

Seller disclosure statement



Property Law Act 2023 section 99
Form 2, Version 1 | Effective from: 1 August 2025

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller **RICARDO ANDRES CARBALLO AMAT**

Property address (referred to as the "property" in this statement) **1/38 BELGRAVE STREET, BALMORAL QLD 4171**

Lot on plan description **1/BUP1655**

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 <i>Land Title Act 1994</i> showing interests registered under that Act for the property.	☒ Yes
	A copy of the plan of survey registered for the property.	☒ Yes

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue to affect the property after settlement. ☐ Yes ☒ No Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ Yes Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No <i>If Yes, the details of any statutory encumbrances are as follows:</i> All statutory easements, rights and other encumbrances, including but not limited to easements, rights or encumbrances for water supply, sewerage, stormwater, drainage or other utilities including, without limitation, any infrastructure of APA Group Gas Networks, Brisbane City Council, Energex, NBN Co Limited, Queensland Urban Utilities and Telstra Limited. Refer to attached Utility Services Maps.
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>) 14/01/2025 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-medium density residential (2 or 3 storey mix)	
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes☒ No The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes☒ No If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.	
* Transport infrastructure has the meaning defined in the Transport Infrastructure Act 1994. A proposal means a resolution or adoption by some official process to establish plans or options that will physically affect the property.		
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <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 If Yes, a copy of the order or application must be given by the seller.	
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>	
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>	
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: 553.17 Date Range: 01/07/2025 - 30/09/2025
	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: 313.96 Date Range: 11/04/2025 - 14/07/2025
	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

Signed by:
Ricardo Andres Carballo Amat
4A0B3213613C473...

Signature of seller

Signature of seller

Ricardo Andres Carballo Amat

Name of Seller

Name of Seller

25/8/2025

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

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 52961355

Search Date: 13/08/2025 09:18

Title Reference: 17041195

Date Created: 20/07/1987

Previous Title: 15321177

REGISTERED OWNER

Dealing No: 716462882 30/04/2015

RICARDO ANDRES CARBALLO AMAT

ESTATE AND LAND

Estate in Fee Simple

LOT 1 BUILDING UNIT PLAN 1655
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 13455

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19504053 (POR 71)
2. MORTGAGE No 724055456 14/05/2025 at 15:40
MACQUARIE BANK LIMITED A.C.N. 008 583 542

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]

Requested By: D-ENQ INFOTRACK PTY LIMITED

Charted on CC 93. 20.1.75 affd.

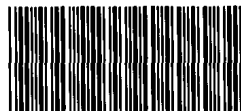
NAME OF BUILDING UNITS: BELGRAVE COURT

Regulation 5 (a)

(Form 1)

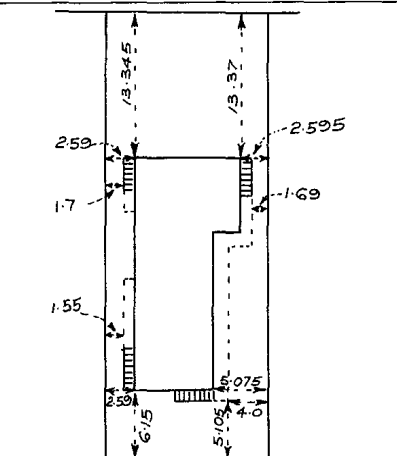
Sheet No. 1 of 7 sheets

BUILDING UNITS PLAN NO. 1655



BUP1655

CMS13455



BELGRAVE ST.

SCALE: 1 : 500

Signature of Registered Proprietor:

Name of Registered Proprietor:

Address: Big Top Shopping Centre, Logan Rd., Mt. Gravatt.

County: Stanley

Parish: Bulimba

City: Brisbane

Building Units Plan No. 1655

Registered 13 January 1975

Registrar of Titles
Office reference only

Reference to Title

Volume 1636 Folio 10
Lot 3 on RP 41891

Description of Parcel: Sub 185 and Resub 1 of Sub 186 of Portion 71,
Parish of Bulimba.

Name of Body Corporate: The Proprietors of Belgrave Court.

Building Units Plan No. 1655

Address at which documents

may be served: 38 Belgrave St., Hawthorne.

A. J. DePitt Town Clerk.

Brisbane City Council.

CISP

(Form 2)

Regulation 12

Sheet No. 2 of 7 sheets

Building Units Plan No. **1655**

I, Michael David George Arnold, of 909 Logan Rd., Holland Park,
Authorised Surveyor under the "Land Surveyors' Acts, 1908 to 1916",
do hereby certify that the building shown on the Building Units Plan
to which this certificate is annexed is within the external surface
boundaries of the parcel the subject of the Building Units Plan.

Dated this Fourteenth day of June, 1974.

E. J. Turner
*E. J. Turner**M. D. G. Arnold*
Authorised Surveyor.*A. J. F. Town Clerk*
A. J. F. Town Clerk
A/12th Town Clerk.

(Form 3)

Regulation 13

Sheet No. 3 of 7 sheets

BUILDING UNITS PLAN NO. **1655**

The Brisbane City Council certifies that the proposed subdivision of the parcel, as illustrated in the Building Units Plan, has been approved by the Brisbane City Council and that all requirements of the "City of Brisbane Acts, 1929 - 1960" and the "City of Brisbane Town Planning Acts of 1964" have been complied with in regard to the subdivision.

(Seal)

E J Turner
E J Turner.

Brisbane City Council.

Bryce Walsh
A/LORD MAYOR.

Richardson
A/Deputy TOWN CLERK.

(Form 11)

Regulation 13A

Sheet No. 4 of 7 sheets

BUILDING UNITS PLAN NO. **1655**

I, *R. A. PHILLIPS* of *BRISBANE* ~~*an~~
~~Architect under the "Architects Act 1962 - 1971"~~, *a Building Inspector
appointed by Council ^X*BRIS. CITY COUNCIL* do hereby certify that
the building shown on the Building Units Plan to which this certificate
is annexed has been substantially completed in accordance with plans
and specifications approved by ~~*Council~~ ^X

*a designated officer of Council ^X

Dated this *3rd* day of *DECEMBER* 197*4*.

E J Turner
E J Turner

R. A. Phillips

* ~~Architect~~.

* Building Inspector.

*Cross out whichever is inapplicable.

X Insert name of Council.

(Form 4)

Regulation 14

Sheet No. 5 of 7 sheets

1655

SCHEDULE OF UNIT ENTITLEMENT AND REFERENCE
TO CURRENT CERTIFICATE OF TITLE

UNIT NO.	LEVEL	ENTITLE- MENT	CURRENT C's T.	
			VOL.	FOL.
1	A	1	5321	177
2	A & B	1	5321	178
3	A & B	1	5321	179
4	A & B	1	5321	180
		TOTAL		
		4		

Signature of Registered Proprietor:

E. J. Turner
E. J. Turner

A. J. Anderson
A. J. Anderson
A / Deputy Town Clerk

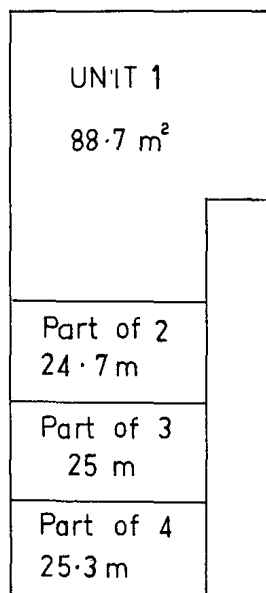
(Form 5)

Regulation 15

Sheet No. 6 of 7 sheets

BUILDING UNITS PLAN NO. **1655**

Level "A"



SCALE: 1 : 200

Floor areas are approximate only

Signature of Registered Proprietor:

E J Turner
E J Turner.

[Signature]
A / *Rep* / Town Clerk.

Brisbane City Council.

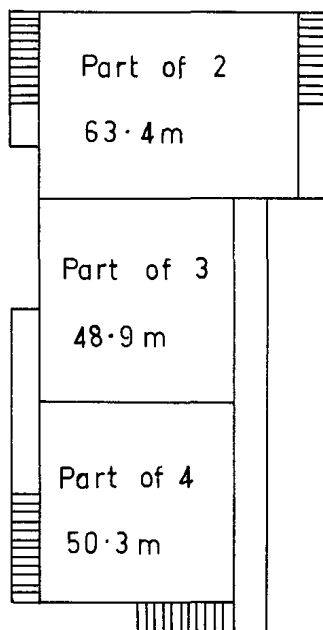
(Form 5)

Regulation 15

Sheet No. 7 of 7 sheets

BUILDING UNITS PLAN NO. **1655**

Level "B"



SCALE: 1 : 200

Floor areas are approximate only.

Signature of Registered Proprietor:

E. J. Turner.
E. J. Turner

[Signature]
A / Deputy Town Clerk.

Brisbane City Council.



Finance Corporation of Australia Limited

(INCORPORATED IN SOUTH AUSTRALIA)

F.C.A. BUILDING, 195 ELIZABETH STREET, BRISBANE: G.P.O. BOX 243, BRISBANE, QLD. 4001: TELEGRAMS 'FINCORP' BRISBANE: TELEPHONE 31 2861

27th December, 1974

1655

The Registrar of Titles,
Titles Office,
BRISBANE.QLD. 4000

Dear Sir,

As Mortgagee under Bill of Mortgage Number

E327385 FINANCE CORPORATION OF AUSTRALIA LIMITED HEREBY
CONSENTS to the registration of Plan No. 1655.

Yours faithfully,
FINANCE CORPORATION OF AUSTRALIA LIMITED
by its Attorneys:

(Stanley Stoodley)

MALCOLM JOHN ANDREW CHARLES

Witness:

A Justice of the Peace

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 18/08/2025

Becoming an owner

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

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

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

How to get more information

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

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

Contacting the body corporate

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

Name and number of the community titles scheme

BELGRAVE COURT

CTS No. **13455**

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: **Melissa Cumming**

Company: **Yule Strata Pty Ltd**

Phone: **07 3262 3527**

Email: **contactus@yulestrata.com.au**

Accessing records

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

The body corporate is responsible for keeping the body corporate's records and the body corporate manager assists the body corporate with its compliance obligations in this regard

Property and community titles scheme details

Lot and plan details

Lot number: **1**

Plan type and number: **1655**

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:

Small

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?

No

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

Date of Resolution	Lot	Description	Conditions
--------------------	-----	-------------	------------

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: **1.00**

Total contribution schedule lot entitlements for all lots: **4.00**

Interest schedule

Interest schedule lot entitlement for the lot: **1.00**

Total interest schedule lot entitlements for all lots: **4.00**

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 **1** for the current financial year: \$ **\$2,420.00**

Number of instalments: **4** (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
01/04/25	560.00	560.00	16/05/25
01/07/25	560.00	560.00	25/06/25
01/10/25	650.00	650.00	
01/01/26	650.00	650.00	
01/04/26	650.00	650.00	
01/07/26	650.00	650.00	
Amount overdue			(\$883.00)
Amount Unpaid including amounts billed not yet due			(\$883.00)

Sinking fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: \$ **\$1,120.00**

Number of instalments: **4** (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
01/04/25	280.00	280.00	16/05/25
01/07/25	280.00	280.00	25/06/25
01/10/25	280.00	280.00	
01/01/26	280.00	280.00	
01/04/26	280.00	280.00	
01/07/26	280.00	280.00	
Amount overdue			\$0.00
Amount Unpaid including amounts billed not yet due			\$0.00

Special contributions - Administrative Fund (IF ANY)

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

Total amount of contributions (before any discount) **\$500.00**

Number of instalments: **2** (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
01/10/25	250.00	250.00	
01/01/26	250.00	250.00	

Amount overdue Nil
Amount Unpaid including amounts billed not yet due \$0.00

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

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	(\$883.00)
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due (\$883.00))	(\$883.00)

(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?

No

Current sinking fund balance (as at date of certificate): \$ 17,767.44

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.

The body corporate does not have any assets that it is required to record in its register

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
-------------	------	-------------	----------	---------------	--------------	--------------

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 CHU Through BCB	HU0006136734	1,664,833.00		12/11/25	
PUBLIC LIABILITY CHU Through BCB	HU0006136734	20,000,000.00		12/11/25	
OFFICE BEARERS CHU Through BCB	HU0006136734	5,000,000.00		12/11/25	
CONTENTS CHU Through BCB	HU0006136734	16,648.00		12/11/25	
FIDELITY GUARANTEE CHU Through BCB	HU0006136734	250,000.00		12/11/25	
VOLUNTARY WORKERS CHU Through BCB	HU0006136734	200,000/2,000		12/11/25	
LOSS OF RENT CHU Through BCB	HU0006136734	249,724.00		12/11/25	
CATASTROPHE CHU Through BCB	HU0006136734	249,724.00		12/11/25	
LOT OWNERS FIXTURES CHU Through BCB	HU0006136734	250,000.00		12/11/25	
AUDIT & APPEAL COSTS CHU Through BCB	HU0006136734	175,000.00		12/11/25	

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?

No

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

No

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 Yule Strata Pty Ltd

Positions/s held Body Corporate Manager

Date 18/08/2025

Signature/s Amanda Sugden

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

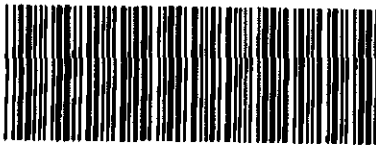
FORM 14 Version 2

Land Title Act 1994 and Land Act 1994

GENERAL REQUEST

QUEENSLAND LAND REGISTRY

Stamp Duty Imprint



704155799

\$50.00

05/07/2000 13:13

BE 470

1. Nature of Request	Lodger Name, address & phone number	Lodger Code
REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR BELGRAVE COURT COMMUNITY TITLES SCHEME 13455.	BODY CORPORATE FOR BELGRAVE COURT COMMUNITY MANAGEMENT SCHEME 13455, C/- EAGLE REAL ESTATE 44 ESHER ST TARRAGINDI QLD 4121 PH 3394 1077	NIL

2. Description of Lot	County	Parish	Title Reference
COMMON PROPERTY OF BELGRAVE COURT CTS 13455	STANLEY	BULIMBA	19201655

3. Registered Proprietor / Crown Lessee

BODY CORPORATE FOR BELGRAVE COURT COMMUNITY TITLES SCHEME 13455

4. Interest

FEE SIMPLE

5. Applicant

BODY CORPORATE FOR BELGRAVE COURT COMMUNITY TITLES SCHEME 13455

6. Request

I hereby request that: THE NEW COMMUNITY MANAGEMENT STATEMENT DEPOSITED HERewith WHICH AMENDS SCHEDULE C AND REGULATION MODULE OF THE EXISTING CMS BE RECORDED AS THE COMMUNITY MANAGEMENT STATEMENT FOR BELGRAVE COURT COMMUNITY TITLE SCHEME 13455.

7. Execution by applicant

G. W. W.
 GEORGE WIL
 COMMITTEE



Execution Date

28/10/00

Applicant's or Solicitor's Signature

Kym Day
 Kym Day
 Secretary

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

CMS Version 1
Body Corporate and Community Management Act 1997

QUEENSLAND LAND REGISTRY

NEW COMMUNITY MANAGEMENT STATEMENT

Page 1 of 5

13455

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

CMS LABEL NUMBER

1. Name of community titles scheme

BELGRAVE COURT COMMUNITY TITLE SCHEME 13455

2. Regulation module

SMALL SCHEMES MODULE

3. Name of body corporate

BODY CORPORATE FOR BELGRAVE COURT COMMUNITY TITLE SCHEME 13455

4. Scheme land
Description of Lot

County

Parish

Title Reference

LOT 1 ON BUP 1655

STANLEY

BULIMBA

17041195

LOT 2 ON BUP 1655

STANLEY

BULIMBA

15321178

LOT 3 ON BUP 1655

STANLEY

BULIMBA

15321179

LOT 4 ON BUP 1655

STANLEY

BULIMBA

15321180

COMMON PROPERTY OF
BELGRAVE COURT COMMUNITY
TITLE SCHEME 13455

STANLEY

BULIMBA

19201655

5. Name and address of original owner

NOT APPLICABLE

first community management statement only

6. Reference to plan lodged with this statement

NOT APPLICABLE

7. Local Government community management statement notation

NOT APPLICABLE PURSUANT TO SECTION 54 (4) OF THE *BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997*

.....signed

.....name and designation

.....name of Local Government

8. Execution by original owner/Consent of Body corporate

G. Williams
GEORGE WILLIAMS



Kym Day
Kym Day
Secretary

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

Title Reference 19201655

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
LOT 1 ON BUP 1655		
LOT 2 ON BUP 1655		
LOT 3 ON BUP 1655		
LOT 4 ON BUP 1655		
TOTALS	4	4

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

NOT APPLICABLE.

SCHEDULE C BY-LAWS

BELGRAVE COURT BODY CORPORATE

38 BELGRAVE STREET, HAWTHORNE QLD 4171

BY-LAWS

1. Noise:

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

2. Vehicles:

(1) The occupier of a lot must not, without the body corporate's written approval –

- (a) park a vehicle, or allow a vehicle to stand, on the common property; or
- (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, other than the designated visitor carparking spaces as per the plan.

(2) An approval under subsection (1) must state the period for which it is given.

(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

3. Obstruction:

The occupier of a lot must not obstruct the lawful use of the common property by someone else.

George William Willis
24.06.20

W

Title Reference 19201655

4. Damage To Lawn etc:

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

5. Damage To Common Property:

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

6. Behaviour of Invitees:

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

7. Leaving of Rubbish etc. on Common Property:

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

8. Appearance of Lot:

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

JW
10

Title Reference 19201655

9. Storage of flammable materials:

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

10. Garbage Disposal:

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

11. Keeping of Animals:

- (1) The occupier of a lot may with the body corporate's written approval –
 - (a) bring or keep a cat or small dog on the lot or the common property; or
 - (b) permit an invitee to bring or keep a cat or small dog on the lot or the common property.

Provided that the said animal does not create any disturbance to the occupiers of the building or any damage to any lot or common property.

- (2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property. ³⁸

³⁸ However, section 143 of the Act provides as follows –

Guide Dogs:

143.(1) A person mentioned in the *Guide Dogs Act 1972*, section 5, who is entitled to be on a lot included in a community titles scheme, or on the common property, is entitled to be accompanied by a guide dog while on the lot or common property.

(2) Also, a person mentioned in subsection (1) who is the owner or occupier of a lot included in a community title scheme is entitled to keep a guide dog on the lot.

(3) A by-law cannot exclude or restrict a right given by this section.

Handwritten signature: J. N. 10

Title Reference 19201655

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

Nil. *Y.W.*

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

Nil. *MD.*



Level 1 - 38 Hudson Road, Albion QLD 4010

PO Box 76, Clayfield QLD 4011

BELGRAVE COURT CTS 13455

38 Belgrave Street Balmoral QLD 4171

BALANCE SHEET
AS AT 31 MARCH 2025

	ACTUAL 31/03/2025	ACTUAL 31/03/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	(1,238.56)	(3,498.94)
Sinking Fund	15,506.44	13,910.51
<u>TOTAL</u>	<u>\$ 14,267.88</u>	<u>\$ 10,411.57</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
 <u>CURRENT ASSETS</u>		
Cash At Bank	15,110.63	9,777.07
Prepayments	0.00	1,726.00
<u>TOTAL ASSETS</u>	<u>15,110.63</u>	<u>11,503.07</u>
 <u>LIABILITIES</u>		
Accruals	2.75	0.00
Levies In Advance	840.00	1,091.50
<u>TOTAL LIABILITIES</u>	<u>842.75</u>	<u>1,091.50</u>
 <u>NET ASSETS</u>	<u>\$ 14,267.88</u>	<u>\$ 10,411.57</u>

YULESTRATA

BODY CORPORATE MANAGERS

Level 1 - 38 Hudson Road, Albion QLD 4010

PO Box 76, Clayfield QLD 4011

BELGRAVE COURT CTS 13455

38 Belgrave Street Balmoral QLD 4171

STATEMENT OF INCOME AND EXPENDITURE FOR THE PERIOD 01 APRIL 2024 TO 31 MARCH 2025

	ACTUAL 01/04/24-31/03/25	BUDGET 01/04/24-31/03/25	VARIANCE %	ACTUAL 01/04/23-31/03/24
ADMINISTRATIVE FUND				
INCOME				
Administrative Fund Levy	7,836.00	7,836.00	100.00	6,712.00
Administrative Fund Discount	(0.05)	0.00	0.00	0.00
Admin Fund Special Levy	4,320.00	4,320.00	100.00	0.00
Interest On Overdue Levies	55.00	0.00		0.00
TOTAL ADMIN. FUND INCOME	12,210.95	12,156.00		6,712.00
EXPENDITURE - ADMIN. FUND				
Accounting	0.00	0.00	0.00	44.00
Accounting - Tax Return Fee	66.00	66.00	100.00	0.00
Bank Charges	14.25	15.00	95.00	21.40
Gardens & Grounds	1,430.00	1,600.00	89.38	1,595.00
Insurance - Premium	6,820.56	5,000.00	136.41	5,896.78
Management Fees	660.00	660.00	100.00	360.00
Management Fees - Additional	0.00	0.00	0.00	114.44
Management Fees - Disbursement	264.00	264.00	100.00	144.00
Management Fee - Prior Manager	0.00	0.00	0.00	1,205.32
Monthly Status Report	155.00	155.00	100.00	72.00
Postage At Cost	25.50	15.00	170.00	10.80
Software Support	57.20	57.20	100.00	37.40
Software - Transfer Of Records	0.00	0.00	0.00	240.00
Storage Of Records	44.00	44.00	100.00	33.00
Taxation - Return Preparation	143.00	143.00	100.00	0.00
Utilities - Electricity	172.06	400.00	43.02	265.24
Quotes/Work Orders Issued	99.00	88.00	112.50	0.00
TOTAL ADMIN. EXPENDITURE	9,950.57	8,507.20		10,039.38
SURPLUS / DEFICIT	\$ 2,260.38	\$ 3,648.80		\$ (3,327.38)
Opening Admin. Balance	(3,498.94)	(3,498.94)	100.00	(171.56)
ADMINISTRATIVE FUND BALANCE	\$ (1,238.56)	\$ 149.86		\$ (3,498.94)



Level 1 - 38 Hudson Road, Albion QLD 4010

PO Box 76, Clayfield QLD 4011

BELGRAVE COURT CTS 13455

38 Belgrave Street Balmoral QLD 4171

STATEMENT OF INCOME AND EXPENDITURE
FOR THE PERIOD 01 APRIL 2024 TO 31 MARCH 2025

	ACTUAL 01/04/24-31/03/25	BUDGET 01/04/24-31/03/25	VARIANCE %	ACTUAL 01/04/23-31/03/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Sinking Fund Levies	3,250.00	3,250.00	100.00	2,020.00
Interest On Overdue Levies	14.00	0.00		0.00
TOTAL SINKING FUND INCOME	3,264.00	3,250.00		2,020.00
<u>EXPENDITURE - SINKING FUND</u>				
Clothes Line	288.57	0.00		0.00
Plumbing & Drainage	836.00	0.00		495.00
Reports - Safety Audit	0.00	330.00	0.00	0.00
Reports - Sinking Fund	0.00	488.00	0.00	0.00
Reports - Insurance Valuation	543.50	600.00	90.58	0.00
Reports - Switchboard	0.00	350.00	0.00	0.00
Reports - Fire Compliance	0.00	288.00	0.00	0.00
TOTAL SINK. FUND EXPENDITURE	1,668.07	2,056.00		495.00
SURPLUS / DEFICIT	<u>\$ 1,595.93</u>	<u>\$ 1,194.00</u>		<u>\$ 1,525.00</u>
Opening Sinking Fund Balance	<u>13,910.51</u>	<u>13,910.51</u>	100.00	<u>12,385.51</u>
SINKING FUND BALANCE	<u>\$ 15,506.44</u>	<u>\$ 15,104.51</u>		<u>\$ 13,910.51</u>

Residential Strata Insurance

Certificate of Currency

Policy Number: HU0006136734



Certificate Date 14 November, 2024

Insurer QBE Insurance (Australia) Limited
ABN: 78 003 191 035
AFSL: 239545

Important Information

This certificate confirms that from the certificate date noted above, a Policy existed for the sums insured shown.

It is not intended to amend, extend, replace or override the Policy terms and conditions. This certificate is issued as a matter of information only and confers no rights on the certificate holder.

Period of Cover 12/11/2024 to 12/11/2025 at 4pm

Insured Body Corporate for Belgrave Court CTS 13455
Community Title Scheme 13455

Interested Parties None

Situation 38 Belgrave Street, BALMORAL, QLD, 4171

Cover

Insured Property	Insured
Building	\$1,664,833
Common Area Contents	\$16,648
Loss of Rent & Temporary Accommodation (total payable)	\$249,724
Floating Floorboards	Selected

Liability to Others	Insured
Limit of Liability	\$20,000,000

Fidelity Guarantee	Insured
Sum Insured	\$250,000

Voluntary Workers	Insured
Death	\$200,000
Total Disablement (per week)	\$2,000

Office Bearers Legal Liability	Insured
Limit of Liability	\$5,000,000

Machinery Breakdown	Not Insured
----------------------------	-------------

Catastrophe Insurance	Insured
Catastrophe Sum Insured	\$249,724
Extended cover - Loss of Rent & Temporary Accommodation	\$37,458

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070), AFSL 243261) on behalf of the insurers: QBE insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

Residential Strata Insurance

Certificate of Currency

Policy Number: HU0006136734



Escalation in Cost of Temporary Accommodation	\$12,486
Cost of Removal, Storage and Evacuation	\$12,486
Government Audit and Related Covers	Insured
Government Audit Costs	\$25,000
Appeal expenses - common property health & safety breaches	\$100,000
Legal Defence Expenses	\$50,000
Lot Owners Fixtures and Improvements (per lot)	Insured
Lot Owners' Fixtures and Improvements (per lot)	\$250,000
Flood Cover	Insured

QUEENSLAND TITLES REGISTRY PTY LTD AUTOMATED TITLES SYSTEM ENE470
13/08/2025 09:18 COMMUNITY TITLES SCHEME SEARCH STATEMENT
Request No: 52961357

Scheme Name: BELGRAVE COURT COMMUNITY TITLES SCHEME 13455

Body Corp. Addr: PO BOX 76
 CLAYFIELD QLD
 4011

COMMUNITY MANAGEMENT STATEMENT No: 13455

Title	Lot	Plan
15321178	2	BUP 1655
15321179	3	BUP 1655
15321180	4	BUP 1655
17041195	1	BUP 1655
19201655	CP	BUP 1655

COMMUNITY MANAGEMENT STATEMENT Dealing No: 704155799

** End of CMS Search Statement **

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



LOTSEARCH

Spatial Intelligence | Mapping Risk

LOTSEARCH REFERENCE
LS092488_DZ

REPORT DATE
13 Aug 2025 09:27:35

CLIENT ID
170142803

Seller Disclosure - Zoning



This report provides information on the zoning of a property. It is designed to support the requirement under the **Property Law Regulation 2024** to disclose the zoning of the property under **Part 3 - Land use, planning and environment** of the **QLD Seller Disclosure Statement**.



Zoning

The result below is based on the *Property Law Regulation 2024* and a search of zoning records under:

- the *Economic Development Act 2012* (Priority Development Areas)
- the *State Development and Public Works Organisation Act 1971*
- the *Integrated Resort Development Act 1987*
- the *Mixed Use Development Act 1993*
- the *Sanctuary Cove Resort Act 1985*
- the local planning scheme

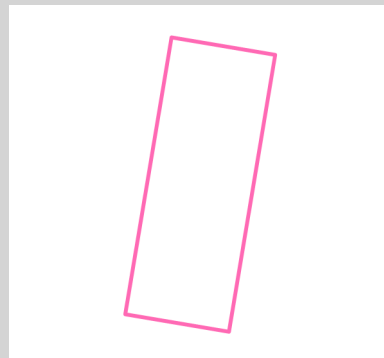
The zoning identified for the property:

Planning Record	Zoning
Local planning scheme	Low-medium density residential (2 or 3 storey mix)

Temporary Local Planning Instruments (TLPs) may vary the local planning scheme zoning. Please refer to this [website](#) for a list of current TLPs or check with your local council.

Commonwealth and State legislation other than those listed in the *Property Law Regulation 2024* may state that the planning scheme does not apply to certain areas. This includes, but is not limited to, strategic and core port land, priority ports, and certain airport and defence land. This report does not include a notation of these areas. Please consult your local council and the relevant planning scheme for further information.

LOT/PLAN
Lot 0, BUP1655; Lot 00000, BUP1655



COUNCIL
Brisbane City

THINGS TO KNOW

This report provides zoning information only. The buyer may need to consider other planning controls that may apply to the lot such as local plans and overlays. These can be obtained from the local planning scheme.

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement.

CUSTOMER SUPPORT



support@lotsearch.com.au



lotsearch.com.au



LOTSEARCH

Spatial Intelligence | Mapping Risk

Seller Disclosure - Zoning

Dataset Listing

The results in this report are based upon the following datasets only:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Priority Development Areas	QLD Department of State Development, Infrastructure and Planning	23/07/2025	04/04/2025	Monthly
State Development Area Precincts	QLD Department of State Development, Infrastructure and Planning	23/07/2025	11/09/2024	Monthly
State Development Areas	QLD Department of State Development, Infrastructure and Planning	23/07/2025	29/02/2024	Monthly
Integrated Resort Development Areas	Brisbane City Council	25/06/2025	25/06/2025	Quarterly
Mixed Use Development Areas	Brisbane City Council	25/06/2025	25/06/2025	Quarterly
Sanctuary Cove Resort	Brisbane City Council	25/06/2025	25/06/2025	Quarterly
Brisbane Planning Scheme Zoning	Brisbane City Council	23/07/2025	27/06/2025	Monthly
Brisbane Planning Scheme Other Planning Instruments	Brisbane City Council	23/07/2025	27/06/2025	Monthly

Useful Contacts

Lotsearch Pty Ltd
www.lotsearch.com.au
support@lotsearch.com.au

QLD Department of State Development, Infrastructure and Planning
<https://www.planning.qld.gov.au/>
 13 QGOV (13 74 68)

Brisbane City
<http://www.brisbane.qld.gov.au/>
www.brisbane.qld.gov.au/about-council/contact
 (07) 3403 8888

[Click for 'Use of Report - Applicable Terms'](#)

Disclaimer:

The purpose of this report is to provide a search of publicly available zoning records for the site, to support the requirement of identifying the zoning to be disclosed under the Property Law Regulation 2024 and assist with the disclosure of information under Part 3 – Land use, planning and environment, of the QLD Seller Disclosure Statement.

The report does not replace your responsibility to undertake the accurate identification and disclosure of information relevant to the matters outlined in the Seller Disclosure Statement.

The report does not constitute advice. The report is not a substitute for an on-site inspection or review of other available reports and records. The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice from a suitably qualified professional or legal practitioner before you make any decision based on the information within the report.

You understand that Lotsearch has defined the site by reference to lot and plan information supplied in the order. You accept that Lotsearch may amend some of the information supplied in the order, to identify the relevant site for the report.

Information provided by public authorities is constantly changing. This report is based on data listed in the Dataset Listing table and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.

A link to the detailed terms applicable to the use of this report is available above.



LOTSEARCH

Spatial Intelligence | Mapping Risk

LOTSEARCH REFERENCE
LS092487_DC

REPORT DATE
13 Aug 2025 09:28:20

CLIENT ID
170142804

COUNCIL
Brisbane City

Seller Disclosure - Contamination Notices



This report provides a search of the public register to support the requirement under the **Property Law Regulation 2024**, of disclosing **contamination and environmental protection notices** under **Part 3 – Land use, planning and environment**, of the **QLD Seller Disclosure Statement**. This report contains records not included in the DETSI contaminated land search (EMR/CLR).

1. Notices Under Section 408(2) **No Records Identified**

Records of notices under section 408(2) of the Environmental Protection Act 1994.

A search of **Environmental Evaluations** and **Site Investigations** has been undertaken.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

*Show Cause Notices, Notices of Decision under Section 394, and Orders under Section 458 are excluded from this search as they are not available on the public register. A separate search of the EMR/CLR will identify sites with **Contaminated Land** or **Site Management Plans** under Section 401.*

2. Notices Under Section 369C(2) **No Records Identified**

Records of notices under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an **Environmental Enforcement Order (EEO)** applies). This includes **Environmental Protection Orders**, **Direction Notices**, and **Clean-Up Notices**.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

3. Notices Under Section 347(2) **No Records Identified**

Records of notices under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a **prescribed Transitional Environmental Program (TEP)** applies).

A search of all TEPs has been undertaken, including those that are not prescribed. Prescribed TEPs are those that do not relate to an environmental authority.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

LOT/PLAN
Lot 0, BUP1655; Lot 00000, BUP1655



THINGS TO KNOW

• Seller Responsibility

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement.

It is important to read and carefully consider each notice before determining whether it needs to be disclosed. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

• Notice Types

Notices identified under section 369C(2) and 347(2) may also apply to Section 408(2).

INTERESTED IN FURTHER INSIGHTS?

This report has been purpose-built to support the Seller Disclosure Statement requirements. For a more comprehensive due diligence search, we recommend the Lotsearch Contaminated Land Search — which identifies additional contamination records for the site and the surrounding area. Visit lotsearch.com.au

CUSTOMER SUPPORT

 support@lotsearch.com.au



LOTSEARCH

Spatial Intelligence | Mapping Risk

Seller Disclosure - Contamination Notices

Dataset Listing

The results in this report are based upon the following datasets only:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Enforcement Actions	QLD Department of Environment, Tourism, Science and Innovation	05/08/2025	05/08/2025	Weekly

Useful Contacts

Lotsearch Pty Ltd
www.lotsearch.com.au
support@lotsearch.com.au

Department of the Environment, Tourism, Science and Innovation (DETSI), Queensland
<https://www.detsi.qld.gov.au/>
13 QGOV (13 74 68)

Brisbane City
<http://www.brisbane.qld.gov.au/>
www.brisbane.qld.gov.au/about-council/contact
(07) 3403 8888

[Click for 'Use of Report - Applicable Terms'](#)

Disclaimer:

The purpose of this report is to provide a search of the public register for the site, to support the requirement of disclosing contamination and environmental protection notices under Part 3 - Land use, planning and environment, of the QLD Seller Disclosure Statement, as part of the Property Law Regulation 2024. The report may not identify all the notices required by the relevant disclosure requirements. It does not include a search of the DETSI contaminated land search (EMR/CLR). The report does not replace your responsibility to accurately identify and disclose information relevant to the matters outlined in the Seller Disclosure Statement. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

The report does not constitute advice. The report is not a substitute for an on-site inspection or review of other available reports and records. The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice from a suitably qualified professional or legal practitioner before you make any decision based on the information within the report.

You understand that Lotsearch has defined the site by reference to lot and plan information supplied in the order. You accept that Lotsearch may amend some of the information supplied in the order, to identify the relevant site for the report.

Information provided by public authorities is constantly changing. This report is based on data listed in the Dataset Listing table and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.

A link to the detailed terms applicable to the use of this report is available above.

**For your immediate information****THERE IS A GAS PIPELINE OR INFRASTRUCTURE ASSETS
(GAS ASSETS)****located in close vicinity to your works.**

Enquiry Date: 13/08/2025
Enquirer: Jodie Wolf
Sequence Number: 259460290
Work Site Address: Unit 1 38 Belgrave St
Balmoral
QLD 4171

Thank you for your Before You Dig enquiry regarding the location of gas assets.

We confirm there are 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 all the relevant information contained in this response to your BYDA enquiry including reviewing the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand and comply with all requirements relating to your scope of work.

If you have any queries relating to this information, or you are unable to comply with requirements of the APA Guidelines for Works Near Existing Gas Assets contact the APA Before You Dig Officer

- Phone 1800 085 628
- Email BYDA_APA@apa.com.au

for clarification before proceeding with any work.

Before You Dig Checklist



1. Plan

- Review maps provided with this BYDA response and confirm the location of your work site is correct.
 - Review the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand requirements relating to my scope of work.
-



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

- Physically confirm ('prove') the location of gas assets by potholing by hand excavation or non- destructive vacuum excavation methods in accordance with **APA Guidelines for Works Near Existing Gas Assets**.
 - Road authorities, councils, utilities and their authorised contractors and agents are responsible to pothole or use other suitable methods to verify the location and depth of all gas assets, including gas (inlet) services, prior to commencing any works.
-



4. Protect

- Protect gas assets by maintaining clearances whilst excavating and following conditions provided by APA.
 - Where required by APA, only conducting work in proximity to gas assets while Site Watch is on site.
 - Where applicable, APA Authority To Work permit conditions are clearly understood and complied with.
 - Strap and support exposed mains and inlet services. Cover exposed mains to prevent damage until the excavation can be permanently restored.
-



5. Proceed

- Only proceed with your work once you have completed all the planning, preparation, potholing and protection requirements.
 - 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.

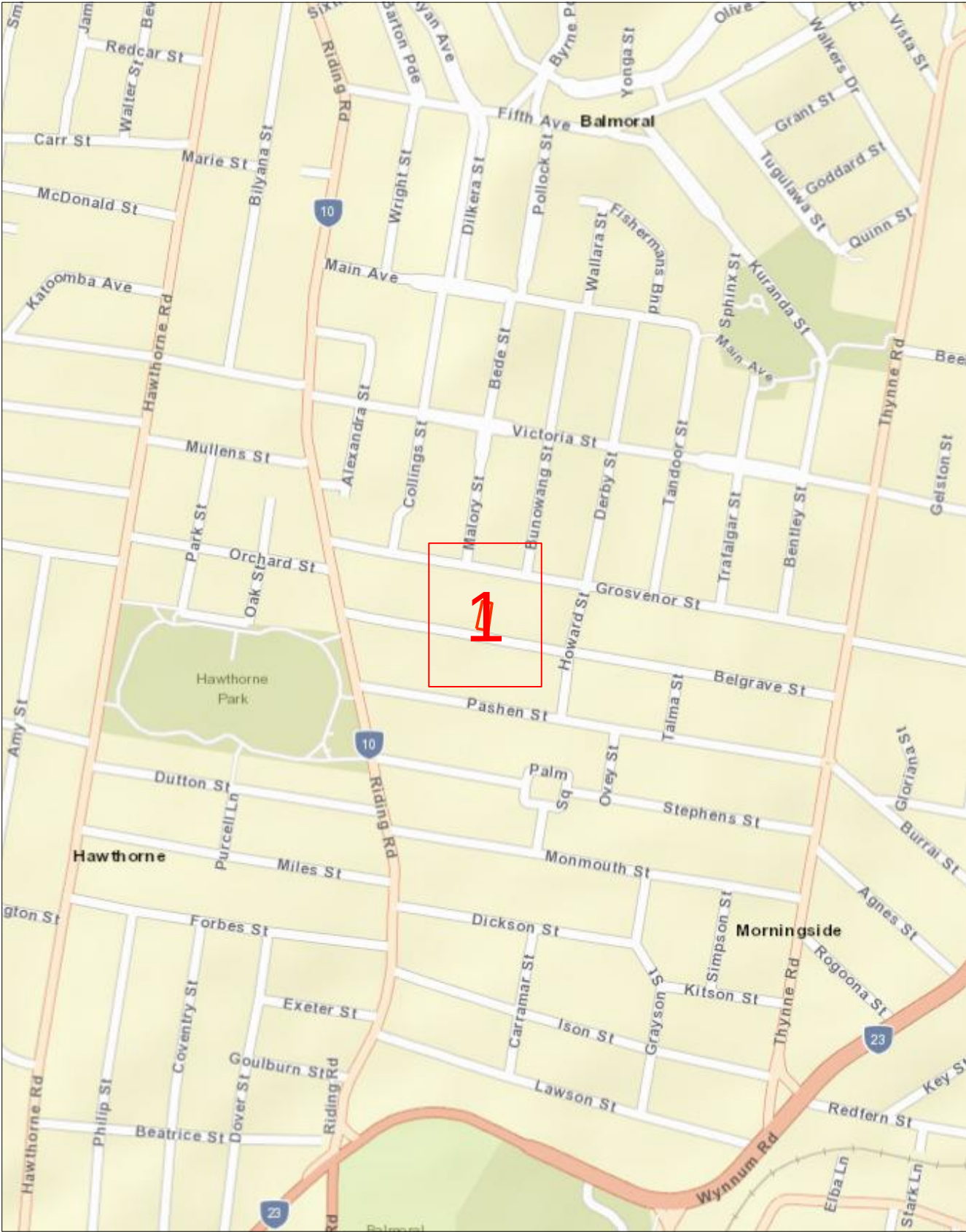
The following rates apply for this service (1 hour minimum charge):

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.

Site Unit 1 38 Belgrave St
Address: Balmoral
QLD 4171

Sequence 259460290
Number:



Enquiry Area

Map Key Area



Site Unit 1 38 Belgrave St
Address: Balmoral
QLD 4171

Sequence 259460290
Number:



Scale 1: 700

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

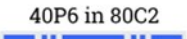


Enquiry Area

Map Key Area



Legend

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

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

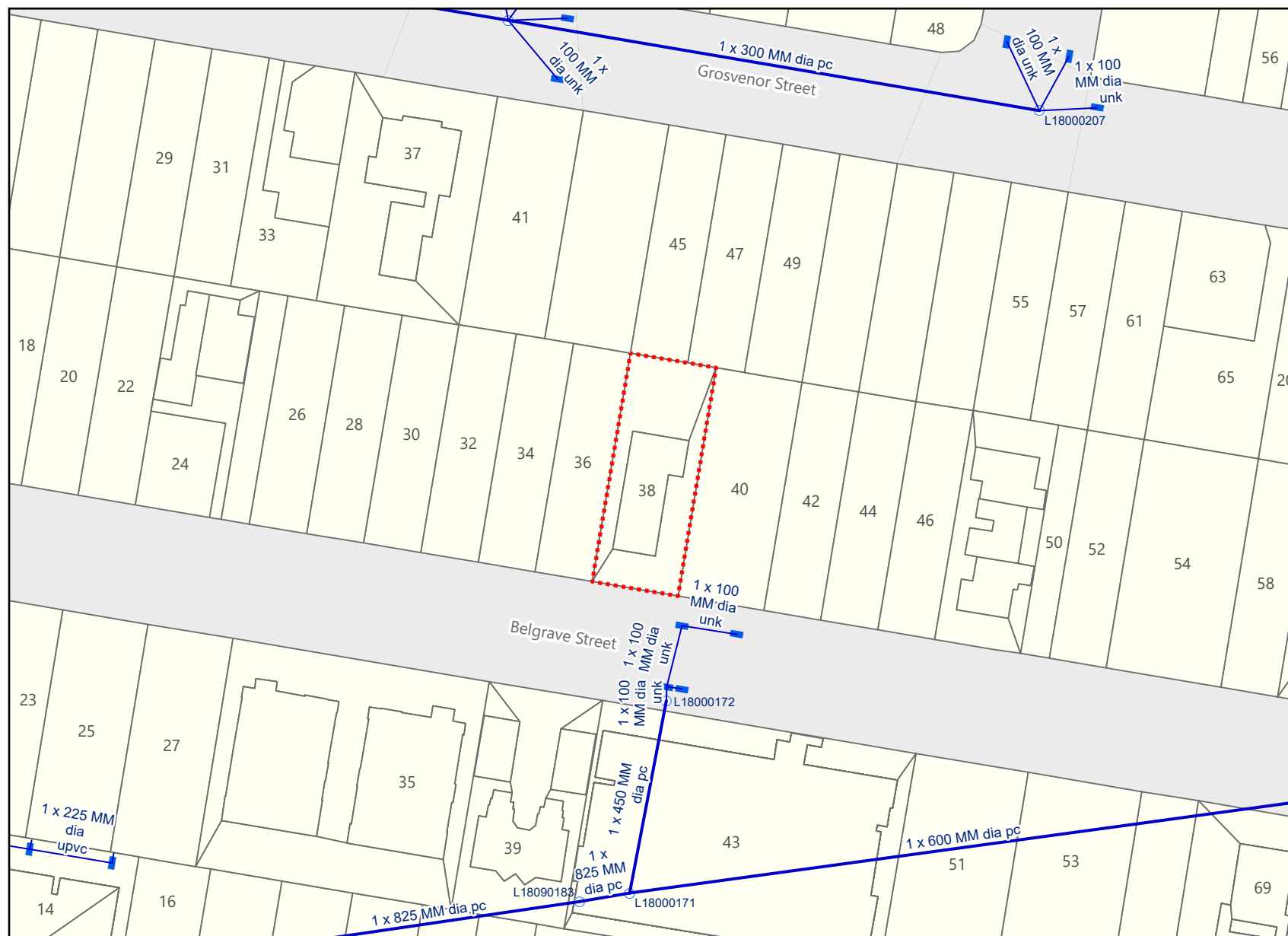


Disclaimer and legal details

- 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.



Job # 50901827
Seq # 259460285
 Provider: Brisbane City Council
 Telephone: (07) 3403 8888



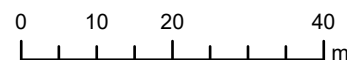
- Legend**
- BYDA Enquiry
 - Stormwater Drain
 - Stormwater Gully / Roofwater Connection
 - Stormwater Maintenance Hole
 - Stormwater Gully Pit

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

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

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

In an emergency contact Brisbane City Council on 07 3403 8888
 13/08/25 (valid for 30 days)



Scale 1:1,000



Plans generated by
 SmarterWX™ Automate



BYDA

Sequence: 259460286
Date: 13/08/2025

Scale: 1:1025
Tile No: **OVERVIEW**

LEGEND

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

AS5488 Category "D" Plan



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



BYDA

Sequence: 259460286
Date: 13/08/2025

Scale: 1:500
Tile No: 1

LEGEND

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

AS5488 Category "D" Plan



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



BYDA

Sequence: 259460286
Date: 13/08/2025
Scale: 1:500
Tile No: 2

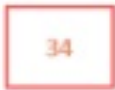
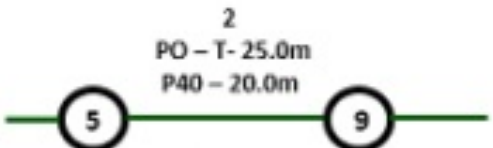
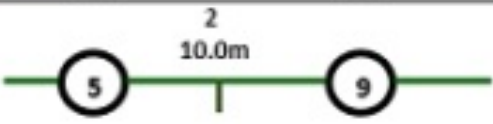
LEGEND

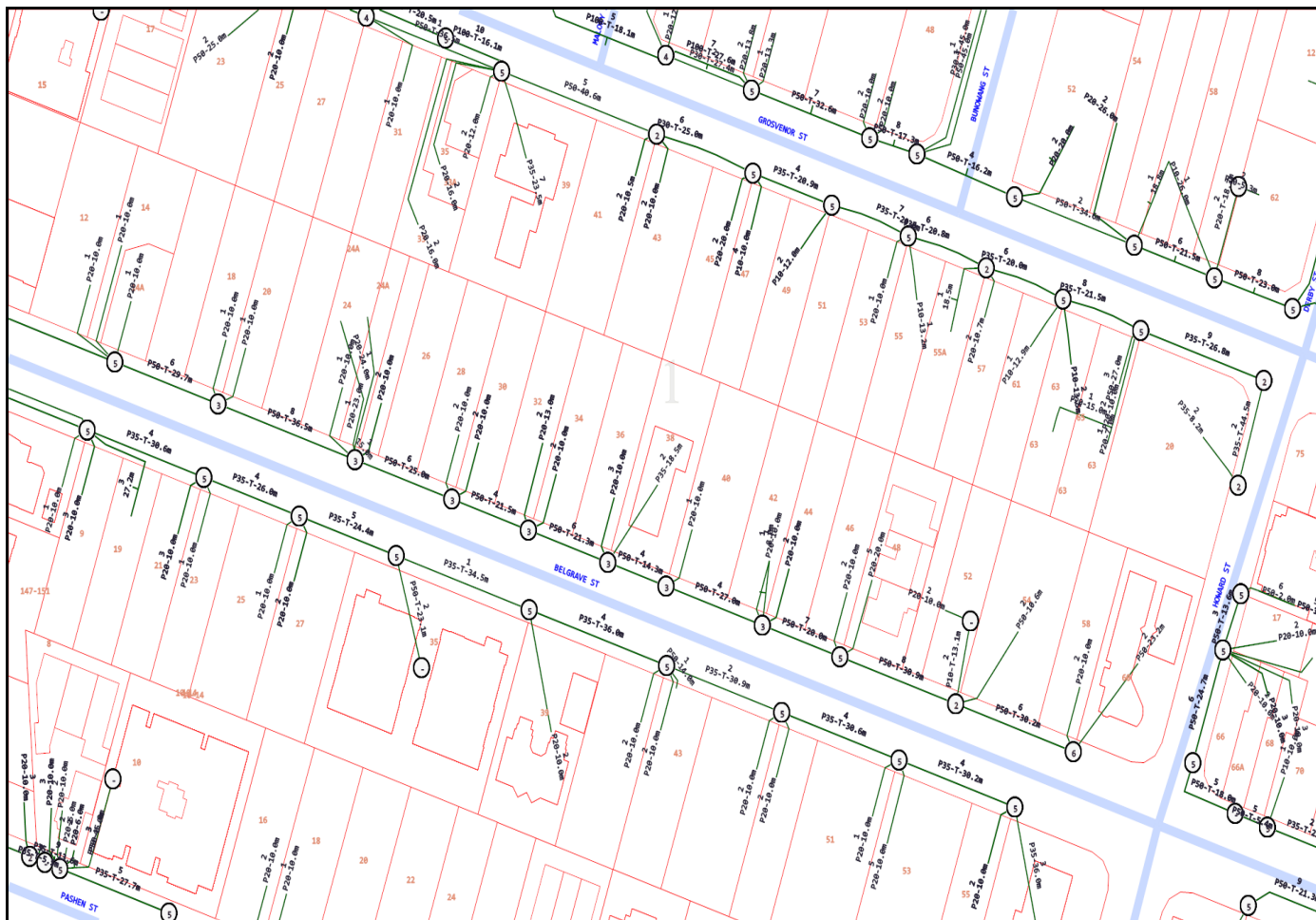
- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

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.

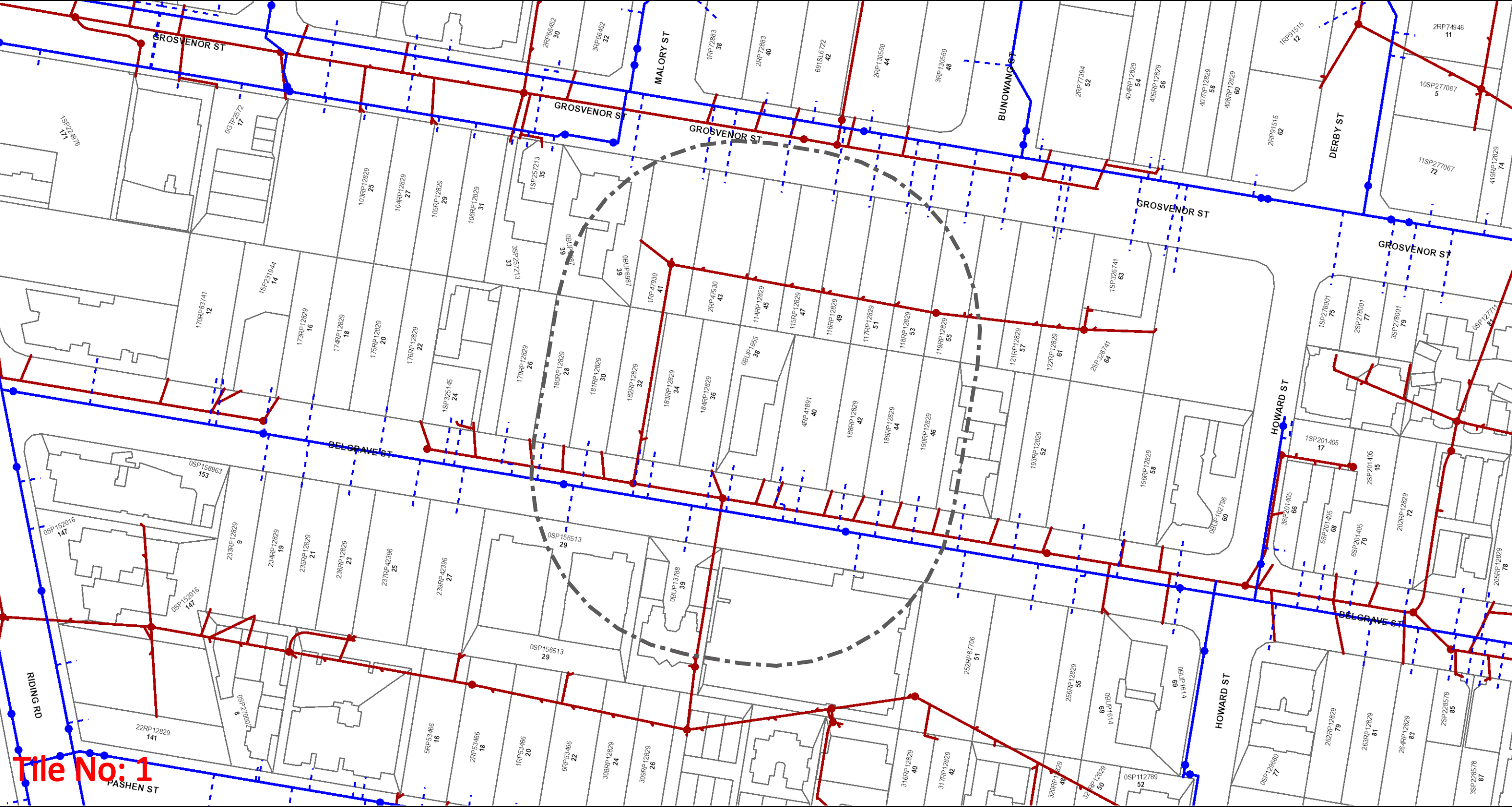
	 LEGEND
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (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.

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: 259460288

Date BYDA Ref Received: 13/08/2025

Date BYDA Job to Commence: 13/08/2025

Date BYDA Map Produced: 12/08/2025

This Map is valid for 30 days

Produced By: Urban Utilities

Sewer

● Infrastructure

◆ Major Infrastructure

— Network Pipelines

▨ Network Structures

Water

● Infrastructure

◆ Major Infrastructure

— Network Pipelines

▨ Network Structures

--- Water Service (Indicative only)

Recycled Water

● Infrastructure

◆ Major Infrastructure

— Network Pipelines

▨ Network Structures

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

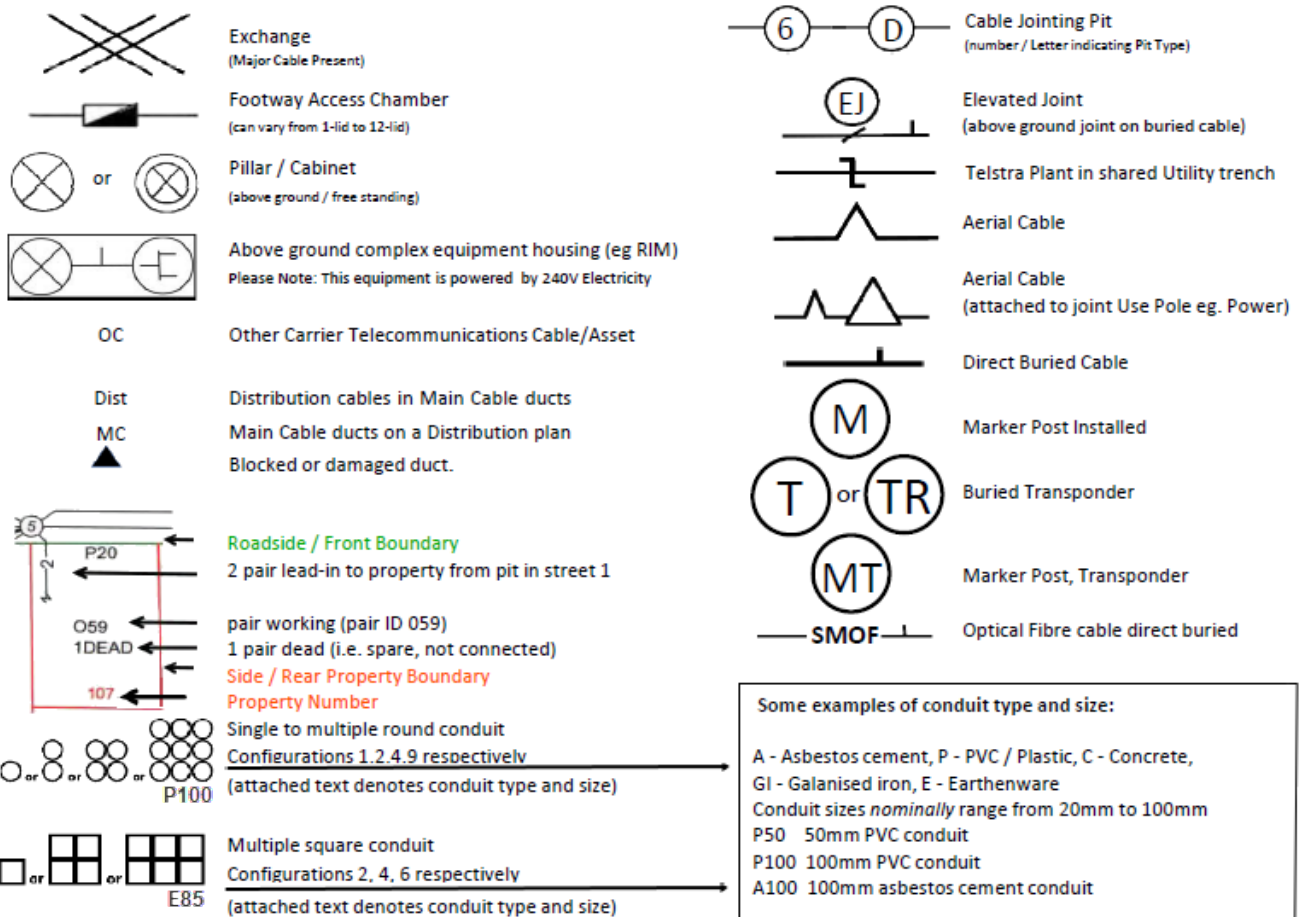
ABN 86 673 835 011

Plans generated 12 Aug 2025 by PelicanCorp TicketAccess Software | www.pelicanCorp.com

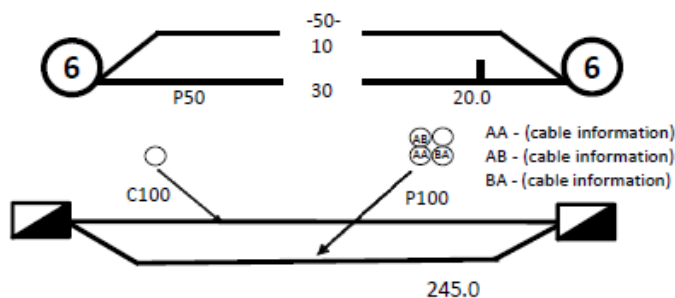
AU.Urban Utilities - Response Plan.docx (2020)



LEGEND



Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits, approximately 20.0m apart, with a direct buried 30-pair cable along the same route

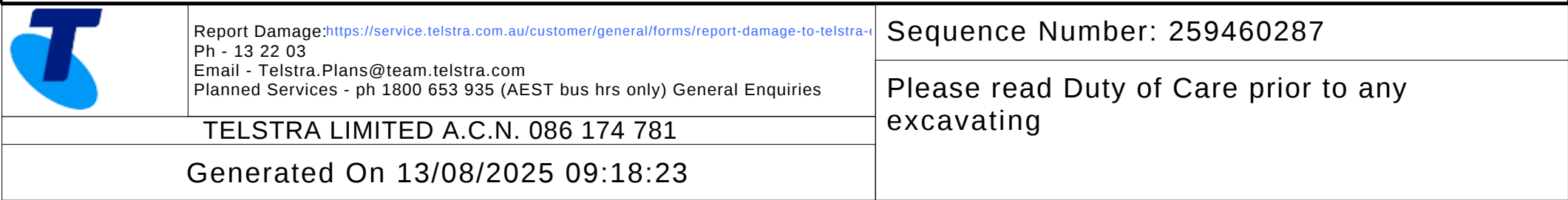
Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart. A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along.

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)

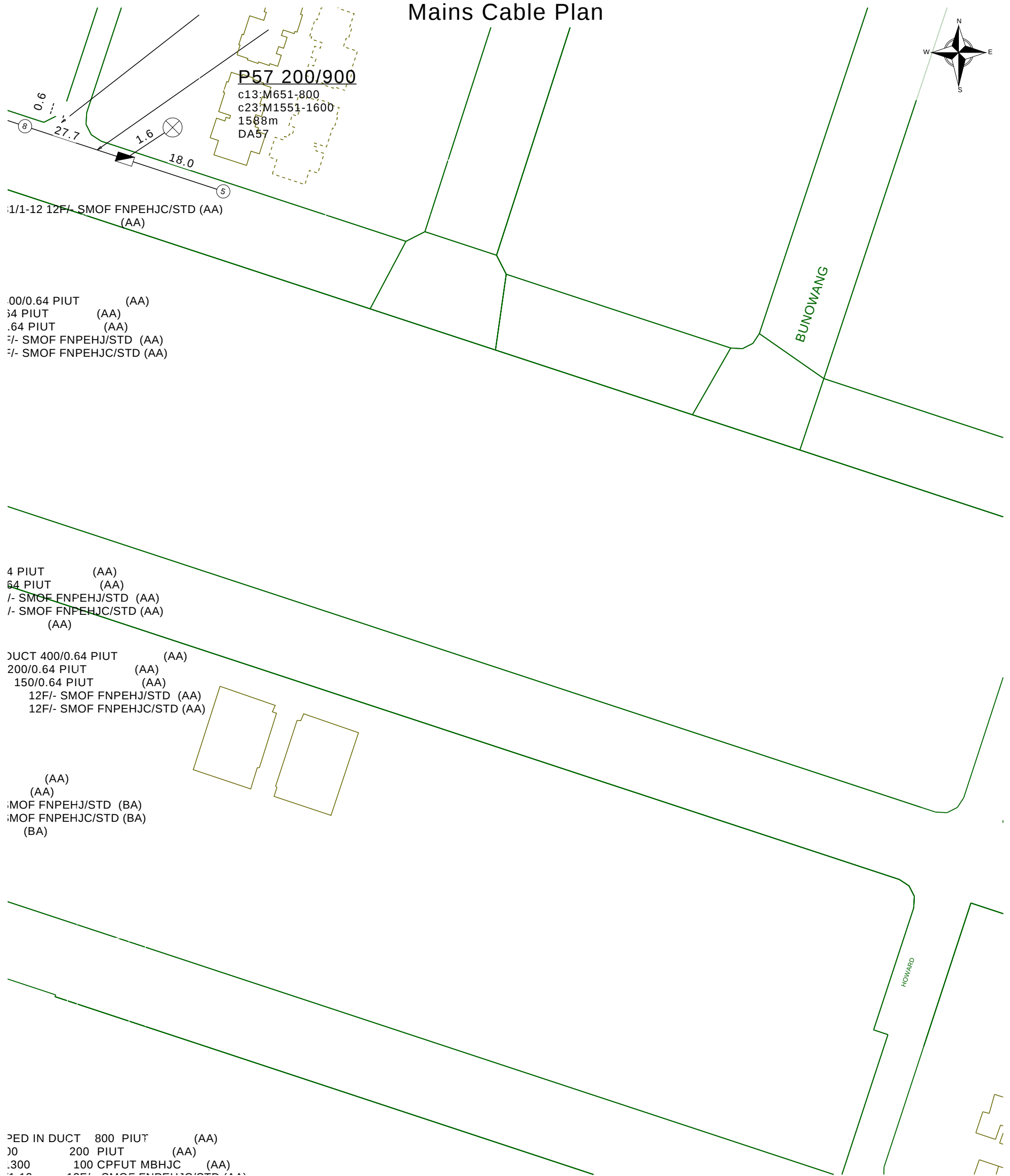
For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935



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.

Page 1 of 2

Mains Cable Plan



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

Sequence Number: 259460287

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 13/08/2025 09:18:23

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.



Dedicated to a better Brisbane

Rate Account

Mailing CodeEMAIL

Property Location1/38 BELGRAVE ST
BALMORAL

Issue Date2 Jul 2025

Bill number
5000 1048 3204 848

Bill number including donation
5800 1048 3204 848

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jul 2025 - 30 Sep 2025



500010483204848/E-1/S-1/I-1/H-6
MR RICARDO A AMAT
45/1 JANOA PL
CHISWICK NSW 2046

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

\$553.15

Due Date

1 Aug 2025

Summary of Charges

Opening Balance	4.35
Brisbane City Council Rates & Charges	485.92
State Government Charges	62.90
Gross Amount	553.17
Discount and/or Rounding (where applicable)	0.02 CR
Nett Amount Payable	553.15
Optional Lord Mayor's Charitable Trust donation received by the Due Date	568.15

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 580010483204848



Billers Code: 319186
Ref: 5800 0000 0045 286
Amt: \$568.15 by 1 Aug 2025

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010483204848



Billers Code: 78550
Ref: 5000 0000 0045 286
Amt: \$553.15 by 1 Aug 2025

Pay using your smartphone



MR RICARDO A AMAT

Due Date

1 Aug 2025

50

Gross Amount

\$553.17

Nett Amount

\$553.15

<0000055315>

<004440>

<500010483204848>

>

Rating and rebate information

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

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

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

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

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

Payment options



Online

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



Direct Debit

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



By Mobile

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



Mail

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

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

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001



Telephone and Internet Banking - BPAY®

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

®Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAYVIEW

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



Instore

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



Phone Pay

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



Brisbane City Council Customer Centre

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

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

Use and Disclosure Notice

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

English

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

Italian

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

Spanish

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

Chinese

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

Property Details

Owner	MR RICARDO A AMAT	
Property Location	1/38 BELGRAVE ST BALMORAL	
Real Property Description	L.1 BUP.1655 PAR BULIMBA 1/4	
Valuation effective from	1 Jul 2023	\$275,000
	1 Jul 2024	\$275,000
	1 Jul 2025	\$337,500
Average Rateable Valuation (A R V)	\$295,833	

Account Details

Account Number 5000 0000 0045 286

Opening Balance		
Closing Balance Of Last Bill	506.90	
Payment Received - 23-Jun-2025	511.70	CR
Interest Charged On - State Government Charges	1.09	
Interest Charged On - Brisbane City Council Rates & Charges	8.02	
Projected Interest	0.04	
Total		4.35

Period: 1 Jul 2025 - 30 Sep 2025

Brisbane City Council Rates & Charges

General Rates - Category 14 (Annually 0.323 Cents In The A R V \$)		
@ Parity Factor (P/F) 1.000000	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 1.000000	12.07	
Environmental Mgt Compliance Levy Category 14 (Annual 0.017 Cents In The A R V \$) @ P/F 1.000000	17.24	
Total		485.92

State Government Charges

Emergency Management Levy - Group 2	62.90	
Total		62.90

Other Information

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

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



Urban Utilities
ABN 86 673 835 011

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

Water and Sewerage
Quarterly Account

QUUR20_A4B/E-1/S-1/I-1/
MR RICARDO A CARBALLO AMAT
UNIT 45
1 JANOA PL
CHISWICK NSW 2046

Property Location: BELGRAVE COURT 1
38 BELGRAVE STREET
BALMORAL 4171

Customer reference number	10 1025 4085 0000 2
Bill number	1025 4085 114
Date issued	18/07/2025
Total due	\$313.96
Current charges due date	23/08/2025

Your water usage

Water usage (kL)	16.25
Days charged	95

Average daily water usage (litres)

Current period	171
Same period last year	352

Account Summary Period 11/04/2025 - 14/07/2025

Your Last Account

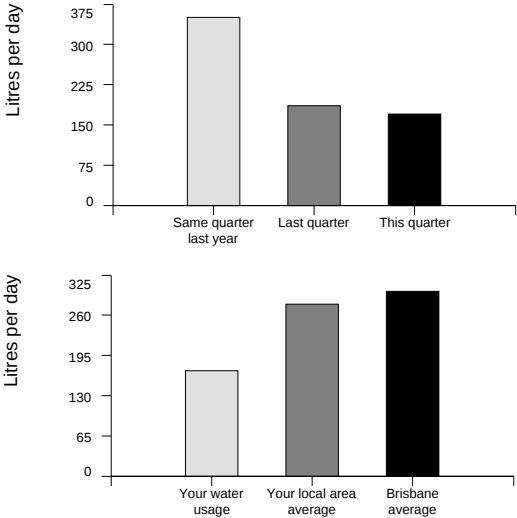
Amount Billed	\$291.70
Amount Paid	\$291.70CR

Your Current Account

Balance	\$0.00
Current Charges	\$313.96

Total Due	\$313.96
-----------	----------

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.



PRICES HAVE INCREASED
FROM 1 JULY 2025 Find out more →

Payment options

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

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

Amount paid

Date paid

Receipt number

YOUR CHARGES for 11/04/2025 - 14/07/2025 (95 days)

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
BDB2101384	11/04/2025	881		
	15/07/2025	946	65kL	
Boundary Meter	Your share percentage is 25.000000 Your share of usage is 16.25			

Water Usage

State bulk water price

State Bulk Water Charge 2024/25	13.86kL @ \$3.444000/kL	\$47.73
State Bulk Water Charge 2025/26	2.39kL @ \$3.517000/kL	\$8.40

Urban Utilities distributor-retailer price

Tier 1 usage 2024/25	13.86kL @ \$0.915000/kL	\$12.68
Tier 1 usage 2025/26	2.39kL @ \$0.981000/kL	\$2.34
Subtotal		\$71.15

Water Services

Urban Utilities water service charge

Water service charge 2024/25	81 days	\$54.43
This charge is for the period 11/04/2025 to 30/06/2025		
Water service charge 2025/26	14 days	\$9.71
This charge is for the period 01/07/2025 to 14/07/2025		
Subtotal		\$64.14

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2024/25	81 days	\$151.22
This charge is for the period 11/04/2025 to 30/06/2025		
Sewerage service charge 2025/26	14 days	\$27.45
This charge is for the period 01/07/2025 to 14/07/2025		
Subtotal		\$178.67

Water usage \$71.15

Water services \$64.14

Sewerage services \$178.67

Your total charges 11/04/2025 - 14/07/2025 \$313.96

Customer ref. no.	10 1025 4085 0000 2
BELGRAVE COURT 1 38 BELGRAVE STREET BALMORAL 4171	

Your usage was 16.25 kilolitres.

That's an average of 171 litres per day.

PRICES HAVE INCREASED FROM 1 JULY 2025

Everything you need to know to understand your bill and charges

SCAN FOR THE FULL BREAKDOWN

INTERPRETER SERVICE 13 14 50

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

© Urban Utilities 2025

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

UrbanUtilities

Water and Sewerage Account

In Person / Mail Payment Advice

Name: MR RICARDO A CARBALLO AMAT

BPAY

Biller Code: 112144

Ref: 10 1025 4085 0000 2

BPAY® this payment via Internet or phone banking.

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

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

More info: www.bpay.com.au

*4001 101025408500002

POST billpay

Current charges due date

23/08/2025

For Credit Urban Utilities

Trans Code 831

User ID 066840

Customer Reference No.

101025408500002

Commonwealth Bank

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

Credit

Date

Cash

Cheques

Teller Stamp & Initials

Total Due

\$

313.96

+757+