

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 Sophia Rose Louise Nicastro and Jackson Nicholas Beecher

Property address 1/53 Seventh Avenue

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

Kedron, QLD, 4031

Lot on plan description L1 BUP1613

Community titles scheme
or BUGTA scheme:

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

Yes

No

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

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

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

Title details

The seller gives or has given the buyer the following—

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

Yes

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

Yes

Registered encumbrances	<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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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: <input type="text" value="Insert date range"/> » the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/> » whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</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> <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>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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>
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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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> <input type="text"/></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 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i> :		
	LMR2 - Low-Medium Density Residential		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<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>		
* <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.			
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> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The following notices are, or have been, given:		
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	<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 enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<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:

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.

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

Signatures – SELLER

Sophia Rose Louise Nicastro

Jackson

Signature of seller

Signature of seller

Sophia Rose Louise Nicastro

Jackson Nicholas Beecher

Name of seller

Name of seller

15-04-2026

15-04-2026

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: 55767137

Search Date: 14/04/2026 15:59

Title Reference: 15317006

Date Created: 09/01/1975

Previous Title: 15310165
15310166

REGISTERED OWNER

Dealing No: 722115492 18/11/2022

JACKSON NICHOLAS BEECHER
SOPHIA ROSE LOUISE NICASTRO JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 1 BUILDING UNIT PLAN 1613
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 13496

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10352097 (POR 5)
2. MORTGAGE No 722115493 18/11/2022 at 12:50
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

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

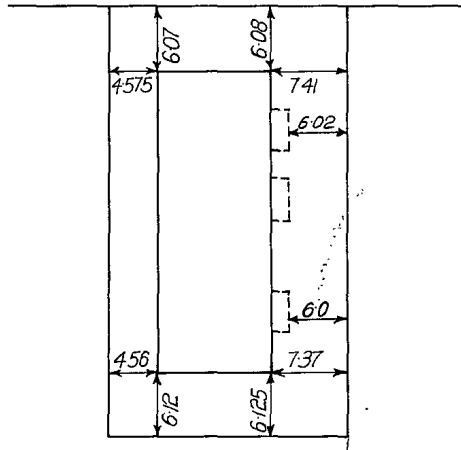
Catalogued & Charted on R.P. 141280 & CC 55 10.1.75

NAME OF BUILDING UNITS: PIAVE LODGE
(Form 1)

Regulation 5 (a)
Sheet No. 1 of 8 sheets

BUILDING UNITS PLAN NO. **1613**

SEVENTH AVE.



SCALE: 1 : 500

REGISTERED
TITLES
10:00 AM '74

Signature of Registered Proprietor: *E. ROSSITTO*
Name of Registered Proprietor: P. V. & E. Rossitto and D. D. Pizzinato
PIETRO VITTORIO ROSSITTO, EDDY ROSSITTO, DOMENICO PIZZINATO & DANIELLA RIZZIN
Address: 17 Storkey St., Albion. his wife as joint tenants inter se as tenants in
in common in equal shares

County: Stanley Building Units-Plan No. **1613**

Parish: Kedron Registered *24 Dec 1974*

City: Brisbane Reference to Title Volume *5310* Folio *165-166* Registrar of Titles

Description of Parcel: Lot 312 on R.P. 141280, Office reference only.
Original Portion 5, Parish of Kedron.

Name of Body Corporate: The Proprietor of Piave Lodge.
Building Units Plan No. **1613**

Address at which documents
may be served: 53 Seventh Ave., Kedron.

Haines
Deputy
Town Clerk.
Brisbane City Council.



CMS13496


B/80A

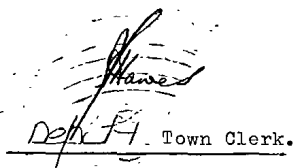
CISP

Building Units Plan No. **1613**

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

Dated this Eleventh day of April, 1974.


Authorised Surveyor.



Delia F. H. Town Clerk.

BUILDING UNITS PLAN NO. 1613

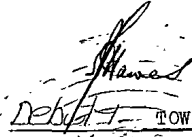
The Brisbane City Council certifies that the proposed subdivision of the parcel, as illustrated in the Building Units Plan, has been approved by the Brisbane City Council and that all requirements of the "City of Brisbane Acts, 1929 - 1960" and the "City of Brisbane Town Planning Acts of 1964" have been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

(Seal)

Brisbane City Council.



Lord MAYOR.



Deborah TOWN CLERK.

BUILDING UNITS PLAN NO. 1613

I, R. A. PHILLIPS of BRISBANE. *an Architect
under the ~~"Architects Act of 1962 - 1974"~~, *a Building Inspector
appointed by Council ^XBRIS. CITY. COUNCIL do hereby certify
that the building shown on the Building Units Plan to which this certificate
is annexed has been substantially completed in accordance with plans and
specifications approved by ~~*Council~~ X

*a designated officer of Council X

Dated this 31st. day of OCTOBER 1974.

R. A. Phillips.

*an Architect.

*Building Inspector.

*Cross out whichever is inapplicable.

X Insert name of Council.

1613

SCHEDULE OF UNIT ENTITLEMENT AND REFERENCE
TO CURRENT CERTIFICATE OF TITLE.

UNIT NO.	LEVEL	ENTITLEMENT	CURRENT C's T.	
			VOL.	FOL.
1	A & B	1	5317 5317 5443 5317 5317	6 201 204 177 7
2	A & B	1	5317 5317 5317	202 225 225
3	A & B	1	5317 5317	202 225
4	A & C	1	5317 5317	9 203 226
5	A & C	1	5317 5317	10 3629
6	A & C	1	5317	11
		TOTAL		
		6		

5424-101

5415/111

Signature of Registered Proprietor:



E. Rossitto

D. Timino

Debit Town Clerk

BUILDING UNITS PLAN NO. **1613**

Level "A"

<i>Part of 1</i> 36.4 m ²
<i>Part of 4</i> 36.8 m ²

<i>Part of 5</i> 39.6 m ²
<i>Part of 2</i> 40.2 m ²

<i>Part of 3</i> 36.8 m ²
<i>Part of 6</i> 36.6 m ²



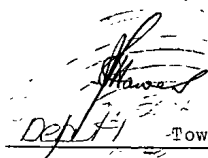
SCALE: 1 : 250

Floor areas are approximate only.

Signature of Registered Proprietor:

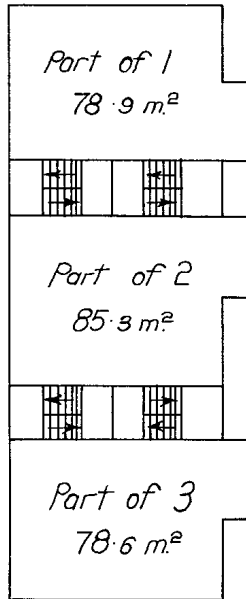
E. Rossitto

D. Pimino & D. Pimino


Town Clerk.

Brisbane City Council.

BUILDING UNITS PLAN NO. **1613**
Level "B"



SCALE: 1 : 250

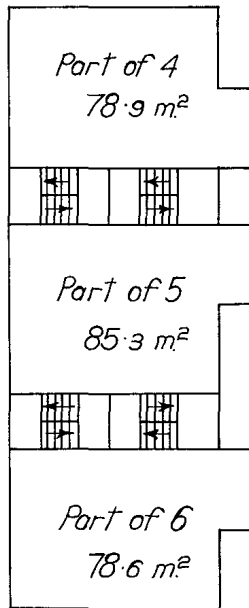
Floor areas are approximate only.

Signature of Registered Proprietor: *T. Rossitto* E. ROSSITTO
D. Pinnard & *D. Pinnard*

[Signature]
Dep. *[Signature]* Town Clerk.
Brisbane City Council.

BUILDING UNITS PLAN NO. **1613**

Level "C"



SCALE: 1 : 250

Floor areas are approximate only.

Note: The uncovered section of the
patios on this level extend
in height only to roof level.

Signature of Registered Proprietor:

G. Rossetto, E. ROSSITTO

D. Pinnick
D. Pinnick

Debit Town Clerk.

Brisbane City Council.

NETWORK FINANCE LIMITED

PHOENIX HOUSE, 333 ADELAIDE ST., BRISBANE PHONES 21 2844 • TELEGRAMS "NETWORK" • BOX 1497, G.P.O. 4001

JRA:CC

13th November, 1974

The Registrar of Titles,
BRISBANE. 4000

1613

Dear Sir,

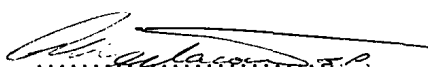
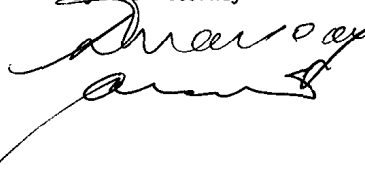
Re: Bill of Mortgage No. E. 685454
Pietro Vittorio Rossitto and Eddy Rossitto (his wife)
and Domenico Pizzinato and Daniella Pizzinato (his wife)
to Network Finance Limited over Lot 312 on Registered
Plan No. 141280 County Stanley Parish Kedron City Brisbane
in area 892 square metres being all the land contained
in Certificates of Title Volume 4994 Folios 170 and 171.

As mortgagee under Bill of Mortgage No. E. 685454
NETWORK FINANCE LIMITED hereby consents to the registration
of Building Units Plan of "Piave Lodge".

Dated at Brisbane this thirteenth day of November, 1974.

Signed for and on behalf of
NETWORK FINANCE LIMITED by
Donald Mackenzie Mackay
and Albert Carter its duly
constituted Attorneys
in the presence of:

NETWORK FINANCE LIMITED
By its Attorney


A Justice of the Peace

REAL ESTATE FINANCING



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Property Location: 1/53 SEVENTH AVE
KEDRON

Issue Date 10 Apr 2026

MR JACKSON N BEECHER & MS SOPHIA R NICASTRO
PIAVE LODGE
1/53 SEVENTH AVE
KEDRON QLD 4031

Account number

Bill number

Enquiries

(07) 3403 8888
24 hours 7 days

Account Period
1 Apr 2026 - 30 Jun 2026

TAX INVOICE

Total GST on this Tax Invoice
\$0.18



Make a statement.
Go paperless!

Switch to paperless billing
and access your rates notice
anytime, anywhere.

You can also opt-in for a
free SMS reminder of your
bill's due date.

Visit
brisbane.qld.gov.au/rates
to sign up and help keep
Brisbane clean, green
and sustainable.



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

\$450.20

Due Date

11 May 2026

Summary of Charges

Opening Balance	0.14
Brisbane City Council Rates & Charges	400.20
Brisbane City Council Miscellaneous Charges	1.98
State Government Charges	62.90
Gross Amount	465.22
Discount and/or Rounding (where applicable)	15.02 CR
Nett Amount Payable	450.20

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



Pay in person at any Post Office

MR JACKSON N BEECHER & MS SOPHIA R
NICASTRO

Due Date

11 May 2026



50

Gross Amount
\$465.22

Nett Amount

\$450.20

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.

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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

Use and Disclosure Notice

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

English

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

Italian

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

Spanish

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

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

Property Details

Owner MR JACKSON N BEECHER & MS SOPHIA R NICASTRO

Property Location 1/53 SEVENTH AVE
KEDRON

Real Property Description L.1 BUP.1613 PAR KEDRON 1/6

Valuation effective from	01 Jul 2023	\$216,667
	01 Jul 2024	\$216,667
	01 Jul 2025	\$216,667
Averaged Rateable Valuation (A R V)		\$216,667

Account Details

Opening Balance

Closing Balance Of Last Bill	465.08
Payment Received - 10-Feb-2026	465.08CR
Interest Charged On - Brisbane City Council Rates & Charges	0.12
Interest Charged On - State Government Charges	0.02
Total	0.14

Period : 01 Apr 2026 - 30 Jun 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

Brisbane City Council Miscellaneous Charges

Rate Notice Paper Fee	1.98*
Total	1.98

State Government Charges

Emergency Management Levy - Group 2	62.90
Total	62.90

* Denotes items subject to GST.

Other Information

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

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

Bill Number

Page 3 of 3

**Water and Sewerage
Quarterly Account**

QUUR08_A4B/E-1/S-1/I-1/
JACKSON NICHOLAS BEECHER & SOPHIA ROSE LOUISE
NICASTRO
1/53 SEVENTH AV
KEDRON QLD 4031

Property Location: PIAVE LODGE 1
53 SEVENTH AVENUE
KEDRON 4031

Customer reference number	[REDACTED]
Bill number	[REDACTED]
Date issued	30/03/2026
Total due	\$366.60
Current charges due date	07/05/2026

Your water usage

Water usage (kL)	23.66
Days charged	98

Average daily water usage (litres)

Current period	241
Same period last year	237

Account Summary Period 17/12/2025 - 24/03/2026

Your Last Account

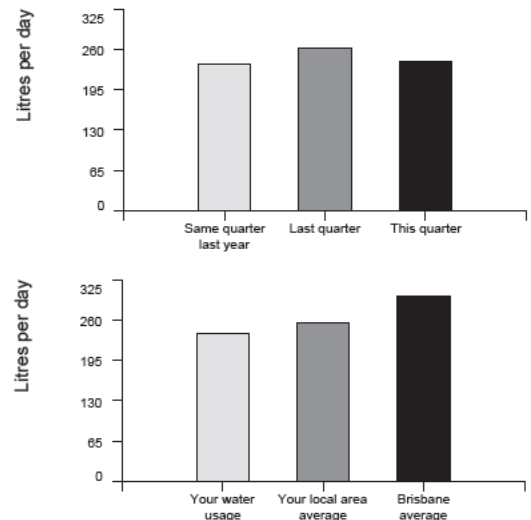
Amount Billed	\$330.23
Amount Paid	\$330.23CR

Your Current Account

Balance	\$0.00
Current Charges	\$366.60

Total Due **\$366.60**

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.



WIN A \$500 CREDIT ON YOUR BILL!
SWITCH TO EBILLING FOR YOUR CHANCE TO WIN



Payment options

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

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

Amount paid

Date paid

Receipt number

YOUR CHARGES for 17/12/2025 - 24/03/2026 (98 days)

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
HDA2100498	17/12/2025	2400		
	25/03/2026	2542	142KL	
Boundary Meter	Your share percentage is 16.660000 Your share of usage is 23.66			

Water Usage

State bulk water price

State Bulk Water Charge 2025/26	23.66kL @ \$3.517000/KL	\$83.21
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Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	23.66kL @ \$0.981000/KL	\$23.21
Subtotal		\$106.42

Water Services

Urban Utilities water service charge

Water service charge 2025/26	98 days	\$68.01
Subtotal		\$68.01

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2025/26	98 days	\$192.17
Subtotal		\$192.17

Water usage \$106.42

Water services \$68.01

Sewerage services \$192.17

Your total charges 17/12/2025 - 24/03/2026 \$366.60

Customer ref. no. [REDACTED]

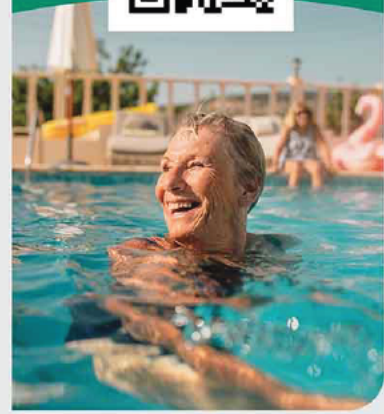
PIAVE LODGE 1
53 SEVENTH AVENUE
KEDRON 4031

 **Your usage was 23.66 kilolitres.**
That's an average of 241 litres per day.

HOW TO KEEP COSTS DOWN OVER THE WARMER MONTHS

A few simple changes can help you save money on your bills

SCAN FOR OUR TOP TIPS



INTERPRETER SERVICE 13 14 50

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

© Urban Utilities 2026

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: JACKSON NICHOLAS
BEECHER & SOPHIA ROSE
LOUISE NICASTRO



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



Current charges due date
07/05/2026

For Credit **Urban Utilities**

Trans Code

User ID

Customer Reference No.



Date

Cash

Teller Stamp & Initials

Cheques

Total Due \$ **366.60**

BCCM**Form 33**

Department of Justice

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

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 09/04/2026

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

PIAVE LODGE

CTS No. **13496**

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: **BCM 3**

Company: **Australasian Body Corp Mgmt**

Phone: **07 3357 6667**

Email: **admin@ausbcm.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: **1**

Plan type and number: **1613**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

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

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

Layered arrangements of community titles schemes

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

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

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?

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

Exclusive use areas

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

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

No

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

Date of Resolution	Lot Description	Conditions
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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: **6**

Interest schedule

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

Total interest schedule lot entitlements for all lots: **6**

Statement of accounts

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

Owner contributions (levies)

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

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

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

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

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

Body corporate debts

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

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: \$ **2,652.50**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/09/25 to 30/11/25	01/09/25	626.25	626.25	31/07/25
01/12/25 to 28/02/26	01/12/25	626.25	626.25	03/12/25
01/03/26 to 31/05/26	01/03/26	700.00	700.00	03/03/26
01/06/26 to 31/08/26	01/06/26	700.00	700.00	
01/09/26****30/11/26	01/09/26	663.00	663.00	
01/12/26****28/02/27	01/12/26	663.00	663.00	
			Amount overdue	Nil
		Amount Unpaid including amounts billed not yet due		Nil

Sinking fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: \$ **835.00**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/09/25 to 30/11/25	01/09/25	167.50	167.50	31/07/25
01/12/25 to 28/02/26	01/12/25	167.50	167.50	03/12/25
01/03/26 to 31/05/26	01/03/26	250.00	250.00	03/03/26
01/06/26 to 31/08/26	01/06/26	250.00	250.00	
01/09/26****30/11/26	01/09/26	208.75	208.75	
01/12/26****28/02/27	01/12/26	208.75	208.75	
			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): **2.50** %

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

Amount overdue **Nil**

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

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

Amount overdue **Nil**

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

Other amounts payable by the lot owner

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

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$0.00)	Nil

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 14/12/16

Current sinking fund balance (as at date of certificate): \$ 43,236.82

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	HU0006111358	3,376,698.00	6,294.66	20/08/26	\$2,000
LOSS OF RENT/TEMP AC CHU UNDERWRITING AGENCIES	HU0006111358	506,504.00		20/08/26	\$2,000
COMMON AREA CONTENTS CHU UNDERWRITING AGENCIES	HU0006111358	33,766.00		20/08/26	\$2,000
LEGAL LIABILITY CHU UNDERWRITING AGENCIES	HU0006111358	20,000,000.00		20/08/26	\$2,000
VOLUNTARY WORKERS CHU UNDERWRITING AGENCIES	HU0006111358	\$200,000/\$2,000		20/08/26	\$2,000
FIDELITY GUARANTEE CHU UNDERWRITING AGENCIES	HU0006111358	100,000.00		20/08/26	\$2,000
CATASTROPHE INS. CHU UNDERWRITING AGENCIES	HU0006111358	1,013,009.00		20/08/26	\$2,000
GOVT. AUDIT COSTS CHU UNDERWRITING AGENCIES	HU0006111358	25,000.00		20/08/26	\$2,000
APPEAL EXP -H&S CHU UNDERWRITING AGENCIES	HU0006111358	100,000.00		20/08/26	\$2,000
LEGAL DEFENCE EXP. CHU UNDERWRITING AGENCIES	HU0006111358	50,000.00		20/08/26	\$2,000
LOT OWNER FIX/IMPROV CHU UNDERWRITING AGENCIES	HU0006111358	250,000.00		20/08/26	\$2,000
OFFICE BEARERS CHU UNDERWRITING AGENCIES	HU0006111358	1,000,000.00		20/08/26	\$2,000
FUSION CHU UNDERWRITING AGENCIES	HU0006111358	5,000.00		20/08/26	\$2,000

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?

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 Australasian Body Corp Mgmt

Positions/s held Body Corporate Manager

Date 09/04/2026

Signature/s _____

Chaz Burdett

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

PIAVE LODGE CTS 13496

53 Seventh Avenue Kedron Qld 4031

BALANCE SHEET

AS AT 31 MARCH 2026

	ACTUAL 31/03/2026	ACTUAL 31/08/2025
<u>OWNERS FUNDS</u>		
Admin Fund	(1,792.06)	896.13
Sinking Fund	43,245.07	43,555.52
<u>TOTAL</u>	<u>\$ 41,453.01</u>	<u>\$ 44,451.65</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	41,498.01	42,125.74
Prepaid Expenses	0.00	6,294.66
<u>TOTAL ASSETS</u>	41,498.01	48,420.40
<u>LIABILITIES</u>		
Creditors	45.00	0.00
Levies Paid In Advance	0.00	3,968.75
<u>TOTAL LIABILITIES</u>	45.00	3,968.75
 <u>NET ASSETS</u>	 <u>\$ 41,453.01</u>	 <u>\$ 44,451.65</u>

PIAVE LODGE CTS 13496

53 Seventh Avenue Kedron Qld 4031

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 31 MARCH 2026

	ACTUAL 01/09/25-31/03/26	BUDGET 01/09/25-31/08/26	ACTUAL 01/09/24-31/08/25
ADMINISTRATIVE FUND			
INCOME			
Admin Levy Income	11,715.00	15,915.00	15,030.00
TOTAL ADMIN FUND INCOME	11,715.00	15,915.00	15,030.00
EXPENDITURE - ADMIN. FUND			
Archive Fees	35.00	60.00	60.00
Bank Charges	12.35	40.00	23.75
Consulting Fees	0.00	0.00	43.56
Fire Services	1,330.85	1,500.00	1,324.25
Garden & Grounds	558.00	500.00	405.00
Insurance - Building	6,294.66	6,295.00	6,841.70
Admin - Agreed Service	1,452.08	2,510.00	2,391.36
Admin - Schedule C Fee	2,220.00	1,990.00	2,925.00
Admin - Print Post Stationery	182.64	290.00	286.37
Stratamax	0.00	100.00	39.60
Pest Control	770.00	900.00	0.00
R & M - Building	177.92	0.00	0.00
R & M - Facility Management	1,156.25	400.00	343.75
R & M - Plumbing	0.00	400.00	0.00
Returning Officer Fee	160.00	0.00	0.00
Utility - Electricity	53.44	700.00	0.00
TOTAL ADMIN EXPENDITURE	14,403.19	15,685.00	14,684.34
SURPLUS/DEFICIT	\$ (2,688.19)	\$ 230.00	\$ 345.66
Brought Forward	896.13	896.13	550.47
ADMINISTRATIVE FUND BALANCE	\$ (1,792.06)	\$ 1,126.13	\$ 896.13

PIAVE LODGE CTS 13496

53 Seventh Avenue Kedron Qld 4031

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 31 MARCH 2026

	ACTUAL 01/09/25-31/03/26	BUDGET 01/09/25-31/08/26	ACTUAL 01/09/24-31/08/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Sinking Levy Income	3,510.00	5,010.00	4,020.00
<u>TOTAL SINKING FUND INCOME</u>	3,510.00	5,010.00	4,020.00
<u>EXPENDITURE - SINKING FUND</u>			
Gutter Cleaning	982.50	0.00	0.00
Gardening & Landscaping	310.20	0.00	0.00
Plumbing Repairs	1,400.00	0.00	0.00
Sinking Fund Forecast	602.50	0.00	0.00
Trade Monitor	57.75	99.00	99.00
Tax Return	0.00	295.00	295.00
Work Health & Safety Report	467.50	600.00	0.00
<u>TOTAL SINKING FUND EXPENDITURE</u>	3,820.45	994.00	394.00
<u>SURPLUS/DEFICIT</u>	\$ (310.45)	\$ 4,016.00	\$ 3,626.00
Brought Forward	43,555.52	43,555.52	39,929.52
<u>SINKING FUND BALANCE</u>	\$ 43,245.07	\$ 47,571.52	\$ 43,555.52

PIAVE LODGE CTS 13496

53 Seventh Avenue
Kedron Qld 4031

LOT BALANCE REPORT

31 March 2026

<u>Lot No</u>	<u>Unit No</u>	<u>Admin Fund</u>	<u>Sinking Fund</u>	<u>Other</u>	<u>Total</u>
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Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006111358
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	20/08/2025 to 20/08/2026 at 4:00pm
The Insured	BODY CORPORATE FOR PIAVE LODGE COMMUNITY TITLE SCHEME 13496
Situation	53 SEVENTH AVENUE KEDRON QLD 4031

Policies Selected

Policy 1 – Insured Property

Building: \$3,376,698
Common Area Contents: \$33,766
Loss of Rent & Temporary Accommodation (total payable): \$506,504

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000
Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$1,000,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Sum Insured: \$1,013,009
Extended Cover - Loss of Rent & Temporary Accommodation: \$151,951
Escalation in Cost of Temporary Accommodation: \$50,650
Cost of Removal, Storage and Evacuation: \$50,650

Policy 8 – 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



Policy 9 – Lot owners’ fixtures and improvements (per lot)

Sum Insured: \$250,000

Flood Cover is included.

Date Printed

21/08/2025

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 QM562-1023 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: 09/04/2026 15:30

Request No: 55712161

SCHEME NAME

PIAVE LODGE COMMUNITY TITLES SCHEME 13496

BODY CORPORATE ADDRESS

PO BOX 624
SPRING HILL QLD
4004

COMMUNITY MANAGEMENT STATEMENT No: 13496

Title	Lot	Plan	Title	Lot	Plan
15317006	1	BUP 1613	15317009	4	BUP 1613
15317011	6	BUP 1613	15415111	5	BUP 1613
15424101	3	BUP 1613	15443201	2	BUP 1613
19201613	CP	BUP 1613			

COMMUNITY MANAGEMENT STATEMENT Dealing No: 703784123

** End of Community Titles Scheme Search **

5

Form 14 - GENERAL REQUEST

Version 2

Land Title Act 1994 and Land Act 1994



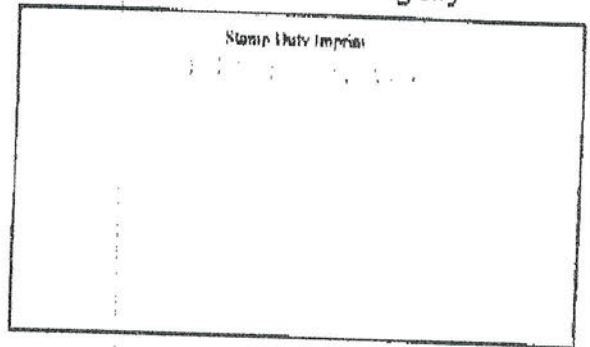
703784123

\$50.00

24/12/1999 11:23

BE 470

Queensland Land Registry



1. Nature of Request

Request to Record New Community Management Statement for Piave Lodge Community Titles Scheme 13496

Lodger Name, address & phone number LODGER CODE
V. PENNISI & ASSOCIATES,
823 GYMPIE ROAD
CHERMSIDE LODGER CODE BE300

2. Description of Lot

Common Property of Piave Lodge Community Titles Scheme 13496

County

Parish

Title Reference

Stanley

Kedron

19201613

3. Registered Proprietor/Crown Lessee

Body Corporate for Piave Lodge Community Titles Scheme 13496

4. Interest

Fee simple

5. Applicant

Body Corporate for Piave Lodge Community Titles Scheme 13496

6. Request

I hereby request that: the New Community Management Statement deposited herewith which amends Schedule C of the existing Community Management Statement be recorded as the Community Management Statement Piave Lodge Community Titles Scheme 13496.

7. Execution by Applicant

Execution Date

16/12/99

Applicant's or Solicitor's Signature

VINCENT PENNISI
SOLICITOR

CMS - NEW COMMUNITY MANAGEMENT STATEMENT

Version 1

Body Corporate and Community Management Act 1997

Page 1 of 4
Queensland Land Registry

13496

- This statement incorporates and must include the following:
- Schedule A - Schedule of lot entitlements
 - Schedule B - Explanation of development of scheme land
 - Schedule C - By-laws
 - Schedule D - Any other details
 - Schedule E - Allocation of exclusive use areas

CMS LABEL NUMBER

1. Name of Community Titles Scheme
Piave Lodge Community Titles Scheme 13496

2. Regulation module
Small Schemes Module

3. Name of Body Corporate
Body Corporate for Piave Lodge Community Titles Scheme 13496

4. Scheme Land

Description of Lot	County	Parish	Title Reference
Common Property of Piave Lodge Community Titles Scheme	Stanley	Kedron	19201613
Lot 1 on BUP 1613	Stanley	Kedron	15317006
Lot 2 on BUP 1613	Stanley	Kedron	15443201
Lot 3 on BUP 1613	Stanley	Kedron	15424101
Lot 4 on BUP 1613	Stanley	Kedron	15317009
Lot 5 on BUP 1613	Stanley	Kedron	15415111
Lot 6 on BUP 1613	Stanley	Kedron	15317011

Name and address of original owner #
Not applicable

6. Reference to plan lodged with this statement
Not applicable

first community management statement only

7. Local Government community management statement notation
"Not applicable pursuant to section 54(4) of the Body Corporate and Community Management Act 1997"

..... signed
..... name and designation
..... name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date

15/11/99



*Original owner to execute for first community management statement
Body Corporate to execute for subsequent management statement

**FORM 20 - SCHEDULE/ENLARGED PANEL/ADDITIONAL PAGE/
DECLARATION**

Version 1
Land Title Act 1994 and Land Act 1994

Queensland Land Registry
Page 2 of 4

TITLE REFERENCE [19201613]

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
1 on BUP 1613	1	1
2 on BUP 1613	1	1
3 on BUP 1613	1	1
4 on BUP 1613	1	1
5 on BUP 1613	1	1
6 on BUP 1613	1	1
TOTALS	6	6

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Not Applicable pursuant to Section 57(1)(e) and (f) of the "Body Corporate Community Management Act 1997".

SCHEDULE C 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 common property.

Vehicles

2. (1) The occupier of a lot must not, without 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.(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.

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.

**FORM 20 - SCHEDULE/ENLARGED PANEL/ADDITIONAL PAGE/
DECLARATION**

Version 1
Land Title Act 1994 and Land Act 1994

Queensland Land Registry
Page 3 of 4

TITLE REFERENCE [19201613]

Damage to common property

5. (1) An occupier 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 buildings.
- (3) The owner of a lot must keep devices installed under subsection (2) in good order and repair.

Behaviour of invitees

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

Leaving of rubbish etc. on the common property

7. The occupier of a lot must not leave rubbish or other material 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) The occupier of a lot must not, without the body corporate's written approval -
 - (a) hang washing, bedding, or other cloth article if the article is visible from another lot of the common property, or from outside the scheme land; or
 - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.
- (3) This section does not apply to a lot created under a standard format plan of subdivision.

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 on the lot or on part of the

**FORM 20 - SCHEDULE/ENLARGED PANEL/ADDITIONAL PAGE/
DECLARATION**

Version 1
Land Title Act 1994 and Land Act 1994

Queensland Land Registry
Page 4 of 4

TITLE REFERENCE [19201613]

- (2) common property designated by the body corporate for the purpose.
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

Management's fees

- 12. The owner of a lot shall be liable for:
 - (a) All body corporate management expenses associated with the pursuing of any arrears or any levies whatsoever of that particular lot and shall be required to pay such expenses within seven (7) days of receiving invoice for same;
 - (b) Any legal costs and outlays required to be paid by the body corporate to the solicitors for the body corporate for the attempted recovery of outstanding levies in addition to those which may be ordered by the Court to be paid by the owner of that particular lot within fourteen (14) days of the issue of any invoice by the body corporate; and
 - (c) Interest calculated at 1.5% per month on any outstanding moneys or levies from the date any such moneys or levies become due and payable by the owner of that particular lot to the Body Corporate.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Nil

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

Nil



CERTIFICATE OF COMPLETION

Date Generated: 15/04/2026 12:41:17 PM (AEST)

Document Details

Subject: SignAnything - 1/53 Seventh Avenue, Kedron, QLD, 4031

Document Pages: 45

Certificate Pages: 1

Status: Signed

Exchanged by: Not Applicable

Exchange Date: Not Applicable

No. of Signatures: 2

Signature Logs

Signer: Sophia Rose Louise Nicastro

Email Address: sophrlbeecher@gmail.com

Status: Signed

IP Address: 117.20.68.59

Supervised By:

Email Sent Date: 15/04/2026 10:39:26 AM (AEST)

Signed Date: 15/04/2026 12:41:11 PM (AEST)

Signature: 

Signer: Jackson Nicholas Beecher

Email Address: jacksonbeecher@gmail.com

Status: Signed

IP Address: 117.20.68.59

Supervised By:

Email Sent Date: 15/04/2026 10:39:26 AM (AEST)

Signed Date: 15/04/2026 12:40:44 PM (AEST)

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Email Address:

Status:

IP Address:

Supervised By:

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Signature: