

# Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

## Part 1 – Seller and property details

Seller	Robert James Doran
Property address (referred to as the “property” in this statement)	1/9 Kelso Street Chermside, QLD, 4032
Lot on plan description	L1 SP196787

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

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

**No** *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

<b>Title details</b>	<b>The seller gives or has given the buyer the following—</b>
	A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property. <input checked="" type="checkbox"/> <b>Yes</b>
	A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> <b>Yes</b>

<b>Registered encumbrances</b>	<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>
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after <b>settlement</b>.</p> <p><b>Note</b>—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 <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></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"> <li>» the start and end day of the term of the lease: <input type="text" value="Insert date range"/></li> <li>» the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/></li> <li>» whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/></li> </ul> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in <input type="checkbox"/> <b>Yes</b> writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.</p> <p><b>Unregistered oral agreement (if applicable)</b></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> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p> </div>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; min-height: 100px;"></div>
<b>Residential tenancy or rooming accommodation agreement</b>	<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. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, 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> <input type="text"/></p> <p><b>Note</b>—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.

<b>Zoning</b>	The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i> :		
	MU2 - Mixed Use		
<b>Transport proposals and resumptions</b>	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.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
* <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.			
<b>Contamination and environmental protection</b>	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<b>The following notices are, or have been, given:</b>		
	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).	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	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).	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	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"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Trees</b>	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
<b>Heritage</b>	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"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Flooding</b>	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.		
<b>Vegetation, habitats and protected plants</b>	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.

<b>Swimming pool</b>	There is a relevant pool for the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	Pool compliance certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<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>		
<b>Notices and orders</b>	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.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.  <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
<b>Asbestos</b>	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 ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) including common locations of asbestos and other practical guidance for homeowners.		

## Part 5 – Rates and services

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

### Rates

#### Whichever of the following applies—

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

Amount:

Date Range:

OR

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

OR

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

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

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

### Water

#### Whichever of the following applies—

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

Amount:

Date Range:

OR

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

Amount:

Date Range:

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

## Part 6 – Community titles schemes and BUGTA schemes

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

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

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

<b>Body Corporate and Community Management Act 1997</b>	<p><b>The property is included in a community titles scheme.</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>  <i>(If Yes, complete the information below)</i></p>
<b>Community Management Statement</b>	<p>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. <input checked="" type="checkbox"/> <b>Yes</b></p> <p><b>Note</b>—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>
<b>Body Corporate Certificate</b>	<p>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. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» 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.</li> </ul>
<b>Statutory Warranties</b>	<p><b>Statutory Warranties</b>—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.</p>
<b>Building Units and Group Titles Act 1980</b>	<p><b>The property is included in a BUGTA scheme</b> <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>  <i>(If Yes, complete the information below)</i></p>
<b>Body Corporate Certificate</b>	<p>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. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» 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.</li> </ul> <p><b>Note</b>—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>

# Signatures – SELLER



\_\_\_\_\_  
Signature of seller

\_\_\_\_\_  
Signature of seller

Robert James Doran

\_\_\_\_\_  
Name of seller

\_\_\_\_\_  
Name of seller

31-03-2026

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

# Signatures – BUYER

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

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 55612798

Search Date: 31/03/2026 11:05

Title Reference: 50636086

Date Created: 15/11/2006

Previous Title: 14506138

REGISTERED OWNER

Dealing No: 716633943 17/07/2015

ROBERT JAMES DORAN

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 196787  
Local Government: BRISBANE CITY  
COMMUNITY MANAGEMENT STATEMENT 36108

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10134016 (POR 547)

2. MORTGAGE No 722822582 19/10/2023 at 14:36  
SUNCORP-METWAY LIMITED A.C.N. 010 831 722

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

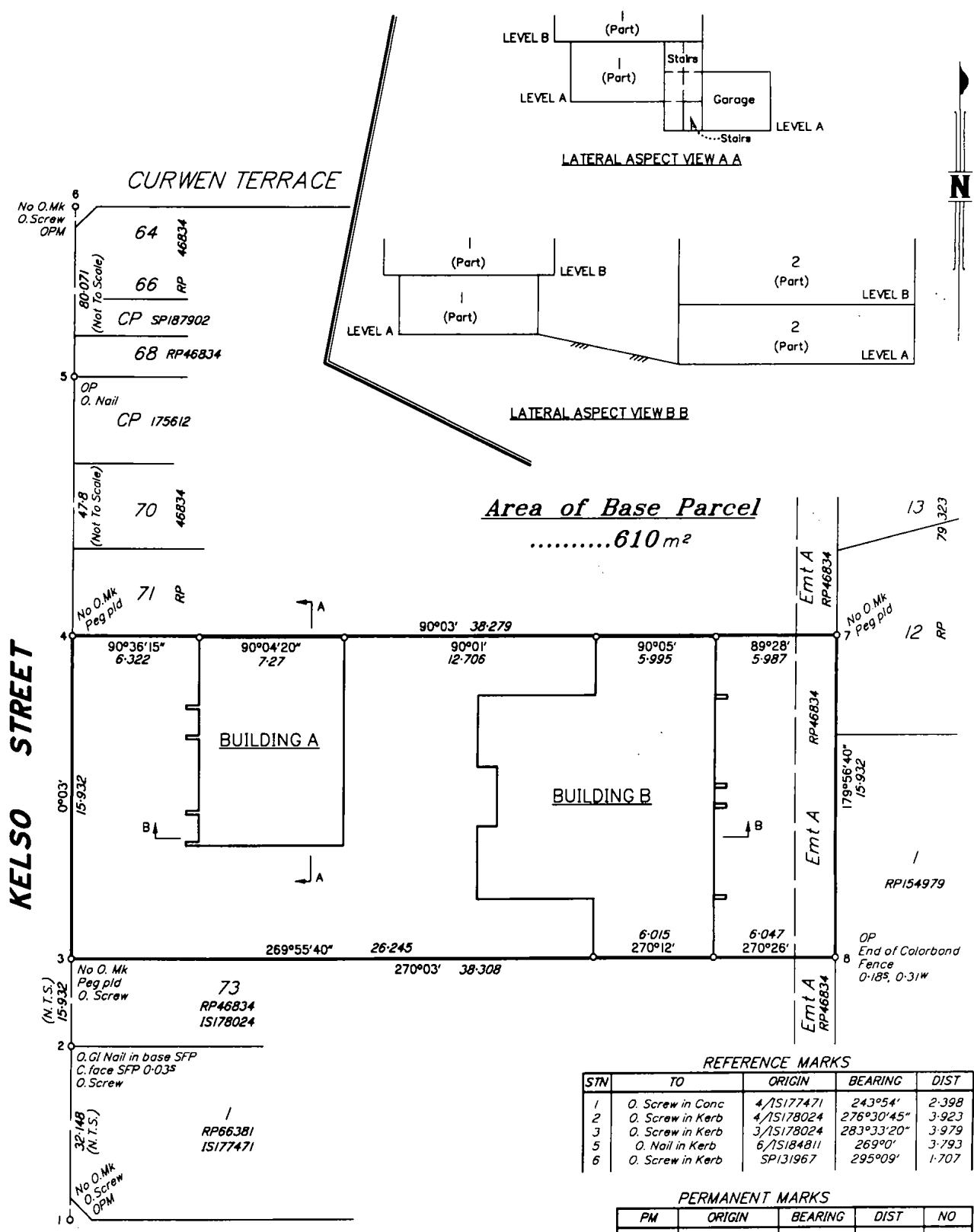
\*\* End of Current Title Search \*\*

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]

Requested By: D-ENQ EQUIFAX

Land Title Act 1994 ; Land Act 1994  
Form 21 Version 2

**SURVEY PLAN**



*Area of Base Parcel*  
.....610 m<sup>2</sup>

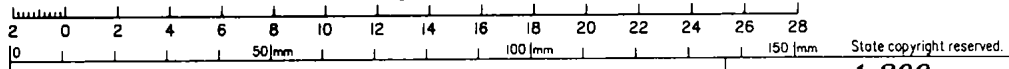
**REFERENCE MARKS**

STN	TO	ORIGIN	BEARING	DIST
1	O. Screw in Conc	4/1S177471	243°54'	2.398
2	O. Screw in Kerb	4/1S178024	276°30'45"	3.923
3	O. Screw in Kerb	3/1S178024	283°33'20"	3.979
5	O. Nail in Kerb	6/1S184811	269°0'	3.793
6	O. Screw in Kerb	SP131967	295°09'	1.707

**PERMANENT MARKS**

PM	ORIGIN	BEARING	DIST	NO
1-OPM	SP141887	167°49'10"	3.781	126799
6-OPM	1/SP187902	78°35'35"	50.762	43241

Scale 1:200 - Lengths are in Metres.



I, John Kenneth AKERS, Cadastral Surveyor, hereby certify that the land comprised in this plan was surveyed by me, personally, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 4.09.2006.

15.09.06  
Date  
  
Cadastral Surveyor

**Plan of Lots 1 - 3  
& Common Property**

Cancelling Lot 72 on RP46834

PARISH: **KEDRON** COUNTY: **Stanley**

Meridian: **1S178024** F/N's: **No**

Scale: **1:200**

Format: **BUILDING**

**SP196787**

Plan Status:

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

**710067167**

\$429.10  
02/11/2006 14:42

**BE 400 NT**

Registered

s. Lodged by

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

**1. Certificate of Registered Owners or Lessees.**

By/We CATERINA JANELLE TOALDO 1/4  
RAYMOND TONY TOALDO 1/4  
HEIDI GWYN BOSSERT-TOALDO 1/4  
LUISA TOALDO 1/4

AS TENANTS IN COMMON

(Names in full)

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

\* as Lessees of this land agree to this plan.

Signature of \*Registered Owners \*Lessees

*CJ Toaldo*  
*R Toaldo*  
*H Gwyn*  
*L Toaldo*

6. Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
14506138	72	RP46834	1-3, CP		

**MORTGAGE ALLOCATIONS**

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
708909688	1-3	

**ENCUMBRANCE EASEMENT ALLOCATIONS**

Easement	Lots to be Encumbered
601146036	CP

\* Rule out whichever is inapplicable

**2. Local Government Approval.**

\* **BRISBANE CITY COUNCIL**

hereby approves this plan in accordance with the :

% **INTEGRATED PLANNING ACT 1997**

Dated this *twenty-fourth* day of *October* 2006

*Elitha Maria Wilhelmina Wit*  
**ELITHA MARIA WILHELMINA WIT**

Appointed Officer

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

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

CMS Number :  
Name : **One'de Fonte**

**4. References :**

Dept File :  
Local Govt :  
Surveyor : **S2495**

1-3,CP Por 547  
Lots Orig

**7. Portion Allocation :**

**8. Map Reference :**  
9543-33441

**9. Locality :**  
Chermside

**10. Local Government :**  
Brisbane City Council

**11. Passed & Endorsed :**

By: **John Kenneth AKERS**  
Date: *15.09.06*  
Signed: *[Signature]*  
Designation: **Cadastral Surveyor**

**DATE OF DEVELOPMENT APPROVAL: 07.03.2006**

**12. Building Format Plans only.**

I certify that :  
\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;  
~~\* Part of the building shown on this plan encroaches onto adjoining lots and road~~  
*[Signature]* *15/09/06*  
Cadastral Surveyor/Director Date  
\* delete words not required

**13. Lodgement Fees :**

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

**14. Insert Plan Number** **SP196787**

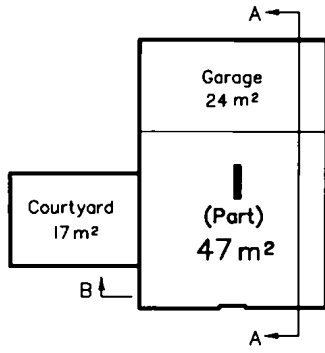
**LEVEL A**

Scale 1:200



**BUILDING A**

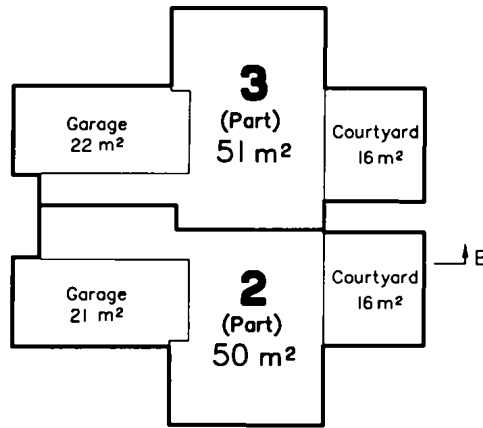
COMMON PROPERTY



COMMON PROPERTY

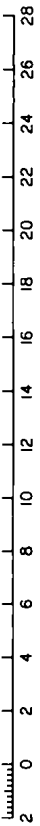
**BUILDING B**

COMMON PROPERTY



COMMON PROPERTY

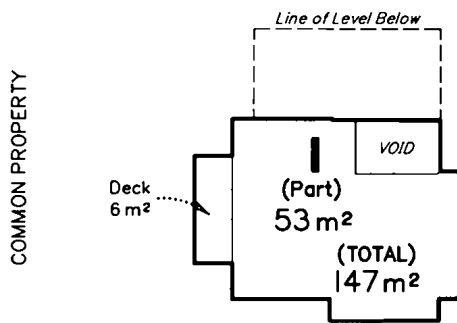
Scale 1:200 - Lengths are in Metres.



**LEVEL B**

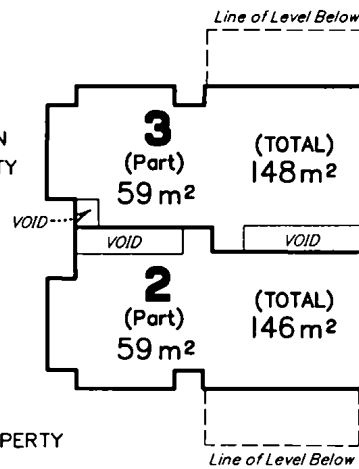
Scale 1:200

COMMON PROPERTY



COMMON PROPERTY

**BUILDING A**



COMMON PROPERTY

**BUILDING B**



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

# Rate Account

Mailing Code EMAIL  
 Property Location 1/9 KELSO ST  
 CHERMSIDE  
 Issue Date 9 Jan 2026

Bill number  
 [REDACTED]

Bill number including donation  
 [REDACTED]

**Enquiries**  
 (07) 3403 8888  
 24 hours 7 days

Account Period  
 1 Jan 2026 - 31 Mar 2026



500010498160881/E-1/S-1/I-1/H-16



## 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](http://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

**\$448.10**

### Due Date

**9 Feb 2026**

### Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	400.20
State Government Charges	62.90
<b>Gross Amount</b>	<b>463.10</b>
<b>Discount and/or Rounding (where applicable)</b>	<b>15.00 CR</b>
<b>Nett Amount Payable</b>	<b>448.10</b>
<b>Optional Lord Mayor's Charitable Trust donation received by the Due Date</b>	<b>463.10</b>

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

POST billpay [Barcode]

B PAY [Redacted]

Excluding Lord Mayor's Charitable Trust \$15 donation

POST billpay [Barcode]

B PAY [Redacted]

Pay using your smartphone



MR ROBERT J DORAN

Due Date	50	Gross Amount	Nett Amount
<b>9 Feb 2026</b>	<b>50</b>	<b>\$463.10</b>	<b>\$448.10</b>

## 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](http://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](http://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](http://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](http://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](http://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](http://bpay.com.au)  
Minimum payment \$10.

©Registered to BPAY Pty Ltd ABN 69 079 137 518

### BPAY VIEW

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](http://brisbane.qld.gov.au/about-council/rates-and-payments)

## Use and Disclosure Notice

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

### English

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

### Italian

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

### Spanish

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

### Chinese



## Property Details

<b>Owner</b>	<b>MR ROBERT J DORAN</b>	
<b>Property Location</b>	<b>1/9 KELSO ST CHERMSIDE</b>	
<b>Real Property Description</b>	<b>L.1 SP.196787 PAR KEDRON 1/3</b>	
Valuation effective from	1 Jul 2023	\$283,333
	1 Jul 2024	\$283,333
	1 Jul 2025	\$283,333
Average Rateable Valuation (A R V)		\$283,333

## Account Details

Account Number 5000 0000 4533 903

### Opening Balance

Closing Balance Of Last Bill	448.10	
Payment Received - 03-Nov-2025	433.10	CR
Discount/Rounding Allowed	15.00	CR

**Total** **0.00**

### 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
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**Total** **62.90**

## Other Information

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

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

Bill Number

**Water and Sewerage  
Quarterly Account**

QUUR02\_A4B/E-1/S-1/I-1/  
MR ROBERT J DORAN  
ONE DE FONTE  
1/9 KELSO ST  
CHERMSIDE QLD 4032

**Property Location:** ONE DE FONTE 1  
9 KELSO STREET  
CHERMSIDE 4032

Customer reference number	[REDACTED]
Bill number	[REDACTED]
Date issued	17/12/2025
<b>Total due</b>	<b>\$355.74</b>
<b>Current charges due date</b>	<b>22/01/2026</b>

**Your water usage**

Water usage (kL)	28.33
Days charged	86

*Average daily water usage (litres)*

Current period	329
Same period last year	768

**Account Summary**      Period 17/09/2025 - 11/12/2025

**Your Last Account**

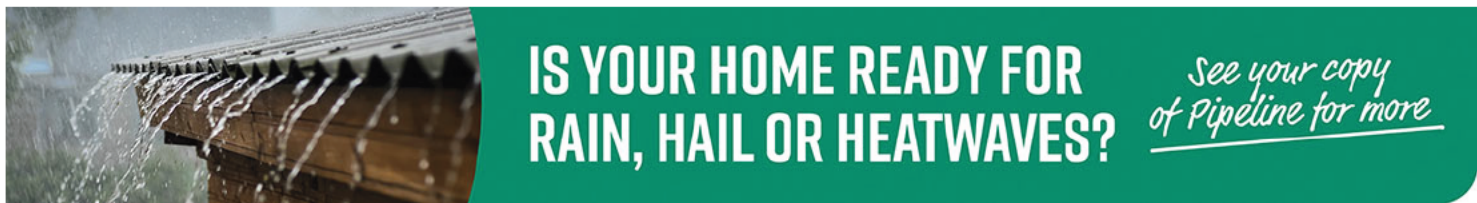
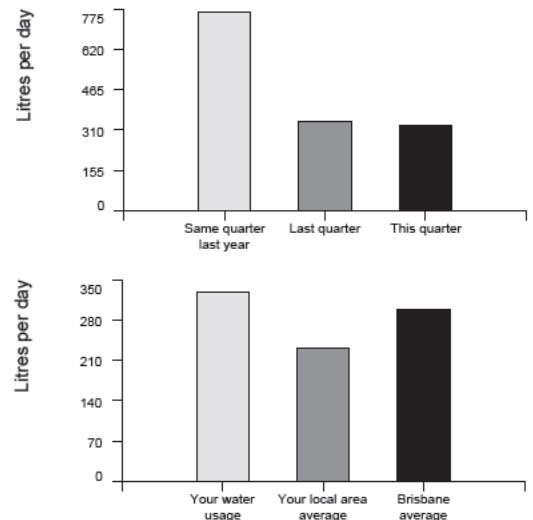
Amount Billed	\$373.89
Amount Paid	\$373.89CR

**Your Current Account**

Balance	\$0.00
Current Charges	\$355.74

**Total Due**      **\$355.74**

*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.*



**Direct debit**  
To arrange automatic payment from your bank account, visit [www.urbanutilities.com.au/directdebit](http://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](http://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](http://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 17/09/2025 - 11/12/2025 (86 days)

### Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
HBP2400245	17/09/2025	1107		
	12/12/2025	1192	85kL	
Boundary Meter	Your share percentage is 33.330000 Your share of usage is 28.33			

### Water Usage

#### State bulk water price

State Bulk Water Charge 2025/26	28.33kL @ \$3.517000/kL	\$99.63
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#### Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	28.33kL @ \$0.981000/kL	\$27.79
<b>Subtotal</b>		<b>\$127.42</b>

### Water Services

#### Urban Utilities water service charge

Water service charge 2025/26	86 days	\$59.68
<b>Subtotal</b>		<b>\$59.68</b>

### Sewerage Services

#### Urban Utilities sewerage service charge

Sewerage service charge 2025/26	86 days	\$168.64
<b>Subtotal</b>		<b>\$168.64</b>

**Water usage** \$127.42


**Water services** \$59.68

**Sewerage services** \$168.64

**Your total charges 17/09/2025 - 11/12/2025** \$355.74

Customer ref. no. [REDACTED]

ONE DE FONTE 1  
9 KELSO STREET  
CHERMSIDE 4032

 **Your usage was 28.33 kilolitres.**  
That's an average of 329 litres per day.



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


**SEE WHAT WE'RE DOING:**



### INTERPRETER SERVICE 13 14 50

当您需蒙口译员时，请致电 13 14 50。  
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.  
Khi bạn cần thông ngôn, xin gọi số 13 14 50  
통역사가 필요하시면 13 14 50 으로 연락하십시오.  
Cuando necesite un interprete 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**  
[REDACTED]



**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](http://www.bpay.com.au)



**Commonwealth Bank**  **Credit**  
[REDACTED]

Current charges due date  
22/01/2026

For Credit **Urban Utilities**

Trans Code [REDACTED] User ID [REDACTED] Customer Reference No. [REDACTED]



Date [REDACTED] / [REDACTED] / [REDACTED]

Cash [REDACTED]

Teller Stamp & Initials [REDACTED]

Cheques [REDACTED]

Total Due \$ 355.74

**BCCM****Form 33**

Department of Justice

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

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

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

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

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

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

This certificate does not include information about:

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

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

**The community management statement**

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

## The Office of the Commissioner for Body Corporate and Community Management

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

### The information in this certificate is issued on 02/03/2026

#### 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

**ONE DE FONTE**

CTS No. **36108**

#### 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: **Kyle French**

Company: **Bright & Duggan (QLD) Pty Ltd**

Phone: **5532 1900**

Email:

#### 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: **1**

Plan type and number: **196787**

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](http://www.qld.gov.au/buyingbodycorporate).

**The regulation module that applies to this scheme is the:**

**Small**

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

### Layered arrangements of community titles schemes

A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at [www.qld.gov.au/buyingbodycorporate](http://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](http://www.titlesqld.com.au). You should seek legal advice about the rights and obligations under the building management statement before signing the contract – for example, this can include costs the body corporate must pay in relation to shared areas and services.

## By-laws and exclusive use areas

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

### What by-laws apply?

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

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

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

### General by-laws

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

### Exclusive use areas

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

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

**Yes**

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

**given with this certificate and listed below**

Date of Resolution	Lot Description	Conditions
01/11/06	ALL Courtyards - All Lots	As per CMS

## Lot entitlements and financial information

### Lot entitlements

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

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

### Contribution schedule

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

Total contribution schedule lot entitlements for all lots: **3**

### Interest schedule

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

Total interest schedule lot entitlements for all lots: **3**

### Statement of accounts

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

### Owner contributions (levies)

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

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

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

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

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

### Body corporate debts

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

## Owner contributions and amounts owing

### Administrative fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: \$ **4,333.34**

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
01/07/25 to 30/09/25	01/07/25	1,083.33	1,083.33	10/07/25
01/10/25 to 31/12/25	01/10/25	1,083.33	1,083.33	29/08/25
01/01/26 to 31/03/26	01/01/26	1,083.34	1,083.34	28/11/25
01/04/26 to 30/06/26	01/04/26	1,083.34	1,083.34	
01/07/26****30/09/26	01/07/26	1,083.33	1,083.33	
Amount overdue				<b>Nil</b>
Amount Unpaid including amounts billed not yet due				<b>\$1,083.34</b>

### Sinking fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: \$ **2,868.66**

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
01/07/25 to 30/09/25	01/07/25	832.42	832.42	10/07/25
01/10/25 to 31/12/25	01/10/25	832.42	832.42	29/08/25
01/01/26 to 31/03/26	01/01/26	601.91	601.91	28/11/25
01/04/26 to 30/06/26	01/04/26	601.91	601.91	
01/07/26****30/09/26	01/07/26	717.17	717.17	
Amount overdue				<b>Nil</b>
Amount Unpaid including amounts billed not yet due				<b>\$601.91</b>

### 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
--------	----------	------------	--------------------------------	------

Amount overdue **Nil**Amount Unpaid including amounts billed not yet due **Nil****Special contributions - Sinking Fund (IF ANY)**

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

Total amount of contributions (before any discount) **Nil**Number of instalments: **0** (outlined below)Discount for on-time payments (if applicable): **0** %Monthly penalty for overdue contributions (if applicable): **0.00** %

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

Amount overdue **Nil**Amount Unpaid including amounts billed not yet due **Nil****Other amounts payable by the lot owner**

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

No other amounts payable for the lot.

**Summary of amounts due but not paid by the current owner**

At the date of this certificate

Annual contributions	<b>Nil</b>
Special contributions	<b>Nil</b>
Other contributions	<b>Nil</b>
Other payments	<b>Nil</b>
Penalties	<b>Nil</b>
Total amount overdue (Total Amount Unpaid including not yet due \$1,685.25)	<b>Nil</b>

(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](http://www.qld.gov.au/buyingbodycorporate).

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 07/01/25

**Current sinking fund balance (as at date of certificate): \$ 29,643.93**

### Improvements to common property the lot owner is responsible for

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

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

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

### Body corporate assets

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

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

## Insurance

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

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

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

## Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CHU Underwriting Agencies	HU0006156024	2,294,877.00	5,492.52	27/10/26	\$2,500 all claims & as per policy
PUBLIC LIABILITY CHU Underwriting Agencies	HU0006156024	20,000,000.00	Included	27/10/26	
COMMON AREA CONTENTS CHU Underwriting Agencies	HU0006156024	22,949.00	Included	27/10/26	
LOSS OF RENT CHU Underwriting Agencies	HU0006156024	344,231.00	Included	27/10/26	
FIDELITY GUARANTEE CHU Underwriting Agencies	HU0006156024	250,000.00	Included	27/10/26	
VOLUNTARY WORKERS CHU Underwriting Agencies	HU0006156024	300,000/3,000	Included	27/10/26	
OFFICE BEARERS CHU Underwriting Agencies	HU0006156024	5,000,000.00	Included	27/10/26	
MACHINERY BREAKDOWN CHU Underwriting Agencies	HU0006156024	100,000.00	Included	27/10/26	
CATASTROPHE CHU Underwriting Agencies	HU0006156024	344,231.00	Included	27/10/26	
EXT COVER - RENT/TEM CHU Underwriting Agencies	HU0006156024	51,634.00	Included	27/10/26	
ESC IN COST OF TEMP CHU Underwriting Agencies	HU0006156024	17,211.00	Included	27/10/26	
STORAGE/EVACUATION CHU Underwriting Agencies	HU0006156024	17,211.00	Included	27/10/26	
GOVERNMENT AUDIT COS CHU Underwriting Agencies	HU0006156024	25,000.00	Included	27/10/26	
WH&S APPEAL EXPENSES CHU Underwriting Agencies	HU0006156024	100,000.00	Included	27/10/26	
LEGAL EXPENSES CHU Underwriting Agencies	HU0006156024	50,000.00	Included	27/10/26	
LOT OWNERS IMPROVEME CHU Underwriting Agencies	HU0006156024	250,000.00	Included	27/10/26	
FLOOD CHU Underwriting Agencies	HU0006156024	Insured	Included	27/10/26	

## 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](http://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](http://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?**

**Yes**

More information about embedded networks in community titles schemes is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

## Body corporate authority

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

**Name/s** Bright & Duggan (QLD) Pty Ltd

**Positions/s held** Body Corporate Manager

**Date** 02/03/2026

**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

# ONE DE FONTE CTS 36108

9 Kelso Street Chermside Qld 4032

## BALANCE SHEET

AS AT 02 MARCH 2026

	ACTUAL 02/03/2026	ACTUAL 30/06/2025
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	(4,732.28)	(2,331.62)
Sinking Fund	29,643.93	40,458.26
<b><u>TOTAL</u></b>	<b><u>\$ 24,911.65</u></b>	<b><u>\$ 38,126.64</u></b>
 <b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
 <b><u>CURRENT ASSETS</u></b>		
Cash At Bank	24,088.27	36,539.25
Prepaid Expenses	0.00	2,478.50
Levies In Arrears	1,910.23	616.98
Other Arrears	85.50	220.00
<b><u>TOTAL ASSETS</u></b>	<b><u>26,084.00</u></b>	<b><u>39,854.73</u></b>
 <b><u>LIABILITIES</u></b>		
Arrears Clearing Account	(512.90)	(207.90)
Creditors	0.00	2.48
Accruals	0.00	17.76
Levies In Advance	1,685.25	1,915.75
<b><u>TOTAL LIABILITIES</u></b>	<b><u>1,172.35</u></b>	<b><u>1,728.09</u></b>
 <b><u>NET ASSETS</u></b>	 <b><u>\$ 24,911.65</u></b>	 <b><u>\$ 38,126.64</u></b>

# ONE DE FONTE CTS 36108

9 Kelso Street Chermside Qld 4032

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 02 MARCH 2026

	ACTUAL	BUDGET	ACTUAL
	01/07/25-02/03/26	01/07/25-30/06/26	01/07/24-30/06/25
<b><u>ADMINISTRATIVE FUND</u></b>			
<b><u>INCOME</u></b>			
Levies - Administrative Fund	9,750.00	13,000.00	13,000.08
Special Admin. Fund Levy	0.00	2,331.62	0.00
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>9,750.00</b>	<b>15,331.62</b>	<b>13,000.08</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>			
Accounting - Tax Returns	324.50	324.50	324.50
Admin - Stratamax Software Fee	17.60	27.50	26.40
Bank Charges - Transaction Fee	174.17	267.46	267.46
Contractor Compliance	154.00	198.00	154.00
Electrical - Safety Audit	0.00	0.00	99.00
Insurance	7,971.02	8,090.94	6,742.45
Management Fees	380.53	1,100.00	571.39
Management Fees - Additional	2,247.41	1,000.00	3,152.01
Management Fees - Comms/Disb	156.71	264.00	312.29
Management Fees - Add/Disb	598.48	450.00	1,427.96
Pest Control	0.00	198.00	198.00
Safety Audit Reports	144.00	229.00	0.00
Sinking Fund Forecast	0.00	0.00	446.00
Utilities - Electricity	(17.76)	500.00	174.56
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>12,150.66</b>	<b>12,649.40</b>	<b>13,896.02</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (2,400.66)</b>	<b>\$ 2,682.22</b>	<b>\$ (895.94)</b>
Opening Admin. Balance	(2,331.62)	(2,331.62)	(1,435.68)
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ (4,732.28)</b>	<b>\$ 350.60</b>	<b>\$ (2,331.62)</b>

# ONE DE FONTE CTS 36108

9 Kelso Street Chermside Qld 4032

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 02 MARCH 2026

	ACTUAL 01/07/25-02/03/26	BUDGET 01/07/25-30/06/26	ACTUAL 01/07/24-30/06/25
<b><u>SINKING FUND</u></b>			
<b><u>INCOME</u></b>			
Levies - Sinking Fund	6,800.25	8,606.00	9,988.98
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>6,800.25</b>	<b>8,606.00</b>	<b>9,988.98</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>			
Electrical	0.00	1,000.00	254.60
Building Repairs/Structural	14,678.18	0.00	2,112.45
Plumbing	2,936.40	2,000.00	2,277.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>17,614.58</b>	<b>3,000.00</b>	<b>4,644.05</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (10,814.33)</b>	<b>\$ 5,606.00</b>	<b>\$ 5,344.93</b>
Opening Sinking Fund Balance	40,458.26	40,458.26	35,113.33
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 29,643.93</b>	<b>\$ 46,064.26</b>	<b>\$ 40,458.26</b>



## ONE DE FONTE CTS 36108

9 Kelso Street  
Chermside Qld 4032

### CREDITORS BALANCE REPORT

02 March 2026

Account No

Name

Amount

No Records To Report



Level 14, 260 Queen Street  
Brisbane QLD 4000

## Certificate of Currency

### CHU Residential Strata Insurance Plan

<b>Policy No</b>	<b>HU0006156024</b>
<b>Policy Wording</b>	CHU RESIDENTIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	27/10/2025 to 27/10/2026 at 4:00pm
<b>The Insured</b>	BODY CORPORATE FOR ONE DE FONTE COMMUNITY TITLE SCHEME 36108
<b>Situation</b>	9 KELSO STREET CHERMSIDE QLD 4032

---

### Sections

#### Section 1 – Insured Property

Building: \$2,294,877  
Common Area Contents: \$22,949  
Loss of Rent & Temporary Accommodation (total payable): \$344,231  
Lot Owners' Fixtures and Improvements (per lot): \$250,000

#### Optional Extensions:

Catastrophe Insurance Sum Insured: \$344,231  
Extended Cover - Loss of Rent & Temporary Accommodation: \$51,634  
Escalation in Cost of Temporary Accommodation: \$17,211  
Cost of Removal, Storage and Evacuation: \$17,211  
Machinery Breakdown: \$100,000  
Lot Owners' Contents inclusion (per lot): Not Selected

#### Section 2 – Liability to Others

Sum Insured: \$20,000,000

#### Section 3 – Voluntary Workers

Death: \$300,000  
Total Disablement: \$3,000 per week

#### Section 4 – Fidelity Guarantee

Sum Insured: \$250,000

#### Section 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

#### Section 6 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000  
Appeal expenses – common property health & safety breaches: \$100,000  
Legal Defence Expenses: \$50,000



**Flood Cover is included.**

Date Printed

04/03/2026

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

Search Date: 04/03/2026 08:56

Request No: 55272062

**SCHEME NAME**

ONE DE FONTE COMMUNITY TITLES SCHEME 36108

**BODY CORPORATE ADDRESS**

BRIGHT & DUGGAN  
PO BOX 4549  
ASHMORE QLD  
4214

**COMMUNITY MANAGEMENT STATEMENT No: 36108**

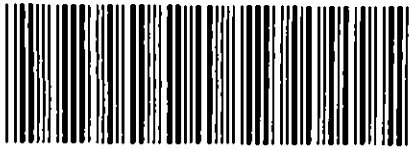
Title	Lot	Plan	Title	Lot	Plan
50636085	CP	SP 196787	50636086	1	SP 196787
50636087	2	SP 196787	50636088	3	SP 196787

**COMMUNITY MANAGEMENT STATEMENT Dealing No: 710067129**

\*\* End of Community Titles Scheme Search \*\*

**GENERAL REQUEST**

Duty Imprint



**710067129**

**\$111.30**

02/11/2006 14:39

**BE 460**

and the water registry

<b>1. Nature of request</b>	<b>Lodger</b> (Name, address & phone number)	<b>Lodger Code</b>
Request to Record First Community Management Statement of "Oné De Fonte"	Deacon & Milani Solicitors & Notaries GPO Box 1277 BRISBANE 4001 (07) 3221 7750	141

<b>2. Lot on Plan Description</b>	<b>County</b>	<b>Parish</b>	<b>Title Reference</b>
Lot 72 on RP 46834	Stanley	Kedron	14506138

**3. Registered Proprietor/State Lessee**  
Caterina Janelle Toaldo, Raymond Tony Toaldo, Heidi Gwyn Bossert-Toaldo and Luisa Toaldo

**4. Interest**  
Fee simple

**5. Applicant**  
Caterina Janelle Toaldo, Raymond Tony Toaldo, Heidi Gwyn Bossert-Toaldo and Luisa Toaldo

**6. Request**  
I hereby request that: the first CMS together with Schedules A to E herewith be recorded as the Community Management Statement of "Oné De Fonte" Community Titles Scheme No. \_\_\_\_\_ and that C/- Roskill Management, GPO Box 1277, Brisbane Q 4001 be recorded as the address for service of the Body Corporate of the Scheme.

**7. Execution by applicant**

**Execution Date**  
  
1 / 11 / 06

**Applicant's or Solicitor's Signature**  
  
*GINO GIOSUE MILANI*

GINO GIOSUE MILANI - SOLICITOR

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

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

THIS STATEMENT MUST BE LODGED TOGETHER

WIT  
CAS  
WIT  
COI

36108

This statement incorporates and must include the following:

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

1. Name of community titles scheme

One  
"De Fonte" Community Titles Scheme No.

2. Regulation module

Small

3. Name of body corporate

One  
The Body Corporate for "De Fonte" Community Titles Scheme No.

4. Scheme land

Description of Lot	County	Parish	Title Reference
Lots 1- 3 on SP 196787 And Common Property for De Fonte CTS No.	Stanley	Kedron	
One	Stanley	Kedron	

5. Name and address of original owner #

Caterina Janelle Toaldo, Raymond Tony Toaldo, Heidi Gwyn Bossert-Toaldo and Luisa Toaldo  
73 Ethel Street  
CHERMSIDE QLD 4032

6. Reference to plan lodged with this statement

SP 196787

# first community management statement only

7. Local Government community management statement notation

*Marcia Thompson* signed  
*MARCIA THOMPSON SENIOR PLANNER* name and designation  
*BRISBANE CITY COUNCIL* name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date  
30/10/06

*Toaldo* \*Execution  
*Toaldo* c. J Toaldo  
*[Signature]*  
 \* Original owner to execute for a first community management statement  
 \* Body corporate to execute for a new community management statement

SCHEDULE

SCHEDULE A

Schedule of Lot Entitlements

Lot on Plan	Contribution	Interest
Lot 1 on SP 196787	1	1
Lot 2 on SP 196787	1	1
Lot 3 on SP 196787	1	1
TOTALS                      3	3	3

SCHEDULE B

**EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND AND PLAN OF SUBDIVISION**

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

SCHEDULE C

BY - LAWS

The following by-laws apply to the Scheme. (by-laws need not be set out if using the standard by-laws)

GENERAL APPLICATION BY-LAWS

NOISE

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

VEHICLES

2. (1) The occupier of a lot must not, without the Body Corporate's written approval:-
  - (a) park a vehicle, or allow a vehicle to stand, on the common property;  
or
  - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property except for designated visitor parking which must remain available at all times for the sole use of visitors vehicles.
- (2) An approval under subsection (1) must state the period for which it is given, with the exception of designated visitor parking.
- (3) However, the Body Corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking.
- (4) The driveway landscape area, driveways, internal footpaths and central open space area as shown on the approved plans of layout 04221-2 Issue A shall form part of the common property and shall not be designated for the "exclusive use" of any unit.

OBSTRUCTION

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

DAMAGE TO LAWNS ETC.

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

DAMAGE TO COMMON PROPERTY

- 
5. (1) An occupier of a lot must not, without the Body Corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
- (2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
- (3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.
- (4) Subject to any law, an occupier may not erect television or radio aerials or other communication receivers on the common property or lots without the written consent of the Committee.
- (5) The Body Corporate must be promptly notified of any damage to or defect in water or gas pipes, electrical cables, service cables and other fixtures on the common property.

#### BEHAVIOUR OF INVITEES

6. An Occupier of a lot :-
- (a) must take reasonable steps to ensure that the occupier's invitees
- (i) do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property;
  - (j) comply with these bylaws;
- (b) compensate the body corporate for any damage that the occupier's invitees causes to the common property or any body corporate asset; and
- (c) if involved in an accident on common property, notify the body corporate of the accident and give a reasonably detailed description of the circumstances of the accident.

#### LEAVING RUBBISH ETC. ON THE COMMON PROPERTY

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

#### APPEARANCE OF LOT

8. (1) The occupier of a lot must not, without the Body Corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.
- (2) Without limiting the generality of sub-section 1 an occupier of a lot must not, without the Body Corporate's written approval:-
- (a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside Scheme land; or

- 
- (b) subject to sub-section (3), display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the Scheme land.
  - (c) Subject to sub-section (3) hang, install, renovate or replace curtains or other window dressings visible from outside a lot:
  - (d) Affix blinds, reflective material, shutters, awnings or other window covers externally to a lot;
  - (e) And without any other approval required by law :-
    - (i) make a structural alteration to a lot; or
    - (ii) permanently enclose, cover or partially cover a balcony or courtyard of a lot.
  - (f) All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the relevant "Brisbane City Council 2000-Residential Code" and clearly depicted on the approved drawings.
- (3) This section does not apply to a lot created under a standard format plan of subdivision.

#### STORAGE OF FLAMMABLE MATERIALS

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

#### GARBAGE DISPOSAL

10. (1) Unless the Body Corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered and kept in the garage of the lot, or on a part of the common property designated by the Body Corporate for the purpose.
- (2) Refuse and recyclable bins are to be located within the individual garages collected from the nominated refuse collection points and not stored within a single area on the frontage of the site.
- (2) The occupier of a lot must:-
- (a) comply with all local government local laws about disposal of garbage; and

- (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

#### KEEPING OF ANIMALS

11. (1) The occupier of a lot must not, without the Body Corporate's written approval:-
- (a) bring or keep an animal on the lot or the common property; or
  - (b) permit an invitee to bring or keep an animal on the lot or the common property.
- (2) The occupier must obtain the Body Corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

#### USE OF FACILITIES

12. All facilities in lots and the common property must be used properly and not for any purposes for which they were not designed. Taps must be turned off after use. An occupier must pay for any damage to other lots on the common property caused by the improper use of plumbing in his or her lot.

#### VISITORS CAR PARKS

- 13.
- (1) A minimum of two (2) car spaces available for visitors to the site that are not included within any "exclusive use" area on the site;
  - (2) Access driveway's to any visitor car bay is not to be fitted with any roller door, gate or similar device preventing access to any visitor car bay.
  - (3) Screen externally mounted airconditioning 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.
  - (4) All verandahs and patios shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those clearly depicted on the approved drawings or as required as a condition of this approval
  - (5) Directional visitor parking signage at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site.
  - (6) No gates or similar devices are to be placed at any vehicle entry of the development preventing vehicle access to the site or visitor car bays.

#### EXCLUSIVE USE

- 14.
- (1) The proprietors for the time being of Lot 1 shall have the right to the exclusive use and enjoyment of the courtyard as allocated on Schedule E and identified as "E1" on the sketch plan marked "A" attached hereto;
  - (2) The proprietors for the time being of Lot 2 shall have the right to the exclusive use and enjoyment of the courtyard as allocated on Schedule E and identified as "E2" on the sketch plan marked "A" attached hereto;

- (3) The proprietors for the time being of Lot 3 shall have the right to the exclusive use and enjoyment of the courtyard as allocated on Schedule E and identified as "E3" on the sketch plan marked "A" attached hereto;

SCHEDULE D

ANY OTHER REQUIRED OR PERMITTED DETAILS

Nil

Lots on Plan or CP	Statutory Easement	Service Location Diagrams
Lots 1 to 3 on SP 196787	Electricity, Water Telephone, Sewer Drainage	"B"
CP	Electricity, Water Telephone, Sewer Drainage	"B"

SCHEDULE E

ALLOCATION OF EXCLUSIVE USE AREAS

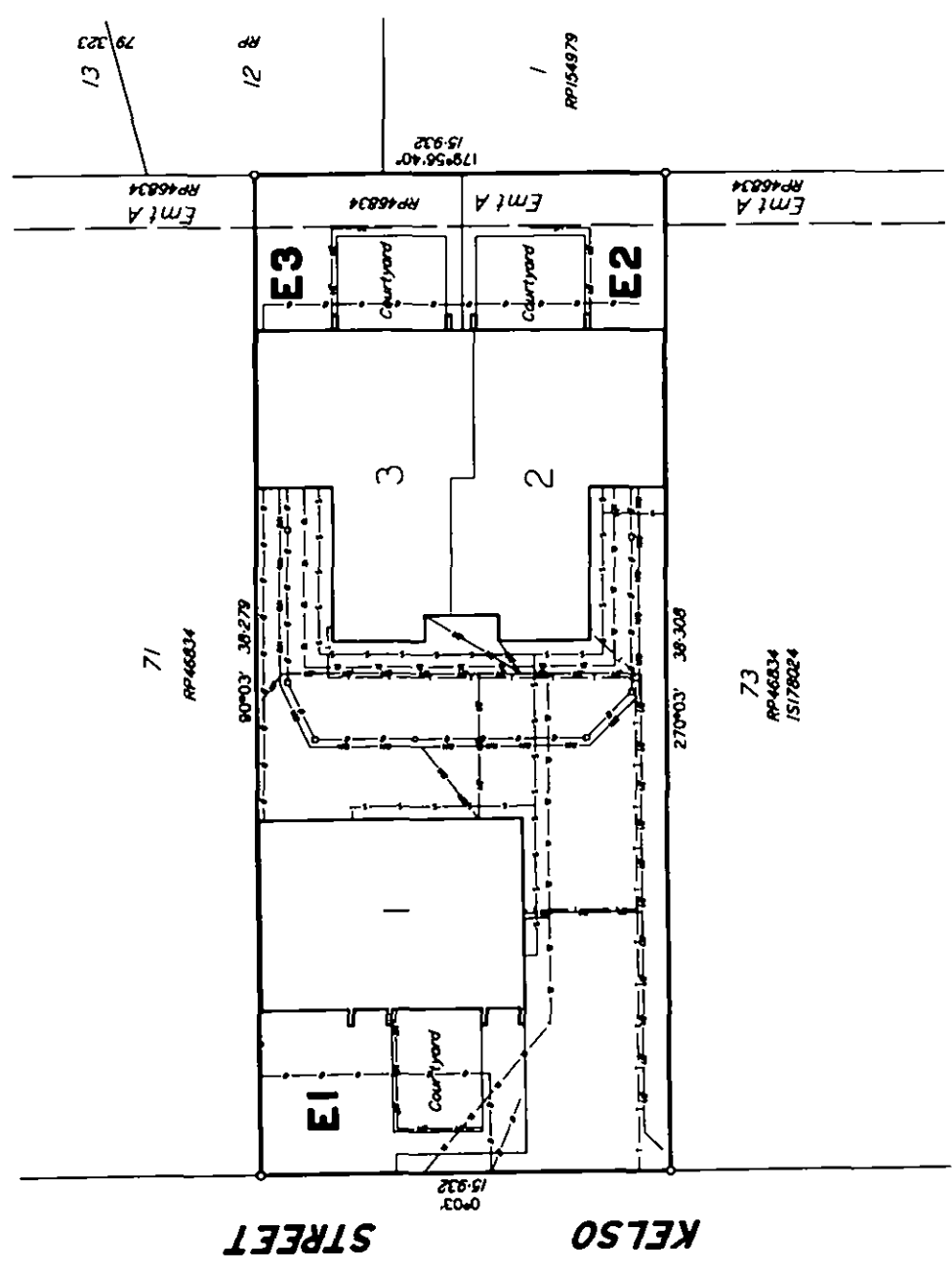
(SETOUT ALL PROPOSED EXCLUSIVE USES)

LOT ON PLAN	EXCLUSIVE USE AREA	PURPOSE
Lot 1 on SP 196787	Area "E1" on sketch marked "A"	Courtyard
Lot 2 on SP 196787	Area "E2" on sketch marked "A"	Courtyard
Lot 3 on SP 196787	Area "E3" on sketch marked "A"	Courtyard

**NOTE:**

Underground Services, Pipes and Cables shown hereon have in the main been plotted from existing Design Plans and advice from the builder.

This services location diagram discloses the existence of service easements for the purposes of s.66(1)(d) of Body Corporate & Community Management Act, and should not be relied upon to excavate, design or construct near services, or for any other reason other than the intended purpose.



Scale 1:200 ( At A3 Size) - Lengths are in Metres.



**LEGEND**  
**UNDERGROUND SERVICES**

- O - - STORMWATER DRAIN
- NW - - NON POTTABLE WATER
- S - - SEWER
- T - - TELSTRA
- UE - - UNDERGROUND POWER
- W - - WATER

SCALE **1:200 (At A3)**

PARISH **KEDRON**

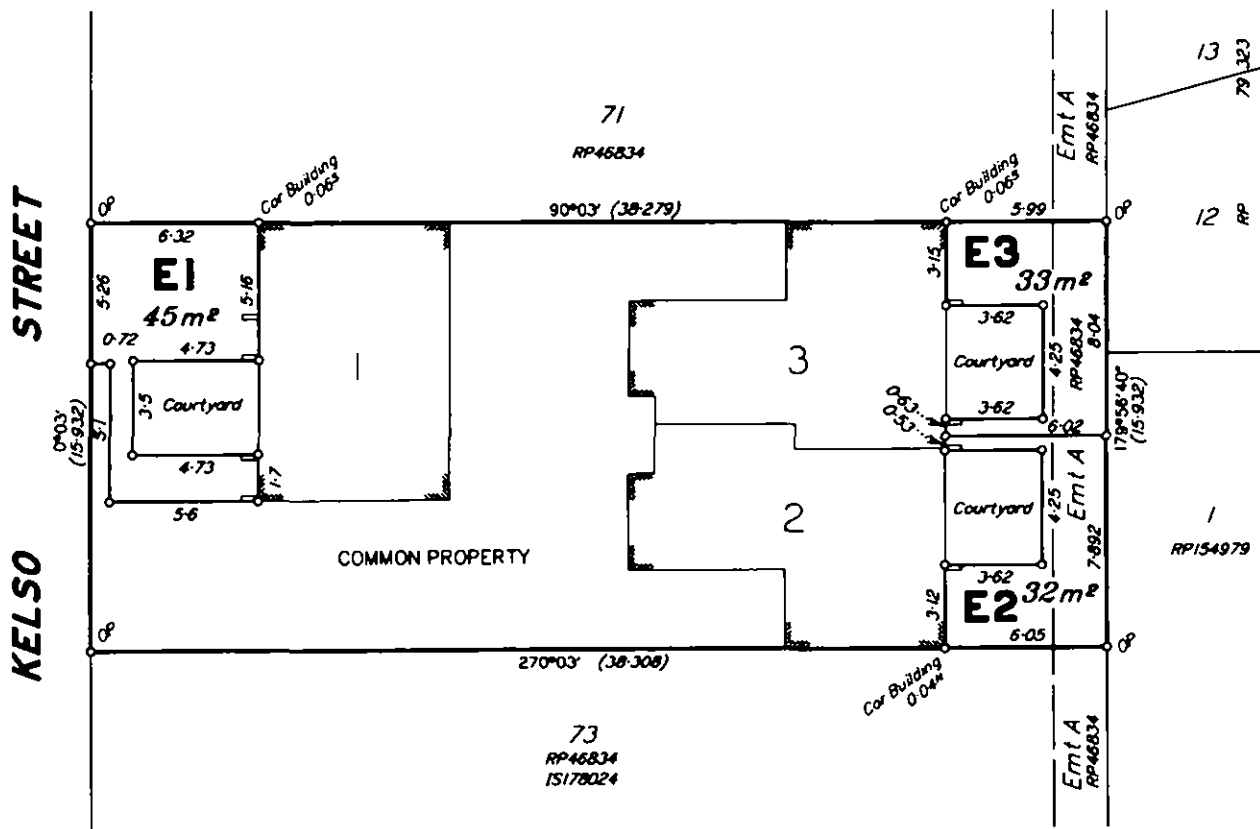
COUNTY **Stanley**

LOCAL AUTHORITY **Brisbane C. C.**

**SERVICES LOCATION DIAGRAM**

In Common Property of  
**One'de Fonte**  
Community Titles Scheme.

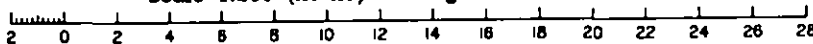
15.09.2006



I, John Kenneth AKERS, Cadastral Surveyor certify that the details shown on this sketch plan are correct.

*John Kenneth Akers*  
 Cadastral Surveyor  
 Date 18.09.06

Scale 1:200 (At A3) - Lengths are in Metres.



<b>John Kenneth AKERS</b> CONSULTING SURVEYOR  Telephone (07) 3385 0234 Facsimile (07) 3385 0469 PO Box 615 Strathpine Q 4500 Email : akersurv@bigpond.net.au	drawn MW	date 6.09.2006	SCALE 1:200 (At A3) ORIGINAL Por 547 PARISH KEDRON COUNTY Stanley	EXCLUSIVE USE AREAS FOR UNITS 1 - 3 One'de Fonte CTS (SP196787)	Job No. S2495
	checked JA	date 6.09.2006	TITLE One'de Fonte CTS (SP196787)		Drawing No. S2495EUI



# CERTIFICATE OF COMPLETION

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**Signer:** Robert James Doran

**Email Address:** robbiejdoran@yahoo.com.au

**Status:** Signed

**IP Address:** 168.140.254.14

**Supervised By:**

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