence.

Cable protection cover strips shall not be disturbed. Excavation below these cover strips, or into the surrounding backfill material is not permitted.

Excavating Parallel to Assets:

If construction work is parallel to Energex cables, then hand or vacuum excavation (potholing) at least every 4m is required to establish the location of all cables, hence confirming nominal locations before work can commence. *Generally, there is no restriction to excavations parallel to Energex cables to a depth not exceeding that of the cable.* **Note: Cable depths & alignment may change suddenly.**

Separation from Assets:

Any service(s) must be located at the minimum separation as per the tables below:

Table 1. Minimum Separation Requirements for Underground Services Running Parallel with Energex Assets

(Minimum Separation required in mm)							
Voltage Level	Gas	Communication or TV	Water		Sanitary drainage		Storm Water
			≤DN 200	>DN200	≤DN 200	>DN 200	
LV	250	100	500	*1000	500	1000	500
HV		300					
*Contact Energex/council to obtain specific separation distances							

Table 2. Minimum Separation Requirements for Underground Services Crossing Energex Assets

(Minimum Separation required in mm)					
Voltage Level	Gas	Communication or TV	Water	Sanitary drainage	Storm Water
LV & HV	100	100	300	300	100

Where the above table does not list a separation requirement for a particular underground service then 300mm shall be used.

Excavating Across Assets:

The standard clearance between services shall be maintained as set down in Table 2 above. If the width or depth of the excavation is such that the Asset will be exposed or unsupported, then Energex shall be contacted to determine whether the Assets should be taken out of service, or whether they need to be protected or supported. In no case shall an Asset cover be removed without approval. An Asset cover may only be removed under the supervision of an Energex authorised representative. Protective cover strips when removed must be replaced under Energex supervision. Under no circumstances shall they be omitted to allow separation between Energex Assets and other services.

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)
 Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

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Heavy Machinery Operation Over Assets:

Where heavy "Crawler" or "Vibration" type machinery is operated over the top of Assets, a minimum cover of 450 mm to the cable protective cover mains must be maintained using load bearing protection whilst the machinery is in operation. For sensitive cables (i.e. 33 and 110kV fluid and gas filled cables), there may be additional constraints placed on vibration and settlement by Energex.

Directional Boring Near Assets:

When boring parallel to Assets, it is essential that trial holes are carefully hand or vacuum excavated at regular intervals to prove the actual location of the Asset before using boring machinery. Where it is required to bore across the line of Assets, the actual location of the Asset shall first be proven by hand or vacuum excavation. A trench shall be excavated 1m from the side of the Asset where the auger will approach to ensure a minimum clearance of 500mm above and below all LV, 11kV, 33kV & 110/132kV Asset shall be maintained.

Explosives:

Explosives must not be used within 10 metres of Assets, unless an engineering report is provided indicating that no damage will be sustained. Clearances should be obtained from Energex's Planning Engineer for use of explosives in the vicinity of Energex cables.

Damage Reporting:

All damage to Assets must be reported no matter how insignificant the damage appears to be. Even very minor damage to Asset protective coverings can lead to eventual failure of Assets through corrosion of metal sheaths and moisture ingress.

If any Damaged Asset is found:

1. Call the ELECTRICITY EMERGENCIES number listed below
2. Treat Assets as if alive, post a person to keep all others clear of the excavation until Energex crew attend to make safe.
3. All work in the vicinity of damaged Asset must cease and the area must be vacated until a clearance to continue work has been obtained from an Energex officer.

Solutions and Assistance:

If Asset location plans or visual location of Asset by hand or vacuum excavation reveals that the location of Energex Asset is situated wholly or partly where the developer or constructor plans to work, then Energex shall be contacted to assist with Your development of possible engineering solutions.

If Energex relocation or protection works are part of the agreed solution, then payment to Energex for the cost of this work shall be the responsibility of the, PCBU, principal developer or constructor. Energex will provide an estimated quotation for work on receipt of the PCBU's, developer's or constructor's order number before work proceeds.

It will be necessary for the developer or constructor to provide Energex with a written Safe Work Method Statement for all works in the vicinity of or involving Energex Assets. This Safe Work Method Statement should form part of the tendering documentation and work instruction. Refer Interactive Tool on Safe Work Australia site: [Interactive SWMS guidance tool - Overview \(safeworkaustralia.gov.au\)](https://www.safeworkaustralia.gov.au/interactive-swms-guidance-tool-overview)

Vacuum Excavations (Hydro Vac)

When operating hydro vac equipment to excavate in vicinity of Assets fitted with:

- Nonconductive (neoprene rubber or equivalent) vacuum (suction) hose
- Oscillating nozzle on pressure wand with water pressure adjusted to not exceeding 2000 Pound force per Square Inch(PSI).

Maintain a minimum distance of 200mm between end of pressure wand and underground electrical Assets. DO NOT insert the pressure wand jet directly into subsoil.

Ensure pressure wand is not directly aimed at underground electrical Assets (cables/conduits).

Safety Notices (Underground Work)

It is recommended that You obtain a written Safety Advice from Energex when working close to Energex Assets. For Safety Advice please contact custserve@energex.com.au

Further information on Working Safely around Energex Assets: [Working near powerlines | Energex](#)

Thank You for Your interest in maintaining a safe and secure Electricity Distribution network. Energex welcomes Your feedback on this document via email to byda@energyq.com.au.

General enquiries (7:00am - 5:30pm Mon to Fri) [13 12 53](tel:131253)
Life threatening emergencies only triple zero (000) or [13 19 62](tel:131962)

To re-submit or change the nominated search area please visit [BYDA.com.au](https://byda.com.au)

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Part of Energy Queensland

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

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Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

1. PURPOSE AND SCOPE

The purpose of this document is to set out the Electricity Entity requirements for anyone who may be contemplating working or operating plant near any Ergon Energy or Energex's overhead or underground electric lines.

2. DEFINITIONS, ABBREVIATIONS AND ACRONYMS

Term	Definition
Applicant	A person contacting or submitting an application to the Electricity Entity for Safety Advice.
Authorised Person	For work near an electrical line, means a person who has enough technical knowledge and experience to do work that involves being near to the electrical line; and has been approved by the person in control of the electrical line (Electricity Entity) to do work near to the electrical line.
Authorised Person (Electrical)	An Electrical Mechanic or Electrical Linesperson (holding current Queensland Licence) working on behalf of an electrical contractor, an Electrical Contractor, or a person who holds an electrical mechanic licence and is performing work for the person or a relative of the person at premises owned or occupied by the person or relative, and accredited with the Electricity Entity who is permitted to remove and replace LV service fuse(s) when isolation of customer LV service line is required to eliminate the exclusion zone around the LV service line, or to work on the customer's mains and / or switchboard.
Earthworks	Any digging, penetration or disturbance of ground including but not limited to post hole digging, excavating, trenching, directional boring, bore hole sinking, driving pickets/posts into ground, cut and fill, dam or levee bank construction, blasting.
Electricity Entity	Where Electricity Entity appears throughout this document, it relates to either Energex or Ergon Energy area of responsibility. Refer to respective contact details below. <u>Energex:</u> • General Enquiries - ph 13 12 53 • Loss of Supply - ph 13 62 62 • Emergencies - ph 13 19 62 <u>Ergon Energy:</u> • General Enquiries - ph 13 74 66 • Loss of Supply - ph 13 22 96 • Emergencies - ph 13 16 70
Exclusion Zone	A safety envelope around an electric line as specified by the Electrical Safety Regulation 2013.
RPA (Drone)	Australia's safety laws for remotely piloted aircraft (RPA) / drones are defined under the Civil Aviation Safety Authority. Under this definition the use of RPA's are not classified as Operating plant (section 5.2) as prescribed in this document.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Term	Definition
Instructed Person	For an electrical line, means a person who is acting under the supervision of an Authorised Person for the electrical line.
Safety Advice	A written notice identifying the known electrical hazards at a specific site and advising the control measures required to be implemented by Responsible Person (person responsible for worksite) to reduce the likelihood of harm to person, plant or vehicle at site.
Safety Observer	A safety observer or “spotter”, for the operation of operating plant, means a person who: (a) observes the operating plant; and (b) advises the operator of the operating plant if it is likely that the operating plant will come within an exclusion zone for the operating plant for an overhead electric line. This is a person who has undergone specific training and is competent to perform the role in observing, warning and communicating effectively with the operator of the operating plant.
Untrained Person	For an electrical line, means a person who is not an Authorised Person or an Instructed Person for the electrical line.

3. REFERENCES

[Electrical Safety Regulation 2013](#); Part 5 - Overhead and Underground Electric Lines

[Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines](#)

[Work Health and Safety Act 2011](#)

[Work Health and Safety Regulation 2011](#)

Energex: [Safety Advice Request Form](#)

Ergon Energy: [Safety Advice Request Form](#)

Copies of the relevant Acts, Regulation and Codes of Practice and any other relevant legislation can be found on the Queensland Government web site - <https://www.worksafe.qld.gov.au/>.

Disclaimer

This document refers to various standards, guidelines, calculations, legal requirements, technical details and other information and is not an exhaustive list of all safety matters that need to be considered.

Over time, changes in industry standards and legislative requirements, as well as technological advances and other factors relevant to the information contained in this document, may affect the accuracy of the information contained in this document. Whilst care is taken in the preparation of this material, Energex and Ergon Energy do not guarantee the accuracy and completeness of the information. Accordingly, caution should be exercised in relation to the use of the information in this document.

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Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

4. ABOUT THIS GUIDE

This guide to working near the Electricity Entity network is designed to assist any person working, contemplating work or operating plant near any Electricity Entity overhead or underground electric lines to meet their duties under the Work Health and Safety Act 2011, Electrical Safety Act 2002, Electrical Safety Regulation 2013 and relevant Codes of Practice including Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines and help to identify the steps needed to ensure risks are minimised for all who work or are likely to be affected by the work in these situations.

“The Electrical Code of Practice 2020 Working Near Overhead and Under Ground Electric Lines” provides practical advice on ways to manage electrical risk when working near electric lines including the exclusion zones that apply. An electronic copy of this Code of Practice as well as, Electrical Safety Act and Regulation is available at the Queensland Government Electrical Safety Office web site at <https://www.worksafe.qld.gov.au/electricalsafety>. You should obtain a copy and read this material, to enable you to fully understand your obligations, and prospective means of complying with them.

4.1. Who does the Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and Electricity Entity Requirements apply to?

A person, worker or Person Conducting a Business or Undertaking (PCBU) at a workplace is required to comply with the Electricity Entity Requirements and the requirements of Electrical Safety Regulation 2013 Part 5 Overhead and Underground Electric Lines and Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines to ensure that no person, plant or thing comes within an unsafe distance (exclusion zone) of an overhead electric line. Compliance with these regulatory requirements is essential to reduce the risk of electric shock and contact with Electricity Entity electric lines and other assets which can have deadly consequences.

Examples of work activities where risk of person, plant or equipment coming near or into contact with overhead electric lines include but are not limited to:

- Pruning or felling trees or vegetation near overhead electric lines, including the service wire into a building.
- Carrying out building work, scaffolding or demolition adjacent to overhead electric lines.
- Painting fascia, replacing roofing, guttering or external cladding near service line point of entry to a building.
- Operating cranes, tip trucks, cane harvesters, elevated work platforms, fork lifts, grain augers, excavators, irrigators, etc near OH electric lines.
- Erecting or maintaining advertising signs or billboards near overhead electric lines.
- Dam or levee bank construction.

Examples of work activities that could involve risk of damage to underground cables or earthing systems include but are not limited to:

- Digging holes, excavating, sawing, trenching, under boring, sinking bore holes, earthworks or laying cables, pipes, etc or driving implements into the ground (e.g. star pickets, fence posts) near where underground cables or earthing systems may be located.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

4.2. Are you working or planning to work near overhead or underground electric lines?

Electrical Safety Regulation Section 68 requires that before carrying out any work at a workplace where there is a risk of any person, plant or thing encroaching the exclusion zone of overhead electric lines, the person, worker or PCBU is required to ensure that the potential hazards are identified, a risk assessment conducted and the necessary control measures implemented to minimise electrical safety risks to ensure the safety of all workers and other persons at the workplace. The Electrical Safety Regulation 2013 and Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines detail the Exclusion Zones that must be maintained.

4.2.1 Work near overhead electric lines

Where a risk assessment has been conducted and control measures implemented in accordance with requirement of Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and Electricity Entity Requirements (this document) and it has identified that exclusion zones from overhead electric lines cannot be maintained, the person, worker or PCBU is then required to contact Electricity Entity and request written Safety Advice (refer Section 4.3 below).

The person, worker or PCBU shall be required to maintain exclusion zones until such times as the Electricity Entity has provided written Safety Advice.

A person, worker or PCBU would not be required to contact the Electricity Entity and request a written Safety Advice where their risk assessment and implemented control measures ensure that exclusion zones from overhead electric lines will be maintained throughout performance of work to be undertaken at a particular site.

4.2.2 Exclusion Zones

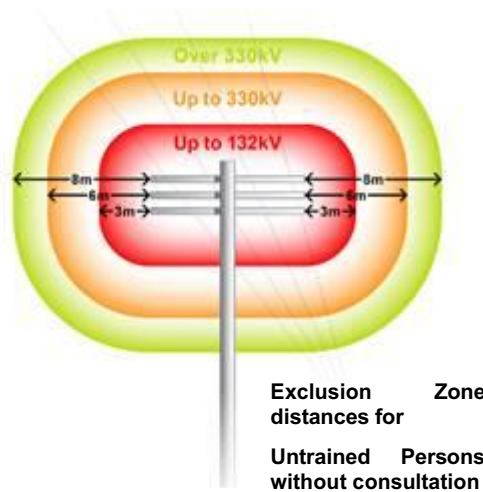
An exclusion zone is a safety envelope around an overhead electric line. No part of a worker, operating plant or vehicle should enter an exclusion zone while the overhead electric line is energised (live).

Exclusion zones keep people, operating plant and vehicles a safe distance from energised overhead lines.

You must keep yourself and anything associated with the work activity out of the exclusion zone (e.g. a safe distance) unless it is not reasonably practicable to do so; and the person conducting a business or undertaking complies with the requirements of Section 68(2) of the Electrical Safety Regulation in relation to:

- conducting a risk assessment.
- implementing control measures
- adhering to any requirements of an Electricity Entity responsible for the line

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



Exclusion Zone - Untrained Person (distances in mm)

Nominal phase to phase voltage of electric line	Untrained Person		
	Person	Operating Plant	Operating Vehicles
Insulated LV: Consultation with and verified by the Entity	No exclusion zone prescribed	1000	300
LV with NO consultation with Electricity Entity	3000	3000	600
LV With consultation with Electricity Entity	1000		
>LV up to 33 kV with NO consultation with Electricity Entity	3000		900
LV up to 33 kV with consultation with Electricity Entity	2000		
>33 kV up to 132 kV	3000	6000	2100
>132 kV up to 220 kV	4500		2900
>220 kV up to 275 kV	5000		
>275 kV up to 330 kV	6000		3400

(information extracted from Electrical Safety Regulation 2013 Schedule 2)

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Exclusion Zone - Instructed Person and Authorised Person (distances in mm)

Nominal phase to phase Voltage of electric line	Instructed Person (IP) & Authorised Person (AP)		
	AP and IP	Operating Plant with Safety Observer or another Safe System of work	Operating of Vehicles
Insulated LV: Consultation with and verified by the Entity	No exclusion zone prescribed	No exclusion zone prescribed	No exclusion zone prescribed
LV	No exclusion zone prescribed	1000	600
>LV up to 33 kV	700	1200	700
>33 kV up to 50 kV	750	1300	750
>50 kV up to 66 kV	1000	1400	1000
>66 kV up to 110 kV		1800	
>110 up to 132	1200		1200
>132 kV up to 220 kV	1800	2400	1800
>220 kV up to 275 kV	2300	3000	2300
>275kV up to 330kV	3000	3700	3000

(information extracted from Electrical Safety Regulation 2013 Schedule 2)

4.2.3 Work near underground electrical lines (underground electrical assets)

Before carrying out any earthworks at a location, the person, worker or PCBU is required to ensure that the potential hazards are identified, a risk assessment conducted, and the necessary control measures implemented to minimise the risk of damaging identified or unidentified underground electrical assets and to ensure the safety of all workers and other persons at the workplace. The Electrical Safety Regulation 2013 and Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and Electricity Entity Requirements detail the requirement for work near underground electric lines.

4.3. Obtaining Safety Advice

To obtain written Safety Advice where identified as being required in Section 4.2.1 above, complete the Safety Advice Request Form which is accessible via the Electricity Entity website:

Energex: [Safety Advice Request Form](#)

Ergon Energy: [Safety Advice Request Form](#)

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

On receipt, the Electricity Entity will contact the Applicant to advise date and time to meet at site to provide written Safety Advice. It is advisable to bring to the meeting your copy of the Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines (and Before You Dig Australia Plan for location of underground assets where required), as reference to this will be necessary during the meeting. Control measures provided by the Electricity Entity may incur a fee.

Failure to adhere to the Electrical Safety Regulation Section 68 requirements and mandatory control measures as documented on written Safety Advice as issued will result in written non-compliance advice being sent to the Electrical Safety Office.

Where this work is required to occur on a regular basis at a workplace, the PCBU may consider arranging to have one or more employees trained and subsequently accredited with the Electricity Entity as Authorised Persons.

4.4. Authorised Person and how to become one?

Under the Electrical Safety Regulation 2013, the exclusion zones for working near or operating plant or vehicles near exposed, low voltage or high voltage electric lines vary depending on whether a person is classed as an “Untrained Person”, “Authorised Person” or “Instructed Person”. An Authorised Person is permitted to carry out work closer to the electric lines than an Untrained Person (refer Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines Appendix B Exclusion Zones for Overhead Electric Lines).

To become an Authorised Person, the employer / self-employed person must first satisfy the “person in control” of the electric line, in this case the Electricity Entity, that their Applicants possess the required competencies. They must then apply in writing to Electricity Entity for approval.

Removal or replacement of LV service fuse to permit work on consumers’ mains, installation switchboard, consumer’s terminals or eliminate an exclusion that would exist requires the Electrical Mechanic to hold a current Queensland Electrical Mechanic Licence and perform the work in accordance with their documented safe system of work.

An ‘Authorised Person’ Electrical **must not**:

- a. confirm the insulation properties of Ergon Energy Network or Energex electric lines;
- b. work on or have direct contact with the works of an electricity entity (the works of Ergon Energy Network or Energex) including the entities’ electrical lines, electrical installations, electrical equipment or other entity infrastructure unless specifically approved;
- c. replace a blown low voltage (**LV**) fuse after loss of supply to a customer’s connection;
- d. reinstate an LV service fuse that has been removed by Ergon Energy Network or Energex;
- e. alter, remove or relocate an Ergon Energy Network or Energex overhead LV service line or LV pillar connection;
- f. perform LV isolation within locked Ergon Energy Network or Energex assets;
- g. perform unauthorised work within locked Ergon Energy Network or Energex assets; or
- h. climb Ergon Energy Network or Energex electricity poles or other infrastructure.

An Authorised Person’ Electrical **is approved** to undertake the following activities:

- i. work on or near the point of attachment of Ergon Energy’s or Energex’s termination;
- j. remove and replace LV service fuses when required to isolate a service line to eliminate the exclusion zone around the LV service line, or to work on the Customer’s consumer mains or switchboard;
- k. isolate a Customer’s LV service line at an underground pillar or service pole by removing a fuse wedge(s) from a service line, in accordance with electricity industry practices; or

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

- i. Safety Observing under schedule 2 of the *Electrical Safety Regulation 2013 (Qld)* for the operation of operating plant, after receiving appropriate training to perform the role.

An 'Authorised Person' Non-Electrical **must not**:

- a. confirm the insulation properties of Ergon Energy Network or Energex electric lines;
- b. work on or have direct contact with the works of an electricity entity (the works of Ergon Energy Network or Energex) including the entities' electrical lines, electrical installations, electrical equipment or other entity infrastructure unless specifically approved; or
- c. climb Ergon Energy Network or Energex electricity poles or other infrastructure.

An 'Authorised Person Non-Electrical' **is approved** to undertake the following activities:

- d. Safety Observing under schedule 2 of the *Electrical Safety Regulation 2013 (Qld)* for the operation of operating plant, after receiving appropriate training to perform the role.

Websites

Energex: [Authorised person | Energex](#)

Ergon Energy: [Authorised person | Ergon Energy](#)

4.5. Contacting Electricity Entity for Safety Advice or Authorised Person Enquiries

By phone: Call Electricity Entity on General Enquiries phone number:

Energex:

- General Enquiries - ph 13 12 53

Ergon Energy:

- General Enquiries - ph 13 74 66

By email

Authorised Persons: AuthorisedPerson@energyq.com.au

Safety Advice: SafetyAdvice@energyq.com.au

Websites

Energex: [Safety advice | Energex](#)

Ergon Energy: [Safety advice | Ergon Energy](#)

5. OVERHEAD ELECTRIC LINES

The following table sets out preparatory work options that may be required to be performed by the Electricity Entity (or electrical contractor where identified as being permitted who is an Authorised Person - Electrical) to assist a person, worker or PCBU in minimising the electrical safety risks of, encroaching within the exclusion zone or, contact with electric lines.

Category of work		Description	Costing arrangement
Safety Advice	Base information	Provide Safety Advice (Can only be performed by the Entity)	Nil cost to customer.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Category of work		Description	Costing arrangement
LV Service isolation	1. Isolation carried out by customer's electrical contractor	Isolation of overhead or underground service by removal of the service fuse(s). (Preferred option to isolate supply and eliminate the exclusion zone).	No involvement by the Electricity Entity. May be a cost charged by the customer's electrical contractor.
	2. Isolation carried out by Electricity Entity	Customer requested isolation of overhead or underground service by removal of the service fuse(s) or Customer requested physical disconnection and reconnection of overhead or underground service.	Cost to customer.
Insulation integrity verification	3. Verification of insulation integrity to reduce exclusion zone to no exclusion zone prescribed e.g. no contact permitted	Verification of insulation integrity to classify as insulated service - Insulation integrity can only be verified at the time of inspection - visual inspection is required before confirmation in all cases. When service insulation integrity verified - no exclusion zone prescribed e.g. no contact permitted. (Can only be performed by the Entity)	Cost to customer.
Service replacement	4. Open wire service, service fuse(s) at house/building	Replacement of service with new XLPE service cable and service fuse(s) installed at origin (pole end) of service to allow isolation of service. Insulation integrity can be verified for new XLPE services at the time of installation - visual inspection is required before confirmation.	Nil cost to customer for service replacement. Customer responsible for necessary installation, Mains Connection Box and service support bracket upgrade and associated costs if required.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Category of work		Description	Costing arrangement
		Service installations where: a. the consumer's mains cannot be insulated and an exclusion zone must be maintained, and b. the service cannot be isolated at the service fuse. Service to be isolated by breaking the service cable connection to the LV mains at the pole. Service fuse(s) to be installed at origin (pole end) of service prior to reconnection.	Nil cost to customer for first disconnection and reconnection. Cost to customer for subsequent requests.
	5. All other service replacements	Customer requested replacement of existing service with new XLPE service cable to classify as insulated service, in lieu of isolation, to allow work close (no exclusion zone prescribed e.g. no contact permitted). Service fuse(s) to be installed at origin (pole end) of service.	Cost to customer for service replacement. Customer responsible for necessary installation, Mains Connection Box and service support bracket upgrade and associated costs if required.
Tiger Tails	Installation of Tiger Tails (for visual indication only - not for providing electrical insulation of LV mains)	Customer requested coverage of LV mains for visual indication only (not permitted on HV mains). The Entity may also fit tiger tails to LV service line for visual indication only.	Cost to customer.
Aerial Markers	Installation of aerial marker flags or rota markers (for visual indication only)	Customer requested temporary or permanent installation of appropriate aerial marker devices on LV or HV mains.	Cost to customer.
Switching	Customer requested switching	Customer requested switching to allow customer/contractor to work close (no exclusion zone prescribed e.g. no contact permitted).	Cost to customer.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

5.1. Isolation of supply to customer installation to eliminate exclusion zone around LV service line

An Electrical Mechanic (holding current Queensland Licence) working on behalf of an electrical contractor and accredited with the Electricity Entity as an Authorised Person (Electrical) is permitted to remove and replace LV service fuse(s) when isolation of customer LV service line is required to eliminate the exclusion zone around the LV service line, or to work on the customer's mains and/or switchboard. Isolation of the customer's LV service line by an Authorised Person (Electrical) is only permitted at an underground service pillar or service pole by removing a fuse wedge(s) from a service line, in accordance with Electricity Industry practices e.g. from ground level using appropriate insulated tools, PPE and insulating mats. In those situations where the service fuse/circuit breaker is not located at supply end of the LV service, contact the Electricity Entity to arrange for Safety Advice where elimination of exclusion zone around LV service line is required.

Any controls used by the Authorised Person (Electrical) to identify and confirm isolation and ensure supply to the customer's installation is not inadvertently re-energised shall comply with Electrical Safety Regulation 2013 Section 14 and 15 requirements.

NOTE: The Authorised Person (Electrical) will not be permitted to replace a blown LV service fuse(s) after loss of supply to a customer's installation or to alter the Electricity Entity overhead LV services. The low voltage pole top service fuse shall only be removed by use of an approved, in test, insulated telescopic pole device while standing at ground level and wearing class 00 insulating gloves. At no time is it permissible for an Authorised Person (Electrical) to climb or work aloft on the Electricity Entity's poles or assets unless approved by the Electricity Entity.

5.2. Operating Plant

It can be extremely difficult for operating plant operators to see overhead lines and to judge distances from them. Contact with overhead lines can pose a risk of grounding live conductors and electrocution.

In many cases the likelihood of damage or injury can be reduced by setting up and operating the machinery well clear of overhead electric lines.

In situations where operating plant is operated by an Authorised Person or Instructed Person without a Safety Observer or another safe system, the exclusion zone requirements (refer Section 1) for an Untrained Person applies (refer Electrical Safety Regulation 2013 Schedule 2 or Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines).

For an Authorised or Instructed Person and their Operating Plant to approach overhead electric lines closer than the exclusion zone distances for an Untrained Person, a Safety Observer or another safe system shall be used. Refer to the Electrical Safety Regulation 2013 and the Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines for exclusion zone distances for Authorised and Instructed Persons operating plant with a Safety Observer or another safe system.



Where a Safety Observer is used, the Safety Observer shall:

- Be trained to perform the role.
- Not be required to carry out any other duties at the time, and
- Not be required to observe more than one item of plant operating at a time, and
- Attend all times when the item of plant is operating.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Other control measures for operating plant may include, but are not restricted to:

- Constructing physical barriers or height warning indicators either side of the overhead electric line that are lower than the maximum travel height permissible without encroaching within the exclusion zone of the overhead electric line.
- Applying appropriate signage at least 8 to 10 m either side of overhead electric lines.
- Arrange for visual indicators such as Rota Markers, Tiger Tails or aerial markers to be fitted to the overhead electric lines - only erected by the Electricity Entity (tiger tails are only permitted on LV mains).
- Ground barriers, where appropriate.
- Informing workers of required work practices.
- Ensuring operators are aware of the height and reach of their machinery in both stowed and working positions.
- Lowering all machinery to the transport position when relocating.
- Providing workers with maps or diagrams showing the location of underground and overhead electric lines, and
- Where possible, directing work away from overhead electric lines not towards them.

5.3. Scaffolding Requirements

The following information provided is for guidance only and shall be read in conjunction with the Electrical Safety Regulation 2013, Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and AS/NZS 4576:1995: Guidelines for Scaffolding.

Requirements shall be complied with where scaffolding is required to be erected within 4 m of nearby overhead electric lines:

- The scaffolding shall not be erected before contacting and obtaining Safety Advice from the Electricity Entity.
- Erection of scaffolding to comply with requirements of AS/NZS 4576:1995: Guidelines for Scaffolding.

The scaffolding can be either:

- nonconductive material scaffolding; or
- metallic scaffolding with solid nonconductive barriers (with no gaps, holes or cuts) securely fixed to the outside and/or top of the scaffolding to prevent encroachment within exclusion zones or contact with the energised mains.

Where scaffolding is erected within 3 m of nearby overhead electric lines:

- It shall be fitted with fully enclosed non-conductive solid barriers to prevent encroachment within exclusion zones or contact with the energised mains fully enclosed.
- The person required to erect and/or disassemble scaffolding as well as the required solid barrier affixed to the scaffolding should be an Authorised Person (approved in writing by the Electricity Entity - refer requirements of Section 1.4 of this Reference).
- A Safety Observer shall be used during performance of this work where there is a risk of encroachment within 3 m of nearby energised overhead electric lines for voltages up to 33 kV. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

- Alternatively, consideration should be given to the de-energisation of the nearby electric lines where possible for the duration of this work. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.
- Comply with the horizontal and vertical statutory clearances from overhead electric lines as set out in Electrical Safety Regulation 2013 Schedule 4.
- Persons are not permitted to go outside of or climb on top of the solid barrier fixed on the outside and/or top of the scaffolding.

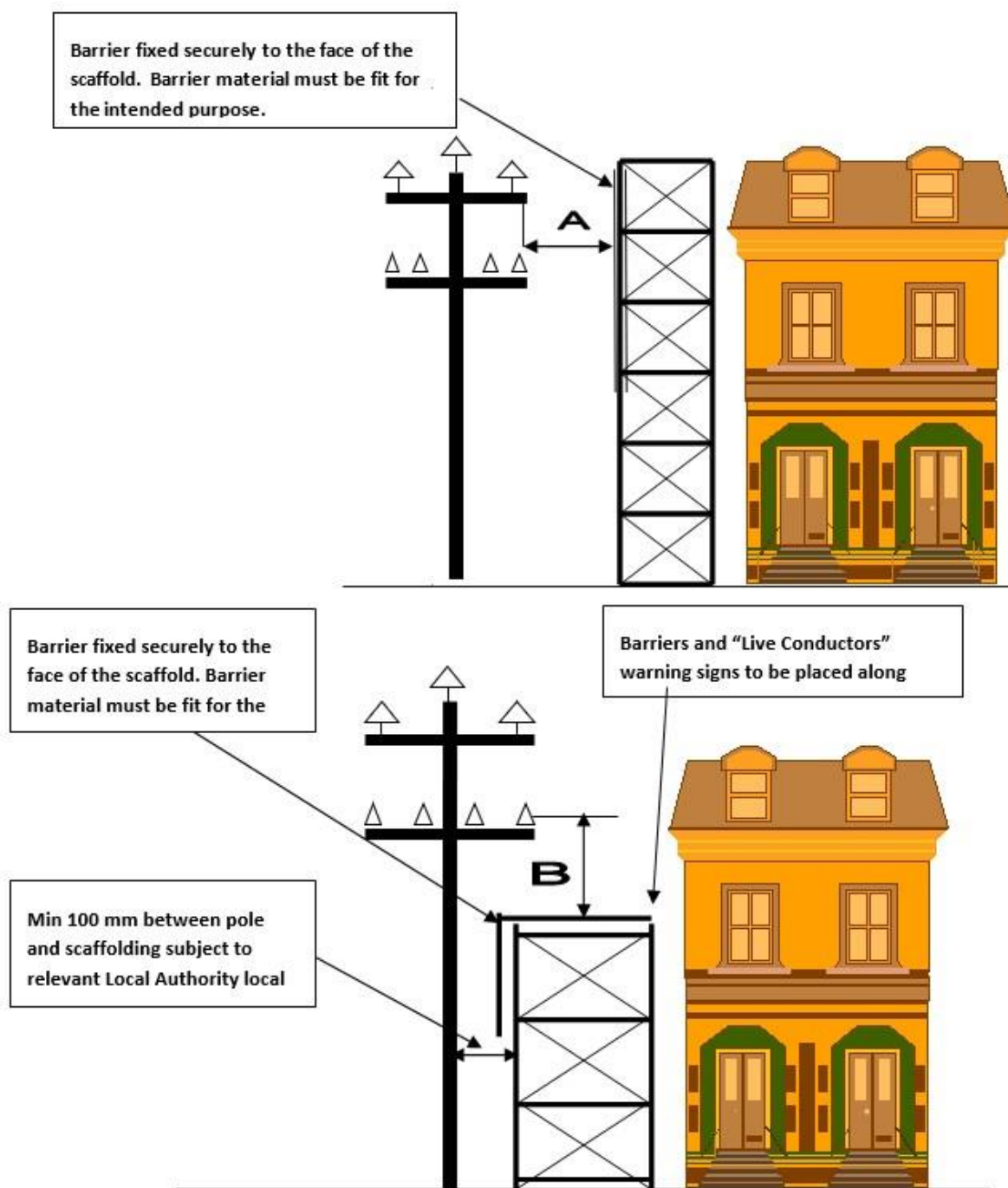
Where an insulated low voltage service line passes through the scaffolding, it should either be de-energised for duration of work or be fully enclosed by non-conductive material (e.g. form ply).

Minimum statutory clearances from nearby overhead electric lines for scaffolding erected with barriers affixed.

Voltage Level	Horizontal Distance "A" (in metres)	Vertical Distance "B" (in metres)
Low voltage conductors (uninsulated)	1.5m	2.7m
Low voltage conductors (insulated) - these distances can only be applied after the integrity of the insulation has been verified by the Electricity Entity	0.3m	0.6m
Above LV and up to 33 kV (uninsulated)	1.5m	3.0m
Above LV and up to 33 kV (insulated)	Contact Electricity Entity for consultation.	
Above 33 kV (uninsulated)	Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.	

NOTE: Dimensions "A" and "B" is between the scaffolding and the closest conductor of the overhead electric line. Dimension B is also taken from the lowest part of the mid span sag adjacent to the scaffolding.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



5.4. High Load transport under Overhead Electric Lines

Any person or company transporting a High Load (load in excess of 4.6 m high) under overhead electric lines must comply with Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and is required to submit a Notification to Transport High Load form to the relevant Electricity Entity of the intended route and details of the high load involved. Before any person or company can transport a high load (load in excess of 4.6 m high), authorisation to travel must be received in writing from the Electricity Entity. Refer details below to contact the Electricity Entity for high load enquiries or to submit [Notification to Transport High Load](#) form:

Email: highloads@energyq.com.au

Phone: (07) 4932 7566 (7:30am to 3:00pm, Monday to Friday)

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Energex: [Vehicles with high loads | Energex](#)

Ergon Energy: [Vehicles with high loads | Ergon Energy](#)

The Road Transport Operator has the overarching responsibility of transporting the load and is required to comply with the directions of the police, pilot, High Load Escort, and Energex / Ergon Energy Network.

When arranging the transporting of the high load, the Road Transport Operator shall determine the lowest practicable height that the load can be reduced to.

The Road Transport Operator is to have a Safe System of Work in place that supports the safe transportation of the High Load so as not to breach any exclusion zone to Entity powerlines or assets along the travel route.

5.5. Additional Details and Fact Sheets on Electricity Entity Requirements

Additional details and Fact Sheets on Electricity Entity requirements for working near overhead electric lines are located on the following internet sites

Energex: [Working near powerlines | Energex](#)

Ergon Energy: [Working near powerlines | Ergon Energy](#)

6. UNDERGROUND ELECTRICAL ASSETS

6.1. Responsibilities When Working in the Vicinity of Electricity Entity Underground Electrical Assets

Everyone has a legal “Duty of Care” that must be observed when working in the vicinity of underground electrical assets which includes underground cables, conduits and other associated underground equipment. When discharging this “Duty of Care” in relation to Electricity Entity underground electrical assets, the following points must be considered:

1. It is the responsibility of the architect, consulting Engineer, developer, and principal contractor in the project planning stages to design for minimal impact and protection of Electricity Entity underground electrical assets. The Electricity Entity will provide plans on request via BYDA showing the presence of the underground electrical assets to assist at this design stage.
2. It is the constructor's responsibility to:
 - a. Anticipate and request BYDA plans of Electricity Entity underground electrical assets for a particular location at a reasonable time before earthworks begins.
 - b. Visually locate Electricity Entity underground electrical assets by use of an electronic cable locator followed by careful non-mechanical excavation (potholing using hydrovac or hand tools) when earthworks activities may damage or interfere with Electricity Entity plant.
 - c. After completion of steps (a) and (b) above, if there is a risk of the Electricity Entity underground electrical assets being damaged or its structural integrity compromised by your planned earthworks activities, contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

A constructor may include but not limited to designer, project manager, installer, contractor, civil contractor.

3. The alignments and boundaries contained within BYDA plans and maps will sometimes differ from present alignments and boundaries “on the ground”. Accordingly, in every case, the constructor should obtain confirmation of the actual position of Electricity Entity cables and pipelines under the roadways by non-mechanical excavation (potholing using hydrovac or

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

hand tools) when earthworks activities may damage or interfere with Electricity Entity underground electrical assets. In no case should the constructor rely on statements of third parties in relation to the position of Electricity Entity underground electrical assets.

6.2. Conditions of Supply of Information

- Plans and details of Electricity Entity underground electrical assets provided by BYDA are only current for 4 weeks from the date of dispatch and should not be referred to after this period, if you go past this time, please re-apply to BYDA as underground services may have been updated.



- The Electricity Entity agrees to provide plans if an Electricity Entity underground electrical assets location request is made to Before You Dig Australia (BYDA), online at <https://www.byda.com.au> or the free iPhone Application, only on the basis that at least 2 business day notice is given and the BYDA applicant agrees to the terms of this agreement.

Note that the Electricity Entity only provides information on underground electrical assets it owns. Contact the owner of any privately owned underground electrical assets for details of their assets located at site.

- The Electricity Entity retains copyright of all plans and details provided in connection to your request.
- BYDA plans or other details are provided for the use of the BYDA applicant, its servants, or agents, for the sole purpose of the applicant's responsibilities in relation to the Electricity Entity underground electrical assets and shall not be used for any other purpose.
- BYDA plans are diagrams only and indicate the presence of Electricity Entity underground electrical assets in the general vicinity of the geographical area shown. Exact ground cover and alignments cannot be given with any certainty as such levels can change over time.
- On receipt of BYDA plans and before commencing excavation work or similar activities near Electricity Entity's underground electrical assets, carefully locate this plant first to avoid damage.
- The Electricity Entity, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and of details so supplied to the BYDA applicant, its servants or agents, and the BYDA applicant agrees to indemnify the Electricity Entity against any claim or demand for any such loss or damage to the BYDA applicant, its servants, or agents or to any third party.
- The constructor is responsible for all damages to the Electricity Entity underground electrical assets when work commences prior to obtaining BYDA plans, or at any time after that for failure to follow agreed instructions contained in this document or any other advice provided by the Electricity Entity.
- By undertaking any work, you acknowledge that the Electricity Entity reserves all rights to recover compensation for loss or damage to the Electricity Entity caused by interference or damage, including consequential loss and damage to its cable network, or other property.
- Be aware that some underground conduits may contain asbestos. Refer to "Code of Practice for the Management and Control of Asbestos in Workplace [NOHSC: 2018 (2005)]" for guidance.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

6.3. When Working in the Vicinity of Electricity Entity Underground Electrical Assets, You Must Observe the Following Conditions

6.3.1 Records

The first step before any excavation commences is to obtain BYDA plans of Electricity Entity underground electrical assets in the vicinity of the work. For new work, records should be obtained during the planning and design stage. The records provided by BYDA must be made available to all relevant work groups on site. Where underground electrical asset information is transferred to plans for the proposed work, care must be exercised that important detail is not lost in the process.

6.3.2 Location of underground electrical assets

Examining the records is not sufficient, as reference points may change from the time of installation. Records must also be physically proven when working in close proximity to underground electrical assets. The exact location of underground electrical assets likely to be affected shall be confirmed by use of an electronic cable locator followed by careful non mechanical excavation to the level of concrete slabs or conduits. Non mechanical excavation (potholing using hydrovac or hand tools) must be used in advance of excavators. In any case, where doubt exists with respect to interpretation of cable records, contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

If during excavation, cables or conduits are damaged:

- call Electricity Entity (Emergencies phone number - refer page 3) to report damaged cables or conduits.
- treat cables as if alive, post a person to keep all others clear of the excavation until the Electricity Entity crew attend to make safe.

If **unknown** cables or conduits (e.g. not shown on issued BYDA plans) are located during excavation:

- call Electricity Entity (Emergencies phone number - refer page 3) to report.
- treat cables as if alive, post a person to keep all others clear of the excavation until the Electricity Entity crew attend to make safe.

If the constructor is unable to locate Electricity Entity underground electrical assets within 2.5 m of nominal plan locations, they should contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

6.3.3 Remote or On-Site Cable Location conducted by Electricity Entity

This service shall only be provided at Electricity Entity's discretion:

- The Electricity Entity may provide this site visit only when underground cables (33 kV or above) are present.
- Due to remote locations where external cable locator or hydro vac service providers are not readily available, Electricity Entity may attend site and assist with cable location (fees may apply for this service).
- The Electricity Entity may provide either remote over the phone or on-site cable location advice to assist in the location of Electricity Entity underground electrical assets, including how to visually locate and protect the plant when excavating.
- Where the Electricity Entity provides on-site cable location advice, any markings provided for the purpose of identifying cable location are for general guidance only, and the constructor

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

is still responsible for non-mechanical excavation (potholing using hydrovac or hand tools) to visually locate Electricity Entity underground electrical assets.

- If the constructor is unable to locate Electricity Entity underground electrical assets within 2.5 m of nominal plan locations, they should contact Electricity Entity (General Enquiries phone number - refer page 3) to request further advice.

6.3.4 Electrical Cables

Electricity Entity cables may have warning covers e.g.:

- Clay paving bricks or tiles marked “Electricity” or similar (also unmarked)
- Concrete or PVC cover slabs
- PVC, asbestos or fibro conduit, fibre reinforced concrete, iron or steel pipe
- Concrete encased PVC or steel pipe
- Thin plastic marker tape
- Large pipes housing multiple ducts
- Multiple duct systems, including earthenware or concrete

NOTE: Some cables are known to be buried without covers.

6.3.5 Separation from Electricity Entity underground electrical assets

If location plans or visual location of Electricity Entity underground electrical assets by non-mechanical excavation (potholing using hydrovac or hand tools) reveals that the location of Electricity Entity underground electrical assets is situated where the developer or constructor plans to work, then contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

The developer or constructor shall ensure that minimum separation distance from Electricity Entity underground electrical assets (refer Minimum Separation Requirements tables below) is complied with when installing, altering or repairing other underground services located in the vicinity.

If the Electricity Entity relocation or protection works are part of the agreed solution, then payment to the Electricity Entity for the cost of this work shall be the responsibility of the principal developer or constructor. The Electricity Entity will provide an estimate for work on receipt of the developer's or constructor's order number before work proceeds.

It will be necessary for the developer or constructor to provide the Electricity Entity with a written Work Method Statement for all works in the vicinity of, or involving Electricity Entity underground electrical assets. This Work Method Statement should form part of the tendering documentation and work instruction. All Work Method Statements shall be submitted to the Electricity Entity prior to the commencement of site earthworks.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

Minimum Separation Requirements

Underground Services Running Parallel with Electricity Entity Electrical Assets (Minimum Separation required in mm)							
Voltage Level	Gas	Communication or TV	Water		Sanitary drainage		Storm Water
			≤DN 200	>DN200	≤DN 200	>DN 200	
LV	300 (Ergon)	100	500	*1000	500	1000	500
HV	250 (Energex)	300					
*Contact your local utility/council to obtain specific separation distances							

Underground Services Crossing Electricity Entity Electrical Assets (Minimum Separation required in mm)					
Voltage Level	Gas	Communication or TV	Water	Sanitary drainage	Storm Water
LV	100	100	300	300	100
HV					

Notes:

- These clearances are each Electricity Entity's minimum requirements, additional separation may be required by the Service Owner. The greater of the separation requirements shall apply.
- Where the above tables do not list a separation requirement for a particular underground service type, the following minimum separation from electricity entity electrical assets shall apply:
 - LV = 100 mm
 - HV = 300 mm
- Compliance with these minimum separation requirements does not guarantee that issues such as Earth Potential Rise (EPR) and Low Frequency Induction (LFI) are managed, where these issues need to be managed, advice will need to be sought from an RPEQ Engineer
- All separation distances are measured from the exterior surface of the conduit / cable not centrelines or inner wall surfaces.

6.4. Additional Details and Fact Sheets on Electricity Entity Requirements

Additional details and Fact Sheets on Electricity Entity requirements for working near underground electrical assets are located on the following internet sites.

Energex: [Working near powerlines | Energex](#)

Ergon Energy: [Working near powerlines | Ergon Energy](#)

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

7. EXCAVATION

7.1. Excavating near Poles and Stay Wires

The following requirements are to be compiled with to minimise the risk of compromising the structural integrity of the Electricity Entity poles and stay foundations when excavation or trenching work is performed nearby that could result in the failure of one or more poles and grounding of supported electric lines.

- Excavation and trenching work undertaken by a person, worker or PCBU in the vicinity of poles and stay foundations shall:
 - only be commenced after requirements of Section 3 have been complied with for any underground electrical assets located within the work site.
 - upon completion of excavation and site earthworks do not restrict the Electricity Entity vehicle access to pole site for purpose of carrying out maintenance activities.
 - comply with exclusion zones as detailed in the Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines.
 - not be attempted:
 - within 5 m (horizontal distance) of **pole stays** where the excavation depth is greater than 250 mm before contacting the Electricity Entity to determine requirements.
 - within 5 m (horizontal distance) of Electricity Entity poles with earth leads or cables running down into the ground before contacting the Electricity Entity to determine requirements.
 - within “Do Not Disturb” zone of pole prior to a certified engineering assessment having been completed by a Registered Professional Engineer Queensland, and then reviewed and approved by the Electricity Entity before proceeding with work. Approval by the Electricity Entity shall not relieve the PCBU of its duties to perform the work in a safe and proper manner and in accordance with all applicable legislation.
 - if the soil is exceedingly wet (saturated) or there is more than minimal wind loading unless additional pole support is provided in accordance with certified engineering assessment and approved by Electricity Entity.
 - when a severe weather event is occurring or expected (e.g. severe weather warning has been issued by Bureau of Meteorology).
- be backfilled as soon as possible (within same day where pole is required to be supported) soil mechanically compacted in layers of 150 mm and all rock and vegetable material excluded from the backfill.
- be backfilled and pole stabilised before removal of additional support required by a certified engineering assessment are permitted to be removed.

The PCBU shall be responsible for arrangement and costs of required certified engineering assessments, approvals by other regulatory bodies (eg councils, Main Roads, pipeline owners, telecommunication owners) and placement and removal of associated pole supporting equipment.

Electricity Entity poles must not be fitted with non-approved pole holding devices.

Only approved mechanical holding devices (e.g. Proline, Borer Lifter, etc) used in accordance with a certified engineering assessment are permitted and shall be:

- only attached and removed by the Electricity Entity or persons approved by the Electricity Entity.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

- used to restrain both the pole head and foot to maintain pole stability during nearby excavation work.
- set up and positioned to maximise support effectiveness and minimise impact on traffic, pedestrian, excavation and machinery at site; and maintain exclusion zone from overhead lines. If insufficient clearance exists to maintain exclusion zones to pole supporting equipment, arrangements may be required for de-energising the electric line.

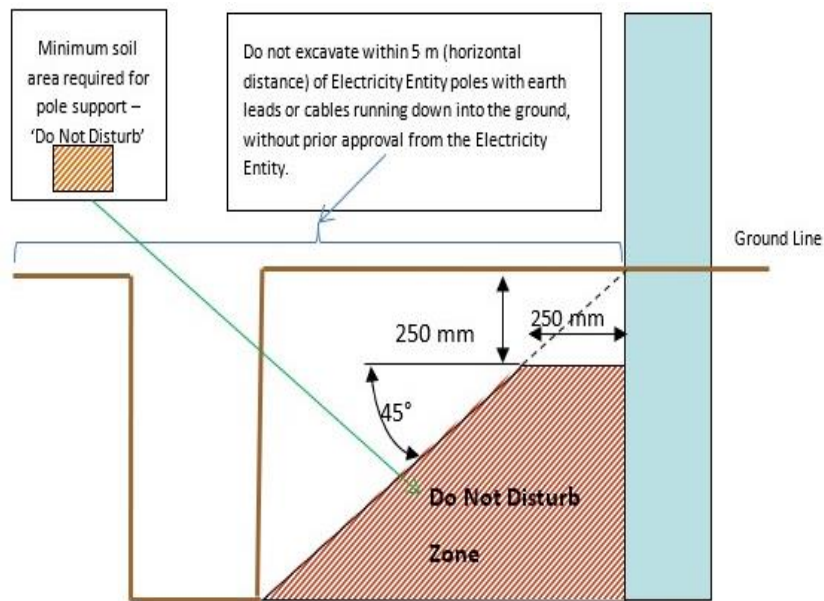


Figure 1 - Do Not Disturb Zone requirements when excavating near poles

Maximum Trench Depth	Minimum Distance from pole without pole support
Not more than 0.25 m (250 mm)	Can trench or hand dig (where cables and leads exist) right up to pole
1.0 m	1.0 m
1.5 m	1.5 m
2.0 m	2.0 m
2.5 m	2.5 m
3.0 m	3.0 m

7.1.1 Certified Engineering Assessment

Where required to be provided by the PCBU, a Certified Engineering Assessment shall:

- Ensure the stability of the Electricity Entity poles and foundations is maintained during and as a result of excavation work completed within the 'Do Not Disturb' zone.
- Include detailed design drawing of pole support method.
- Be completed and certified by a Registered Professional Engineer Queensland.
- Consider and address the following key points as a minimum:
 - Pole loading (vertical and lateral) including line deviation angles, direction of lean (towards or away from resultant loading)

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

- o Direction of pole lean.
- o Pole inspection (conducted to meet the Electricity Entity's requirements at customer cost)
- o Pole foundation depth
- o Proximity of excavation in relation to pole
- o Soil condition
- o Proposed shoring methods as well as installation and removal process
- o Duration and staging of work
- o Requirement to independently support pole during work
- o Proximity of existing adjacent underground services and excavations
- o Proposed backfilling and reinstatement method
- o Monitoring and engineering/ geotechnical supervision during excavation work progress
- o Other equipment attached to pole (e.g. underground cables, transformer, ACR, ABS.) must be taken into consideration and in some circumstances will prevent the pole being supported.

7.2. Excavating Near Underground Electrical Assets

For all work within 2.5 m of nominal location, the constructor is required to use non-mechanical excavation (potholing using hydrovac or hand tools) and expose the underground electrical assets, hence proving its exact location before earthworks can commence.

7.2.1 Excavating Parallel to Underground Electrical Assets

If excavation work is parallel to the Electricity Entity underground electrical cables, then non mechanical excavation (potholing using hydrovac or hand tools) at least every 4 m is required to establish the location of all cables, hence confirming nominal locations before work can commence. If an excavation exceeds the depth of the cables and it is likely that the covers or bedding material around the cables/pipes will move causing Electricity Entity cables or conduits to be unsupported, contact Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

NOTE: Be aware that cable depths and directions may change suddenly along the route.

7.2.2 Excavating Across Underground Electrical Assets

Refer Minimum Separation Requirements table in Section 6.3.5 of this document for distances that shall be maintained to prevent inadvertent contact with or damage to underground electrical assets. If the width or depth of excavation is such that the Electricity Entity cables will be unsupported, contact Electricity Entity (General Enquiries phone number - refer page 3) for further advice. In no case shall a cable cover be removed without approval. A cable cover may only be replaced under the supervision of an Electricity Entity officer. Protective cover strips when removed must be replaced under Electricity Entity supervision. Under no circumstances shall protective cover strips be omitted to achieve the minimum separation distance required between Electricity Entity cables and other underground services.

7.2.3 Heavy Machinery Operation Over Underground Electrical Assets

Where heavy "crawler" or "vibration" type machinery is operated over the top of cables, a minimum cover of 450 mm to the cable protective cover must be maintained. Alternatively, subject to a Certified Engineering Assessment, use load bearing protection whilst the machinery is in operation.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

7.2.4 Directional Boring Near Underground Electrical Assets

When boring parallel to cables, it is essential that trial holes are carefully dug using non mechanical excavation (pot holing using hydrovac or hand tools) at regular intervals to prove the actual location of the conduits/cables before using boring machinery. Where it is required to bore across the line of cables/conduits, the actual location of the cables/conduits shall be proven by non-mechanical excavation (pot holing using hydrovac or hand tools). A trench shall be excavated 1 m from the side of the cables where the auger will approach to ensure a minimum clearance of 500 mm from cables/conduits can be maintained.

7.2.5 Hydro Vac Operation

When operating hydro vac equipment to excavate in vicinity of underground electrical assets (cables/conduits):

- Fitted with:
 - nonconductive (neoprene rubber or equivalent) vacuum (suction) hose.
 - oscillating nozzle on pressure wand with water pressure adjusted to not exceeding 2000 psi.
- Maintain a minimum distance of 200 mm between end of pressure wand and underground electrical assets. DO NOT insert the pressure wand jet directly into subsoil.
- Ensure pressure wand is not directly aimed at underground electrical assets (cables / conduits).

7.3. Blasting

Explosives must not be used within 5 m of cables/conduits, unless an engineering report is provided indicating that no damage will be sustained. Clearances shall be obtained from the Electricity Entity for use of explosives in the vicinity of cables/conduits. Contact Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

The Electricity Entity will accept the level of 25 mm / sec as a peak component particle velocity upper limit as defined in AS 2187.2 Appendix J for blasting operations in the vicinity of these power lines.

Electric line insulators and conductors are particularly susceptible to damage from fly rock and adequate control measure including the use of blast mats shall be used to manage this. Contact Electricity Entity for consultation and application.

8. REPORTING DAMAGE CAUSED TO OVERHEAD OR UNDERGROUND ELECTRIC LINES

Any damage caused to the Electricity Entity overhead electric lines, poles, stays, underground cables, conduits and pipes must be reported no matter how insignificant the damage appears to be. Even very minor damage to cable protective coverings can lead to eventual failure of cables through corrosion of metal sheaths and moisture ingress.

All work in the vicinity of damaged overhead or underground electric lines shall cease and the area be made safe and vacated until clearance to continue earthworks has been obtained from the Electricity Entity. Call Electricity Entity (Emergencies phone number - refer page 3).

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

9. INFRASTRUCTURE NEAR ELECTRIC LINES

9.1. Easements and Wayleaves

This information, whilst not a legal document, has been developed to assist the community in answering some commonly asked questions about our easements and wayleaves, and briefly outlines what you can do where land is affected by an easement or where consent to installing electrical infrastructure has been given.

9.1.1 What is an Electricity Easement?

An electricity easement is the authority held by the Electricity Entity to use your land near overhead and underground electric lines and substations (electrical assets). Electricity Entity holds this authority for your own safety and to allow employees access to electrical assets at all times. Whilst it will depend on the terms of the particular grant of easement, electrical easements generally give the Electricity Entity the right to access, maintain, repair, rebuild and to restrict development within a defined area.

The easement, which is registered on the property's title, contains a plan showing the dimensions of the easement and its location on the property together with the rights and restrictions over the easement area. The Department of Natural Resources and Mines <https://www.resources.qld.gov.au/> or your solicitor will be able to provide this information. Easements may also exist for telephone lines, water and sewage mains and natural gas supply lines.

9.1.2 Why are easements necessary?

Easements are also created to allow the Electricity Entity clear, 24 hour access to the electric lines. It is important to keep the easement clear at all times so regular maintenance, line upgrades, damage or technical faults can be attended to immediately to provide a safe and reliable supply of electricity. Interference with Electricity Entity's rights and electrical equipment may compromise safety of the public and the occupiers of the property. Therefore, it is essential that Electricity Entity's rights are understood and observed.

9.1.3 How do I know if there are easements on my property?

Contact your solicitor or The Department of Natural Resources and Mines to obtain a Title Search that shows all registered easements on the property.

9.1.4 Who owns the land the easement is on?

The ownership of that land encumbered with the easement remains with the property owner.

9.1.5 How does an easement affect what I can do with my property?

An easement controls what you can build, what size trees you can plant and what outdoor activities you can carry out in the easement area.

An easement affects the use of the property by limiting the development that can be undertaken within the easement area. The exact rights granted to an Electricity Entity under an electricity easement will depend on the wording used in the grant of easement. Property owners and occupiers should also be aware that an Electricity Entity has the right of access to land to undertake certain works (including reading meters and disconnecting supply). These rights of access are granted by Queensland legislation not the easement and so may not be registered on the property's title and therefore may not be revealed in a Title Search.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

9.1.6 Who is responsible for maintenance of easement area?

You must provide a continuous, unobstructed area along the full length of the easement to allow an Electricity Entity access to electric lines, transformers, underground cables and other equipment at all times. A width of 4.5 m is typically required for the safe passage of vehicles and heavy plant.

You must NOT place obstructions in the easement within 5 m of any electric lines, transformer, power pole, equipment or supporting wire.

Maintenance of the easement area is generally the responsibility of the property owner and/or occupier, however, complying with regulatory and safety requirements associated with Electricity Entity's electrical assets within the easement area is the responsibility of the Electricity Entity.

9.1.7 What type of maintenance work does Electricity Entity undertake on easements?

To enable Electricity Entity to construct, maintain, repair and rebuild electric lines on some properties, access roads and tracks are required on or adjacent to the easement area. As required, Electricity Entity is able to construct access tracks, retain the right of use of these tracks and maintain them to a suitable level to permit access for its vehicles. Where gates are installed within the easement area, an Electricity Entity lock may be required to enable continual access along the easement corridor.

In addition, periodic vegetation management works are also undertaken by Electricity Entity to ensure that a specified minimum clearance between vegetation and the electric lines is maintained.

Where possible, property owners will be contacted prior to easement maintenance and vegetation works commencing.

9.1.8 Where consent (Wayleave) to installing Electricity Entity infrastructure has been given

Much of Electricity Entity's above ground electricity network is constructed without easements. Instead, the consent of the owner of the affected land is obtained and the electrical infrastructure is installed. Historically this consent has been in the form of a document known as a Wayleave.

This consent (or Wayleave) is a document evidencing the agreement from a particular owner, but it is not registered on the title of the land like an easement.

Once consent is obtained from an owner, Queensland legislation (the Electricity Act 1994) says that the consent of all future owners to the electrical infrastructure is not required.

Queensland legislation grants Electricity Entity rights to access, maintain, repair and replace electrical assets installed with consent.

9.2. Contact Electricity Entity when planning construction work near electric lines

When planning and before commencement (regardless of whether or not local council approval is required), it is essential to confirm that the proposed construction work (e.g. building, structure, sign, crane, scaffold) does not breach the minimum statutory clearance distances that must be maintained from nearby Electricity Entity overhead or underground electric lines. Refer Electrical Safety Regulation 2013, Schedule 4 and 5 for information on statutory clearance distances that must be complied with.

It is extremely dangerous and potentially life threatening to allow anything to come in close proximity to the conductors of an electric line.

We advise not to build **under** or **near** powerlines or add to a structure under or near powerlines. This can cause exclusion zones to be encroached, which may endanger others now and in the future. Please note obligations under section 30 of the Electrical Safety Act 2002 and sections 68 of the Electrical Safety Regulation 2013.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

There is an obligation to notify the Electricity Entity, before any work starts, where work is likely to involve a building or other structure coming within clearance requirements for an overhead or underground electric line.

Where it is necessary for an Electricity Entity to relocate electric lines due to statutory clearance breach caused by work performed nearby, the Electricity Entity may be entitled to recover costs from the PCBU, property owner or occupier who caused the breach. Refer Electrical Safety Regulation 2013, Section 209 Building or adding to structure near electric lines.

Although it is preferred that the area around Electricity Entity electrical assets (including within an Easement area) is free of development, the following examples provide property owners and occupiers with an indication of what type of development is acceptable and what is not.

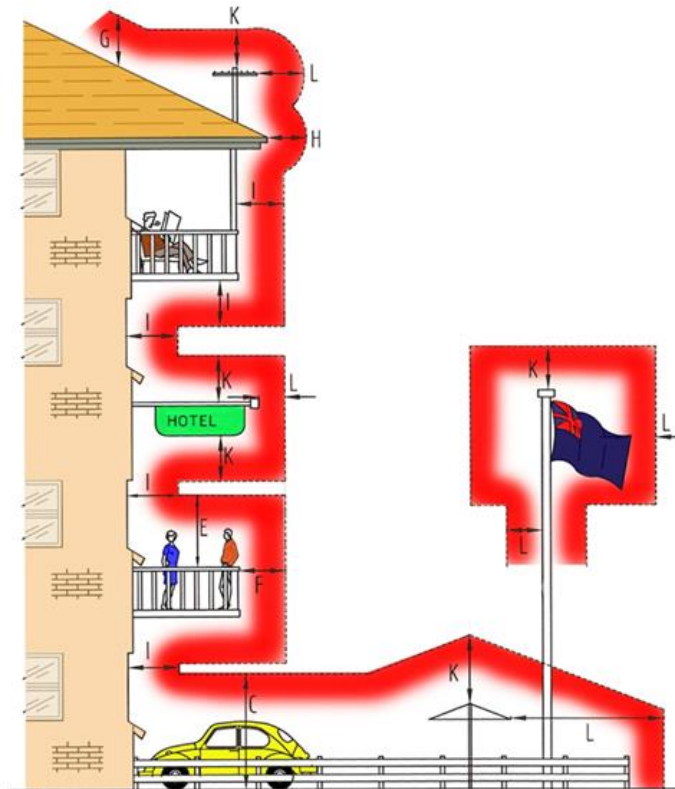
NOTE: Do not assume that your local council approval is sufficient approval for you to proceed with your work. The local council may not check whether or not your proposed construction work will comply with the Electricity Entity's statutory clearance requirements.

9.3. What clearances must be maintained once construction work is completed?

Electrical Safety Regulation 2013, Schedule 4 - Clearance of overhead electric lines and Schedule 5 - Clearance of low voltage overhead service lines detail the statutory clearances that must be maintained from overhead electric lines for completed buildings and structures. These statutory clearances will need to be taken into consideration during the planning phase of determining the location for a building or structure. The table below sets out the minimum statutory clearances required for voltage levels up to 33 kV. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.

Where the Electricity Entity has identified a breach of statutory clearance resulting from erection of a building or structure, the statutory breach will be reportable to the Electrical Safety Office as a Dangerous Electrical Event and any costs incurred in subsequent remedial work to achieve required statutory clearances may be recovered from the person or company who caused the breach of statutory clearance.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



CODE	LOCATION	DIRECTION	INSULATED CABLE (ABC) (Note 1)	BARE	MORE THAN 1000 VOLTS BUT NOT MORE THAN 33kV
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MINIMUM CLEARANCE FROM ROADS, GROUND, OR BOUNDARIES

A	Crossing the carriageway, roadway	VERTICALLY	5.5m	5.5m	6.7m
A1	Designated "Over Dimension Routes"	VERTICALLY	7.0m	7.0m	7.5m
B	At other positions, footpath	VERTICALLY	5.5m	5.5m	5.5m
C	Other than roads but trafficable	VERTICALLY	5.5m	5.5m	5.5m
C1	Areas totally inaccessible to traffic or mobile machinery	VERTICALLY	4.5m	4.5m	4.5m
D	Cuttings, embankments, easement boundaries	HORIZONTALLY	1.5m	1.5m	2.1m
X	Real Property Boundaries	HORIZONTALLY	0.0m	0.0m	0.0m

MINIMUM CLEARANCE FROM STRUCTURES AND BUILDINGS

E F	Unroofed terraces, balconies, sun-decks, paved areas, etc, subject to pedestrian traffic only. A hand rail or wall surrounding such an area and on which a person may stand. (Note)	VERTICALLY AND HORIZONTALLY (Note)	2.7m 1.2m	3.7m 1.5m	4.6m 2.1m
G H	Roofs or similar structures not used for traffic or resort but on which a person may stand. A parapet surrounding such a roof and on which a person may stand. (Note)	VERTICALLY AND HORIZONTALLY (Note)	2.7m 0.9m	3.7m 1.5m	3.7m 2.1m
I	Covered places of traffic or resort such as windows which are capable of being opened, roofed open verandahs and covered balconies.	IN ANY DIRECTION	1.2m	1.5m	2.1m
J	Blank walls, windows which cannot be opened. (Note)	HORIZONTALLY	0.6m	1.5m	1.5m
K L	Other structures not normally accessible to persons. (Note)	VERTICALLY HORIZONTALLY (Note)	0.6m 0.3m	2.7m 1.5m	3.0m 1.5m

NOTE:

The vertical clearance and the horizontal clearance specified shall be maintained.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

The following list of examples is not exhaustive, and it may be necessary to contact the Electricity Entity if doubt exists as to what is permitted around electricity assets.

<i>What is PERMITTED around Electricity Entity overhead or underground electric lines</i>	<i>What is NOT PERMITTED around Electricity Entity overhead or underground electric lines</i>
✓ Erection of fences to a maximum height of 2.4 m is generally acceptable, provided they do not affect access to, and work on, the poles, electric lines and/or cables. Trees, shrubs and plants should be located clear of vehicle access. Note: Maximum Growth Height of 3 m. ✓ Clothes hoists and barbecues should be located clear of the vehicle access way. Note: Maximum Height 2.5 m. ✓ Installation of underground utility services, such as low voltage electricity, gas, telephone and water, is generally acceptable, subject to clearances from Electricity Entity poles and supporting structures, and underground electric mains. ✓ Excavating, filling and altering of nearby land may be acceptable but full details need to be provided to the Electricity Entity for assessment. ✓ Vehicles, mobile plant and equipment within the easement area need to maintain the minimum statutory clearances distances from overhead electric lines. Normal farming, grazing and other agricultural activities can be carried out. Take care when ploughing or operating mobile machinery or irrigation equipment near Electricity Entity's equipment. ✓ Parking of vehicles, trucks, trailers, etc. is normally allowed. Note: Maximum Load and Aerial Height of 4 m. Barriers of an approved design (e.g. bollards) may be required to protect poles from vehicle contact damage. Heavy vehicle or operating plant crossings may need a protective concrete cover to ensure underground cables are not damaged.	✗ Build houses, sheds, garages or other large structures. Building of roofed/unroofed verandas, swimming pools and pergolas are generally not acceptable. ✗ Flying kites or model aircraft within the easement. ✗ Driving fence posts or stakes into ground within easements where there is underground cabling. ✗ Storing liquids such as petrol, diesel fuel, or any flammable or combustible material that will burn. ✗ Installing lighting poles. ✗ Stockpiling soil or garbage within the easement. ✗ Planting trees in large quantities that could create a fire hazard or that grow in excess of the approved maximum height of 3 m. ✗ Storing or using explosives. ✗ Residing in or occupying any caravan or mobile home within an easement. ✗ Placing obstructions within the vicinity of any Electricity Entity assets (e.g. power pole, overhead electric line, equipment or pole stay) that impede access to or work on these assets.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



9.4. What about Electric and Magnetic Fields?

The Electricity Entity operates its electric lines within the current guidelines set by the National Health and Medical Research Council for exposure to 50/60 hertz electric and magnetic fields (EMF) and is mindful of some community concern about such fields and health. Contact the Electricity Entity (General Enquiries phone number - refer page 3). Alternatively, further information can be sourced from:

Energy Networks Association (ENA) brochure - "Electric and Magnetic Fields - What We Know", January 2014

http://www.ena.asn.au/sites/default/files/emf-what-we-know-jan-2014-final_1_1.pdf

Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) brochure - "Electricity and Health", May 2011

http://www.arpansa.gov.au/RadiationProtection/Factsheets/is_electricity.cfm

This content was sent by email from Queensland Urban Utilities in response to your Before You Dig enquiry.

Original subject BYDA Response for Job No 52204829, Sequence No 267242457
Original sender UrbanUtilities@ticketaccess.pces.com.au
Received 27 Jan 2026 2:25:45pm AEDT



GPO Box 2765
Brisbane QLD 4001

Date: 27 Jan 2026

Before You Dig Australia Response

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

Dear Soft Reg

We appreciate your diligence in contacting the Before You Dig Australia service (BYDA) prior to engaging in work or activities which may affect the water and sewerage infrastructure of Urban Utilities.

Job Number:	52204829
Sequence Number:	267242457
Enquiry Date:	27/01/2026 2:23:00 PM
Enquiry Location:	9/40 HARGREAVES ROAD MANLY WEST QLD 4179

WARNING: When working in the vicinity of Urban Utilities' assets you have a legal *Duty of Care* that must be observed.

We have completed a search for underground infrastructure based on the information provided in your BYDA request. Our records indicate that **we do not have infrastructure within your nominated search area**, as shown on the attached plan.

Please note that you may be liable for any loss or damage to our infrastructure which is caused by any works or activities which you undertake around or near such infrastructure. Additionally, your works or activities may conflict with other works scheduled in your nominated search area. To avoid any unnecessary impacts, you must obtain a Network Access Permit from us before undertaking any works or activities that are within two metres of our infrastructure.

We have provided additional information about your responsibilities in relation to our infrastructure in the Important Information sheet attached to this letter. By accessing BYDA to obtain our records about our infrastructure, you warrant that you have read the sheet and agree to the terms and conditions set out therein.

For further enquiries or assistance with interpretation of plans and search content please contact our BYDA Support Team by email networkaccess@urbanutilities.com.au. Alternatively, you can write to us at Urban

Utilities, PO Box 2765, Brisbane QLD 4001.

Thank you for taking the time to consult the BYDA service.

Yours sincerely

Before You Dig Australia Support Team

Urban Utilities

networkaccess@urbanutilities.com.au

To best manage the risk of damage and liability, we recommend that you engage the services of a [BYDA Certified Locator](#)

Important Notice

This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. **Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.**

This response is intended for use only by the addressee. If you have received the enquiry response in error, please let us know by telephone and delete all copies; you are advised that copying, distributing, disclosing or otherwise acting in reliance on the response is expressly prohibited.

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

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as [Adobe Acrobat Reader \(for PDF files\)](#)



Compiled with **TicketAccess** by PelicanCorp



Urban Utilities - Water, Recycled Water and Sewer Infrastructure





N



Map Scale
1:1000

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

BYDA Reference No: 267242457

Date BYDA Ref Received: 27/01/2026
Date BYDA Job to Commence: 29/01/2026
Date BYDA Map Produced: 26/01/2026

This Map is valid for 30 days Produced By: Urban Utilities

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

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

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

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

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

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

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

www.urbanutilities.com.au

ABN 86 673 835 011

Important Information

Disclaimer

All Urban Utilities' records, data and information supplied via BYDA ("**Data**") is **indicative** only. You agree that any Data supplied to you has been or will be provided only for your convenience and has not been and will not be relied upon by you for any purpose.

You also agree that Urban Utilities does not assume any responsibility or duty of care in respect of, or warrant, guarantee or make any representation as to the Data (including its accuracy, reliability, currency or suitability).

Because the location of Urban Utilities' infrastructure shown on the Data is approximate only, you must first physically locate the infrastructure by utilising relevant site detection methodologies prior to performing any works or undertaking any activities near or adjacent to infrastructure. Possible site detection methodologies include hand digging, potholing, trenching and/or probing. You are solely responsible for the selection of appropriate site detection methodologies at all times.

To the fullest extent permitted by law, Urban Utilities will not be liable to you in contract, tort, equity, under statute or otherwise arising from or in connection with the provision of any Data to you via BYDA.

Compliance with laws

There may be both indicated and unmarked hazards, dangers or encumbrances, including underground asbestos pipes and abandoned mains within your nominated search area. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including in relation to workplace health and safety.

Damaged Infrastructure

Please note that it is an offence under Section 192 of the *Water Supply (Safety and Reliability) Act 2008* to interfere with our infrastructure without Urban Utilities' written consent.

You may be liable to Urban Utilities for any loss of or damage to our infrastructure, together with any consequential or indirect loss or damage (including without limitation, loss of use, loss of profits or loss of revenue) arising from or in connection with any interference with Urban Utilities' infrastructure by you or any other person for which you are legally responsible.

Any damage to Urban Utilities' Infrastructure must be reported immediately to the (24 Hours) Faults and Emergencies Team on 13 23 64.

Links

Technical Standards: <https://urbanutilities.com.au/development/help-and-advice/standards-and-guidelines>

Copyright

All Data is copyright.

This content was sent by email from Queensland Urban Utilities in response to your Before You Dig enquiry.

Original subject BYDA Response for Job No 52204829, Sequence No 267242457
Original sender UrbanUtilities@ticketaccess.pces.com.au
Received 27 Jan 2026 2:25:45pm AEDT



GPO Box 2765
Brisbane QLD 4001

Date: 27 Jan 2026

Before You Dig Australia Response

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

Dear Soft Reg

We appreciate your diligence in contacting the Before You Dig Australia service (BYDA) prior to engaging in work or activities which may affect the water and sewerage infrastructure of Urban Utilities.

Job Number:	52204829
Sequence Number:	267242457
Enquiry Date:	27/01/2026 2:23:00 PM
Enquiry Location:	9/40 HARGREAVES ROAD MANLY WEST QLD 4179

WARNING: When working in the vicinity of Urban Utilities' assets you have a legal *Duty of Care* that must be observed.

We have completed a search for underground infrastructure based on the information provided in your BYDA request. Our records indicate that **we do not have infrastructure within your nominated search area**, as shown on the attached plan.

Please note that you may be liable for any loss or damage to our infrastructure which is caused by any works or activities which you undertake around or near such infrastructure. Additionally, your works or activities may conflict with other works scheduled in your nominated search area. To avoid any unnecessary impacts, you must obtain a Network Access Permit from us before undertaking any works or activities that are within two metres of our infrastructure.

We have provided additional information about your responsibilities in relation to our infrastructure in the Important Information sheet attached to this letter. By accessing BYDA to obtain our records about our infrastructure, you warrant that you have read the sheet and agree to the terms and conditions set out therein.

For further enquiries or assistance with interpretation of plans and search content please contact our BYDA Support Team by email networkaccess@urbanutilities.com.au. Alternatively, you can write to us at Urban

Utilities, PO Box 2765, Brisbane QLD 4001.

Thank you for taking the time to consult the BYDA service.

Yours sincerely

Before You Dig Australia Support Team

Urban Utilities

networkaccess@urbanutilities.com.au

To best manage the risk of damage and liability, we recommend that you engage the services of a [BYDA Certified Locator](#)

Important Notice

This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. **Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.**

This response is intended for use only by the addressee. If you have received the enquiry response in error, please let us know by telephone and delete all copies; you are advised that copying, distributing, disclosing or otherwise acting in reliance on the response is expressly prohibited.

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

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as [Adobe Acrobat Reader \(for PDF files\)](#)



Compiled with **TicketAccess** by PelicanCorp



Urban Utilities - Water, Recycled Water and Sewer Infrastructure





N



Map Scale
1:1000

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

BYDA Reference No: 267242457

Date BYDA Ref Received: 27/01/2026
Date BYDA Job to Commence: 29/01/2026
Date BYDA Map Produced: 26/01/2026

This Map is valid for 30 days Produced By: Urban Utilities

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

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

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

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

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

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

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

www.urbanutilities.com.au

ABN 86 673 835 011

This content was sent by email from NBN Co Qld in response to your Before You Dig enquiry.

Original subject	DBYD JOB:52204829 SEQ:267242455 - 9/40 HARGREAVES ROAD , MANLY WEST , QLD , 4179 email(1/1)
Original sender	DONOTREPLY@nbnco.com.au
Received	27 Jan 2026 2:27:12pm AEDT

Hi Soft Reg,

Please find attached the response to your DBYD referral for the address mentioned in the subject line. The location shown in our DBYD response is assumed based off the information you have provided. If the location shown is different to the location of the excavation then this response will consequently be rendered invalid. Take the time to read the response carefully and note that this information is only valid for 28 days after the date of issue. If you have any further enquiries, please do not hesitate to contact us.

Regards,
Network Services and Operations
NBN Co Limited
P: 1800626329
E: dbyd@nbnco.com.au
www.nbnco.com.au

Confidentiality and Privilege Notice

This e-mail is intended only to be read or used by the addressee. It is confidential and may contain legally privileged information. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone, and you should destroy this message and kindly notify the sender by reply e-mail. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of NBN Co Limited

Please Do Not Reply To This Mail



Working near **nbn**TM cables

nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

Practice safe work habits

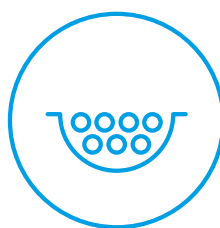
Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.



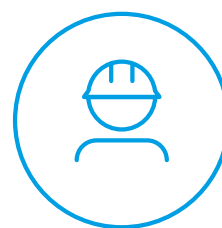
Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



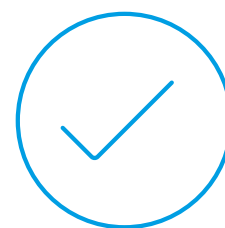
Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.

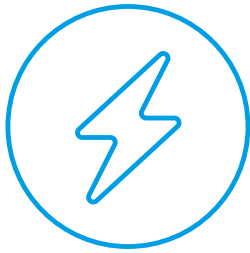


Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.

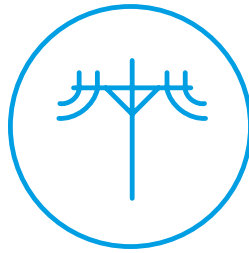


Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

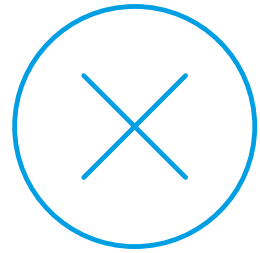
Working near **nbn**[™] cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact

All **nbn**[™] network facility damages must be reported online [here](#).
For enquiries related to your DBYD request please call 1800 626 329.

Disclaimer

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

nbn will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

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To: Soft Reg
Phone: Not Supplied
Fax: Not Supplied
Email: Soft.Reg.3576757@mail.au.pac.pcgcs.com.au

Dial before you dig Job #:	52204829	
Sequence #	267242455	
Issue Date:	27/01/2026	
Location:	9/40 HARGREAVES ROAD , MANLY WEST , QLD , 4179	

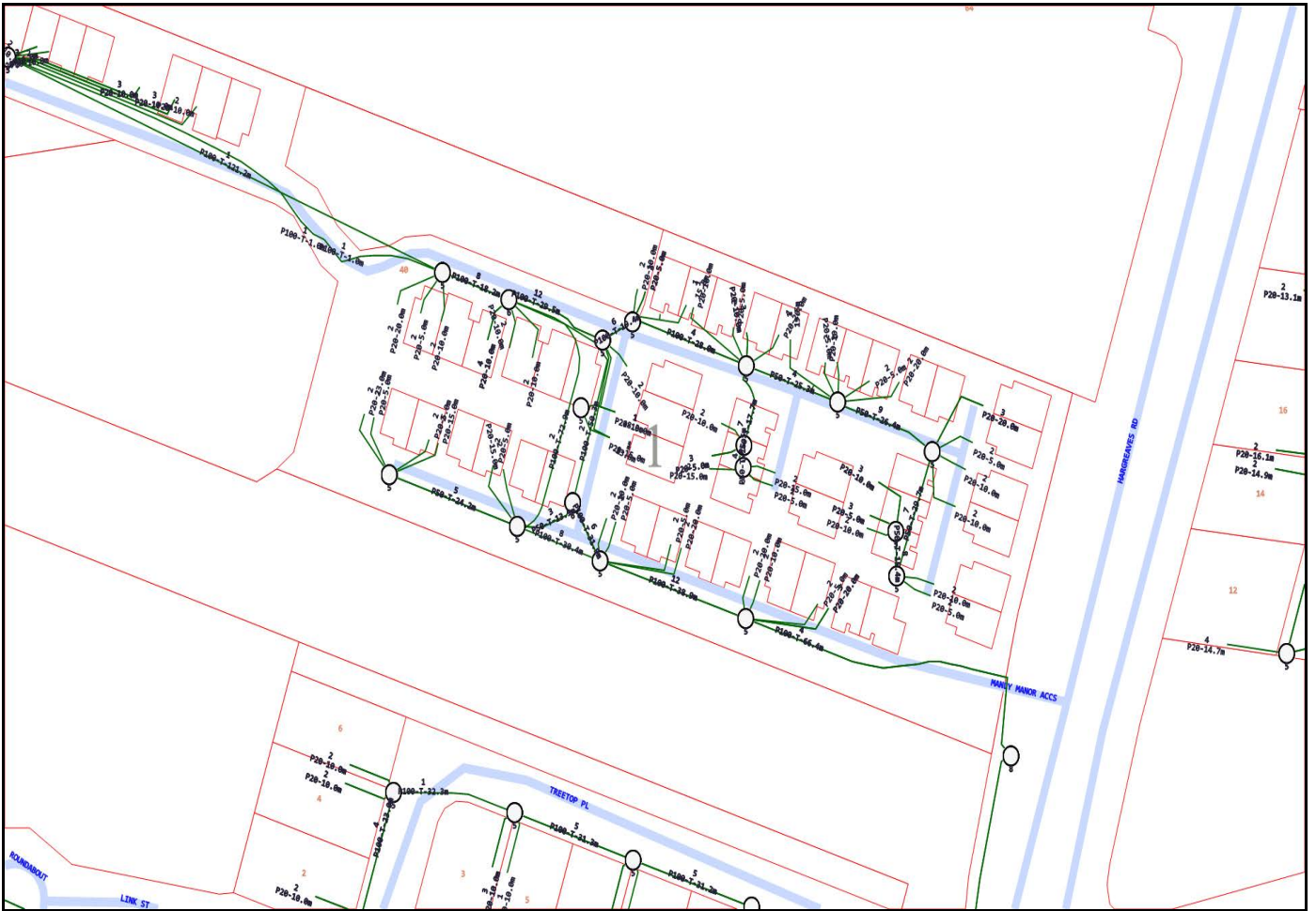
Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans



LEGEND



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



Emergency Contacts

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

To: Soft Reg
Phone: Not Supplied
Fax: Not Supplied
Email: Soft.Reg.3576757@mail.au.pac.pcgcs.com.au

Before You Dig Australia Job #:	52204829	
Sequence #	267242455	
Issue Date:	27/01/2026	
Location:	9/40 HARGREAVES ROAD , MANLY WEST , QLD , 4179	

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

Location of nbn™ Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Before You Dig Australia Service. For any enquiries related to moving assets or Planning and Design activities, please visit the **nbn Commercial Works** website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

Notes:

1. You are now aware that there are **nbn™** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn™** Facilities follow straight lines or are installed at uniform depths

along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.

4. In carrying out any works in the vicinity of **nbn** Facilities, you must maintain the following minimum clearances:
 - 300mm when laying assets inline, horizontally or vertically.
 - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
 - 1000mm when operating mechanical excavators.
 - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn**™ fibre optic, copper and coaxial cables, and power cable feed to **nbn**™ assets). Damage to underground electric cables may result in:
 - Injury from electric shock or severe burns, with the possibility of death.
 - Interruption of the electricity supply to wide areas of the city.
 - Damage to your excavating plant.
 - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn**™ Facilities. These precautions may include but not limited to the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, notify **nbn** immediately.
 - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
 - The safety of the public and other workers must be ensured.
 - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn**™ Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
8. You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.
9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans (including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans (including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)

	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,

nbn BYDA

Date: 27/01/2026

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This content was sent by email from Telstra QLD South East in response to your Before You Dig enquiry.

Original subject DBYD JOB: 52204829 SEQ: 267242460 - 9/40 HARGREAVES ROAD, MANLY WEST QLD 4179
Original sender TAMS@dominoapp.in.telstra.com.au
Received 27 Jan 2026 2:43:35pm AEDT

Attention: Soft Reg

Site Location: 9/40 HARGREAVES ROAD, MANLY WEST, QLD 4179

Your Job Reference: ITJOB|184425113

Please do not reply to this email, this is an automated message -

Thank you for requesting Telstra information via Before You Dig Australia (BYDA). This response contains Telstra Information relating to your recent request.

 Accredited Plant Locator	General Contact Information including applications required to view Cable Plans - DWF & PDF
 Telstra Duty of Care v33.0a	Your responsibility and Legal requirements working near Telstra's Assets
 Telstra Map Legend v4_0c	Common Symbols on Cable Plans and Safe Clearance distances when working near Telstra Assets

Please note:

When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed.

Ensure you read all documents (attached) - they contain important information.

In particular please read and familiarise yourself with the Before you Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation <https://www.byda.com.au/before-you-dig/best-practice-guides/>, as these documents set out the essential steps that must be undertaken prior to commencing construction activities.

 Best practice guides and the five P's of safe excavation	These are the essential steps to be undertaken prior to commencing construction activities	Essential Steps : Link 5 P's: Link
 CERTLOC GLOBAL	Telstra highly recommends using Certified Locators	CERTLOC : Link
 1800 653 935 Telstra Plan Services	Whenever in doubt please contact this number for Telstra BYDA map related enquiries email Telstra.Plans@team.telstra.com	Note: that Telstra plans are only valid for 60 days from the date of issue
 How to Report Damage to Telstra Equipment	If you think you have damaged Telstra Assets, please Report it ASAP.	Call: 13 22 03 Report Online: Link

It is a criminal offence under the 'Criminal code act 1995' to tamper or interfere

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See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation**

[https://www.byda.com.au/before-you-dig/best-practice-guides/..](https://www.byda.com.au/before-you-dig/best-practice-guides/)

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(See attached file: Telstra Duty of Care v33.0a.pdf)

(See attached file: Telstra Map Legend v4_0c.pdf)

(See attached file: AccreditedPlantLocators 2025-12-17b.pdf)

(See attached file: 267242460.pdf)

Before You Dig Australia

Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the BYDA's Best Practices and 5 Ps of Safe Excavation <https://www.byda.com.au/before-you-dig/best-practice-guides/>

can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.



Disclaimer and legal details

*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of Telstra's networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near Telstra's network and the importance of taking all the necessary steps to confirm the presence, alignments and various depths of Telstra's network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities arranging for the works to be performed, supervising the works, and undertaking the works to protect Telstra network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details. If the Applicant is aware of another party or parties about to perform or performing works at the location, it should ensure that the other party or parties have lodged a BYDA enquiry and obtained plans for that location. If you are undertaking excavations works you must follow the 5Ps of Safe Excavation. The 5 Ps of Safe Excavation are set out in the video in the below link.

<https://www.byda.com.au/education/resources/>

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Location Intelligence Team.

Telstra does not accept any liability or responsibility for the performance of or advice given by a CERTLOC Certified Locating Organisation (CLO). Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra.

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines

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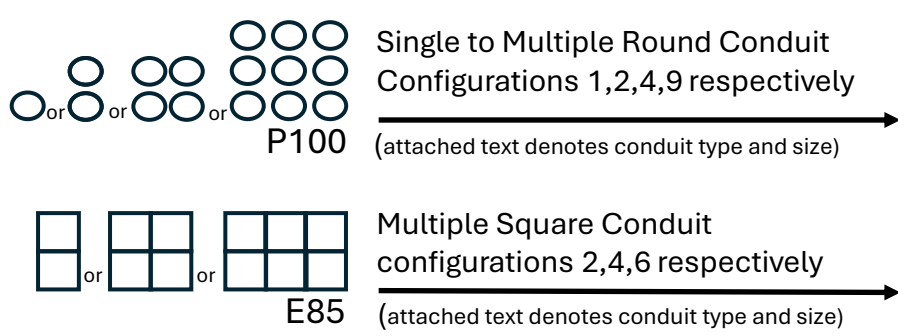
Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).

LEGEND



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



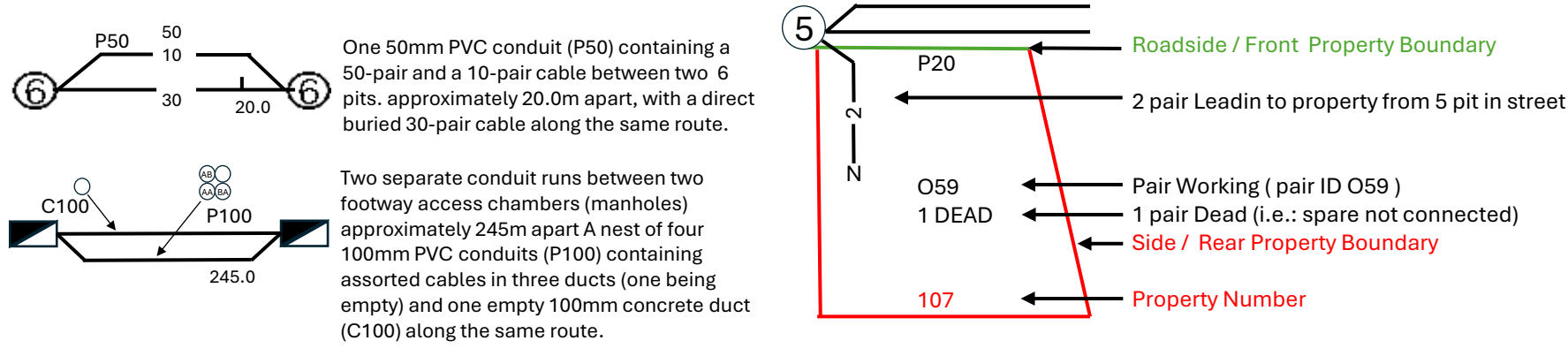
Some examples of conduit type and size:

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.

General Information



Telstra highly recommends using Certified Locators.

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



Before you Dig Australia – BEST PRACTISE GUIDES
<https://www.byda.com.au/before-you-dig/best-practice-guides/>



OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.



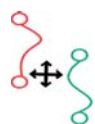
DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for DWF files.
(Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



Telstra New Connections / Disconnections
13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
[Email](#)
Telstra Protection & Relocation Fact Sheet: [Link](#)
Telstra Protection & Relocation Home Page [Link](#)



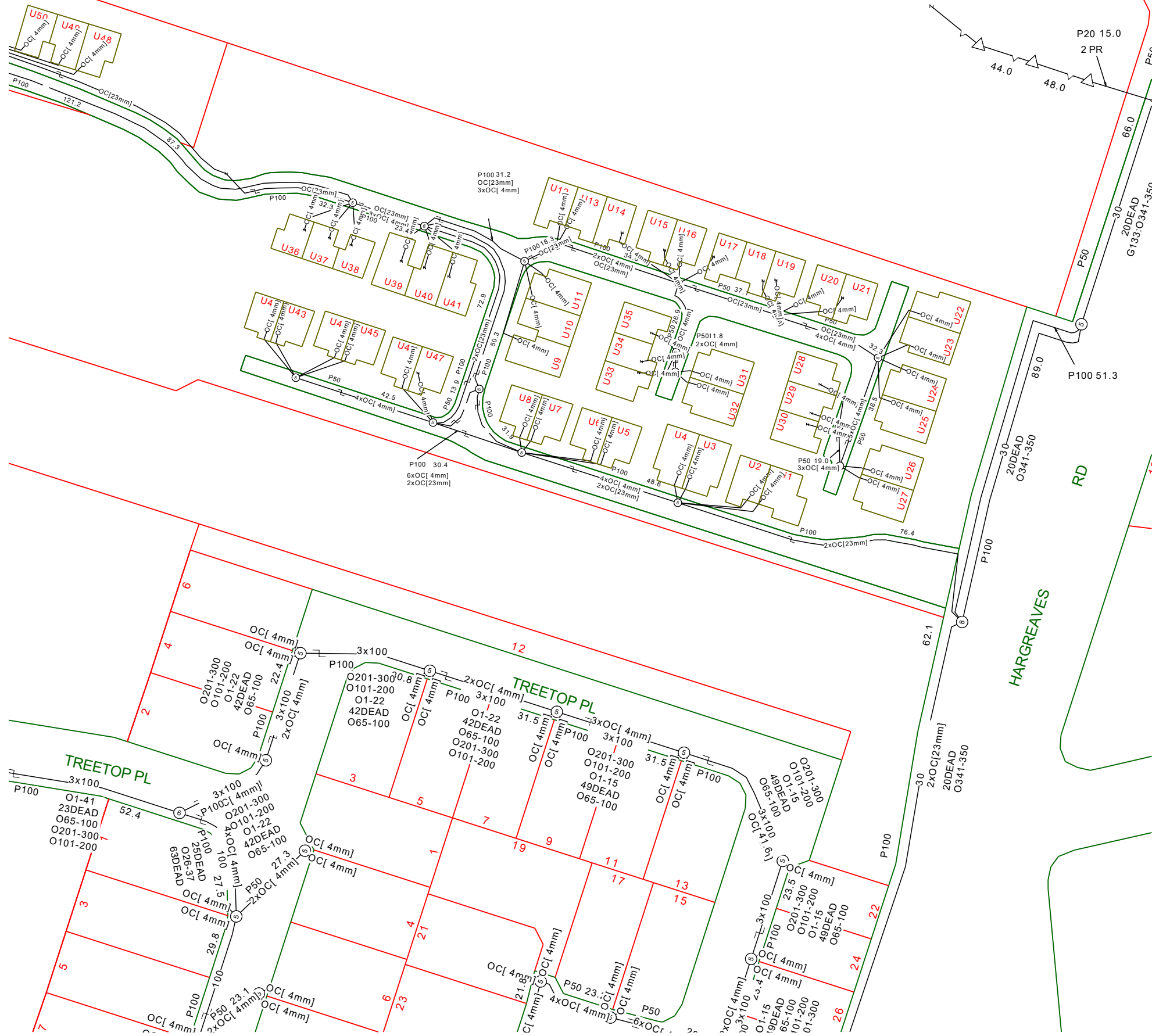
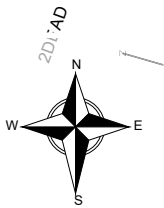
Telstra Aerial Assets Group (overhead network)
1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

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

Cable Plan



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 27/01/2026 14:27:12

Sequence Number: 267242460

Please read Duty of Care prior to any excavating

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.

Mains Cable Plan



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-6 Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 267242460
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
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Page 2 of 2

This content was sent by email from Telstra QLD South East in response to your Before You Dig enquiry.

Original subject DBYD JOB: 52204829 SEQ: 267242460 - 9/40 HARGREAVES ROAD, MANLY WEST QLD 4179
Original sender TAMS@dominoapp.in.telstra.com.au
Received 27 Jan 2026 2:43:35pm AEDT

Attention: Soft Reg

Site Location: 9/40 HARGREAVES ROAD, MANLY WEST, QLD 4179

Your Job Reference: ITJOB|184425113

Please do not reply to this email, this is an automated message -

Thank you for requesting Telstra information via Before You Dig Australia (BYDA). This response contains Telstra Information relating to your recent request.

 Accredited Plant Locator	General Contact Information including applications required to view Cable Plans - DWF & PDF
 Telstra Duty of Care v33.0a	Your responsibility and Legal requirements working near Telstra's Assets
 Telstra Map Legend v4_0c	Common Symbols on Cable Plans and Safe Clearance distances when working near Telstra Assets

Please note:

When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed.

Ensure you read all documents (attached) - they contain important information.

In particular please read and familiarise yourself with the Before you Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation <https://www.byda.com.au/before-you-dig/best-practice-guides/>, as these documents set out the essential steps that must be undertaken prior to commencing construction activities.

 Best practice guides and the five P's of safe excavation	These are the essential steps to be undertaken prior to commencing construction activities	Essential Steps : Link 5 P's: Link
 CERTLOC GLOBAL	Telstra highly recommends using Certified Locators	CERTLOC : Link
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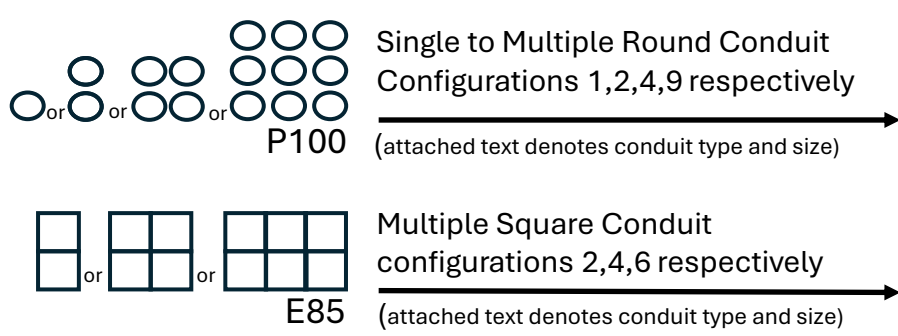
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LEGEND



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



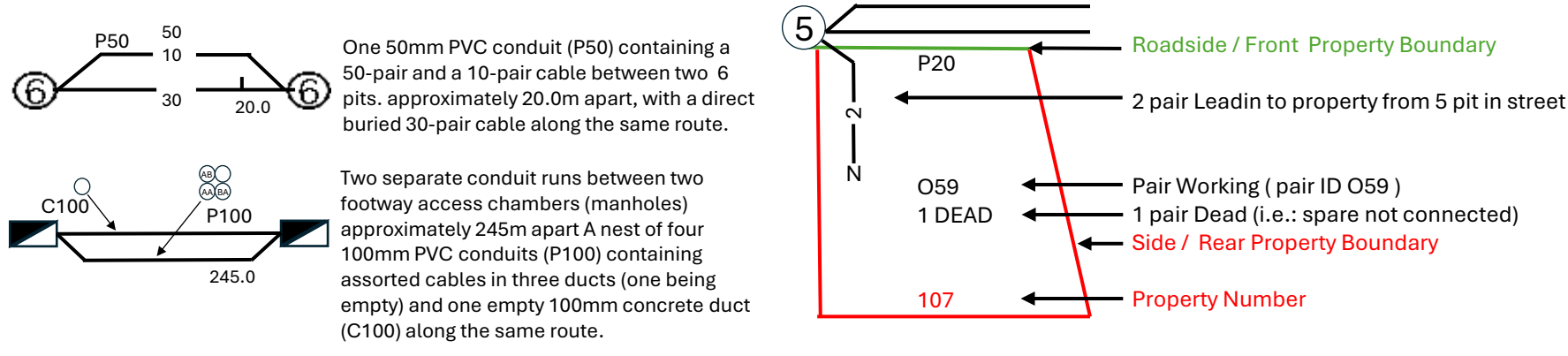
Some examples of conduit type and size:

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/>

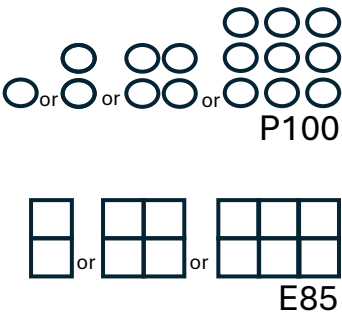
Plan	Prepare	Pothole	Protect	Proceed
Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.	Prepare by communicating with asset owners if you need assistance. Look for clues onsite. 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.

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Single to Multiple Round Conduit Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)

Multiple Square Conduit configurations 2,4,6 respectively
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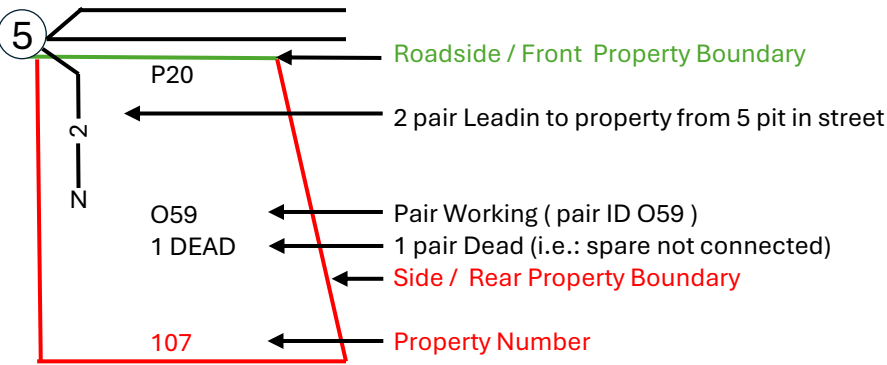
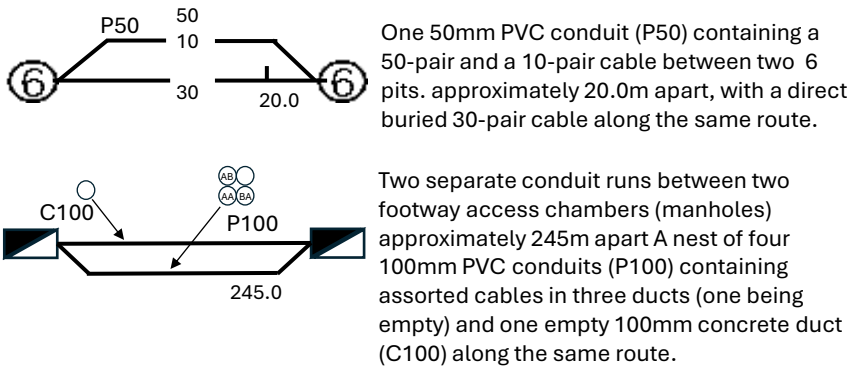
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Before you Dig Australia – BEST PRACTISE GUIDES
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OPENING ELECTRONIC MAP ATTACHMENTS –

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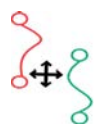
DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
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PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



Telstra New Connections / Disconnections
13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
[Email](#)
Telstra Protection & Relocation Fact Sheet: [Link](#)
Telstra Protection & Relocation Home Page [Link](#)



Telstra Aerial Assets Group (overhead network)
1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
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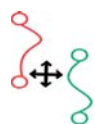
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Sequence Number: 267242460

TELSTRA LIMITED A.C.N. 086 174 781

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

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Page 1 of 2

Mains Cable Plan



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 267242460
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 27/01/2026 14:27:12	

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Page 2 of 2



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Sequence Number: 267242460

Please read Duty of Care prior to any excavating

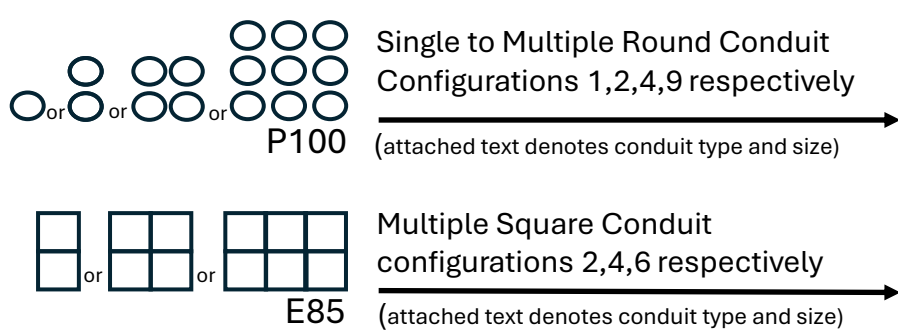
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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



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



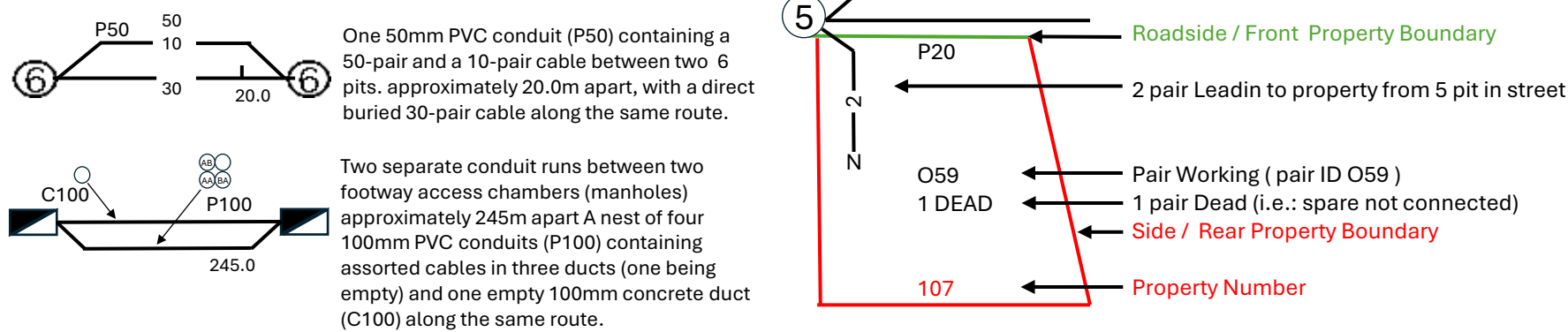
Some examples of conduit type and size:

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.

General Information



Telstra highly recommends using Certified Locators.

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



Before you Dig Australia – BEST PRACTISE GUIDES
<https://www.byda.com.au/before-you-dig/best-practice-guides/>



OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.



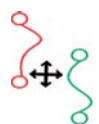
DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for DWF files.
(Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



Telstra New Connections / Disconnections
13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
[Email](#)
Telstra Protection & Relocation Fact Sheet: [Link](#)
Telstra Protection & Relocation Home Page [Link](#)



Telstra Aerial Assets Group (overhead network)
1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

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



Sequence Number: 267242460

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 27/01/2026 14:27:12

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.

Mains Cable Plan



<- (AA)
<- (AA)
/STD (BB)



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-6>
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 27/01/2026 14:27:12

Sequence Number: 267242460

Please read Duty of Care prior to any excavating

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

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

This content was sent by email from Queensland Urban Utilities in response to your Before You Dig enquiry.

Original subject BYDA Response for Job No 52204829, Sequence No 267242457
Original sender UrbanUtilities@ticketaccess.pces.com.au
Received 27 Jan 2026 2:25:45pm AEDT



GPO Box 2765
Brisbane QLD 4001

Date: 27 Jan 2026

Before You Dig Australia Response

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

Dear Soft Reg

We appreciate your diligence in contacting the Before You Dig Australia service (BYDA) prior to engaging in work or activities which may affect the water and sewerage infrastructure of Urban Utilities.

Job Number:	52204829
Sequence Number:	267242457
Enquiry Date:	27/01/2026 2:23:00 PM
Enquiry Location:	9/40 HARGREAVES ROAD MANLY WEST QLD 4179

WARNING: When working in the vicinity of Urban Utilities' assets you have a legal *Duty of Care* that must be observed.

We have completed a search for underground infrastructure based on the information provided in your BYDA request. Our records indicate that **we do not have infrastructure within your nominated search area**, as shown on the attached plan.

Please note that you may be liable for any loss or damage to our infrastructure which is caused by any works or activities which you undertake around or near such infrastructure. Additionally, your works or activities may conflict with other works scheduled in your nominated search area. To avoid any unnecessary impacts, you must obtain a Network Access Permit from us before undertaking any works or activities that are within two metres of our infrastructure.

We have provided additional information about your responsibilities in relation to our infrastructure in the Important Information sheet attached to this letter. By accessing BYDA to obtain our records about our infrastructure, you warrant that you have read the sheet and agree to the terms and conditions set out therein.

For further enquiries or assistance with interpretation of plans and search content please contact our BYDA Support Team by email networkaccess@urbanutilities.com.au. Alternatively, you can write to us at Urban

Utilities, PO Box 2765, Brisbane QLD 4001.

Thank you for taking the time to consult the BYDA service.

Yours sincerely

Before You Dig Australia Support Team

Urban Utilities

networkaccess@urbanutilities.com.au

To best manage the risk of damage and liability, we recommend that you engage the services of a [BYDA Certified Locator](#)

Important Notice

This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. **Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.**

This response is intended for use only by the addressee. If you have received the enquiry response in error, please let us know by telephone and delete all copies; you are advised that copying, distributing, disclosing or otherwise acting in reliance on the response is expressly prohibited.

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

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as [Adobe Acrobat Reader \(for PDF files\)](#)



Compiled with **TicketAccess** by PelicanCorp



Urban Utilities - Water, Recycled Water and Sewer Infrastructure





N



Map Scale
1:1000

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

BYDA Reference No: 267242457

Date BYDA Ref Received: 27/01/2026
Date BYDA Job to Commence: 29/01/2026
Date BYDA Map Produced: 26/01/2026

This Map is valid for 30 days Produced By: Urban Utilities

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

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

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

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

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

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

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

www.urbanutilities.com.au

ABN 86 673 835 011

Important Information

Disclaimer

All Urban Utilities' records, data and information supplied via BYDA ("**Data**") is **indicative** only. You agree that any Data supplied to you has been or will be provided only for your convenience and has not been and will not be relied upon by you for any purpose.

You also agree that Urban Utilities does not assume any responsibility or duty of care in respect of, or warrant, guarantee or make any representation as to the Data (including its accuracy, reliability, currency or suitability).

Because the location of Urban Utilities' infrastructure shown on the Data is approximate only, you must first physically locate the infrastructure by utilising relevant site detection methodologies prior to performing any works or undertaking any activities near or adjacent to infrastructure. Possible site detection methodologies include hand digging, potholing, trenching and/or probing. You are solely responsible for the selection of appropriate site detection methodologies at all times.

To the fullest extent permitted by law, Urban Utilities will not be liable to you in contract, tort, equity, under statute or otherwise arising from or in connection with the provision of any Data to you via BYDA.

Compliance with laws

There may be both indicated and unmarked hazards, dangers or encumbrances, including underground asbestos pipes and abandoned mains within your nominated search area. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including in relation to workplace health and safety.

Damaged Infrastructure

Please note that it is an offence under Section 192 of the *Water Supply (Safety and Reliability) Act 2008* to interfere with our infrastructure without Urban Utilities' written consent.

You may be liable to Urban Utilities for any loss of or damage to our infrastructure, together with any consequential or indirect loss or damage (including without limitation, loss of use, loss of profits or loss of revenue) arising from or in connection with any interference with Urban Utilities' infrastructure by you or any other person for which you are legally responsible.

Any damage to Urban Utilities' Infrastructure must be reported immediately to the (24 Hours) Faults and Emergencies Team on 13 23 64.

Links

Technical Standards: <https://urbanutilities.com.au/development/help-and-advice/standards-and-guidelines>

Copyright

All Data is copyright.

This content was uploaded by APA Group Gas Networks (90073) in response to your Before You Dig enquiry.

Uploaded

27 Jan 2026 2:24:01pm

PLEASE NOTE: This is an automated response. Please **DO NOT REPLY to this email**. If you require further information in relation to this Before You Dig response, please contact
BYDA_APA@apa.com.au

Enquiry Details:

Impact	not affected
Sequence Number	267242459
Enquirer Id	3576757
Activity	Conveyancing
Job Number	52204829
User Reference	ITJOB 184425113
Message	697789 2026540 [Contact:]

Site Details:

Address	9/40 HARGREAVES ROAD MANLY WEST QLD 4179
---------	--

Enquirer's Details:

Contact	Soft Reg
Company	
Email	Soft.Reg.3576757@mail.au.pac.pcgcs.com.au
Phone	+61384135200
Address	610 Victoria Street Richmond VIC 3121

APA Group

APA

Australia's energy
infrastructure partner



Before You Dig Australia

Classification: Networks

Enquiry date	27/01/2026
Sequence number	267242459
Work site address	9/40 HARGREAVES ROAD MANLY WEST QLD 4179



Enquiry Date: 27/01/2026
Enquirer: Soft Reg
Sequence Number: 267242459
Work Site Address: 9/40 HARGREAVES ROAD
MANLY WEST
QLD 4179

Thank you for your Before You Dig enquiry regarding the location of gas assets.

We confirm there are NO Gas Assets located in close vicinity of the above location.

Caution: Damage to gas assets may result in explosion, fire and personal injury.

Please ensure you read and comply with all the relevant information contained in this response to your BYDA enquiry.

Before You Dig Checklist



1. Plan

- Review maps provided with this BYDA response and confirm the location of your work site is correct.



2. Prepare

- Electronically locate gas assets and mark locations.
- Note: Look for visible evidence of gas assets at the worksite which may not be shown on plans.



3. Pothole

- Not applicable where no gas assets present.



4. Protect

- Not applicable where no gas assets present.



5. Proceed

- Only proceed with your work once you are confident no gas assets are located in vicinity to your work location.
- APA BYDA response (including maps) are on site for reference at all times, and less than 30 days old.

Contacts

Contacts APA Group	
Enquiry	Contact Numbers
General enquiries or feedback regarding this information or gas assets.	APA – Before You Dig Officer Phone: 1800 085 628 Email: BYDA_APA@apa.com.au
Gas Emergencies	Phone: 1800 GAS LEAK (1800 427 532)

Site Watch

Site Watch is where an APA field officer attends your work site to monitor and ensure controls are in place to protect critical gas assets from damage during work.

The following rates* apply for this service (1 hour minimum charge):

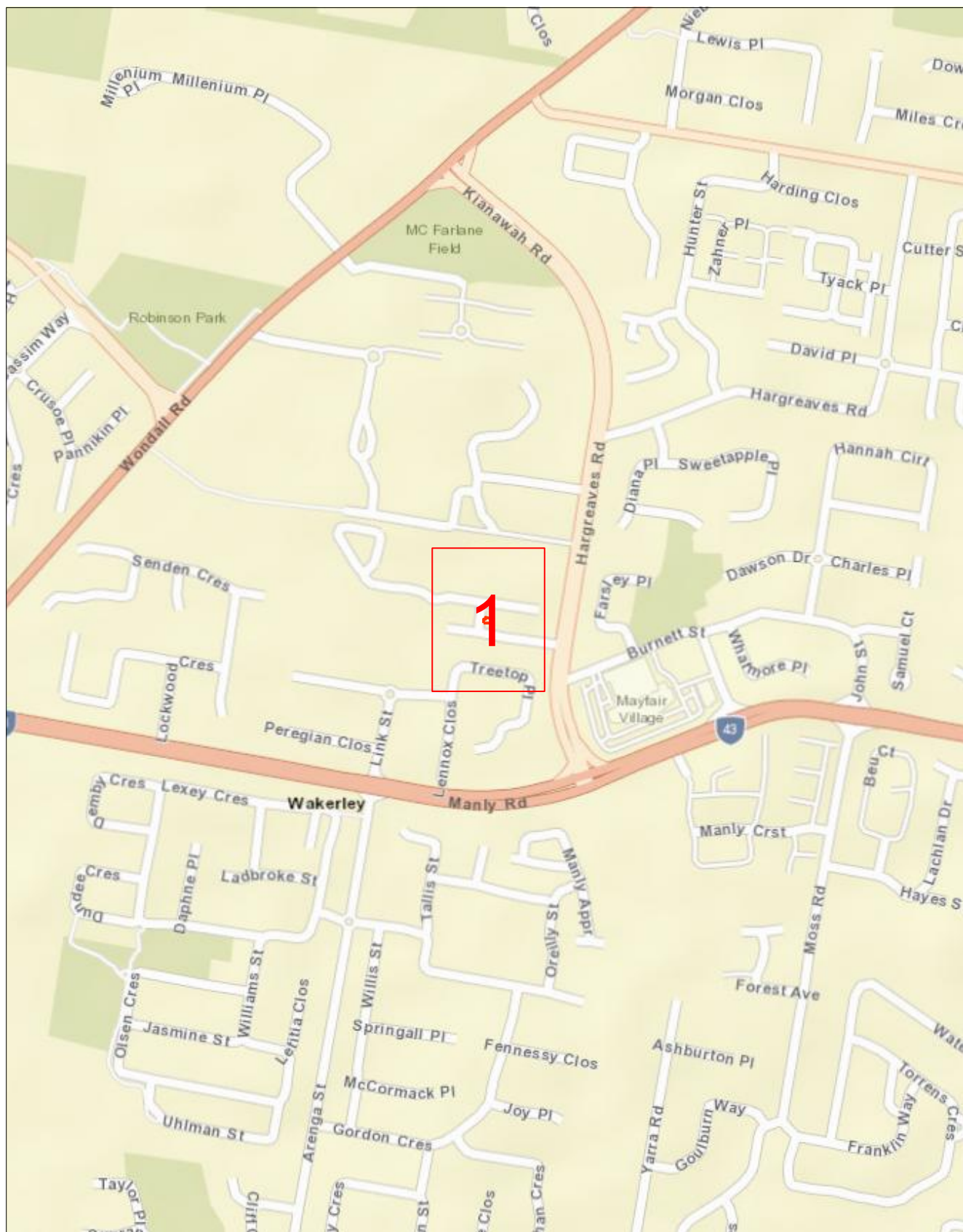
Item	Rate (excl. gst)
Site Watch – Business Hours	\$143.42 per hour
Site Watch – After Hours	\$175.06 per hour
Cancellation Fee	\$286.84
<i>Fee applies where cancelations received after 12pm (midday), 1 business day prior to the booking</i>	

Contact APA – Before You Dig officer for state specific hours of business.

**The specified rates do not apply to Origin Energy LPG assets. All charges and invoicing related to these assets will be administered directly by Origin Energy. For further information contact Origin Energy.*

Site 9/40 HARGREAVES ROAD
Address: MANLY WEST
QLD 4179

Sequence 267242459
Number:



Scale 1: 6000

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



Enquiry Area

Map Key Area



Site 9/40 HARGREAVES ROAD
Address: MANLY WEST
QLD 4179

Sequence 267242459
Number:



Scale 1: 700

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



Enquiry Area



Map Key Area



Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

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

PIPE LEGEND: SPECIAL DESIGNATION

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

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

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

OBJECT SYMBOLS

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

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

PIPE CODE AND MATERIAL

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

INTERPRETATION EXAMPLE

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

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

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

Important information

- Refer to requirements relating to construction, excavation and other work activities in the **APA Guidelines for Works Near Existing Gas Assets** document with this BYDA response.
- BYDA enquiries are valid for 30 days. If your works commence after 30 days from the date of this response a new enquiry is required to validate location information.
- **For some BYDA enquiries, you may receive two (2) responses from APA. Please read both responses carefully as they relate to different assets.**
- Gas (inlet) services connecting Gas Assets in the street to the gas meter on the property are not marked on the map. South Australia Only – if a meter box is installed on the property, a sketch of the gas service location may be found inside the gas meter box. APA does not guarantee the accuracy or completeness of these sketches.

Free Gas Pipeline Awareness Training and Information

PROFESSIONALS

APA offers online and in-person toolbox forums to support safe work near underground gas assets. Topics include distribution and transmission pipelines, the permit process, and gas emergencies, with content suited for companies of all sizes. A Continuing Professional Development certificate is available upon completion.

Scan the QR code to register for an online toolbox, or email damageprevention@apa.com.au to request an in-person presentation.

HOMEOWNERS

If you're working near your home's gas pipes stay safe and view APA's video guide '**Working Safely Near Gas Lines: A DIY Homeowner's Guide**' which offers simple tips to avoid damaging gas pipes.

Scan the QR code to view the video, or for more information email damageprevention@apa.com.au



Disclaimer and legal details

- This information is valid for 30 days from the date of this response.
- This information has been generated by an automated system based on the area highlighted in your BYDA request and has not been independently verified.
- Map location information is provided as AS5488-2022 Quality Level D, as such supplied location information is indicative only.
- Whilst APA has taken reasonable steps to ensure that the information supplied is accurate, the information is provided strictly on the condition that no assurance, representation, warranty or guarantee (express or implied) is given by APA in relation to the information (including without limitation quality, accuracy, reliability, completeness, currency, sustainability, or suitability for any particular purpose) except that the information has been disclosed in good faith.
- Any party who undertakes activities in the vicinity of APA operated assets has a legal duty of care that must be observed. This legal obligation requires all parties to adhere to a standard of reasonable care while performing any acts that could foreseeably harm these assets

