

Seller Disclosure Report

Vendor/s

REBECCA LOUISE COCCIOLA

Property Address

UNIT 9 50 FERNDALE ST, ANNERLEY QLD 4103

Prepared On

Thursday, January 15, 2026

In This Report

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Disclosure Statement

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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 REBECCA LOUISE COCCIOLA

Property address UNIT 9 50 FERNTDALE ST, ANNERLEY QLD 4103

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

Lot on plan description Lot 9 on SP210256

Community titles scheme Is the property part of a community titles scheme or a BUGTA scheme:
or 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> <input checked="" type="checkbox"/> Yes showing interests registered under that Act for the property.
	A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> Yes

Registered encumbrances	<p>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.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p>
	<p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: NA » the amount of rent and bond payable: NA » whether the lease has an option to renew: NA
	<p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.</p>
	<p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, the details of any statutory encumbrances are as follows:</p> <p>Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.</p>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months.</p> <p>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>)</p> <p>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.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>): LMR2 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. The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>			
<p>* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i>. A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.</p>				
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> . 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). 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). 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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <i>If Yes, a copy of the order or application must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquiries. 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	<p>There is a relevant pool for the property.</p> <p>If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.</p> <p>Pool compliance certificate is given.</p> <p>OR</p> <p>Notice of no pool safety certificate is given.</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Unlicensed building work under owner builder permit	<p>Building work was carried out on the property under an owner builder permit in the last 6 years.</p> <p><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></p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Notices and orders	<p>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.</p> <p>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.</p> <p><i>If Yes, a copy of the notice or order must be given by the seller.</i></p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 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:	\$463.10
	Date Range: 01/01/2026 - 31/03/2026
OR	
	The property is currently a rates exempt lot.** <input type="checkbox"/>
OR	
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. <input type="checkbox"/>

*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:	\$212.40
	Date Range: 19/08/2025 - 06/11/2025
OR	
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:
Amount:	<input type="text" value="Insert estimated amount"/>
	Date Range: <input type="text" value="Insert 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. <i>(If Yes, complete the information below)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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. 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.	<input checked="" type="checkbox"/> Yes	
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. If No — An explanatory statement is given to the buyer that states: <ul style="list-style-type: none">» a copy of a body corporate certificate for the lot is not attached; and» the reasons under section 6 of the <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.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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 <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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. If No — An explanatory statement is given to the buyer that states: <ul style="list-style-type: none">» a copy of a body corporate certificate for the lot is not attached; and» the reasons under section 7 of the <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.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Signatures – SELLER

Signed by:
Rebecca Coccia (formally Coucill)
71347ADAA6C374D4

Signature of seller

Signature of seller

Rebecca Coccia (formally Coucill)

Name of seller

Name of seller

15/01/2026 03:39 pm

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

Searches

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 54644350

Search Date: 08/01/2026 11:15

Title Reference: 50753938

Date Created: 07/01/2009

Previous Title: 11646153

REGISTERED OWNER

Dealing No: 723516597 06/09/2024

REBECCA LOUISE COCCIOLA

ESTATE AND LAND

Estate in Fee Simple

LOT 9 SURVEY PLAN 210256

Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 39492

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19501182 (POR 109)
2. MORTGAGE No 723516598 06/09/2024 at 12:55
BENDIGO AND ADELAIDE BANK LIMITED A.C.N. 068 049 178

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

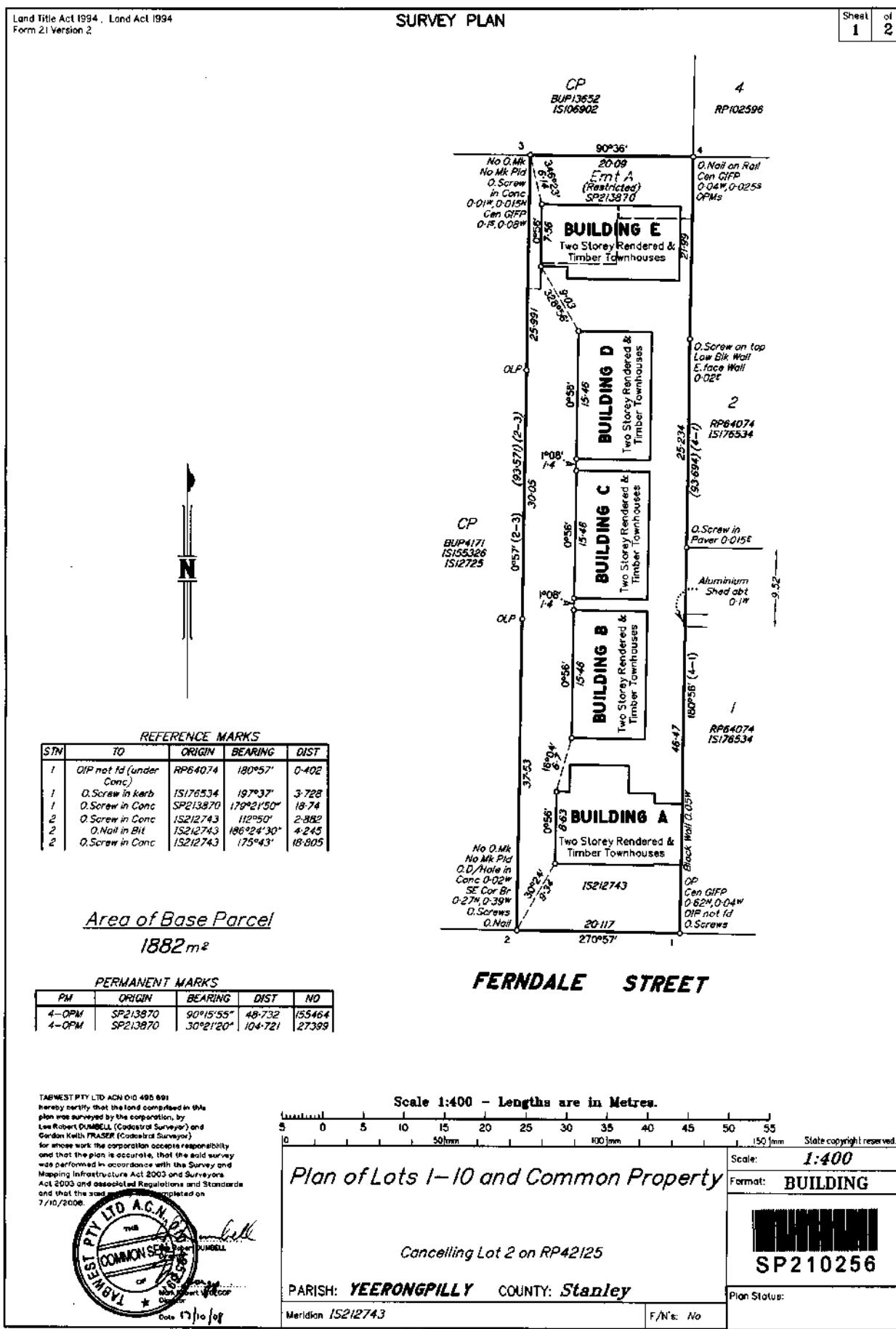
** End of Current Title Search **

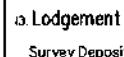
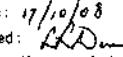
COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]

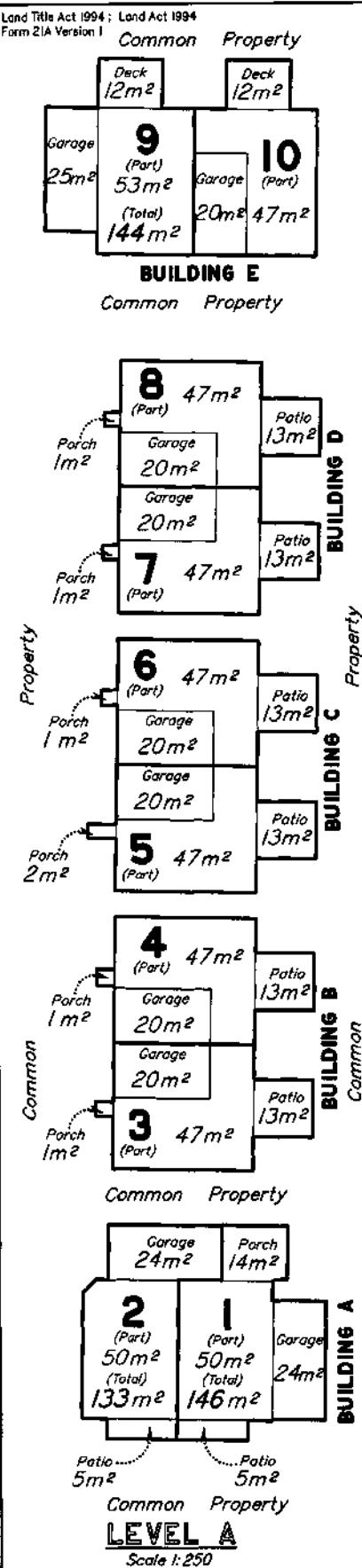
Requested By: D-ENQ INFOTRACK PTY LIMITED

SURVEY PLAN

Sheet 1 of 2

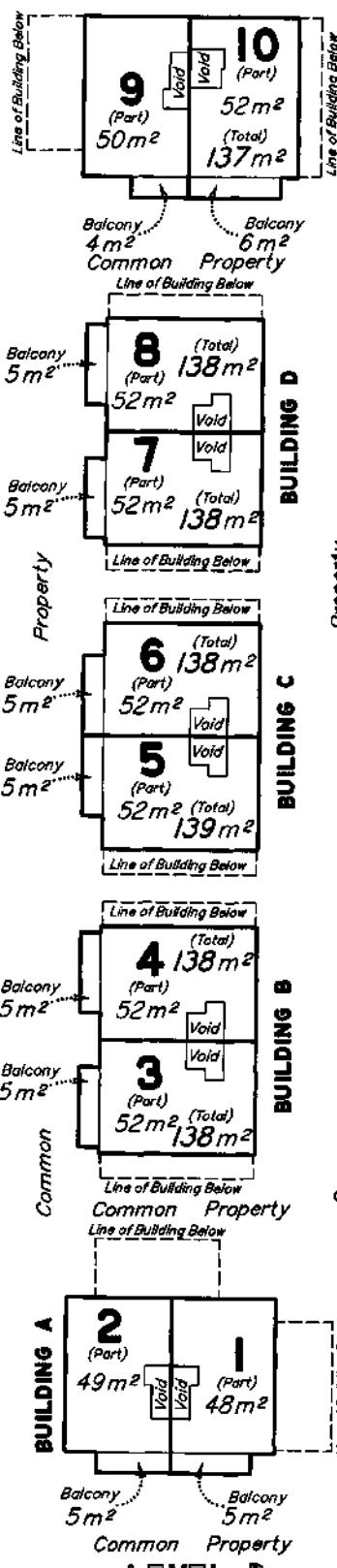


712128427 \$963.60 23/12/2008 10:21 BE 400 NT		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.																							
		Registered			5. Lodged by																				
					HORROCKS SOLICITORS LODGER CODE 240																				
		(Include address, phone number, reference, and Lodger Code)																							
1. Certificate of Registered Owners or Lessees. I/We CBD LAND PTY LTD A.C.N. 099 341 714		6. Existing <table border="1"> <thead> <tr> <th>Title Reference</th> <th>Description</th> <th>New Lots</th> <th>Road</th> <th>Emts</th> <th>Cov.</th> <th>Profit</th> </tr> </thead> <tbody> <tr> <td>11645153</td> <td>Lot 2 on RP42125</td> <td>1-10 & Common Property</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Title Reference	Description	New Lots	Road	Emts	Cov.	Profit	11645153	Lot 2 on RP42125	1-10 & Common Property					Created <table border="1"> <thead> <tr> <th>Easement</th> <th>Lots to be Encumbered</th> </tr> </thead> <tbody> <tr> <td>Emt A on SP213870</td> <td>Common Property</td> </tr> </tbody> </table>			Easement	Lots to be Encumbered	Emt A on SP213870	Common Property
Title Reference	Description	New Lots	Road	Emts	Cov.	Profit																			
11645153	Lot 2 on RP42125	1-10 & Common Property																							
Easement	Lots to be Encumbered																								
Emt A on SP213870	Common Property																								
(Names in full) *as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994. *as Lessees of this land agree to this plan		ENCUMBRANCE EASEMENT ALLOCATIONS <table border="1"> <thead> <tr> <th>Mortgage</th> <th>Lots Fully Encumbered</th> <th>Lots Partially Encumbered</th> </tr> </thead> <tbody> <tr> <td>710805749</td> <td>1-10</td> <td></td> </tr> </tbody> </table>						Mortgage	Lots Fully Encumbered	Lots Partially Encumbered	710805749	1-10													
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Signature of *Registered Owners *Lessees 		MORTGAGE ALLOCATIONS <table border="1"> <thead> <tr> <th>Mortgage</th> <th>Lots Fully Encumbered</th> <th>Lots Partially Encumbered</th> </tr> </thead> <tbody> <tr> <td>710805749</td> <td>1-10</td> <td></td> </tr> </tbody> </table>						Mortgage	Lots Fully Encumbered	Lots Partially Encumbered	710805749	1-10													
Mortgage	Lots Fully Encumbered	Lots Partially Encumbered																							
710805749	1-10																								
* Rule out whichever is inapplicable		Encroachment notice issued to the owner of Lot 1 on RP64074 on 24/08/2007, in accordance with s19 of the Survey and Mapping Infrastructure Regulation 2004.																							
2. Local Government Approval. * BRISBANE CITY COUNCIL hereby approves this plan in accordance with the: INTEGRATED PLANNING ACT 1997		Development Approval: 4 December 2007. 12. Building Format Plans only. I certify that: * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; * Part of the building shown on this plan encroaches onto adjoining lots and road  Cadastral Surveyor/Director 17/10/08 * delete words not required																							
Dated this: 27 day of December, 2008  LESLIE HOWARD ACWORTH Appointed Officer		9. Locality: Annerley 10. Local Government: BRISBANE CITY COUNCIL 11. Passed & Endorsed: By: TABWEST PTY LTD A.C.N. 010 495 691 Date: 17/10/08 Signed:  Designation: Cadastral Surveyor																							
3. Plans with Community Management Statement: CMS Number: BE 400 NT 39492 Name: EQUA		4. References: Dept File: _____ Local Govt: _____ Surveyor: 07-051																							
* Insert the name of the Local Government. # Insert designation of signatory or delegation		14. Insert Plan Number SP210256																							

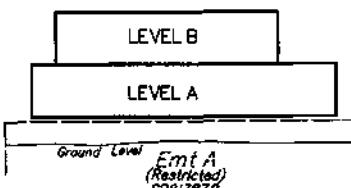


ADDITIONAL SHEET

Common Property
BUILDING E

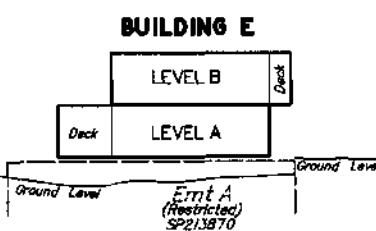


BUILDING E



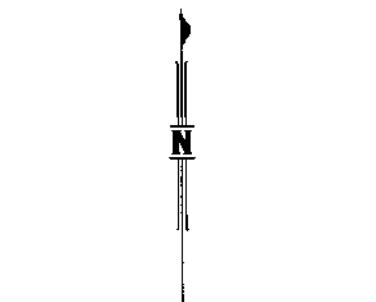
LATERAL ASPECT DIAGRAM

Looking South From CP on BUP13562

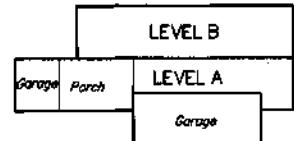


LATERAL ASPECT DIAGRAM

Looking East From CP on BUP4171

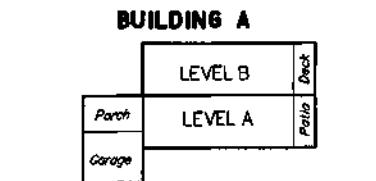


BUILDING A



LATERAL ASPECT DIAGRAM

Looking South From Building B



LATERAL ASPECT DIAGRAM

Looking East From CP on BUP4171

State copyright reserved.

Insert Plan Number SP210256

0 1 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38

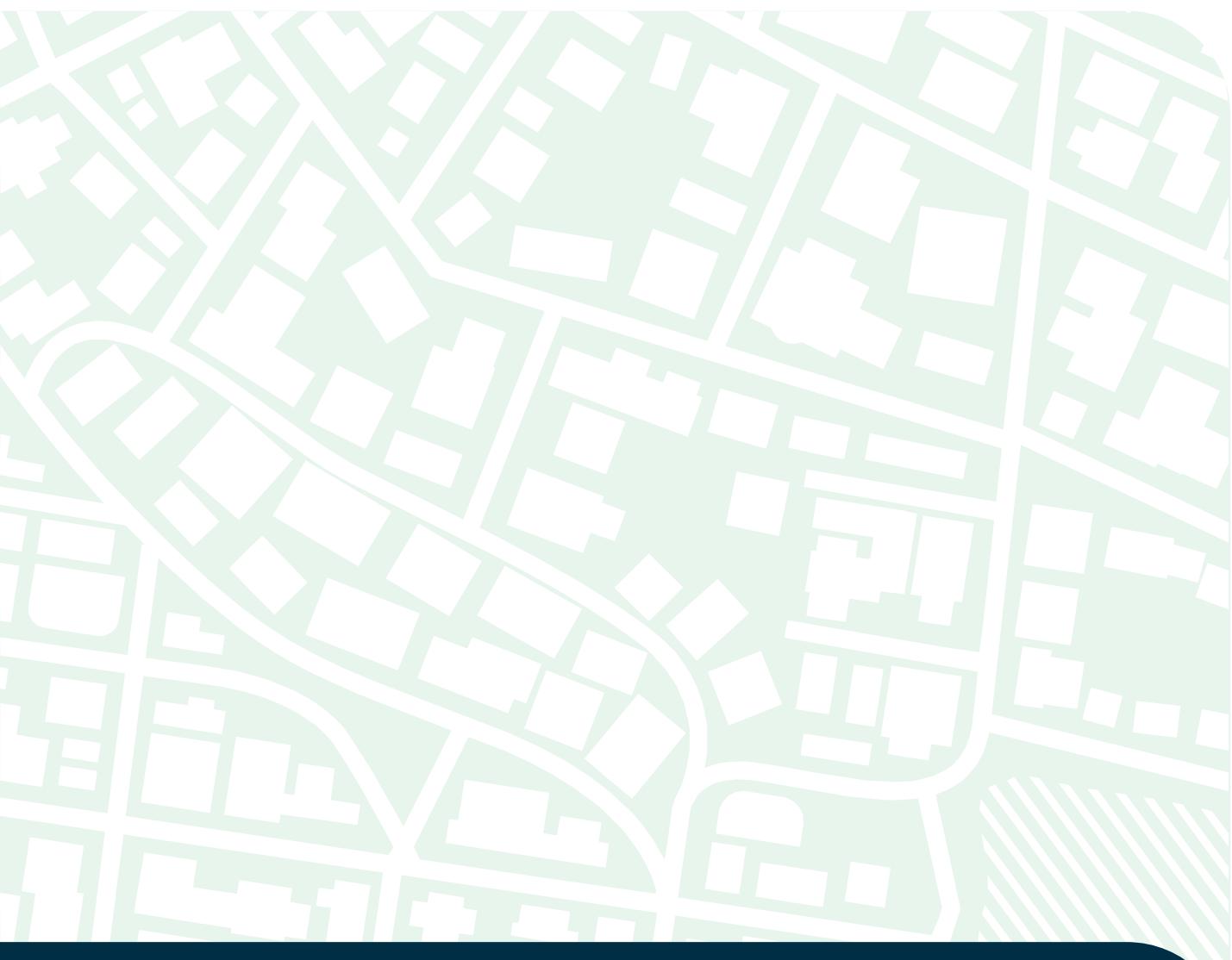
50mm 100mm 150mm

Property Fact Pack

u9/50 Ferndale Street
Annerley QLD 4103

develo

YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

At a glance

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



Easements

! CONSIDERATIONS IDENTIFIED



Flood Risk

! CONSIDERATIONS IDENTIFIED



Character

! CONSIDERATIONS IDENTIFIED



Vegetation

✓ NO CONSIDERATIONS IDENTIFIED



Bushfire Risk

✓ NO CONSIDERATIONS IDENTIFIED



Noise

✓ NO CONSIDERATIONS IDENTIFIED

DATE OF REPORT

8th of January, 2026

ADDRESS

u9/50 FERNDALE STREET

LOT PLAN

9/SP210256

COUNCIL

Brisbane

ZONING

- Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)

UTILITIES

- Stormwater

SCHOOL CATCHMENTS

- Junction Park SS
- Yeronga SHS

CLOSEST CITY

Brisbane - 5km

Zoning

What zone is my property?



Sources: Brisbane City Council

THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.

Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

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

Questions to ask

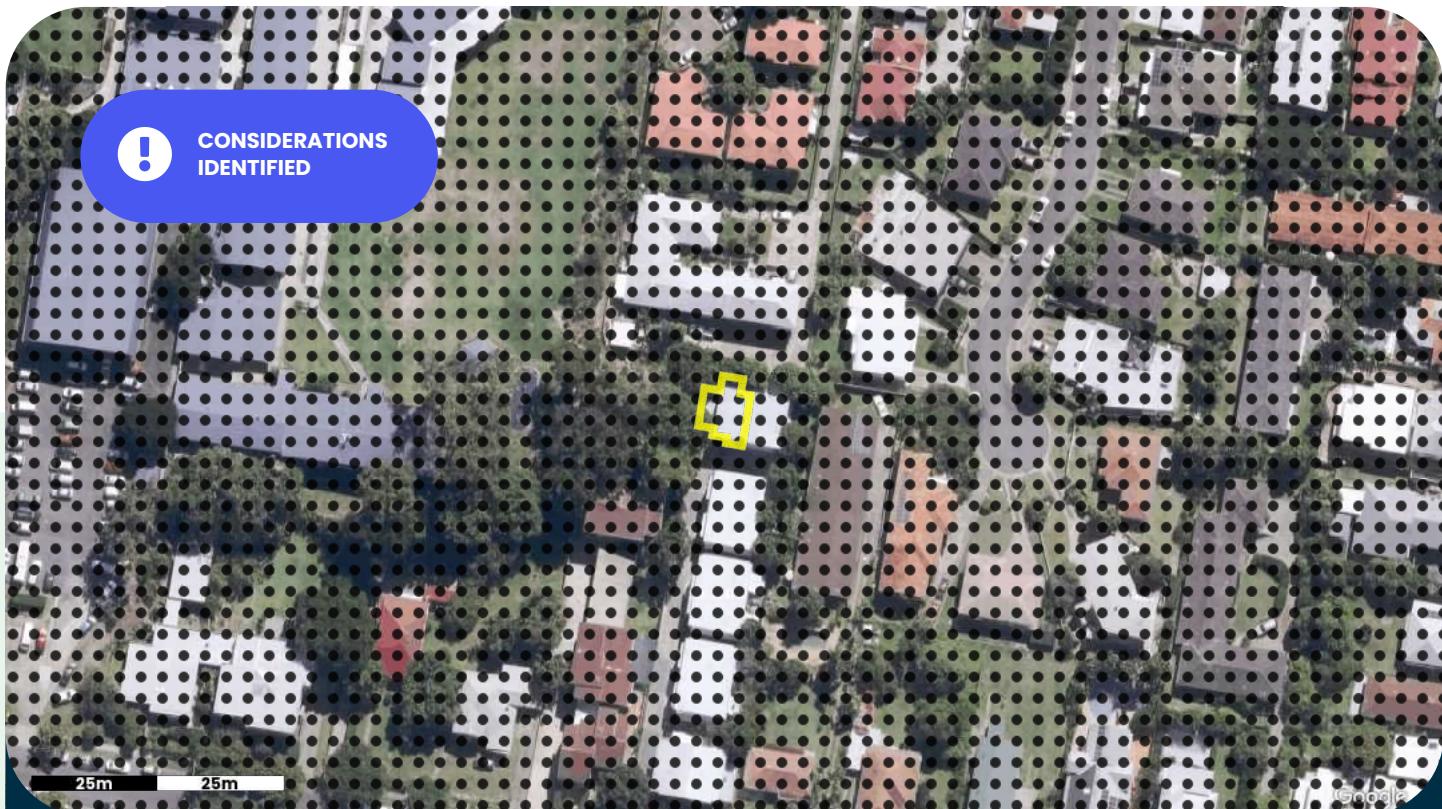
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

- Selected Property
- Cf5 Education Purposes
- Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)

Local Plans

Is my property in a Local Area or Neighbourhood Plan?



Sources: Brisbane City Council

THINGS TO KNOW

Local Area and Neighbourhood Plans provide more detailed planning guidance for specific parts of a suburb or town. They sit within the local planning scheme and work alongside zoning to shape how land can be developed.

While zoning sets the general land use, such as residential, commercial or industrial, Local Area Plans can refine or vary zoning rules. They might allow increased building heights in key centres, encourage mixed-use or higher density near transport, or protect local character in established neighbourhoods.

These plans help guide how growth occurs, balancing development with the area's unique identity, access to services, open spaces and transport networks.

Note: Local Area and Neighbourhood Plans differ between councils and are updated over time. Always check the local planning scheme or speak with a town planner or Council officer for current requirements.

Questions to ask

- Does this plan change or override standard zoning rules?
- What design, height or density controls apply?

LEGEND

-  Selected Property
-  Moorooka Stephens District Neighbourhood Plan

Easements

What access rights exist over the property?



Sources: Qldspatial

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Easements

Flood Risk

Is the property in a potential flood area?



THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties.

The likelihood of a flood is often described using Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above flood levels, or structures designed to allow water to flow beneath raised buildings.

It is important to check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

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

Questions to ask

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

LEGEND

 Selected Property

Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Brisbane City Council

THINGS TO KNOW

Overland flow refers to water running over the ground's surface during heavy rain. This can happen when stormwater systems are overwhelmed, drainage paths are blocked, or the land cannot absorb water quickly enough.

Unlike river or coastal flooding, overland flow is usually localised but can cause water pooling, damage to structures, and flooding of yards or low-lying areas. Urban areas are particularly vulnerable due to surfaces like roads and concrete, which prevent water from soaking into the ground.

If your property is in an overland flow area, future development of the site may require specific measures like improving drainage, raising building platforms, or adding landscaping features to safely redirect water.

Check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

Note: Government overland flow maps are general guides and may not reflect site-specific conditions. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Flooding may still occur outside mapped areas due to local factors. Newly subdivided lots may have already considered flooding risks and designed flows away from residential lots, rendering the mapping invalid. For tailored advice, consult your local authority or a qualified professional.

Questions to ask

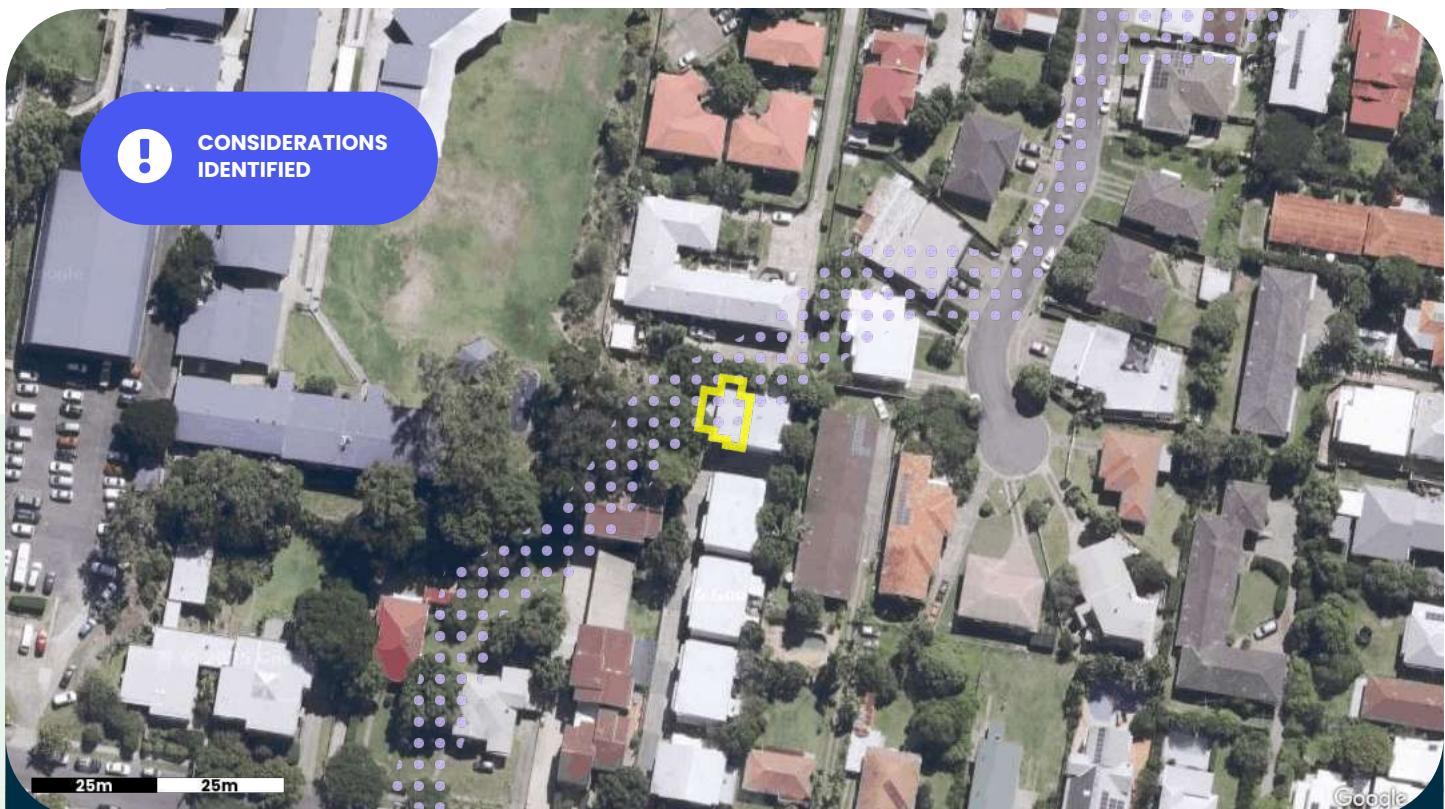
- Are there specific regulations for overland flow that affect your property?
- What building or landscaping measures can help manage water flow?

LEGEND

- Selected Property
- Overland Flow – High Impact
- Overland Flow – Moderate Impact
- Overland Flow – Low Impact
- Overland Flow

Flood Planning Risk

What planning overlays impact development of this property?



Sources: Brisbane City Council

THINGS TO KNOW

Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater, or coastal inundation. These overlays are used to guide land use and development to minimise flood impacts on people, property, and infrastructure.

Developments in Flood Planning areas must meet specific requirements, such as raising floor levels above designated flood immunity levels or using flood-resilient building materials. In some cases, developments may not be permitted in high-risk zones unless engineering solutions, such as stormwater detention basins or elevated structures, are implemented.

Note: Flood Planning overlays are based on broad modelling assumptions, are general in nature and are a tool for managing flood risk as it relates to development of the property. They do not guarantee individual property immunity from flooding or account for site-specific conditions. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

Questions to ask

- What restrictions apply to developing in a Flood Planning area?
- Are there required flood immunity levels or design standards?
- How do overlays account for future changes like climate impacts or urban growth?

LEGEND

- Selected Property
- Overland Flow Flood Planning Area

Character

Is the property in a character or heritage area?



Sources: Brisbane City Council

THINGS TO KNOW

Heritage and character places are generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings should complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings.

If a property is identified in a character area, any new houses or an extension to a house **may** need to be designed to fit in with the existing building character of the area.

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

Questions to ask

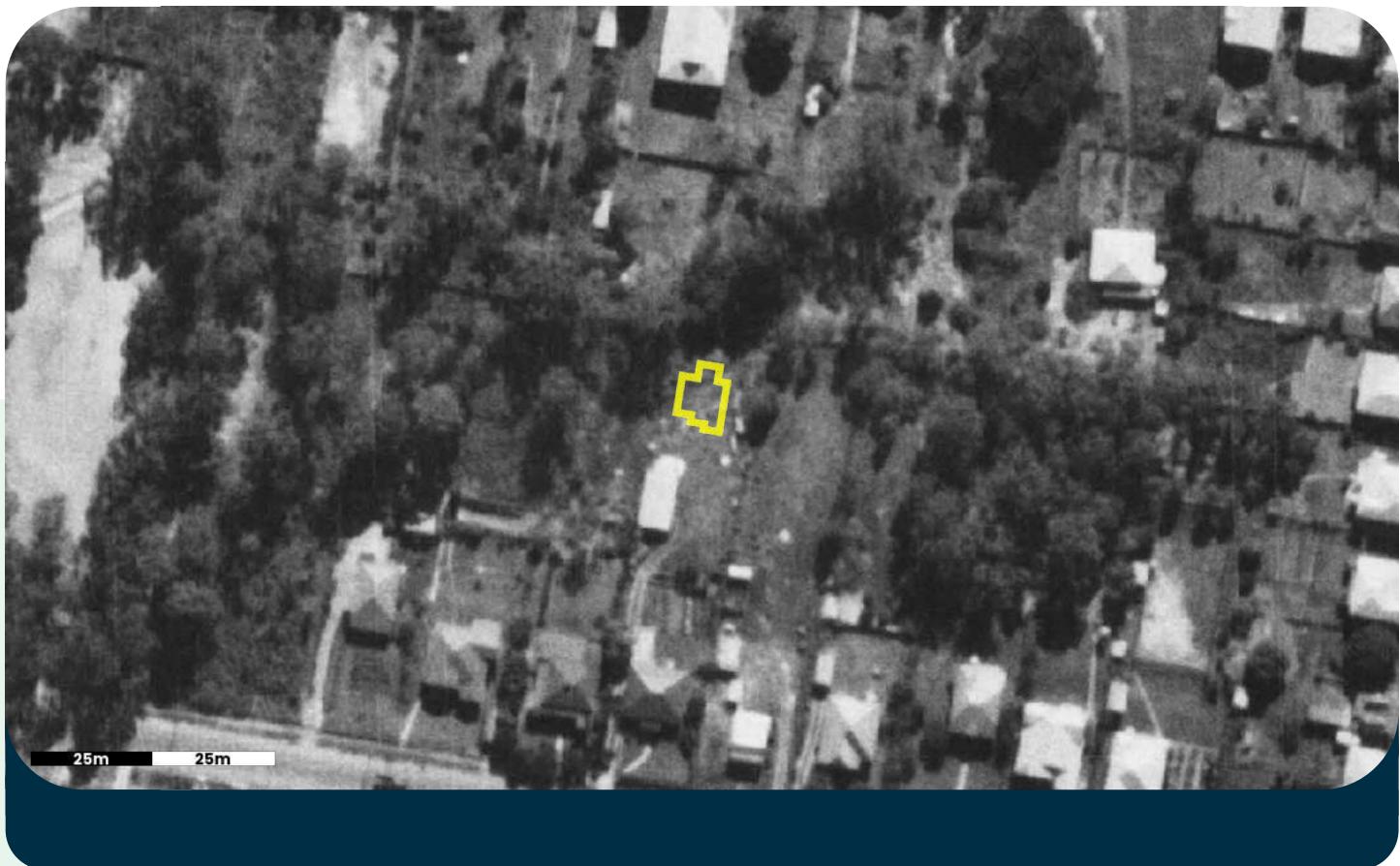
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

- Selected Property
- Local Heritage Place, Structure Or Landscaping
- Property Adjoins A Heritage Place, Structure Or Landscaping
- Traditional Building Character - Neighbourhood

Historic Imagery

Historic Aerial Imagery



THINGS TO KNOW

Houses built before a certain historical period (e.g., pre-1946) are generally required to be preserved, with any extensions or alterations designed to complement their original architectural style.

If historic records or aerial imagery show a house on the site and the original structure remains, it may be protected by heritage regulations. Heritage and character provide a vital link to the past, showcasing a city's evolution while offering opportunities to celebrate and shape its future identity.

New homes in these areas should be designed to complement the existing streetscape and maintain the area's character and charm.

Advice from a town planner or heritage architect is recommended if the property is identified as built in or before a historical period to ensure compliance with regulations.

Questions to ask:

- Is the property protected by Character protection?
- Can the building be demolished or modified?
- How do these protections affect renovations, extensions, or new builds?

LEGEND

Selected Property

Vegetation

Is the property in an area with vegetation protection?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- ✗ Significant Urban Vegetation - Null

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Steep Land

Is there significant slope on this property?



THINGS TO KNOW

Understanding how the land slopes on your property is important to know for building construction, soil and rainwater management purposes. A sloping block is a title of land that has varying elevations. Whether the slope is steep or gradual, knowing the land's topography helps in planning and building structures on site.

A flat block of land is generally easier to construct on but sloping land has other benefits if the building is designed well, such as improved views, drainage and ventilation. Properties with steep slopes pose challenges, particularly regarding soil stability. Retaining walls and other stabilisation measures may be necessary to prevent erosion and ensure the safety of structures.

For an accurate assessment of your property's slopes and suitability for construction, consult a surveyor or structural engineer.

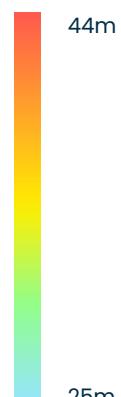
Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

Questions to ask

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

LEGEND

- Selected Property
- Property Est. Fall: ~0m
- Property High: ~29m
- Property Low: ~29m



Noise

Is the property in a potential noise area?



Sources: Brisbane City Council

THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling.

Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

Note: The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

Questions to ask

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

LEGEND

- Selected Property
- High Noise Area (Council)
- High To Mod. Noise Area (Council)

Water

Are there any water pipes nearby?



Sources: Urban Utilities

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Water Connection
- Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

THINGS TO KNOW

Sewer mains carry wastewater away from properties to sewage treatment facilities. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

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

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

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

Questions to ask

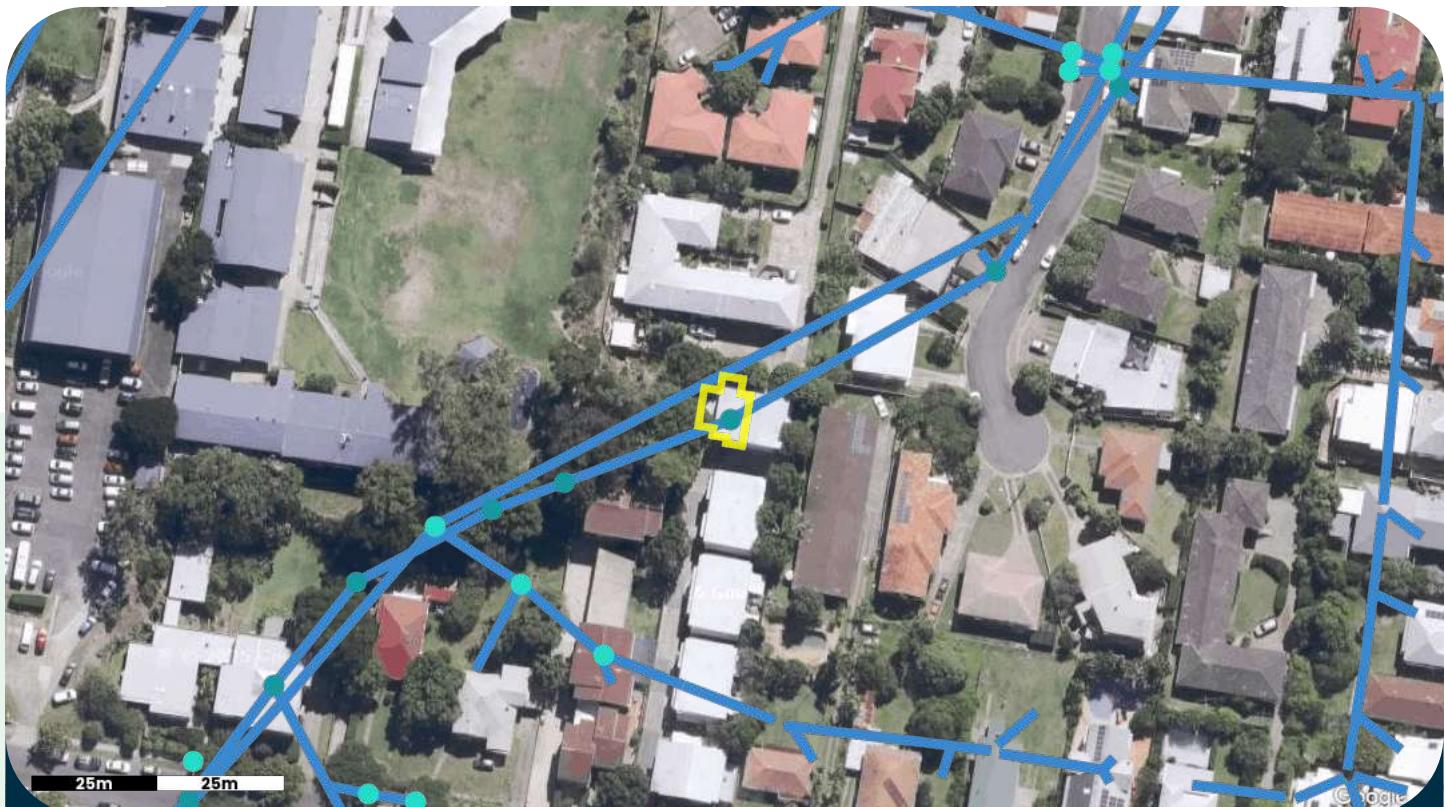
- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

LEGEND

- Selected Property
- Maintenance Structure
- Sewer Connection
- Sewer Pipe

Stormwater

Are there stormwater pipes on or near the property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

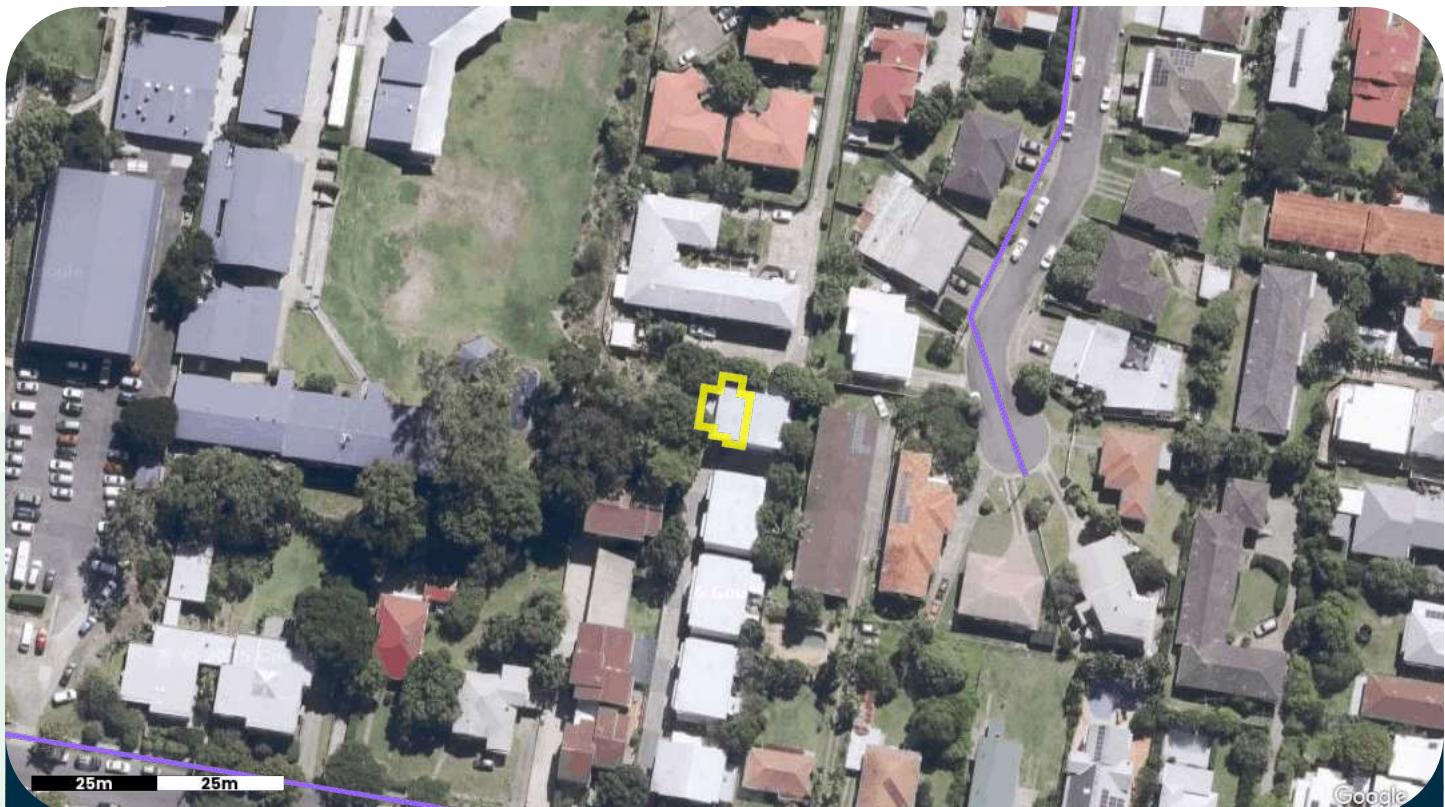
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

LEGEND

- Selected Property
- Inlet Structure
- Maintenance Structure
- Stormwater Pipe Or Culvert

Power

Are there any power lines on or near the property?



Sources: Energetex

THINGS TO KNOW

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

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

Questions to ask

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

LEGEND

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

Public Transport

Is there any public transport stops nearby?



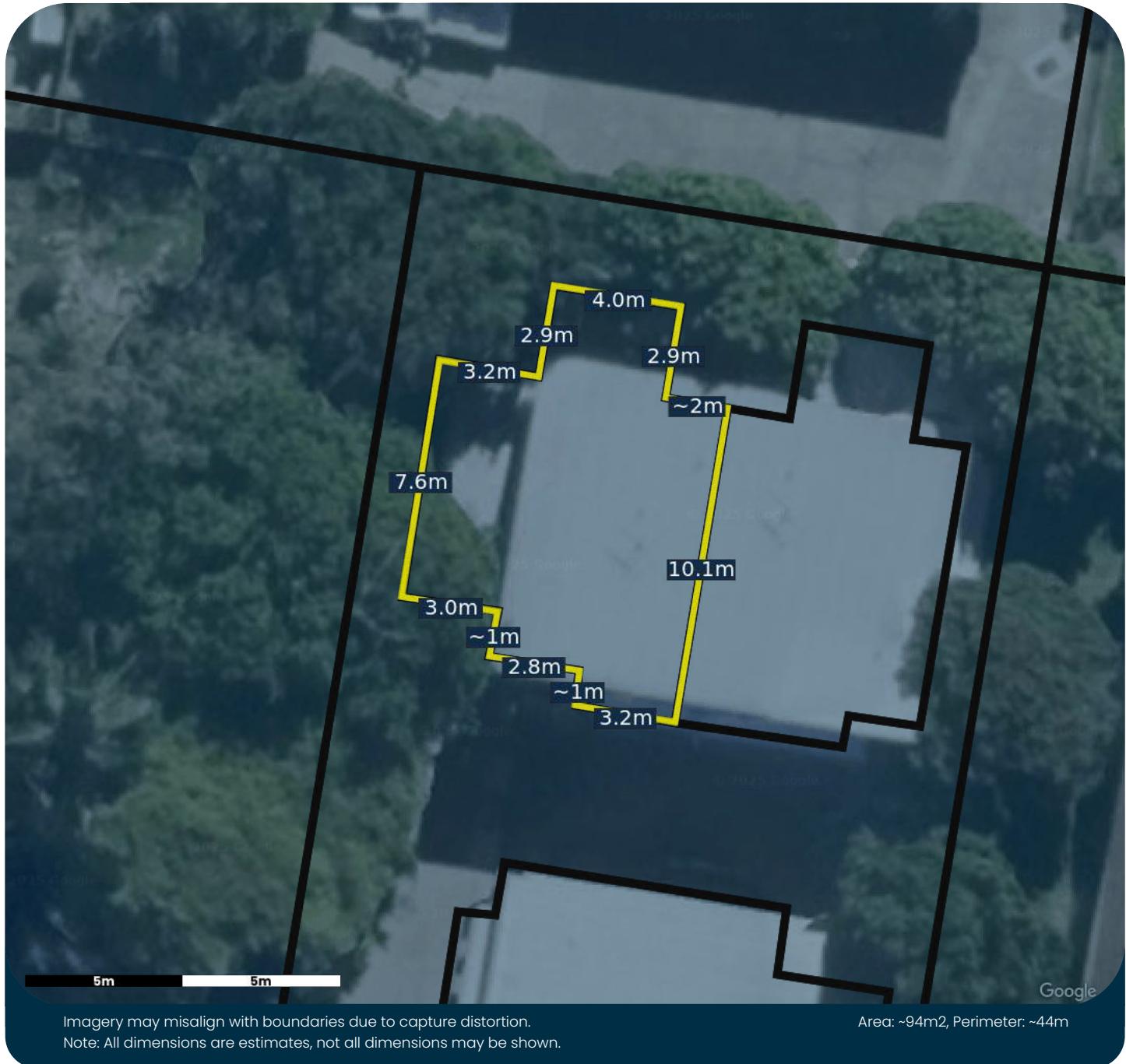
LEGEND

■ Selected Property

● Bus Stop

Boundary

View your property boundaries



LEGEND

- Selected Property

DISCLAIMER

This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd makes no representations or warranties about the accuracy, currency, completeness, or suitability of the information provided.

Information displayed in this report may be derived from third-party data modelling, automated algorithms, and publicly available or licensed third-party datasets. All data is subject to change without notice and may not reflect recent developments, site-specific conditions, or council-approved amendments. Due to the limitations of digital mapping, imagery distortion, and third-party data dependencies, all spatial data, infrastructure locations, distances, and risk indicators are indicative only.

This report does not constitute legal, financial, planning, or building advice, and must not be relied upon as a substitute for independent professional advice. Readers should conduct their own enquiries and seek qualified advice from a solicitor, town planner, surveyor, certifier, or relevant authority before making decisions or relying on this information.

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By accessing this report, you acknowledge and accept the above terms and assume full responsibility for verifying all information independently prior to undertaking any development, renovation, or transaction.

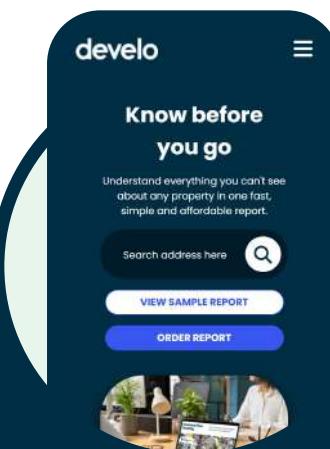
WHO ELSE COULD USE THIS REPORT

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

YOUR DIGITAL COPY



b5db66



Ordering your property report has never been easier.

develo.com.au



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

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

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

Transaction ID: 51101208 EMR Site Id: 08 January 2026

Cheque Number:

Client Reference:

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

Lot: 9 Plan: SP210256
9/50 FERNDALE ST
ANNERLEY

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority



Urban Utilities

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

QUUR44_A4B/E-1/S-1/I-1/
REBECCA LOUISE COCCIOLA
9/50 FERNDALE ST
ANNERLEY QLD 4103

Customer reference number	10 1100 3633 0000 1
Bill number	1100 3633 21
Date issued	12/11/2025
Total due	\$242.96
Current charges due date	18/12/2025

Property Location: EQUA 9
50 FERNDALE STREET
ANNERLEY 4103

Your water usage

Water usage (kL)	30.90
Days charged	80

Average daily water usage (litres)

Current period	386
Same period last year	343

Account Summary

Period 19/08/2025 - 06/11/2025

Your Last Account

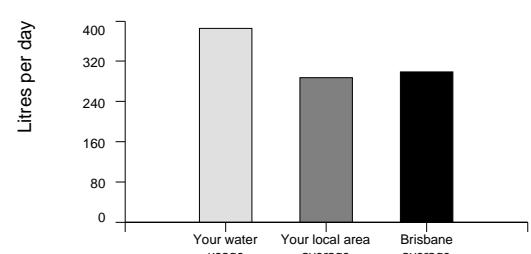
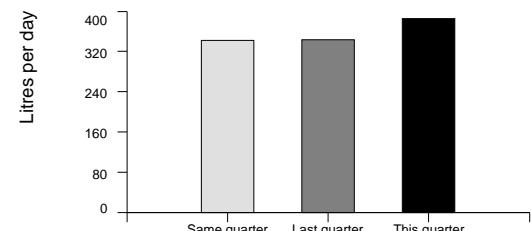
Amount Billed	\$392.18
Amount Paid	\$255.00CR

Your Current Account

Balance	\$108.42CR
Current Charges	\$351.38

Total Due	\$242.96
------------------	-----------------

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.



IS YOUR HOME READY FOR RAIN, HAIL OR HEATWAVES?

*See your copy
of Pipeline for more*

BS0120



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.

Payment options



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 19/08/2025 - 06/11/2025 (80 days)

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
CBP1600057	19/08/2025	12491		
	07/11/2025	12800	309kL	
Boundary Meter		Your share percentage is 10.000000	Your share of usage is 30.90	

Water Usage

State bulk water price

State Bulk Water Charge 2025/26	30.90kL @ \$3.517000/kL	\$108.67
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Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	30.90kL @ \$0.981000/kL	\$30.31
	Subtotal	\$138.98

Water Services

Urban Utilities water service charge

Water service charge 2025/26	80 days	\$55.52
	Subtotal	\$55.52

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2025/26	80 days	\$156.88
	Subtotal	\$156.88

Water usage **\$138.98**

Water services **\$55.52**

Sewerage services **\$156.88**

Your total charges 19/08/2025 - 06/11/2025 **\$351.38**

Customer ref. no.

10 1100 3633 0000 1

EQUA 9
50 FERNDALE STREET
ANNERLEY 4103



Your usage was
30.90 kilolitres.

That's an average of 386
litres per day.



WE'RE WORKING HARD TO
**GET SET FOR
Summer!**
Heat and rain can
impact the water and
wastewater networks, but
we work 24/7 to prepare.

SEE WHAT WE'RE DOING:



INTERPRETER SERVICE 13 14 50

当您需要口译员时, 请致电 13 14 50。
اتصل على رقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.

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

Water and Sewerage Account
In Person / Mail Payment Advice
Name: REBECCA LOUISE
COCCIOLA



Biller Code: 112144
Ref: 10 1100 3633 0000 1



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

Commonwealth Bank



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

Date	/	/
Cash		
Teller Stamp & Initials		
Cheques		
Total Due	\$	242.96



Current charges due date

18/12/2025



*4001 101100363300001



Trans Code

User ID

Customer Reference No.

831

066840

101100363300001

\$

242.96



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Mailing Code EMAIL
Property Location 9/50 FERNDALE ST
Issue Date ANNERLEY
6 Jan 2026



500010496074888/E-1/S-1/I-1/H-16

MS REBECCA L COCCIOLA
EQUA
9/50 FERNDALE ST
ANNERLEY QLD 4103

Bill number
5000 1049 6074 888

Bill number including donation
5800 1049 6074 888

Enquiries

(07) 3403 8888
24 hours 7 days

Account Period
1 Jan 2026 - 31 Mar 2026

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

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

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

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

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



LORD MAYOR'S
CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date.

Full payment by the Due Date includes Discount and/or Rounding (where applicable).

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

Nett Amount Payable

\$86.35

Due Date

5 Feb 2026

Summary of Charges

Opening Balance	361.75	CR
Brisbane City Council Rates & Charges	400.20	
State Government Charges	62.90	

Gross Amount	101.35
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Discount and/or Rounding (where applicable)	15.00	CR
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Nett Amount Payable	86.35
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Optional Lord Mayor's Charitable Trust donation received by the Due Date	101.35
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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 580010496074888

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010496074888

Pay using your smartphone



MS REBECCA L COCCIOLA

Due Date

5 Feb 2026

Gross Amount

50

\$101.35

Nett Amount

\$86.35

<0000008635>

<004440>

<500010496074888>

>

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



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 necesitará 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	MS REBECCA L COCCIOLA	
Property Location	9/50 FERNDALE ST ANNERLEY	
Real Property Description	L.9 SP.210256 PAR Y'PILLY 10/100	
Valuation effective from	1 Jul 2023	\$210,000
	1 Jul 2024	\$210,000
	1 Jul 2025	\$220,000
Average Rateable Valuation (A R V)		\$213,333
Account Details	Account Number	5000 0000 4722 670

Opening Balance

Closing Balance Of Last Bill	228.25
Payment Received - 01-Oct-2025	215.00 CR
Payment Received - 15-Oct-2025	60.00 CR
Payment Received - 29-Oct-2025	60.00 CR
Payment Received - 12-Nov-2025	60.00 CR
Payment Received - 26-Nov-2025	60.00 CR
Payment Received - 10-Dec-2025	60.00 CR
Payment Received - 26-Dec-2025	60.00 CR
Discount/Rounding Allowed	15.00 CR
Total	361.75 CR

Period: 1 Jan 2026 - 31 Mar 2026

Brisbane City Council Rates & Charges

General Rates - Category 10 (Annually 0.2661 Cents In The A R V \$) @ Parity Factor (P/F) 1.000000	249.67
Waste Utility Charge - 1 Charge(S) @ \$128.24 Qtr	128.24
Bushland Preservation Levy Category 10 (Annual 0.0098 Cents In The A R V \$) @ P/F 1.000000	9.18
Environmental Mgt Compliance Levy Category 10 (Annual 0.014 Cents In The A R V \$) @ P/F 1.000000	13.11

Total **400.20**

State Government Charges

Emergency Management Levy - Group 2	62.90
Total	62.90

Other Information

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

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

Look up and Live - 52058590



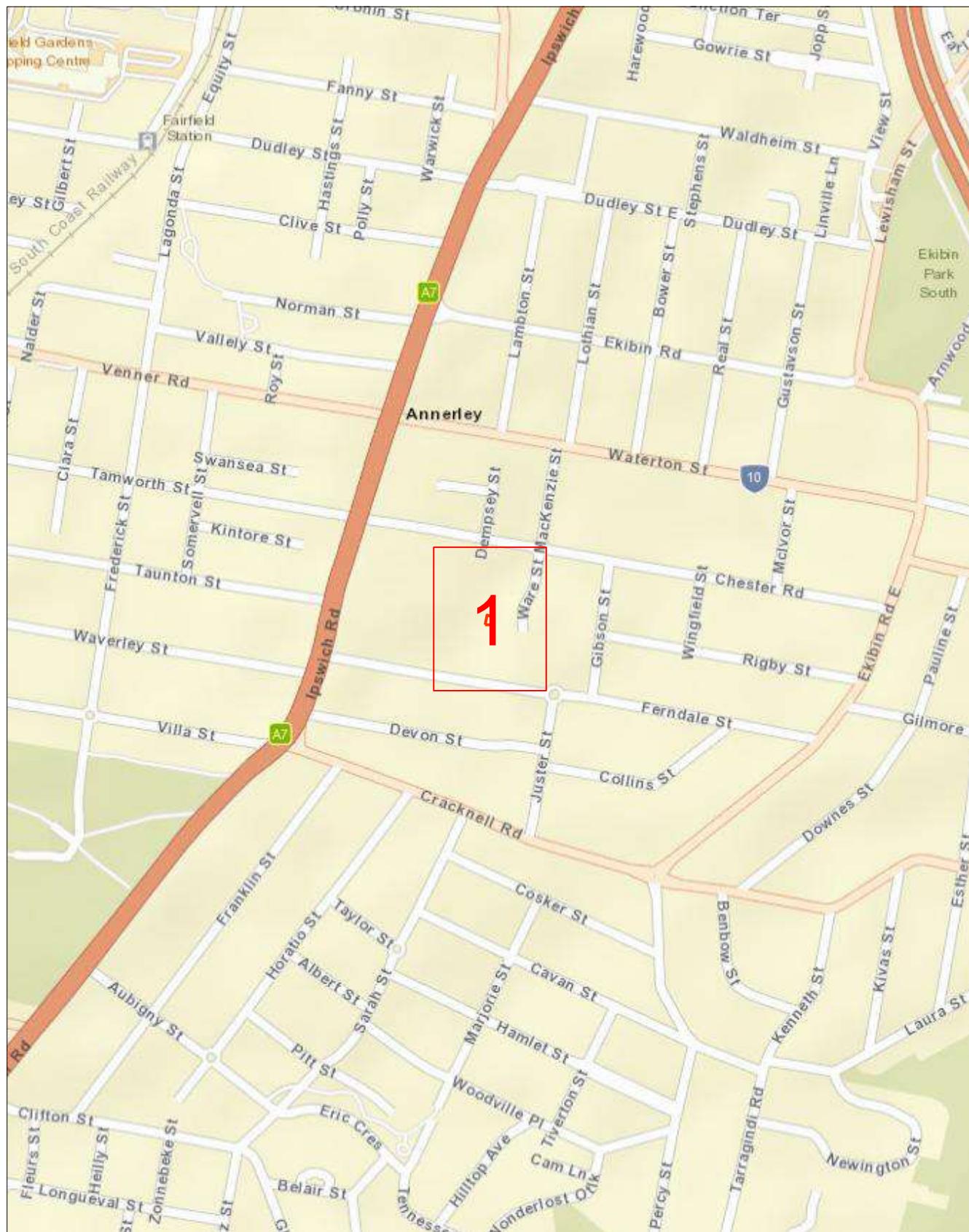
Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS, Maxar

1 : 141

Network Device	Poles	Network TR	Network LV	Network SWER
Pillar	●	—	—	Overhead
Substation	□	—	—	Overhead
		—	—	Underground
		—	—	Underground
		•	•	Submarine
		•	•	Submarine

Network HV	Overhead	Underground	Underground	Underground
Overhead	—	—	—	—
Underground	—	—	—	—
Submarine	•	•	•	•

Network Other	LUAL_Exclusion_Zone_Feature_Public	LUAL_NoData_Public
Overhead	—	—
Underground	—	—
Submarine	•	•



Scale 1: 6000

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



Enquiry Area

Map Key Area





Scale 1: 700

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



Enquiry Area

Map Key Area



Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

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

PIPE LEGEND: SPECIAL DESIGNATION

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

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

BoK Back of kerb

C Depth of cover

CP Cathodic protection

FoK Front of kerb

NTI Not tied in

ABBREVIATION

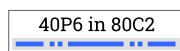
Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service^	
Gas connected property		CP rectifier terminal			

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

PIPE CODE AND MATERIAL

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

INTERPRETATION EXAMPLE



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

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



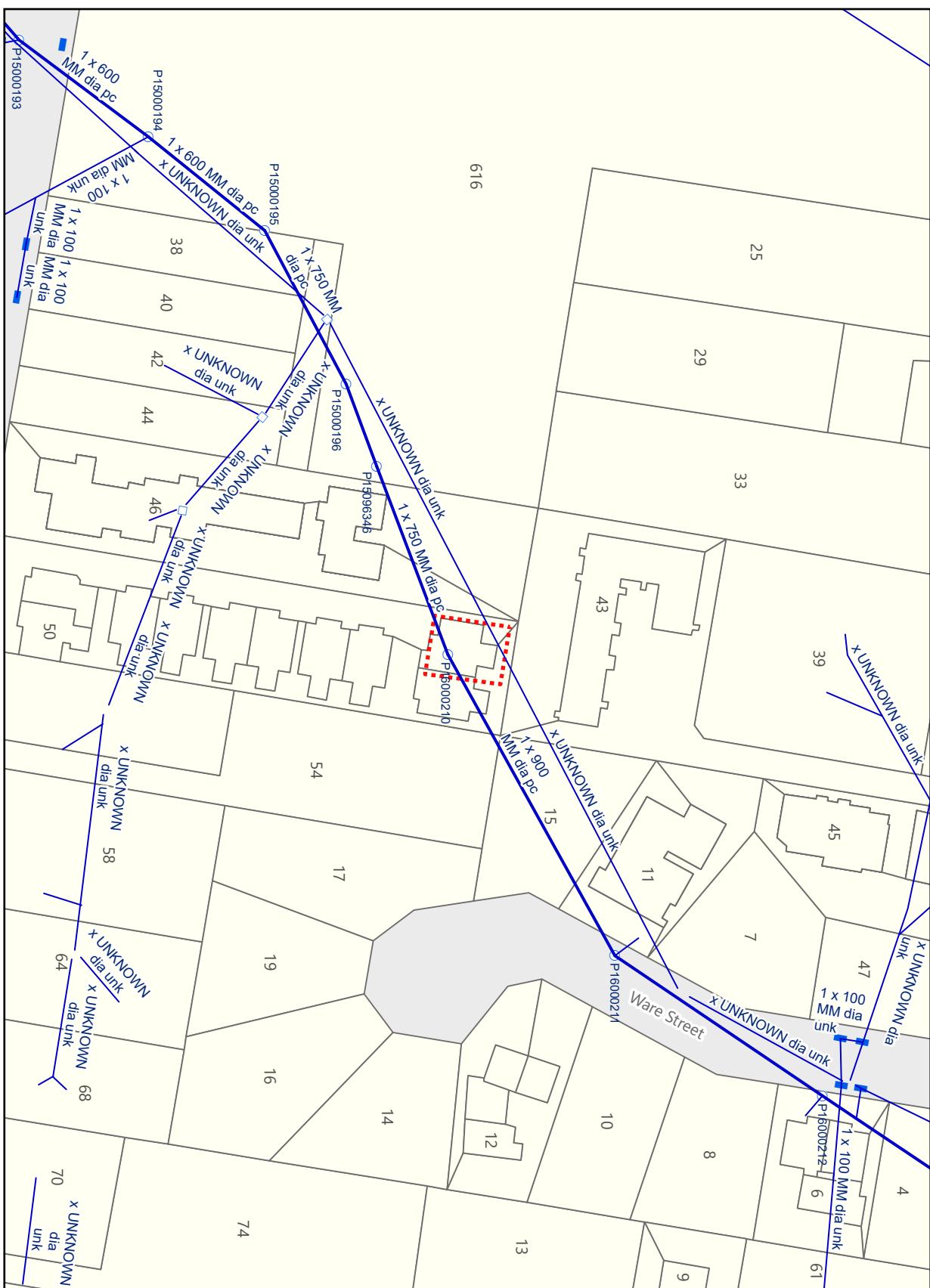
Medium pressure, 63 mm steel

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



Job # 52058590
Seq # 266371530

Provider: Brisbane City Council
Telephone: (07) 3403 8888



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:
Cadastral 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.

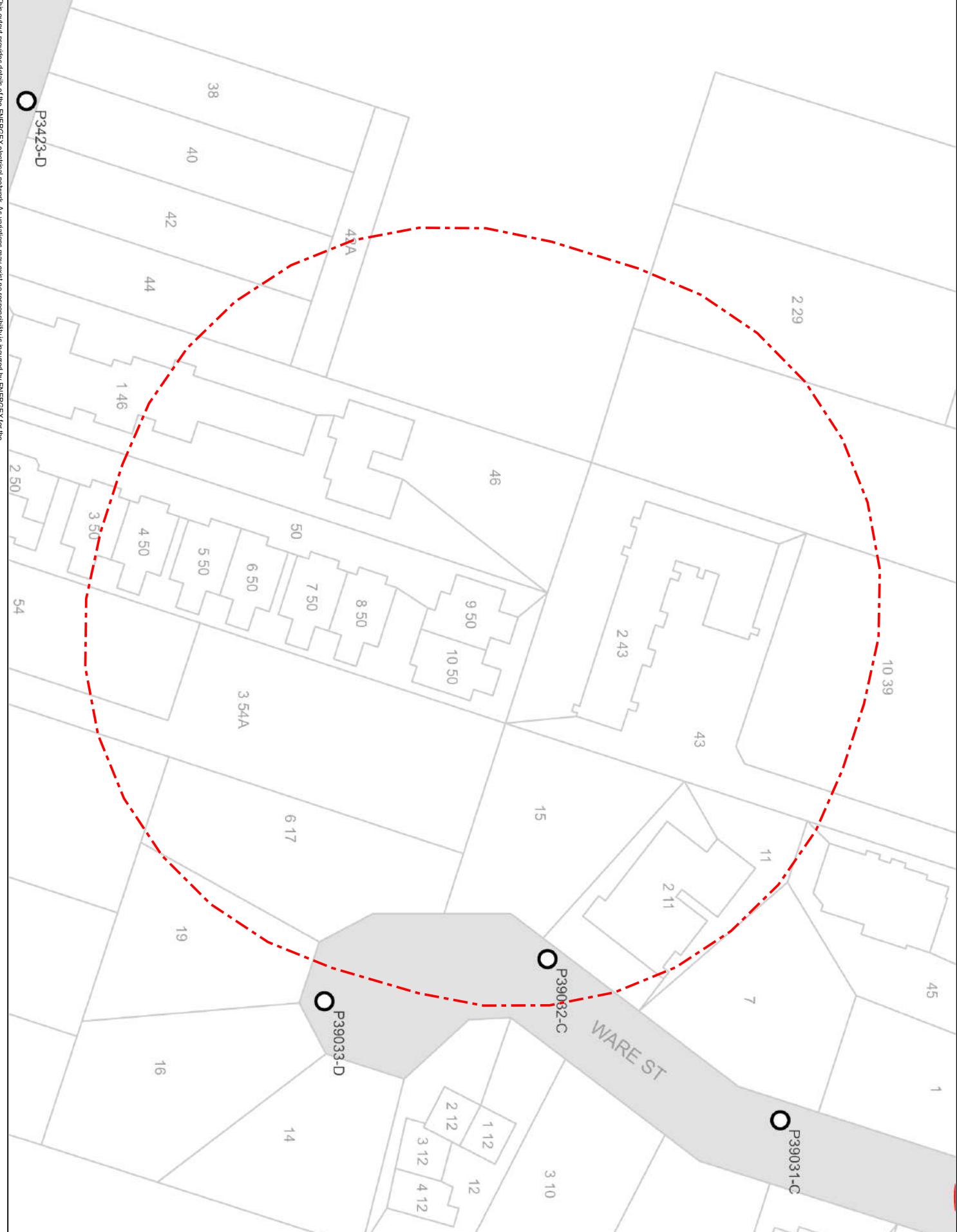
In an emergency contact Brisbane City Council on 07 3403 8888
08/01/26 (valid for 30 days)

0 10 20 40
m

Scale 1:1,000

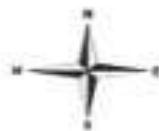


Plans generated by
SmarterWX™ Automate



AS5488 Category "D" Plan

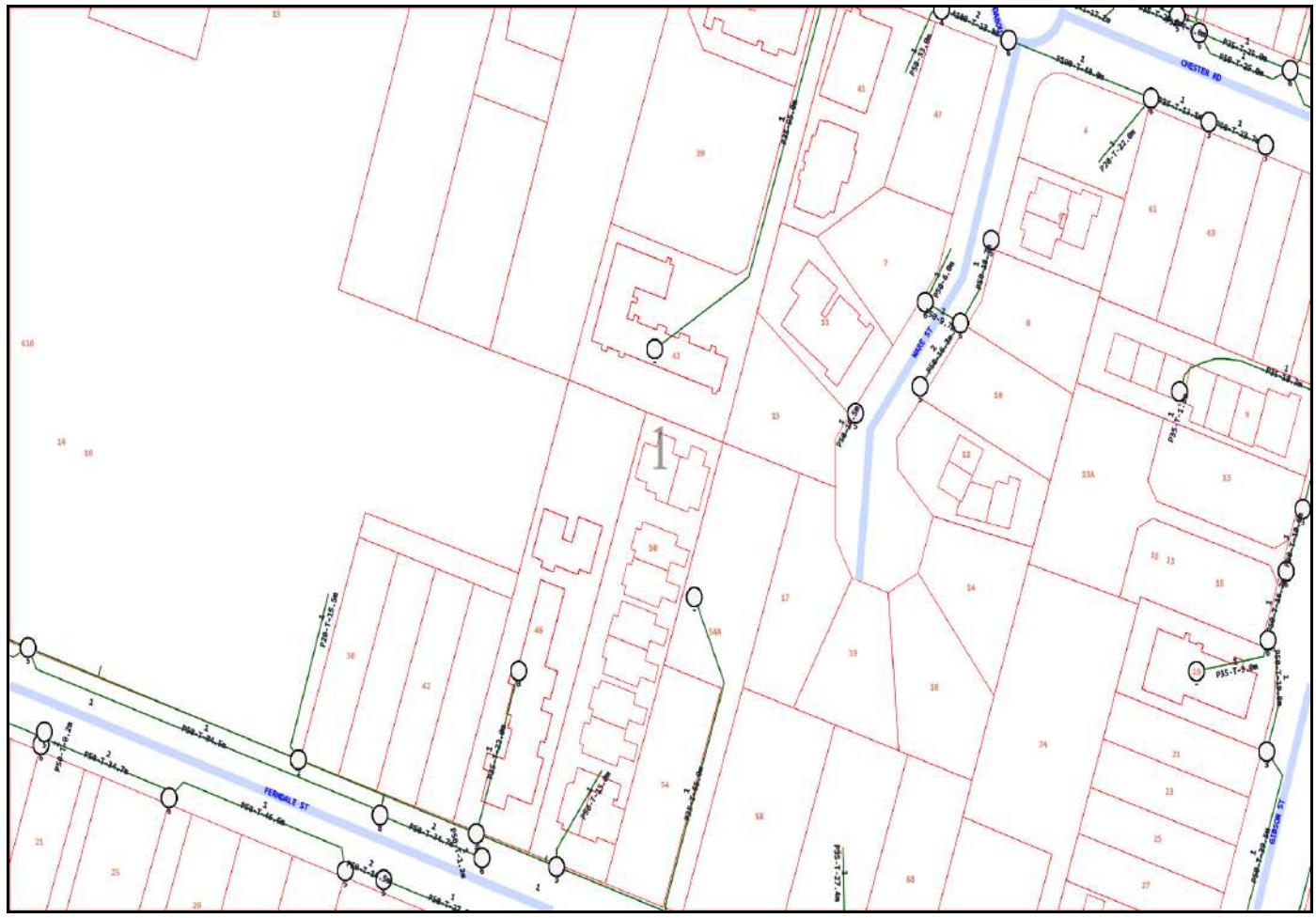




LEGEND



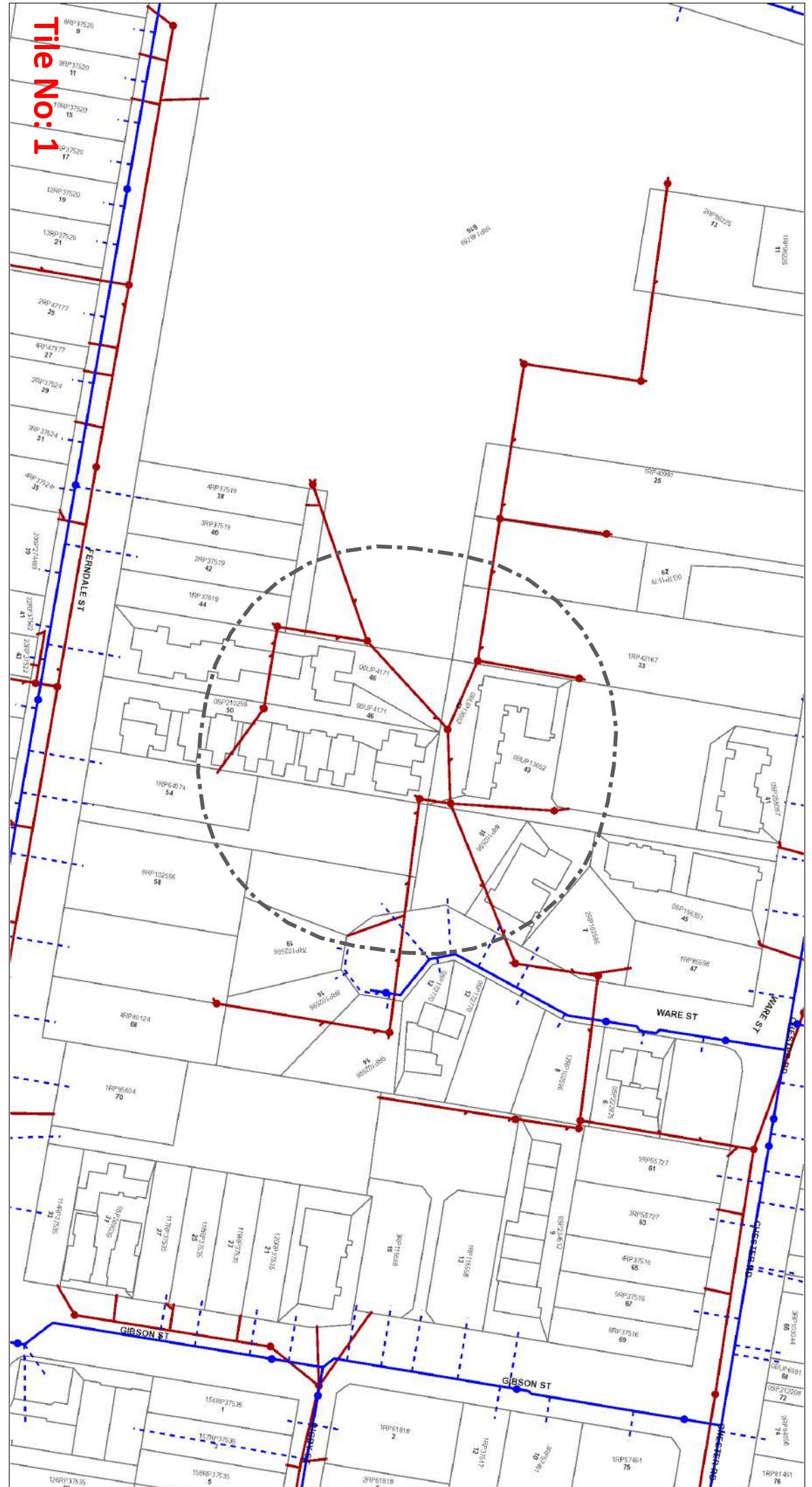
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) 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	



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



<p>Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure</p> <p>BYDA Reference No: 266371531</p> <p>Date BYDA Ref Received: 08/01/2026 Date BYDA Job to Commence: 08/01/2026 Date BYDA Map Produced: 07/01/2026</p> <p>Map Scale 1:1000</p> <p>This Map is valid for 30 days</p> <p>Produced By: Urban Utilities</p>	
<p>Sewer</p> <ul style="list-style-type: none"> Major Infrastructure Network Pipelines Network Structures <p>Water</p> <ul style="list-style-type: none"> Major Infrastructure Network Pipelines Network Structures <p>Recycled Water</p> <ul style="list-style-type: none"> Major Infrastructure Network Pipelines Network Structures 	<p>While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor Coorparoo Council 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 this plan response.</p> <p>If 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 warranty of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.</p> <p>Urban Utilities has 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 contained in the plans.</p> <p>This plan should be confirmed on site by the relevant authority.</p> <p>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 third party data, you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability or negligence for any loss, damage or cost (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or used in breach of the privacy laws. © State of Queensland (Department of Natural Resources and Mines) [2020]</p> <p>For further information, please call Urban Utilities on 13 26 57 (8am-5pm weekdays); faults and emergencies 13 33 64 (24/7).</p> <p>www.urbutilities.com.au</p>



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 08/01/2026 14:00:50

Sequence Number: 266371534

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

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.

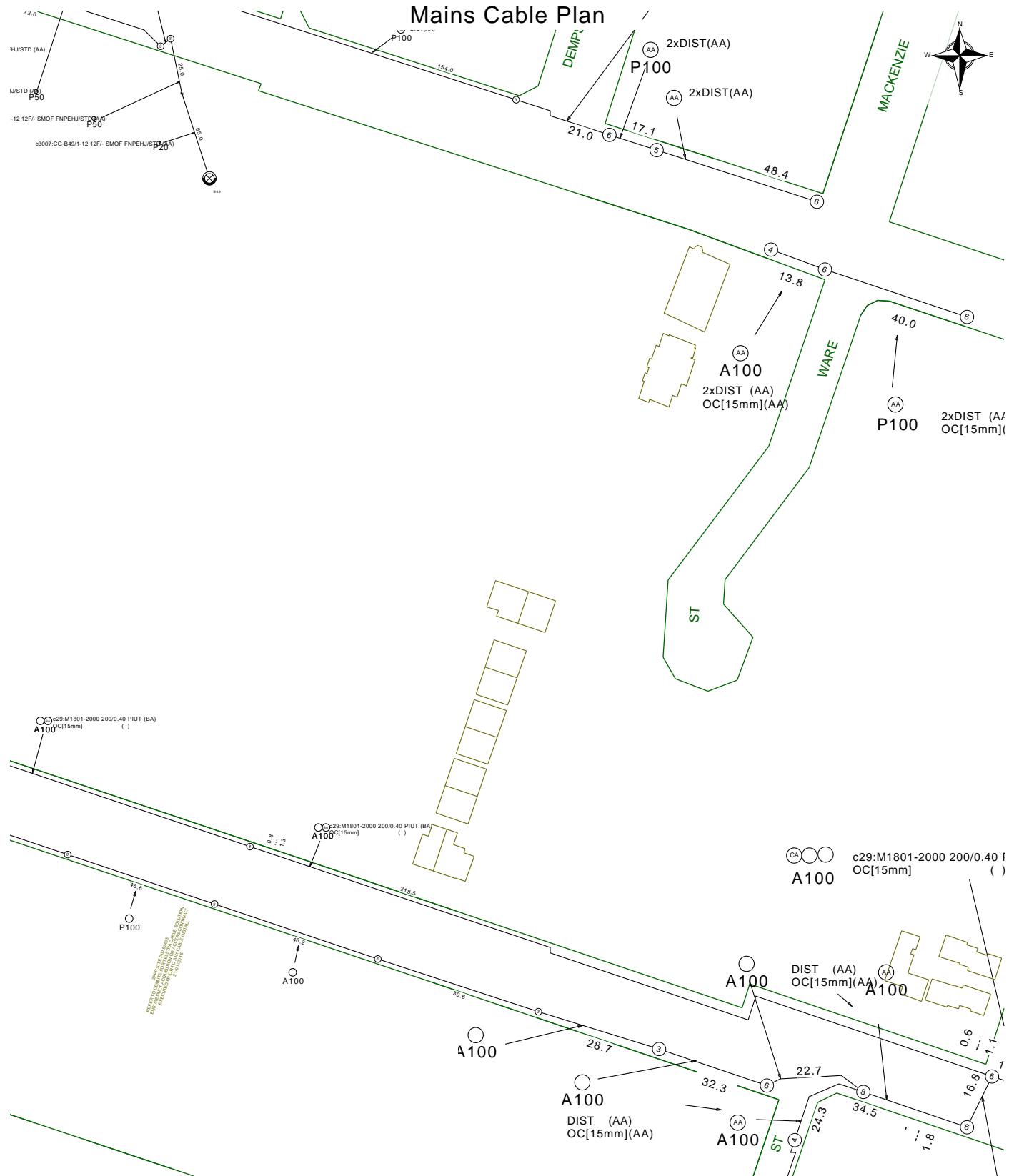
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not comment on individual assets, but the company can provide assistance to determine the feasibility of an inquiry.

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.

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.



	<p>Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 266371534</p> <p>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</p>
	<p>TELSTRA LIMITED A.C.N. 086 174 781</p>	
	<p>Generated On 08/01/2026 14:00:57</p>	

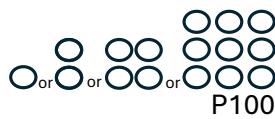
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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.

LEGEND



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



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)

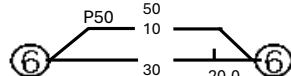


Multiple Square Conduit configurations 2,4,6 respectively
(attached text denotes conduit type and size)

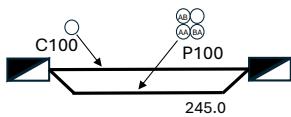
Some examples of conduit type and size:

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

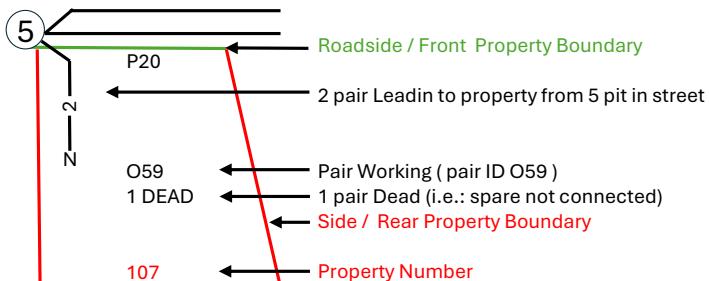
Some Examples of how to read Telstra Plans



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 the same route.



The 5 Ps of Safe Excavation

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

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

Statutory Encumbrances Overview

Property: UNIT 9 50 FERNDALE ST, ANNERLEY QLD 4103

This report details statutory encumbrances that directly impact the property.

1. APA Group Gas Networks

Statutory gas authority mapping does not identify any APA-owned gas pipelines, mains, or associated gas infrastructure located within the boundaries of the subject property. Accordingly, no statutory encumbrance arising from APA gas assets affects the land.

2. Brisbane City Council

Statutory mapping indicates the presence of Council-owned stormwater infrastructure within the property. Specifically, a stormwater drain traverses the site, forming part of the municipal drainage network. In addition, a stormwater maintenance hole is located within the property boundaries, providing access for inspection, operation, and maintenance of the stormwater system.

3. Energex QLD

Electricity network mapping does not show any Energex-owned electrical infrastructure, including poles, pillars, substations, or low-voltage or high-voltage cables, located within the property boundaries. No statutory encumbrance attributable to Energex assets is identified within the site.

4. NBN Co QLD

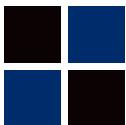
Telecommunications mapping does not identify any NBN infrastructure, including conduits, pits, cables, or facilities, within the property boundaries. No statutory encumbrance arising from NBN assets is present on the site.

5. Queensland Urban Utilities

Mapping for Queensland Urban Utilities indicates that there are no water or sewer assets located within the boundaries of the subject property. As such, no statutory encumbrances arising from Queensland Urban Utilities infrastructure affect the land.

6. Telstra QLD South East

Telstra mapping does not show any Telstra-owned telecommunications infrastructure located within the boundaries of the subject property. Accordingly, no statutory encumbrance associated with Telstra assets affects the land.



08 January 2026

EQUA CTS 39492
Not registered for GST

SEARCH X
GPO Box 2199
BRISBANE QLD 4001

Ref

Re	Lot	9	EQUA CTS 39492
Fee	114.10		Paid

This certificate contains the following information:

Name of the Scheme / Community Title Number / Lot Information / Financial Information pertaining to Lot.

IMPORTANT: This document has been provided in good faith and with all information provided to this office. We accept no liability for any claim due to information not provided to this office either by a previous owner or manager of the body corporate records.

Section 205(5) of the Act provides that the person obtaining this certificate may rely on it against the body corporate as conclusive evidence of the matters stated, except for errors reasonably apparent. The Body Corporate and Community Management Regulation provides that a new owner becomes jointly and severally liable for any contribution, instalment, penalty or other amount payable to the body corporate that is due but unpaid when they become the new owner.

Before settlement, please go to www.stratamax.com.au/cert and enter your Access ID provided to obtain any updates on the figures contained in the attached certificate.

Your access ID: 39492ADBC 1525486921.

A fee of \$44.00 applies for this service which is payable online. The above Access ID will expire one month from the date of this letter. If you wish to obtain an update directly from us, a fee will apply.

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 08/01/2026

Becoming an owner

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

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

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

How to get more information

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

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

Contacting the body corporate

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

Name and number of the community titles scheme

Equa

CTS No. 39492

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: **Shae Sweeney**

Phone: **07 3366 0600**

Company: **AD Body Corporate Management**

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

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **9**

Plan type and number: **SP210256**

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:

Standard

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

Yes

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

listed in the community management statement

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: **10**

Total contribution schedule lot entitlements for all lots: **100**

Interest schedule

Interest schedule lot entitlement for the lot: **10**

Total interest schedule lot entitlements for all lots: **100**

Statement of accounts

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

Owner contributions (levies)

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

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

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

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

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

Body corporate debts

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

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **9** for the current financial year: **\$ 2,200.00**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/12/24 to 28/02/25	01/12/24	500.00	500.00	29/10/24
01/03/25 to 31/05/25	01/03/25	500.00	500.00	28/01/25
01/06/25 to 31/08/25	01/06/25	600.00	600.00	28/04/25
01/09/25 to 30/11/25	01/09/25	600.00	600.00	29/07/25
01/12/25****28/02/26	01/12/25	550.00	550.00	31/10/25
01/03/26****31/05/26	01/03/26	550.00	550.00	

Amount overdue	(\$603.00)
Amount Unpaid including amounts billed not yet due	(\$603.00)

Sinking fund contributions

Total amount of contributions (before any discount) for lot **9** for the current financial year: **\$ 1,200.00**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/12/24 to 28/02/25	01/12/24	300.00	300.00	29/10/24
01/03/25 to 31/05/25	01/03/25	300.00	300.00	28/01/25
01/06/25 to 31/08/25	01/06/25	300.00	300.00	28/04/25
01/09/25 to 30/11/25	01/09/25	300.00	300.00	22/08/25
01/12/25****28/02/26	01/12/25	300.00	300.00	31/10/25
01/03/26****31/05/26	01/03/26	300.00	300.00	
Amount overdue				Nil
Amount Unpaid including amounts billed not yet due				Nil

Special contributions - Administrative Fund (IF ANY)

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

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

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid

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): **0.00** %

Due date	Amount due	Amount due if discount applied	Paid
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Amount overdue	Nil
Amount Unpaid including amounts billed not yet due	Nil

Other amounts payable by the lot owner

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

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	(\$603.00)
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due (\$603.00))	(\$603.00)

(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?

Yes - you can obtain a copy from the body corporate records

Current sinking fund balance (as at date of certificate): \$ 127,245.36

Improvements to common property the lot owner is responsible for

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

There are no authorised improvements to the common property that the owner is responsible for maintaining in good condition

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

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
WORKCOVER POLICY WorkCover QLD	WBA090107197		200.00	30/06/26	
BUILDING HUTCH UNDERWRITING	HRS11210703	5,297,250.00	9,344.95	01/12/26	See Policy
PUBLIC LIABILITY HUTCH UNDERWRITING	HRS11210703	20,000,000.00		01/12/26	See Policy
COMMON CONTENTS HUTCH UNDERWRITING	HRS11210703	52,972.00		01/12/26	See Policy
OFFICE BEARERS HUTCH UNDERWRITING	HRS11210703	1,000,000.00		01/12/26	See Policy
LOT OWNER'S FIXTURES HUTCH UNDERWRITING	HRS11210703	529,725.00		01/12/26	See Policy
VOLUNTARY WORKERS HUTCH UNDERWRITING	HRS11210703	\$200,000.00 / \$2,000.00		01/12/26	See Policy
FIDELITY GUARANTEE HUTCH UNDERWRITING	HRS11210703	100,000.00		01/12/26	See Policy
LOSS OF RENT HUTCH UNDERWRITING	HRS11210703	794,588.00		01/12/26	See Policy
GOV'T. AUDIT COSTS HUTCH UNDERWRITING	HRS11210703	25,000.00		01/12/26	See Policy

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
APPEAL EXPENSES HUTCH UNDERWRITING	HRS11210703	100,000.00		01/12/26	See Policy
BUILDING CATASTROPHE HUTCH UNDERWRITING	HRS11210703	1,589,175.00		01/12/26	See Policy
FLOOD HUTCH UNDERWRITING	HRS11210703	Insured		01/12/26	See Policy
LEGAL EXPENSES HUTCH UNDERWRITING	HRS11210703	50,000.00		01/12/26	See Policy
CYBER HUTCH UNDERWRITING	HRS11210703	10,000.00		01/12/26	See Policy

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.

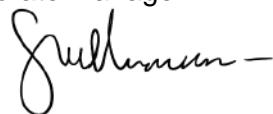
Body corporate authority

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

Name/s AD Body Corporate Management

Positions/s held Body Corporate Manager

Date 08/01/2026



Signature/s _____

Copies of documents given with this certificate:

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

Equa CTS 39492

50 Ferndale Street Annerley Qld 4103

BALANCE SHEET

AS AT 08 JANUARY 2026

	ACTUAL	ACTUAL
	08/01/2026	30/11/2025
<u>OWNERS' FUNDS</u>		
Administrative Fund	(7,424.05)	(2,362.25)
Sinking Fund	127,245.36	124,245.36
<u>TOTAL</u>	<u>\$ 119,821.31</u>	<u>\$ 121,883.11</u>

THESE FUNDS ARE REPRESENTED BY

CURRENT ASSETS

Cash At Bank	96,752.04	103,103.84
Levies In Arrears	850.00	0.00
Other Arrears	38.50	0.00
Boq 23362311	23,664.27	23,664.27
Prepaid Expenses	0.00	200.00
<u>TOTAL ASSETS</u>	<u>121,304.81</u>	<u>126,968.11</u>

LIABILITIES

Accrued Expenses	0.00	532.00
Levies In Advance	1,483.50	4,553.00
<u>TOTAL LIABILITIES</u>	<u>1,483.50</u>	<u>5,085.00</u>

NET ASSETS

\$ 119,821.31 **\$ 121,883.11**

Equa CTS 39492

50 Ferndale Street Annerley Qld 4103

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2025 TO 08 JANUARY 2026

ACTUAL	BUDGET	ACTUAL
01/12/25-08/01/26	01/12/25-30/11/26	01/12/24-30/11/25

ADMINISTRATIVE FUND

INCOME

Levies - Administrative Fund	5,500.00	26,000.00	22,000.00
TOTAL ADMIN. FUND INCOME	5,500.00	26,000.00	22,000.00

EXPENDITURE - ADMIN. FUND

Archiving Fees	16.50	99.00	99.00
Audit Fees	(70.00)	0.00	829.00
Stratipay Trans/Svce	6.65	80.00	53.20
B C Admin - Contract Services	435.40	2,716.89	2,612.40
B C Admin - Other Services	135.30	1,600.00	1,993.46
Electricity	0.00	350.00	0.00
Fire Control Expenses	0.00	800.00	811.26
Income Tax	0.00	160.00	161.76
Income Tax Return Fee	0.00	176.00	176.00
Insurance	9,344.95	9,344.95	9,284.58
Insurance - Workcover	200.00	277.00	277.00
Maint. Report & Safety Audit	0.00	900.00	900.00
Meetings	0.00	99.00	665.50
Pest Control	0.00	311.00	300.00
Disbursement Fee	167.20	1,064.52	1,003.20
Rep & Maint - Electrical	0.00	220.00	0.00
Rep & Maint - Gardens& Grounds	280.00	3,500.00	3,320.00
Stratamax Fee	45.80	275.00	274.80
Work Order Fees	0.00	550.00	1,023.00
TOTAL ADMIN. EXPENDITURE	10,561.80	22,523.36	23,784.16

SURPLUS / (DEFICIT)

Opening Admin. Balance	\$ (5,061.80)	\$ 3,476.64	\$ (1,784.16)
ADMINISTRATIVE FUND BALANCE	\$ (2,362.25)	(2,362.25)	(578.09)
	\$ (7,424.05)	\$ 1,114.39	\$ (2,362.25)

Equa CTS 39492

50 Ferndale Street Annerley Qld 4103

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2025 TO 08 JANUARY 2026

ACTUAL	BUDGET	ACTUAL
01/12/25-08/01/26	01/12/25-30/11/26	01/12/24-30/11/25

SINKING FUND

INCOME

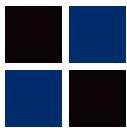
Levies - Sinking Fund	3,000.00	12,000.00	12,000.00
Interest Received	0.00	0.00	408.91
TOTAL SINKING FUND INCOME	3,000.00	12,000.00	12,408.91

EXPENDITURE - SINKING FUND

Rep & Maint - Building	0.00	5,500.00	2,068.00
Rep & Maint - Roof	0.00	4,100.00	715.00
Painting - External	0.00	113,100.00	0.00
Clean Gutters	0.00	1,100.00	0.00
Fire Control Expenses	0.00	0.00	601.70
TOTAL SINK. FUND EXPENDITURE	0.00	123,800.00	3,384.70

SURPLUS / (DEFICIT)

Opening Sinking Fund Balance	\$ 3,000.00	\$ (111,800.00)	\$ 9,024.21
SINKING FUND BALANCE	\$ 124,245.36	\$ 124,245.36	\$ 115,221.15



EQUA CTS 39492

ABN 20 217 618 160

STATEMENT

SEARCH X
GPO Box 2199
BRISBANE QLD 4001

Transfer Date:
11/01/21

Statement Period			
01 Dec 24 to 08 Jan 26			
A/c No	9	Lot No	9
Page Number	1	Unit No	9

Last Certificate Issued: 28/01/21

Date	Type	Details	Reference	Debit	Credit	Balance
01/12/24	Administrative Fund	Brought forward				-1,373.00
01/12/24	Sinking Fund	01/12/24 to 28/02/25	I0001348	500.00		-873.00
13/12/24	Receipt	01/12/24 to 28/02/25	I0001358	300.00		-573.00
19/12/24	Other	Administrative Fund	R0000717		150.00	-723.00
30/12/24	Receipt	EGM Meetings	M0000087	110.00		-613.00
30/12/24	Receipt	Administrative Fund	R0000719		40.00	-653.00
10/01/25	Receipt	Other	RA000719		110.00	-763.00
24/01/25	Receipt	Administrative Fund	R0000720		150.00	-913.00
28/01/25	Administrative Fund	Administrative Fund	R0000721		150.00	-1,063.00
28/01/25	Sinking Fund	01/03/25 to 31/05/25	I0001368	500.00		-563.00
06/02/25	Receipt	01/03/25 to 31/05/25	I0001378	300.00		-263.00
21/02/25	Receipt	Administrative Fund	R0000725		100.00	-363.00
07/03/25	Receipt	Administrative Fund	R0000729		150.00	-513.00
21/03/25	Receipt	Administrative Fund	R0000732		150.00	-663.00
03/04/25	Receipt	Administrative Fund	R0000734		150.00	-813.00
16/04/25	Receipt	Administrative Fund	R0000735		150.00	-963.00
28/04/25	Receipt	Administrative Fund	R0000736		150.00	-1,113.00
	Administrative Fund	01/06/25 to 31/08/25	I0001388	600.00		-513.00

More details on next page...

\$4,360.00 \$4,963.00 (\$603.00)

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: (\$603.00)
0.00	0.00	0.00	0.00	-603.00	Date Paid Amount Paid

Payment Options

	Tel: 1300 552 311 Ref: 1336 5531 8	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1336 5531 8	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratipay.com/ddr Ref: 1336 5531 8	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratipay.com/ddr to register *Credit card charges apply.	
	Biller Code: 74625 Ref: 1336 5531 8	BPAY: Contact your participating financial institution to make a payment from your cheque or savings account using BPAY. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 1336 5531 8	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1336 5531 8	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1336 5531 8 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratipay.com or by calling 1300 135 610 or email info@stratipay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



StrataPay Reference

1336 5531 8

Amount

\$0.00

Due Date

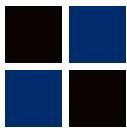
08 Jan 26

AD BODY CORP MANAGEMENT P/L
39492/0210009 Lot 9/9

SEARCH X
GPO Box 2199
BRISBANE QLD 4001



*3599 133655318



EQUA CTS 39492

ABN 20 217 618 160

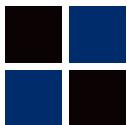
STATEMENT

SEARCH X	Statement Period
01 Dec 24 to 08 Jan 26	

A/c No	9	Lot No	9
Page Number		2	

Last Certificate Issued: 28/01/21 Transfer Date: 11/01/21

Date	Type	Details	Reference	Debit	Credit	Balance
28/04/25	Sinking Fund	01/06/25 to 31/08/25	I0001398	\$300.00		(\$213.00)
16/05/25	Receipt	Administrative Fund	R0000742		\$100.00	(\$313.00)
13/06/25	Receipt	Administrative Fund	R0000748		\$100.00	(\$413.00)
11/07/25	Receipt	Administrative Fund	R0000749		\$100.00	(\$513.00)
25/07/25	Receipt	Administrative Fund	R0000750		\$100.00	(\$613.00)
29/07/25	Administrative Fund	01/09/25 to 30/11/25	I0001408	\$600.00		(\$13.00)
29/07/25	Sinking Fund	01/09/25 to 30/11/25	I0001418	\$300.00		\$287.00
08/08/25	Receipt	Sinking Fund	R0000753		\$150.00	\$137.00
22/08/25	Receipt	Administrative Fund	R0000757		\$13.00	\$124.00
22/08/25	Receipt	Sinking Fund	RA000757		\$137.00	(\$13.00)
05/09/25	Receipt	Administrative Fund	R0000762		\$150.00	(\$163.00)
17/10/25	Receipt	Administrative Fund	R0000763		\$150.00	(\$313.00)
28/10/25	Administrative Fund	01/12/25 to 28/02/26	I0001428	\$550.00		\$237.00
28/10/25	Sinking Fund	01/12/25 to 28/02/26	I0001438	\$300.00		\$537.00
31/10/25	Receipt	Administrative Fund	R0000764		\$240.00	\$297.00
31/10/25	Receipt	Sinking Fund	RA000764		\$300.00	(\$3.00)
14/11/25	Receipt	Administrative Fund	R0000768		\$150.00	(\$153.00)
28/11/25	Receipt	Administrative Fund	R0000770		\$150.00	(\$303.00)
12/12/25	Receipt	Administrative Fund	R0000772		\$150.00	(\$453.00)
30/12/25	Receipt	Administrative Fund	R0000776		\$150.00	(\$603.00)
				\$4,360.00	\$4,963.00	(\$603.00)



EQUA CTS 39492

INSURANCE DETAILS

08 January 2026

Type	Insurer	Policy No	Sum Insured	Due Date
WORKCOVER POLICY	Workcover Qld	WBA090107197		30/06/26
BUILDING	Hutch Underwriting	HRS11210703	\$5,297,250.00	01/12/26
PUBLIC LIABILITY	Hutch Underwriting	HRS11210703	\$20,000,000.00	01/12/26
COMMON CONTENTS	Hutch Underwriting	HRS11210703	\$52,972.00	01/12/26
OFFICE BEARERS	Hutch Underwriting	HRS11210703	\$1,000,000.00	01/12/26
LOT OWNER'S FIXTURES	Hutch Underwriting	HRS11210703	\$529,725.00	01/12/26
VOLUNTARY WORKERS	Hutch Underwriting	HRS11210703	\$200,000.00 / \$2,000.00	01/12/26
FIDELITY GUARANTEE	Hutch Underwriting	HRS11210703	\$100,000.00	01/12/26
LOSS OF RENT	Hutch Underwriting	HRS11210703	\$794,588.00	01/12/26
GOV'T. AUDIT COSTS	Hutch Underwriting	HRS11210703	\$25,000.00	01/12/26
APPEAL EXPENSES	Hutch Underwriting	HRS11210703	\$100,000.00	01/12/26
BUILDING CATASTROPHE	Hutch Underwriting	HRS11210703	\$1,589,175.00	01/12/26
FLOOD	Hutch Underwriting	HRS11210703	Insured	01/12/26
LEGAL EXPENSES	Hutch Underwriting	HRS11210703	\$50,000.00	01/12/26
CYBER	Hutch Underwriting	HRS11210703	\$10,000.00	01/12/26

IMPORTANT INFORMATION FOR BUYERS

You are strongly advised to read all the information provided to you by the seller and obtain independent professional legal advice before signing a contract.

The property to which this certificate relates, is part of a Community Titles Scheme regulated under the *Body Corporate and Community Management Act 1997*. Owning a lot (for example, a unit, apartment or townhouse) in a Community Titles Scheme comes with different rights and obligations to those associated with owning a property that is not part of a Community Titles Scheme. This statement contains important information about owning a lot in a Community Titles Scheme, as well as information specific to the lot you are considering buying.

You may rely on this certificate in a claim against the body corporate as conclusive evidence of matters stated in the certificate (other than to the extent to which the certificate contains an error that is reasonably apparent).

MEMBERSHIP OF BODY CORPORATE

Upon becoming the owner of a lot in a Community Titles Scheme, you will:

- Automatically become a member of the body corporate for the scheme and can take part in the management of the scheme;
- Have to pay contributions towards the body corporate's expenses in managing the scheme;
- Have to comply with the body corporate by-laws.
- You must notify the body corporate via a Form 8 that you have become the owner of a lot in the scheme within 1 month.

WARNINGS

- This statement does not include information about –
 - Flooding history
 - Structural soundness of the building or pest infestation
 - Current or historical use of the property
 - Current or historical use of the property
 - Current or past building 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
- You are encouraged to make your own enquiries about these matters prior to signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.
- No warranty is given that the use of the land is legal. Further information about land use, transport, sewerage and drainage infrastructure, vegetation and flooding may be available from local government.
- If the property is part of a Community Title Scheme, it may be subject to have the benefit of statutory easements under the *Land Titles Act 1994*, which are not required to be disclosed.

SELLER STATEMENTS

Under the Body Corporate and Community Management Act 1997, certain warranties about some aspects of the Community Titles Scheme are implied in a contract for the sale of a lot. If you discover a breach of a warranty before settlement, you may have a right to terminate the contract. The warranties are:

- At the date of the contract there are no latent or patent defects in the common property or the body corporate assets (other than defects arising through fair wear and tear or disclosed in the contract) known to the seller or disclosed in the body corporate records;
- At the date of the contract, there are no actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses (other than disclosure in the contract) known to the seller or disclosed in the body corporate records;

- At completion of the contract, there are no circumstances known to the seller in relation to the affairs of the body corporate likely to materially prejudice the buyer;
- To the seller's knowledge, there are no other unregistered or statutory easements, covenants or encumbrances affecting the property that will not be released at settlement other than those disclosed with this statement;
- The seller states that written notice is not required under the *Environmental Protection Act 1994*, section 347, 362 or 408, unless notice is given with this statement;
- The seller states that there are no tree orders or applications under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property unless notice is given with this statement;
- The seller states that no building work has been carried out by an unlicensed person in the last six years unless a notice under the *Queensland Building and Construction Commission Act 1991*, section 47 is given with this statement;
- No warranties are given about the structural soundness of the building/s or improvements on the property. It is recommended that a buyer engage a licensed building inspector to inspect the building and provide a report;
- If the property is a commercial office building of more than 1000m² a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register;
- To the seller's knowledge, there are no current orders, notices or transport infrastructure proposals affecting the land issued by a State or local government or other relevant authority that may affect the title to or use of the land after settlement, except as disclosed in this statement.

SHORT TERM LETTING IN COMMUNITY TITLES SCHEMES

The lawful use of a lot, including whether a lot can be used for short-term letting, is determined by the relevant local government under the applicable planning laws, instruments and documents. You may wish to seek advice from the relevant local government authority or your solicitor about the permitted lawful use of the lot, including whether the permitted lawful use may subsequently change.

It is possible that lots in the Community Titles Scheme are currently being used (or will in future be used) lawfully or unlawfully for short-term or transient accommodation (for example, by being advertised on AirBNB).

Relevant planning and development documents can be obtained from the relevant local government. 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.

OBTAINING FURTHER INFORMATION

You are strongly advised to conduct a search of the body corporate records for the Community Titles Scheme which the property you are buying is part of. A search of the body corporate records, including financial records and statements; minutes of body corporate general meetings and committee meetings; and correspondence sent and received by the body corporate, can provide important information about the scheme that is not included in this certificate, such as:

- Disputes relating to the Community Titles Scheme;
- The need for major body corporate expenditure in the future;
- Any legal action the body corporate may be involved in;
- Orders made against the body corporate, or in relation to the scheme, by a judicial or administrative authority.

To search the body corporate records, contact the person responsible for keeping the body corporate records.

GENERAL REQUEST

Duty Imprint

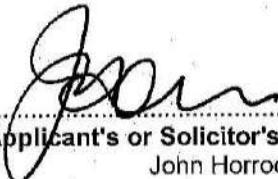
FORM 14 Version 4
Page 1 of 13

712128394

\$120.50

23/12/2008 10:19

BE 460

1. Nature of request	Lodger (Name, address, E-mail & phone number)			Lodger Code
Request to record first community management statement for Equa Community Titles Scheme	Horrocks Solicitors PO Box 15929 City East Brisbane 4002 Email: Ph: 30132300 Ref:			240
2. Lot on Plan Description	County	Parish	Title Reference	
Lot 2 RP 42125	Stanley	Yeerongpilly	11646153	
3. Registered Proprietor/State Lessee				
CBD Land Pty Ltd A.C.N. 099 341 714				
4. Interest				
fee simple				
5. Applicant				
CBD Land Pty Ltd A.C.N. 099 341 714				
6. Request	<p>I hereby request that: the First CMS deposited herewith be recorded as the community management statement for Equa community titles scheme and that PO Box 355 FORTITUDE VALLEY QLD 4006 be recorded as the address for service of the body corporate for the scheme</p>			
7. Execution by applicant	<div style="text-align: center;"> <p>23/12/08 Execution Date</p>  <p>Applicant's or Solicitor's Signature John Horrocks, Solicitor</p> <p>Note: A Solicitor is required to print full name if signing on behalf of the Applicant</p> </div>			

39492

CMS LABEL NUMBER

This statement incorporates and must
include the following:

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

1. Name of community titles scheme

"Equa"

Equa Community Titles Scheme

2. Regulation module

Standard Schemes Module

3. Name of body corporate

Body Corporate for "Equa" Community Title Scheme

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
Common Property of Equa			
Community Title Scheme			
Lot 1 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 2 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 3 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 4 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 5 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 6 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 7 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 8 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 9 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 10 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153

5. #Name and address of original owner

CBD LAND PTY LTD ACN 099 341 714
PO Box 355
FORTITUDE VALLEY QLD 4006

6. Reference to plan lodged with this statement

Survey Plan 210256

first community management statement only

7. Local Government community management statement notation

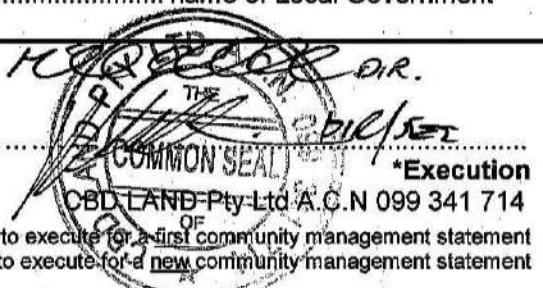
..... signed

JENNIFER MANSLER, SENIOR URBAN PLANNER
BRISBANE CITY COUNCIL

..... name of Local Government

8. Execution by original owner/Consent of body corporate

12/12/08.
Execution Date



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

Privacy Statement

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

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 210256	10	10
Lot 2 on SP 210256	10	10
Lot 3 on SP 210256	10	10
Lot 4 on SP 210256	10	10
Lot 5 on SP 210256	10	10
Lot 6 on SP 210256	10	10
Lot 7 on SP 210256	10	10
Lot 8 on SP 210256	10	10
Lot 9 on SP 210256	10	10
Lot 10 on SP 210256	10	10
TOTALS	100	100

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Not Applicable.

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

Act means the *Body Corporate and Community Management Act 1997*.

Invitee means any person on the scheme land with the permission of an Occupier.

Occupier means an owner of a lot, a tenant of a lot, a licensee of a lot, or any person resident in a lot.

Words and phrases defined in the *Body Corporate and Community Management Act 1997* have the same meaning in this document unless the context indicates otherwise.

2. INTERPRETATION

Unless expressed to the contrary:

- (a) words importing:
 - (i) the singular include the plural and vice versa;
 - (ii) any gender include the other genders;
- (b) if a word or phrase is defined, cognate words and phrases have corresponding definitions;

(c) a reference to:

- (i) a person includes a firm, association, trust, partnership, body, instrumentality or entity whether incorporated or not, corporation and a government or statutory body or authority;
- (ii) a person includes legal personal representatives, successors, substitutes and permitted assigns;
- (iii) a statute, ordinance, code or other law includes regulations and other statutory instruments under it and consolidations, amendments, re-enactments and replacements of any of them;
- (iv) a right includes a benefit, remedy, discretion, authority or power;
- (v) an obligation includes a warranty or representation and a reference to a failure to observe or perform an obligation includes a breach of warranty or representation;
- (vi) writing includes any mode of representing or reproducing words in tangible and permanently visible form and includes facsimile transmissions;
- (vii) any thing is a reference to the whole or any part of it and any reference to a group of things or persons is a reference to any one or more of them;
- (viii) an obligation on the part or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, them jointly and each of them severally;

(d) headings are included for convenience only and do not affect the interpretation of these by-laws;

(e) in interpreting these by-laws, no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them.

3. NOISE

- (a) An Occupier must not create any noise likely to interfere with the peaceful enjoyment of any person lawfully on another lot or the common property.
- (b) Occupiers leaving or returning to a lot late at night or early in the morning must do so with minimum noise.
- (c) Invitees leaving after 11.00 pm must be requested by the Occupier of the lot to leave quietly.
- (d) An Occupier must take all necessary steps (e.g. by closing all doors, windows and curtains) to minimise annoyance to other Occupiers and Invitees caused by unavoidable noise.

4. VEHICLES

- (a) The Occupier of a lot must not, without the body corporate's written approval:
 - (i) park a vehicle, or allow a vehicle to stand, on the common property; or
 - (ii) permit an Invitee to park a vehicle, or allow a vehicle to stand, on the common property, except for the designated visitor parking which must remain available at all times for the sole use of visitors vehicles.
- (b) An approval under clause 4(a) must state the period for which it is given, with the exception of designated visitor parking.
- (c) However, the body corporate may cancel the approval by giving seven (7) days written notice to the Occupier, with the exception of designated visitor parking.

5. OBSTRUCTION/NUISANCE

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

6. DEPOSITING RUBBISH, ETC. ON THE COMMON PROPERTY

An Occupier must not deposit or throw upon the common property or any other lot any rubbish, dirt, dust or any other material likely to interfere with the peaceful enjoyment of a person lawfully on another lot or using the common property.

7. GARBAGE DISPOSAL

- (a) Unless the body corporate provides some other method of garbage disposal, the Occupier must keep a receptacle for garbage in a clean and dry condition in the garage contained on the lot or on a part of the common property designated by the body corporate for that purpose.
- (b) The Occupier must:
 - (i) comply with all local government laws about the disposal of garbage; and
 - (ii) ensure that in disposing garbage, the Occupier does not adversely affect the hygiene, health or comfort of other Occupiers.

8. DAMAGE TO LAWNS ETC. ON COMMON PROPERTY

An Occupier must not without the body corporate committee's written consent:

- (a) damage any lawn, garden, tree, shrub, plant or flower growing on the common property; or
- (b) use any part of the common property as a garden.

9. DAMAGE TO COMMON PROPERTY

- (a) An Occupier must not (without the body corporate committee's written consent) mark, paint, drive nails, screws or other objects into, or otherwise damage or deface any structure that forms part of the common property.
- (b) This by-law does not prevent an Occupier (or person authorised by an Occupier) from installing:
 - (i) any lock or other safety device to protect a lot against intruders; or
 - (ii) any screen or other device to prevent the entry of animals or insects upon a lot;

provided the device or screen is soundly built and is consistent with the colour, style and materials of the building and is maintained in a state of good and serviceable repair by the Occupier.

10. ALTERATIONS TO LOT

- (a) An Occupier must not (without the prior written consent of the body corporate committee and/or written approval of the local authority) alter the external appearance of a lot or make any structural alterations to a lot.
- (b) An alteration to the external appearance of a lot or a structural alteration to a lot includes but is not limited to the erection of external blinds, awnings, pergolas, external aerials, changes to utility infrastructure (including gas, water or electrical installations), the installation of an air-conditioning unit.

11. WINDOW COVERINGS

An Occupier must not have any window covering (including curtains, blinds, venetians or roller shades) visible from outside the lot unless the window coverings have a neutral backing or the body corporate committee has approved the design in writing.

12. APPEARANCE OF LOT

An Occupier must not (without the prior written consent of the body corporate committee) paint, affix or display any sign, advertisement, notice, poster, placard, banner, pamphlet or similar article or hang any washing, towels, clothing, bedding or other articles (except on any clothes lines provided for the purpose of hanging laundry) on any lot or common property in such a way as to be visible from another lot, the common property or outside the scheme land. Provided however while the original owner remains an Occupier of any lot, the original owner may affix or display any sign, advertisement or notice for the purpose of offering any lot for sale or lease.

13. MAINTENANCE OF LOTS

Every Occupier is responsible for the interior maintenance and decoration of its lot and must ensure that each lot is kept and maintained so as not to allow infestation by vermin or insects or to be offensive in appearance to other Occupiers. Windows must be kept clean and any broken windows must be promptly replaced (with glass of a similar standard) by the Occupier of the lot (at their expense).

14. STORAGE OF FLAMMABLE LIQUIDS ETC.

An Occupier must not (without the body corporate committee's prior written consent) bring on to, or store in a lot or on the common property anything which would increase the rate of fire insurance on the lot or the scheme land or which may conflict with any insurance policy upon the scheme land or the laws/regulations relating to fires or the regulations or ordinances of any public authority.

15. KEEPING ANIMALS

- (a) Subject to section 143 of the Act, an Occupier must not without the body corporate committee's prior written consent:
 - (i) bring or keep any animal (including birds, fish, insects, reptiles, livestock, cats, dogs or poultry) on a lot or the common property; or
 - (ii) permit an Invitee to bring or keep an animal (including birds, fish, insects, reptiles, livestock, cats, dogs or poultry) on any lot or the common property.
- (b) Any consent of the body corporate committee may be:
 - (i) given on conditions; and
 - (ii) withdrawn at any time.

16. BEHAVIOUR OF INVITEES

- (a) Occupiers must take all reasonable steps to ensure their Invitees do not behave in a manner likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property or in a way that is likely to result in a breach of these by-laws.
- (b) Occupiers will be liable to compensate the body corporate for all damage to the common property caused by their Invitees.

17. USE OF LOTS

Each lot must be used for residential purposes only and not for any illegal, unlawful or immoral purpose or for any purpose, which may interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.

18. RECOVERY BY BODY CORPORATE

Where the body corporate spends money to repair damage caused by a breach of the Act or of these by-laws by any Occupier or Invitee then the body corporate is entitled to recover (from the owner of the lot from which the Occupier or Invitee came) the amount spent as a debt in any court action.

19. RECOVERY OF COSTS

An Occupier must pay on demand (to the body corporate) the body corporate's costs and expenses (including legal costs calculated on a solicitor and own client basis) of and incidental to:

- (a) the recovery of levies or any other money the body corporate is entitled to receive from the Occupier; and
- (b) all proceedings, including legal proceedings, taken against the Occupier (and concluded in favour of the body corporate) including, but not limited to, applications for an order by the commissioner.

These amounts are recoverable by the body corporate as a liquidated debt.

20. EXCLUSIVE USE - COURTYARDS / GARDENS

- (a) The owner of each lot is granted the exclusive use of that part of the common property for the purpose of a courtyard/garden as identified in Schedule E and on the attached sketch plan marked "A". Each owner to whom exclusive use of a courtyard/garden has been granted pursuant to this by-law shall use the courtyard/gardens for recreational purposes only and shall be responsible for keeping the courtyard/garden in a clean and tidy condition and shall also be responsible for the repair, maintenance and replacement of the courtyard/garden.

21. POST BOXES

An Occupier must regularly clear their post box.

22. FURTHER DUTIES OF OCCUPIERS

An Occupier must:

- (a) give to the body corporate committee prompt notice of any accident to or defect in the mains, pipes, wires, cables or ducts which form part of the water, sewerage, drainage, gas, electricity and telephone system or service or any other system or service of the building and must allow the body corporate full authority by its agents or servants to examine or make repairs or renovations which are deemed necessary for the safety and preservation of the building;
- (b) permit the body corporate and its servants, agents and contractors at all reasonable times on one day's notice (except in case of an emergency when no notice will be required) to enter a lot for the purpose of inspecting the interior of the lot and testing or carrying out works or effecting repairs on mains, pipes, wires, cables or ducts which form part of the water, sewerage, drainage, gas, electricity and telephone system or service or any other system or service of the building or for the purpose of ensuring that these by-laws are being observed. The body corporate in exercising this power must ensure its servants, agents and contractors cause as little inconvenience as is reasonable in the circumstances;
- (c) carry out all work that may be ordered by any competent public or local authority other than work that is for the building generally;
- (d) give to the body corporate committee prompt notice of any defect in the common property or any body corporate assets;

- (e) in the event of any infectious disease occurring on any lot and which requires notification by any statute, regulation or ordinance, the Occupier must give written notice and other required information to the body corporate committee and must pay to the body corporate any expenses incurred by the body corporate in disinfecting the lot and the other parts of the building and replacing any articles or things the destruction of which may be rendered necessary by such disease;
- (f) observe the terms of any notice displayed on the common property by the body corporate or any statutory authority;
- (g) not permit any auction sale to be conducted on or to take place upon any lot or the common property without the prior written consent of the body corporate committee;
- (h) before moving any heavy furniture, or equipment into or out of any lot give notice to the body corporate committee and must move the same during normal daylight hours and do so with minimum interference to other Occupiers;
- (i) not instruct any contractors or workmen employed by or on behalf of the body corporate;
- (j) if the Occupier wishes to lodge a complaint or application or to bring any matter to the attention of the body corporate committee address the written complaint, application or matter to the secretary of the body corporate or to the body corporate manager;
- (k) not use any water closets, conveniences and other water apparatus including waste pipes and drains installed in any lot and/or the common property for any purpose other than for which they were constructed and must not deposit any sweepings, rubbish or other unsuitable substances into these fixtures; and
- (l) not waste water and must ensure that all water taps in a lot or on the common property are turned off after use.

23. APPROVALS BY BODY CORPORATE COMMITTEE

Any approval given by the body corporate committee is valid for the period stated in the approval or until such time as the approval is cancelled by the body corporate committee.

24. DISPLAY OF BY-LAWS

A copy of these by-laws must be exhibited in a prominent place in any lot that is not occupied by the owner of the lot.

25. BALCONY AND TERRACE AREAS

All balconies and terraces forming part of the Lots must remain unenclosed, with no shutters, glazing, louvers or similar permanent structures other than those which may be approved by the Brisbane City Council and which are consistent with the relevant Brisbane City Plan 2000 – Residential Code (or the successors to that document).

26. GARDENING

- (a) The Body Corporate will ensure a Gardner attends to the property (common and exclusive areas and street footpath) every fortnight in spring/summer and monthly in winter/autumn. This includes mowing, weeding, trimming and general tidy.

27. TERMITE INSPECTIONS

The Body Corporate will ensure inspections are undertaken for each lot by a qualified Termite Professional, on periodic time frames and in accordance with any Warranty on Termite Protection products.

28. COUNCIL APPROVAL

The Development is to be maintained in accordance with Brisbane City Council Approval Number A001810037 including the following Conditions of Approval:

Approval Condition 8

Community Management Statement

Any Community Management Statement for this site is to contain the following requirements:

- (a) All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvers or similar permanent structures other than those consistent with the Brisbane City Plan 2000 – "Residential Design – Lot Density, Character and Low-medium Density Code" and clearly depicted on the Approved Drawings and Documents.
- (b) The driveway, associated landscaping and vehicle turning areas as shown on the approved plan(s) of layout shall form part of the common property and shall not be designated for the exclusive use of any dwelling unit.
- (c) Provision on site for four (4) visitors' car parking spaces that are to remain available for use at all times by bona-fide visitors, guests or invitees of the tenants of all units, and are not included within an exclusive use area or lot entitlement.
- (d) Directional visitors' parking signage at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site.
- (e) Visitors' car parking bays are not to be fitted with a roller door, gate or similar device preventing access to visitor parking bays.
- (f) No gates or similar devices are to be placed at the vehicle entry of the development preventing vehicle access to the site.
- (g) A suitable lighting system to operate from dusk to dawn for the driveway between the vehicle entrance to the site and the visitors' car parking space.
- (h) Maintenance of the acoustic fencing along the western boundary of the site (adjacent to the driveway) and the eastern boundary of the site (adjacent to the visitors' car spaces) as indicated on Site Plan H401-01 B dated 7/6/08.
- (i) Refuse and recyclable bins are to be stored within the individual garages and to be collected from the nominated refuse collection points.
- (j) All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter.
- (k) Maintain the acoustic damping of any metal grills, metal plates or similar which are subject to vehicular traffic, so as to prevent environmental nuisance.
- (l) Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:
 - (i) No unscreened installations on the proposed development are to be visible from the surrounding sites; and
 - (ii) Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.

Approval Condition 11(b)

Access to Visitors' Car parking Space(s)

Visitors' car parking bay(s) is/are not to be fitted with a roller door, gate or similar device preventing access to the bay(s).

Approval Condition 11(c)

Vehicle Access to Site

No gates or similar devices are to be placed at the vehicle entry of the development preventing vehicle access to the site.

Approval Condition 19**Fixed Screening to Windows and Balconies**

'Screens', 'Privacy Screens' or similar, as noted on the Approved Drawings and Documents, are to be: 1) Fixed, external privacy screens or fixed obscure glazing to WINDOWS to a height of no less than 1.50m above the finished floor level. 2) Fixed privacy screens to BALCONIES to a height of no less than 1.80m above the finished floor level of the balconies. The screens are to be solid translucent screens, perforated panels, or trellises that are permanent and durable and have a maximum of 25% openings. Note: The screens may be hinged to facilitate emergency egress only.

Approval Condition 22**Balconies to Remain Unclosed**

All balconies shown on the Approved Drawings and Documents are to remain unenclosed, with no shutters, glazing, louvers or similar fixtures other than those consistent with the relevant residential code in the Brisbane City Plan and clearly depicted on the Approved Drawings and Document.

Approval Condition 24**Screening to External A/C or Mechanical Plant**

Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:

- No unscreened installations on the proposed development are to be visible from the surrounding sites; and
- Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.

Approval Condition 36**Refuse/Recycle Bins – Storage/Kerb Side Collection**

The proposed development of ten (10) units is to be serviced by a maximum of twenty (20) wheelie bins – ten (10) general refuse bins and ten (10) recycle bins.

Approval Condition 36(a)**Storage**

Each tenant is required to permanently store one (1) general refuse bin and one (1) recycle bin within their garage.

Approval Condition 36(b)**Kerbside Collection**

The bins are to be transferred by tenants to the kerb side for collection day and retrieved by tenants after collection and returned to their respective garages on the same day.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED**Statutory Easements and Services Locations Diagrams**

1. The lots affected, or proposed to be affected, by a Statutory Easement, and the type of Statutory Easement are set out in the following table:-

Lot on Plan	Statutory Easement	Services Location Diagram
Lot 1 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 2 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 3 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 4 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 5 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 6 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 7 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 8 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 9 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 10 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Common Property	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
SCHEDULE E	DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY	

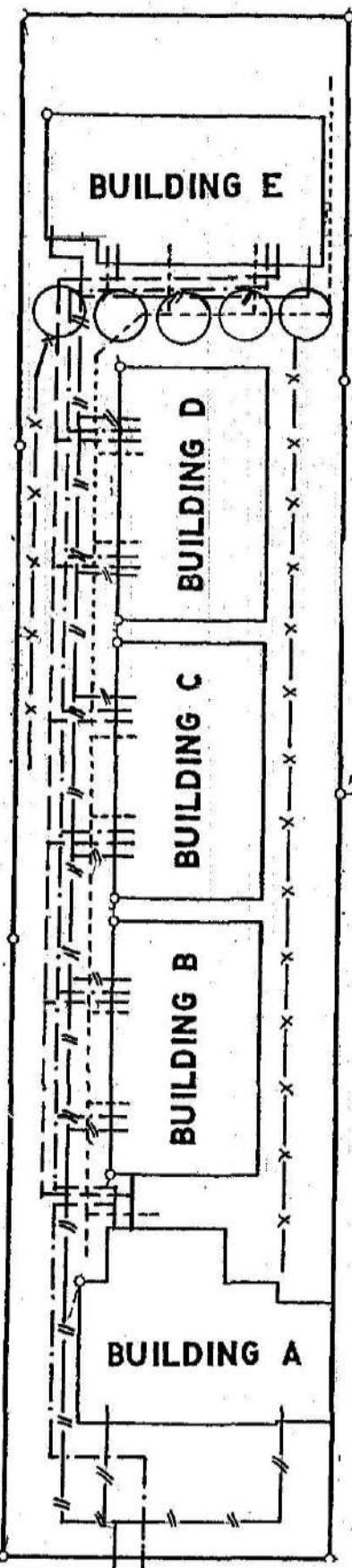
Exclusive use of courtyard/garden area.

Lots affected:

Lot	Exclusive Area
Lot 1 on SP 210256	Area 1A & 1B on the attached Plan 'A'
Lot 2 on SP 210256	Area 2A on the attached Plan 'A'
Lot 3 on SP 210256	Area 3A on the attached Plan 'A'
Lot 4 on SP 210256	Area 4A on the attached Plan 'A'
Lot 5 on SP 210256	Area 5A on the attached Plan 'A'
Lot 6 on SP 210256	Area 6A on the attached Plan 'A'
Lot 7 on SP 210256	Area 7A on the attached Plan 'A'
Lot 8 on SP 210256	Area 8A on the attached Plan 'A'
Lot 9 on SP 210256	Area 9A on the attached Plan 'A'
Lot 10 on SP 210256	Area 10A on the attached Plan 'A'

(B)

Sheet 12 of 12



LEGEND

- PHONE LINES
- POWER
- x—x— STORMWATER
- SEWER
- ||—||— WATER
- _____ SHELTER/SUPPORT

SERVICES LOCATION DIAGRAM

SCALE N.T.S

50 FERNDALE ST, ANNERLEY
'EQUA'

FERNDALE STREET



MRS REBECCA L COCCIOLA
9 50 FERNDALE ST
ANNERLEY QLD 4103

Our reference: 7166184524424

Phone: 13 28 66

8 January 2026

Your foreign resident capital gains withholding clearance certificate

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

Hello REBECCA,

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

Notice number	2411174481912
Vendor name	REBECCA LOUISE COCCIOLA
Clearance Certificate Period	8 January 2026 to 8 January 2027

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

Yours sincerely,
Emma Rosenzweig
Deputy Commissioner of Taxation

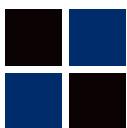
Need help?

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

Contact us

In Australia? Phone us on
13 28 66

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



Body Corporate and Community Management Act 1997
NOTICE OF CONTRIBUTIONS

ABN 20 217 618 160

Ms R L Councill
22/45 HARRIES ROAD
COORPAROO QLD 4151

Date of Notice		28 October 2025	
A/c No		9	
Lot No	9	Unit Number	9
Contrib Ent.		10	
Interest Ent.		10	

Body Corporate for

Equa CTS 39492

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/12/25 to 28/02/26	01/12/25	550.00	0.00		550.00
Sinking Fund	01/12/25 to 28/02/26	01/12/25	300.00	0.00		300.00
Prepayments & Discounts			(313.00)			(313.00)
Totals			537.00	0.00	\$537.00	

Please make cheques payable to: StrataPay plus your StrataPay Reference Number

Please make your payment in accordance with attached slip

Payment Options

	Tel: 1300 552 311 Ref: 1336 5531 8	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1336 5531 8	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratipay.com/ddr Ref: 1336 5531 8	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratipay.com/ddr to register *Credit card charges apply.	
	Biller Code: 74625 Ref: 1336 5531 8	BPAY: Contact your participating financial institution to make a payment from your cheque or savings account using BPAY. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 1336 5531 8	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1336 5531 8	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1336 5531 8 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratipay.com or by calling 1300 135 610 or email info@stratipay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



StrataPay Reference

1336 5531 8

Amount Due Date
\$537.00 **01 Dec 25**

AD BODY CORP MANAGEMENT P/L
39492/0210009 Lot 9/9

Ms R L Councill
22/45 HARRIES ROAD
COORPAROO QLD 4151



*3599 133655318



Vendor/s

REBECCA LOUISE COCCIOLA

Property Address

UNIT 9 50 FERNDALE ST, ANNERLEY QLD 4103
