



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	Amanda Van Rooyen
Property address (referred to as the "property" in this statement)	1/1A Dorge Street MIDDLE RIDGE QLD 4350
Lot on plan description	Lot 1 on GTP893

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme:
	☒ Yes ☐ No
	<i>If Yes, refer to Part 6 of this statement for additional information</i> <i>If No, please disregard Part 6 of this statement as it does not need to be completed</i>

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

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

Registered encumbrances

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

Unregistered encumbrances (excluding statutory encumbrances)

There are encumbrances not registered on the title that will continue ☐ **Yes** ☒ **No** to affect the property after **settlement**.

Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.

Unregistered lease (if applicable)

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

- » the start and end day of the term of the lease:
- » the amount of rent and bond payable:
- » whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ **Yes**

Unregistered oral agreement (if applicable)

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

Statutory encumbrances

There are statutory encumbrances that affect the property. ☒ **Yes** ☐ **No**

*If **Yes**, the details of any statutory encumbrances are as follows:*

Residential tenancy or rooming accommodation agreement

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☐ **Yes** ☒ **No**

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)*

Note—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning

The zoning of the property is (*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*):

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.

☐ Yes ☒ No

The lot is affected by a notice of intention to resume the property or any part of the property.

☐ Yes ☒ No

If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.

* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

Contamination and environmental protection

The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.

☐ Yes ☒ No

The following notices are, or have been, given:

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).

☐ Yes ☒ No

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).

☐ Yes ☒ No

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).

☐ Yes ☒ No

Trees

There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property.

☐ Yes ☒ No

If Yes, a copy of the order or application must be given by the seller.

Heritage

The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).

☐ Yes ☒ No

Flooding

Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the [FloodCheck Queensland](#) portal or the [Australian Flood Risk Information](#) portal.

Vegetation, habitats and protected plants

Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☐ Yes	☒ No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ Yes	☒ No
	Pool compliance certificate is given.	☐ Yes	☐ No
	OR		
	Notice of no pool safety certificate is given.	☐ Yes	☐ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ Yes	☒ 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.	☐ Yes	☒ 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.	☐ Yes	☒ No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m 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

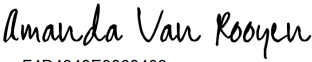
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

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	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i>	☒ Yes	☐ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	☒ Yes	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <i>If No</i>— An explanatory statement is given to the buyer that states: » 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.	☒ Yes	☐ No
Statutory Warranties	Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i>	☐ Yes	☒ No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <i>If No</i>— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	☐ Yes	☐ No

Signatures – SELLER

Signed by:  F4D4349E9869403... Signature of seller	Signature of seller
Amanda Van Rooyen Name of seller	Name of seller
15 May 2026 3:46 PM AEST 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: 56029140

Search Date: 06/05/2026 14:08

Title Reference: 16363078

Date Created: 11/10/1982

Previous Title: 16355132

REGISTERED OWNER

Dealing No: 719091518 07/11/2018

AMANDA VAN ROOYEN

ESTATE AND LAND

Estate in Fee Simple

LOT 1 GROUP TITLES PLAN 893
Local Government: TOOWOOMBA
COMMUNITY MANAGEMENT STATEMENT 21666

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 14459211 (POR 130)
2. MORTGAGE No 724354955 18/09/2025 at 15:36
PERMANENT CUSTODIANS LIMITED A.C.N. 001 426 384

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 DYE & DURHAM (S)

Cat. 7 charted on R.P. 184288 & Middle Ridge 23 & 32 18-10-82 & S

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 7 Sheets

NAME OF PARCEL: **THE RIDGE**

GROUP TITLES PLAN NO. 893

SIGNATURE OF REGISTERED PROPRIETOR:

[Signatures: Graham Ashley Whyte, Karen Maree Whyte, Colin Geoffrey Rose, Elaine Mary Rose, Donald Gordon Stallman, Lynda Jane Stallman, Anthony William Hooper, Richard Anthony Lindley]

NAME OF REGISTERED PROPRIETOR:

GRAHAM ASHLEY WHYTE & KAREN MAREE WHYTE, as Joint Tenants inter se,
COLIN GEOFFREY ROSE & ELAINE MARY ROSE, as Joint Tenants inter se,
DONALD GORDON STALLMAN & LYNDA JANE STALLMAN, as Joint Tenants inter se,
ANTHONY WILLIAM HOOPER, & RICHARD ANTHONY LINDLEY, as Tenants in

ADDRESS.

Common in equal shares

P.O. BOX 1172 TOOWOOMBA

REFERENCE TO TITLE: VOLUME ⁶³⁵⁵ 5844, FOLIO ¹³² 130

DESCRIPTION OF PARCEL:

LOT 6 on RP ¹⁸⁴²⁸⁸ 182633

COUNTY:

CHURCHILL

PARISH:

CAMPBELL

CITY:

NAME OF BODY CORPORATE

THE PROPRIETORS 'THE RIDGE'

GROUP TITLES PLAN No.

ADDRESS at which documents
may be served:

P.O. BOX 1172 TOOWOOMBA

893

GROUP TITLES PLAN No.:

893

REGISTERED.

4 OCT 1982 *[Signature]*
REGISTRAR OF TITLES



Surveyor's Reference: RJT/1339

Local Authority Reference:

[Signature]
Shire Clerk
Council of the City of Toowoomba

T.11 Middle Ridge 23 & 32



Shire Clerk
Town
Council of the City of Toowoomba

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

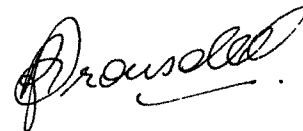
Regulation 8(1)
Sheet No. 3 of 7 Sheets

GROUP TITLES PLAN NO. 893

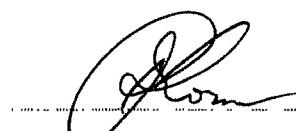
I, *Rodney John TROUSDELL*, of *TOOWOOMBA*
licensed surveyor registered under the Surveyors Act 1977-1980 hereby certify that:—

I have faithfully and truly surveyed, measured and marked on the ground the boundaries of the lots and of the common property shown on the group titles plan to which this certificate is annexed; The measurements and boundaries given in that group titles plan are correct and comply with the standards of accuracy set forth in Regulation 32 under the provisions of the Surveyors Regulations 1980.

DATED this *Third* day of *July* 198*1*



LICENSED SURVEYOR



Shire Clerk
Town
Council of the City of Toowoomba

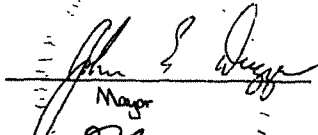
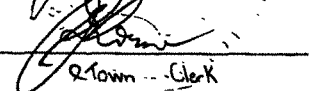
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

Regulation 8(1)
Sheet No. 4 of 7 Sheets

GROUP TITLES PLAN NO. 893

*Council of the City of Toowoomba hereby certifies that the proposed
subdivision of the parcel as illustrated in the abovementioned plan, has been approved by the
*Council of the City of Toowoomba and that all requirements of
the Local Government Acts 1936 — 1981 as modified by the Building Units and Group Titles
Act 1980 have been complied with in regard to the subdivision.

DATED this First day of December, 1981


Mayor

Town Clerk

Council of the City of Toowoomba

*Insert name of local authority

Building Units and Group Titles Act 1980
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 7)

Regulation 8(1)
 Sheet No. 5 of 7 Sheets

GROUP TITLES PLAN NO. 893

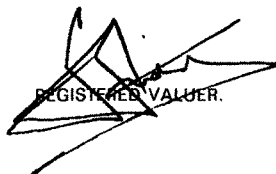
I, **GRAEME GEORGE KIDD** of **246 RUTHVEN ST TOOWOOMBA**

a valuer registered under the provisions of the Valuers Registration Act 1965 — 1979 do hereby certify that set forth in the following schedule is my opinion as to the unimproved value, and the lot entitlement, of each lot contained in the group titles plan to which this certificate is annexed.

SCHEDULE

LOT	UNIMPROVED VALUE	LOT ENTITLEMENT
1	\$ 21,000	21
2	\$ 20,000	20
3	\$ 24,000	24
4	\$ 25,000	25
5	\$ 20,000	20
AGGREGATE	\$ 110,000	110

DATED this day of , 19


 REGISTERED VALUER.


 Shire Clerk
 Town
 Council of the City of Toowoomba

893



Heritage
Building Society

384 & 408 Ruthven Street, Toowoomba Q'ld. 4350.
P.O. Box 190 Toowoomba, Q'ld. 4350
Phone 32 1744

HJG CM

21st December 1981

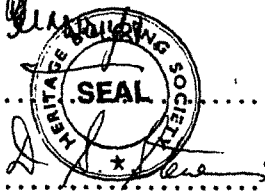
The Registrar of Titles,
BRISBANE QLD. 4000.

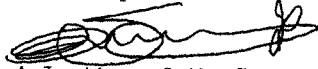
Dear Sir,

Heritage Building Society formerly Toowoomba
Permanent Building Society under Bill of Mortgage
No. G2237 hereby consents to Group Title Plan
No. ~~693~~

Dated this 21st day of December, 1981.

THE COMMON SEAL of Heritage)
Building Society formerly)
Toowoomba Permanent Building)
Society was hereunto affixed)
by a resolution of the Board)
of Directors in the presence)
of Donald Stanley Stevens,)
General Manager - Finance &)
Planning and Donald Thomas)
Seawright, a Director, in the)
further presence of:-)




A Justice of the Peace

Incorporating the Darling Downs and Toowoomba Permanent Building Societies.

P. O. Box 1172
Toowoomba, Q. 4350.

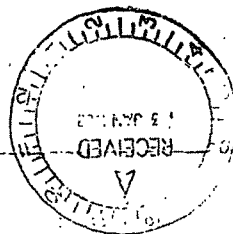
The Registrar of Titles,
P.O. Box 1442,
Brisbane, Q. 4001.

Attention: Mr Bell-Booth

Dear Sir,

I request that you will deliver to Mr C. G. Rose at the Titles Office, BRISBANE, the following documents:

Slats 2 & 2a of GTP 893 THE RIDGE



Yours faithfully,

G. A. Whyte
K. M. Whyte
C. G. Rose
E. M. Rose
D. G. Stallman
L. J. Stallman
A. W. Hooper
R. A. Lindley

G. A. Whyte
K. M. Whyte
C. G. Rose
E. M. Rose
D. G. Stallman
L. J. Stallman
A. W. Hooper
R. A. Lindley

Witness (J.P.)

William J.P.
David J.P.
R. J. Knight J.P.
R. J. Knight J.P.
R. J. Knight J.P.
R. J. Knight J.P.



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 1014428

Date: 06 May 2026

Search Request reference: OR-1DNIH7RF2U6UNW

Applicant Details

Applicant: Shari Collingwood, Wonderley & Hall
scollingwood@wonderley.com.au

Buyer: Amanda Van Rooyen

Search Response:

Your request for a property search on Lot 1 on Plan **GTP893** at **1/1A DORGE ST MIDDLE RIDGE 4350** has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
<<https://planning.dsdmip.qld.gov.au/maps/sara-da>>
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
<<https://planning.dsdmip.qld.gov.au/maps/spp>>

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.



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

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

Search Team
PO 1612
Brisbane QLD 4001

Transaction ID: 51149962 EMR Site Id: 06 May 2026
Cheque Number:
Client Reference:

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

Lot: 1 Plan: GTP893
1/1A DORGE ST
MIDDLE RIDGE

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

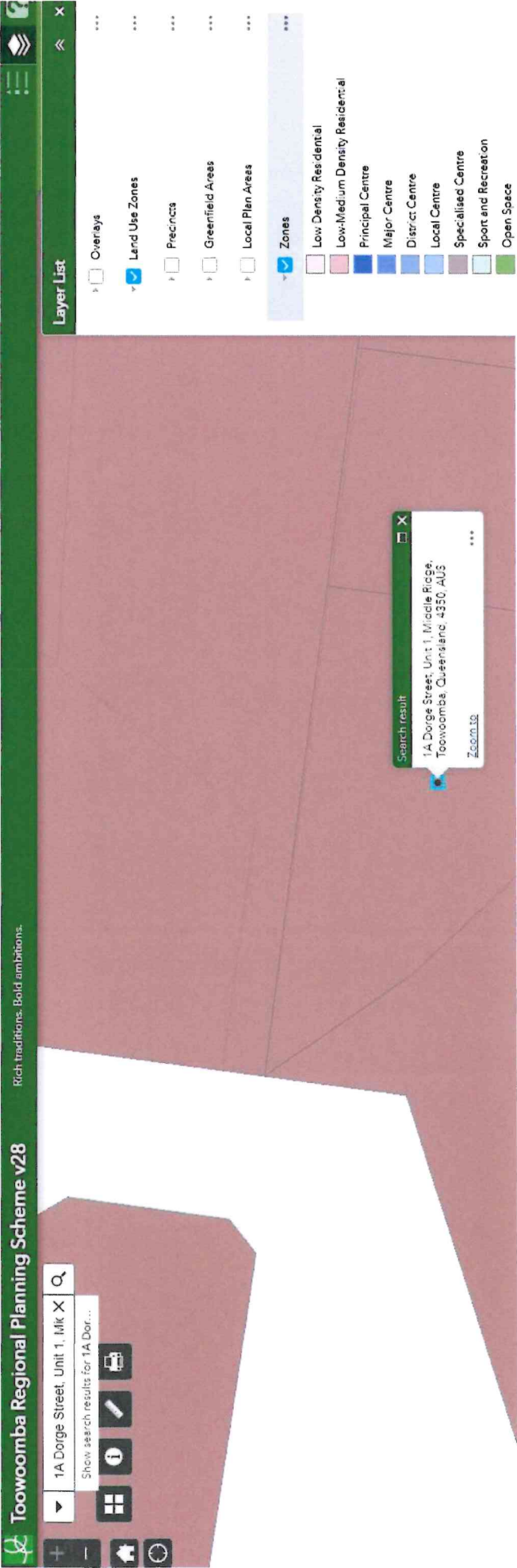
All search responses include particulars of land listed in the EMR/CLR when the search was generated.

The EMR/CLR does NOT include:-

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

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

Administering Authority





[Case types](#) / [Tree and fence disputes](#) / [Tree orders register](#)

Tree orders register

The tree orders register shows orders affecting land made under the **Neighbourhood Dispute (Dividing Fences and Trees) Act 2011**, including who is responsible for carrying out the order and the timeframe.

You can search for a tree order by entering a suburb, street name, order name (e.g. NDR019) or the name of the applicant or respondent in the matter.

The tree orders register shows orders affecting land made under the *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the order and the timeframe.

Orders are added to the register within 14 days of the order being made. The tree register does not list tree dispute applications or pending proceedings. To identify existing applications, you can request a [search of the register of proceedings](#).

No results found.

Search for

1/1A Dorge Street MIDDLE RIDGE

Submit

[Home](#) > Search

Queensland Heritage Register

Information about places in the Queensland Heritage Register is maintained by the Department of the Environment, Tourism, Science and Innovation (DETSI) under the *Queensland Heritage Act 1992*.

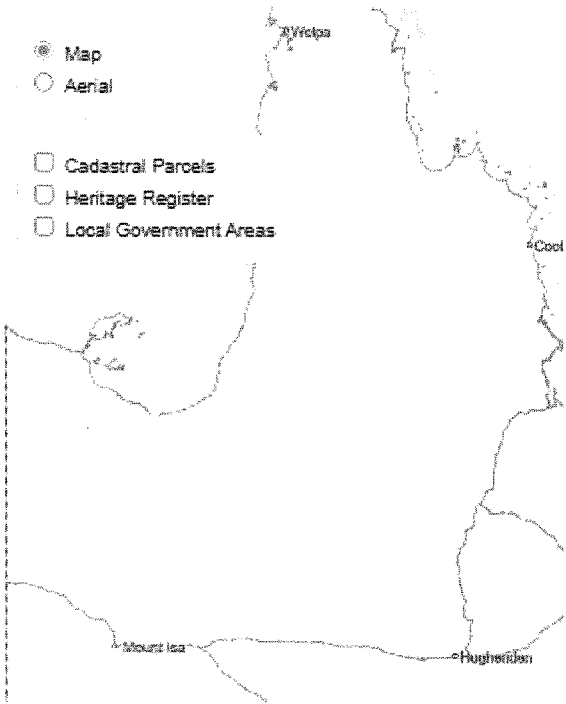
Search

 1/1A Dorge Street, Middle Ridge 

How to Search

Search the register by typing 3 or more characters in the search box below. Search will happen automatically, without pressing enter.

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QUEENSLAND TITLES REGISTRY PTY LTD AUTOMATED TITLES SYSTEM ENE470
06/05/2026 14:08 COMMUNITY TITLES SCHEME SEARCH STATEMENT
Request No: 56029139

Scheme Name: THE RIDGE COMMUNITY TITLES SCHEME 21666

Body Corp. Addr: TOOWOOMBA STRATA PTY LTD
P O BOX 2244
TOOWOOMBA QLD
4350

COMMUNITY MANAGEMENT STATEMENT No: 21666

Title	Lot	Plan
16363078	1	GTP 893
16363079	2	GTP 893
16363080	3	GTP 893
16363081	4	GTP 893
16363082	5	GTP 893
19300893	CP	GTP 893
51336629	6	SP 342986

COMMUNITY MANAGEMENT STATEMENT Dealing No: 724461555

** End of CMS Search Statement **

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Requested By: D-ENQ DYE & DURHAM (S)

Your Toowoomba STRATA Contact:
 Arabella Centracchio
 07 4639 1955

FORM 33 - BODY CORPORATE CERTIFICATE COVER SHEET

Please find attached the following:-

- Form 33 - Body Corporate Certificate
- Register of Assests
- Register of Authorisation Affecting the Lots
- Register of Leases and Licences
- By-Laws
- Community Management Statement
- Building Management Statement (if applicable)
- Sinking Fund Forecast (most recent if held)
- Financial Statements (most recent)
- Certificate of Currency for Insurance (If applicable)
- Other Required Certificates (if applicable)



Toowoomba Strata Pty Ltd
 ABN 73 010 319 892

1/200 Hume Street
 PO Box 2244
 TOOWOOMBA QLD 4350

T 07 4639 1955

E email@toowoombastrata.com.au
 W www.toowoombastrata.com.au

Details of the Subject Lot

Lot Number	1
Unit Number	1
Scheme Name	THE RIDGE CTS 21666
Building Address	1A DORGE STREET, MIDDLE RIDGE
Certificate Date	06/05/2026

Seller Details

Owner	Amanda Van ROOYEN	Office Must match request
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Warning - Levies!

The attached statement only includes amounts owing up to 06/05/2026. New levy amounts can easily be added after 06/05/2026, for example:-

- Standard levies if a new levy period has occurred since 06/05/2026
- Special levies if the levies are only approved after 06/05/2026
- Debt Collection levies can only be issued once the costs are known and this might only happen after 06/05/2026
- Interest and penalties levies issued after 06/05/2026

Prior to settlement (eg the morning of settlement) we recommend you obtain a new certificate or as a minimum telephone the office to check the balance owing.

Finally, even checking on the morning of settlement will not discover levies that might issue immediately after settlement. For example, if an EGM is due to be held the day after settlement and that meeting includes the issuing of a special levy. Prior to settlement a proper and thorough search of the body corporate records should be conducted.

This Statement does not have an indefinite life as circumstances change (eg levies change, insurances change etc). Accordingly, if you have any doubts you should check the currency of the document prior to issuing to a prospective purchaser. Additional fees will apply if a new document needs to be produced (regardless if no changes do actually happen).

Warning!

New Owners become jointly and severally liable for all amounts owing.

166 Payment and recovery of body corporate debts

(3) A liability to pay a body corporate debt in relation to a lot is enforceable jointly and severally against each of the following persons-

(a) a person who was the owner of the lot when the debt became payable;

(b) a person, including a mortgagee in possession, who becomes an owner of the lot before the debt is paid.

FORM 33 - BODY CORPORATE CERTIFICATE

NEED MORE INFORMATION!

Toowoomba STRATA's role

It is **not** the role of Toowoomba Strata staff to provide advice about this Form 33. If you do have questions you need to direct those questions to your legal advisor. Please do **not** be offended if we kindly ask you to chat through your questions with your legal advisor. It is always best to telephone your legal adviser, it is their job to protect your interests that is why you pay them!

Free Search Items

Do you need more information for free, for example:

- Architectural plans (if held)
- Easement documentation (if any)
- Engineering plans (if held)
- Financial Statements (more than just one year)
- Minutes of General Meetings (from establishment)
- Minutes of Committee Meetings (from establishment)
- Survey plans (which helps determine maintenance responsibility)
- etc

All of these items are freely available at <https://www.toowoombastrata.com.au/bodies-corporate-library>

Paid Search Items *(currently \$77 to receive all records electronically)*

Would you like to read even more, including all correspondence, email etc - you should conduct a search of the body corporate records at <https://www.toowoombastrata.com.au/shop>. This means you receive every document Toowoomba Strata holds in relation to the body corporate.

Understanding the law

The Act <https://www.legislation.qld.gov.au/view/html/inforce/current/act-1997-028>

Accommodation Module <https://www.legislation.qld.gov.au/view/html/inforce/current/sl-2020-0229>

Commercial Module <https://www.legislation.qld.gov.au/view/html/inforce/current/sl-2020-0230>

Small Schemes Module <https://www.legislation.qld.gov.au/view/html/asmade/sl-2020-0231>

Specified Two-Lot Module <https://www.legislation.qld.gov.au/view/html/inforce/current/sl-2011-0305>

Standard Module <https://www.legislation.qld.gov.au/view/html/inforce/current/sl-2020-0233>

Government Buying Information

www.qld.gov.au/buyingbodycorporate

Building Condition Reports

Consider if a building condition report should be undertaken. This will help identify:

- Current maintenance items that require attention
- Future maintenance items that will require future attention
- Analysis of the current sinking fund balance and current sinking fund levies against the future maintenance requirements (most providers do **NOT** undertake this analysis ... but they should!)

Note: While the lot you are purchasing maybe in perfect condition, it is important to remember that you are part of an entire building. For example, the lot at the other end of the complex may require underpinning, the sinking fund is inadequate, you maybe forced to pay a special levy to fund the underpinning repair works.

BODY CORPORATE CERTIFICATEThe information in this certificate is issued on **06/05/2026**.

Name of Scheme	THE RIDGE CTS 21666	Lot	1
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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.

For the sale of a lot included in a community titles scheme under the *Body Corporate and Community Management Act 1997*. 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;
- the lawful use of lots, including whether a lot can be used for short-term letting; or
- *for schemes under specified two-lot schemes module*, body corporate decisions made by lot owner agreements (other than lot owner agreements about agreed body corporate expenses).

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.

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.

For schemes under specified two-lot schemes module, a body corporate under the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 consists of the owners of the two lots in the scheme. The two lot owners make body corporate decisions by agreement (called 'lot owner agreements').

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 community titles scheme	THE RIDGE CTS 21666
Address of community titles scheme	1A DORGE STREET, MIDDLE RIDGE QLD 4350
Body corporate manager	Bodies corporate often engage a body corporate manager to handle administrative functions. The body corporate manager for the scheme: Toowoomba STRATA ABN: 73010319892 PO Box 2244 TOOWOOMBA QLD 4350 Ph: 0746391955 email@toowoombastrata.com.au
Accessing records	Who is responsible for keeping the body corporate's records? - The body corporate manager named above.

Property and community titles scheme details

Lot number	1
Plan number	GTP 893
Plan of subdivision	Standard Format Plan The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.
Regulation module	Standard 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.
Layered arrangements of community titles schemes	A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at www.qld.gov.au/buyingbodycorporate. Is the scheme part of a layered arrangement of community titles schemes? - No If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.
Building management statement	A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land. Does a building management statement apply to the community titles scheme? - No If yes, you can obtain a copy of the statement from Titles Queensland at 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 by-laws are listed in the community management statement, or a consolidated set of by-laws is given with this certificate.
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? - Refer By-Laws and/or the Community Management Statement (CMS) If yes, the exclusive use by-laws or other allocations of common property for the schemes are listed in the community management statement and/or given with this certificate.

Lot entitlements and financial information

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: 100 Total contribution schedule lot entitlements for all lots: 600
Interest schedule	Interest schedule lot entitlement for the lot: 105 Total interest schedule lot entitlements for all lots: 1000
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

WARNING! The following pages disclose owners contributions and amounts owing for the current financial year ONLY.

This means levies that have been approved that fall outside of the current financial year are not disclosed in this certificate.

To ensure full disclosure of these amounts the final attachments to the certifidate are:

- **Levy Transaction Summary (including all levies approved for both the current year and future years)**
- **Levy Notice (if a balance is outstanding)**

Owner contributions and amounts owing - see WARNING previous page**Administrative fund contributions**

Total amount of contributions (before any discount) for Lot 1 for the current financial year	\$1,022.20
Number of instalments	4 (if there are more rows in the below tables than the number of instalments, they will be blank)
Monthly penalty for overdue contributions (if applicable)	0%
Discount for on-time payments (if applicable)	10.00%

Due Date	Details	Amount	Discount	Paid
31/07/2025	Standard Levy Contribution Schedule (01/07/2025 - 30/09/2025)	\$255.55	\$25.55 if paid by 31/07/2025	Fully Paid
31/10/2025	Standard Levy Contribution Schedule (01/10/2025 - 31/12/2025)	\$255.55	\$25.55 if paid by 31/10/2025	Fully Paid
31/01/2026	Standard Levy Contribution Schedule (01/01/2026 - 31/03/2026)	\$255.55	\$25.55 if paid by 31/01/2026	Fully Paid
30/04/2026	Standard Levy Contribution Schedule (01/04/2026 - 30/06/2026)	\$255.55	\$25.55 if paid by 30/04/2026	Not Paid
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	

Sinking fund contributions

Total amount of contributions (before any discount) for Lot 1 for the current financial year	\$1,200.00
Number of instalments	4
Monthly penalty for overdue contributions (if applicable)	0%
Discount for on-time payments (if applicable)	10.00%

Due Date	Details	Amount	Discount	Paid
31/07/2025	Standard Levy Contribution Schedule (01/07/2025 - 30/09/2025)	\$300.00	\$30.00 if paid by 31/07/2025	Fully Paid
31/10/2025	Standard Levy Contribution Schedule (01/10/2025 - 31/12/2025)	\$300.00	\$30.00 if paid by 31/10/2025	Fully Paid
31/01/2026	Standard Levy Contribution Schedule (01/01/2026 - 31/03/2026)	\$300.00	\$30.00 if paid by 31/01/2026	Fully Paid
30/04/2026	Standard Levy Contribution Schedule (01/04/2026 - 30/06/2026)	\$300.00	\$30.00 if paid by 30/04/2026	Not Paid
			if paid by	
			if paid by	

Special contributions (if any)

You can access the body corporate records for more information.

Total amount of contributions (before any discount) for Lot 1	\$0.00
Monthly penalty for overdue contributions (if applicable)	0%
Discount for on-time payments (if applicable)	10.00%

Due Date	Details	Amount	Discount	Paid
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	

Other amounts payable by the lot owner (if any)

For the current financial year there are:

Amounts payable under exclusive use by-laws	
Amounts payable under service agreements (that are not included in body corporate contributions for the lot)	
Other amounts payable (see explanation given with this certificate)	

Summary of amounts due but not paid by the current owner

At the date of this certificate 06/05/2026, the following amounts are due but not yet paid for the lot.
A \$0.00 or Nil balance indicates that all payments for the lot are up to date.

Overdue annual contributions	\$555.55
Overdue special contributions	\$0.00
Penalties on overdue contributions	\$0.00
Other amounts due but not paid	
Total amounts due but not paid	\$555.55
Total amount in credit (if applicable) Credit balance on the lot and payments made before due date.	\$0.00

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 If yes, you can obtain a copy from the body corporate records. Current administrative fund balance (as at date of certificate): \$10,467.49 Current sinking fund balance (as at date of certificate): \$6,074.90 Current Total fund balance (as at date of certificate): \$16,542.39 Warning! The existence of a sinking fund forecast does NOT mean the body corporate has an adequately funded Sinking Fund. A prudent due diligence of the future maintenance requirements should still be undertaken. A sinking fund forecast can often never fully estimate unknown or hidden items eg the condition of underground services. Finally, a sinking fund forecast will provide recommended contributions, however, often these recommendations are NOT followed which means the chance of special levies remains high due to not properly funding the sinking fund.
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. Are there any authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition? - No If yes, details given with this certificate. Warning! Lot owners often make unauthorised improvements eg installation of whirly birds, skylights, awnings, pergola covering, paving courtyards etc. All improvements are meant to be approved by the body corporate and recorded in the Register of Authorisations Affecting the Common Property. However, unauthorised improvements still occur and the current lot owner is responsible for the maintenance of these unauthorised improvements.
Body corporate assets	The body corporate must keep a register of all body corporate assets worth more than \$1,000. - A copy of the body corporate register of assets is given with this certificate (if any).

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.

Warning! Please ensure you fully understand if the buildings and all lots are insured by the body corporate. Often, a body corporate formed under a standard format plan of subdivision will have a building and infrastructure insurance policy that does **NOT** insure the lots and only insures common infrastructure eg common property fencing, roads, gates etc.

Body corporate insurance policies	Details of each current insurance policy held by the body corporate are given with this certificate. This includes, for each policy, the: - type of policy; - name of the insurer; - sum insured; - amount of premium; and - excess payable on a claim.
Alternative insurance	Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate. Does the body corporate currently hold alternative insurance approved under an alternative insurance order? - No
Lot owner and occupier insurance	The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot. The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in. More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate. Warning! The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot. Contents includes carpets, curtains, dishwashers, furniture and personal belongings.

Contracts and authorisations

Caretaking service contractors and letting agents	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: - 1 year if the Specified Two-lot Schemes Module applies to the scheme; - 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 If yes, name of caretaking service contractor engaged: Has the body corporate authorised a letting agent for the scheme? - No If yes, name of authorised letting agent:
Embedded network supply	Are there arrangement/s to supply any of the below services to occupiers in the community titles scheme through an embedded network? Electricity: No Hot Water / Gas: No Internet / Data: No More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate. Warning! The existence of an embedded network generally means you have no choice of electrical retailer. For example, it is generally impossible for an occupier to use a different "main stream" electrical retailer.

Body corporate authority

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

Name/s	Jason Elliott on behalf of Toowoomba Strata Pty Ltd
Position/s held	Sole Director of Toowoomba Strata Pty Ltd duly appointed body corporate manager
Signature/s	
Date	06/05/2026

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 - certificate of currency
- insurance - certificate of insurance or another similar renewal document that shows information regarding the premium paid (depending which is held on file)

Exclusive Use Areas (or similar areas) – FAQ's

	Exclusive Use Area	Private Yard	Part of the lot	Common property
How recorded	Drawn as part of the by-laws applying to the body corporate. These by-laws can either be within the Community Management Statement or as a Change of By-Laws for pre 1997 bodies corporate	Drawn as part of the Survey Plan. Only applies to Building Format Plans drawn after 1997	Drawn as part of the lot boundaries. Only applies to Standard Format Plans (and Group Title Plans)	Sometimes areas are physically fenced off but are NOT connected legally to the lot at all ie they remain common property.
Maintenance Responsibility	Mostly by the lot owner (but not always) you need to read the associated by-laws	By the lot owner	By the lot owner	By the body corporate. However, sometimes access to these areas is impossible other coming through the lot.
Improvements to the area eg paving, tool lockers, water tanks etc	Only with the permission of the body corporate	Only with the permission of the body corporate	Only with the permission of the body corporate	Only with the permission of the body corporate

Exclusive Use Car Parks

Never assume adjacent car parks are for the exclusive use of the lot. Almost certainly they are not allocated to the lot (even if often occupied by an occupant). You **MUST** read the by-laws to determine rights (if the by-laws say nothing then that means no right exists).

Never assume parking in front of garages or in the driveway is OK. Almost certainly the area is simply common property and not carparking at all. You **MUST** read the by-laws to determine rights (if the by-laws say nothing then that means no right exists).

Sinking Fund Forecast and Balance FAQ's

There is no current sinking fund forecast!	Some bodies corporate choose NOT to obtain a professional sinking fund forecast. Often the cost of obtaining a sinking fund forecast is the reason for not obtaining the forecast. This would never be a sound recommendation.
The body corporate is not contributing the amounts suggested by the sinking fund forecast?	Some bodies corporate choose NOT to contribute the suggested amount. Often contributing the suggested amount would significantly increase levies and some bodies are not prepared to pay significantly higher levies. This would never be a sound recommendation.
Is the sinking fund forecast a guarantee of the future expenditure?	No! It is impossible to predict the future. Some maintenance issues will arise sooner than predicted. Some maintenance issues will cost more than predicted. Some maintenance items are impossible to predict (eg underground services).
The sinking fund seems very low!	This happens when maintenance issues happen sooner than predicted or were not predicted at all. This happens when a maintenance costs are more than predicted. Also, this happens when insufficient contributions are made to the sinking the fund. NEVER assume the sinking fund will always hold enough money for every maintenance issue that will arise.
Does having a sinking fund forecast guarantee a well-funded sinking fund?	No! Because maintenance issues happen sooner than predicted or were not predicted at all. Maintenance issues may be more expensive than predicted. Also, this happens when insufficient contributions are made to the sinking the fund.
What is the correct sinking fund balance?	That is an impossible question! Also, some people would prefer lower contributions and accept the risk of special levies whereas others would prefer a very conservative and extremely well fund sinking fund.
The building is brand new does that means the sinking fund levies should be very low?	No! Nothing stays brand new forever! Everything starts to age immediately, paintwork, fencing, retaining walls, the roof, underground services etc
Does the original owner prefer to have lower sinking fund levies?	Yes! The original owner will often argue that the building is brand new under the builder's warranty and will need nothing spent for 10+ years. However, every building starts aging and deteriorating on day 1 and not after 10+ years. The original owner and their real estate agent prefer to market the body corporate with "low levies".
How are special levies avoided?	The are only two ways to avoid special levies: • Ensure the sinking fund has a very high and conservative balance (even that is not a guarantee) • Delay maintenance (but that may not be possible eg the sewer needs replacement now)
What questions should I be asking?	How old is the building? What is the condition of the building? What is the sinking fund balance compared to the forecasted balance? Is the body corporate contributing the recommended amounts? Then just be conservative!

Asset Register
21666 THE RIDGE 1A DORGE STREET

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Description	Type	Acquisition Method	Date Acquired	Acquired From	Original Cost	Cost to Date	Market Value
Nil							

Authorisations Affecting Lots
21666 THE RIDGE 1A DORGE STREET

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Page 1

Lot No	Resolution Date	Description	Conditions
Nil			

BY-LAWS – THE RIDGE CTS 21666

PART A – PRELIMINARY

1. Structure

1.1 These by-laws are set out in the following structure:

- (a) Part A – Preliminary
- (b) Part B – Interferences
- (c) Part C – Works
- (d) Part D – Regulation of use
- (e) Part E – Exclusive use

2. Definitions and interpretation

2.1 The terms set out in these by-laws mean:

- (a) **'Act'** means the *Body Corporate Community Management Act 1997*(Qld).
- (b) **'Body Corporate'** means the Body Corporate established upon the registration of the Scheme.
- (c) **'Common Property'** means Scheme Land that is not included in a Lot.
- (d) **'Improvement'** means the erection of a building, a structural change or a non-structural change of any kind or the carrying out of any works.
- (e) **'Lot'** means a lot in the Scheme.
- (f) **'Occupier'** means any person that occupies a Lot.
- (g) **'Owner'** means an owner of a Lot.
- (h) **'Regulation Module'** means the regulation module of the Act that applies to the Scheme as identified in Item 2 of this community management statement.
- (i) **'Scheme'** means The Ridge Community Titles Scheme 21666.
- (j) **'Scheme Land'** means any land within the Scheme, including any Lot or the Common Property.
- (k) **'Security Access Device'** means a key, fob, swipe or other device used to gain access to something that is otherwise inaccessible.
- (l) **'Social Function'** means a gathering of number of people that causes other Owners or Occupiers to be excluded from the use and enjoyment of part or all of the Common Property.
- (m) **'Smoke'** means to hold or otherwise have control over an ignited smoking product.
- (n) **'Vehicle'** includes but is not limited to all types of automobiles, motor cycles, scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, Segways, skateboards, rollerblades or any other equivalent means of transportation.
- (o) **'Visitor'** means a person who is invited in any capacity onto Scheme Land by an Owner, Occupier or a Visitor.

2.2 In the interpretation of these by-laws, terms used in these by-laws may be interpreted by reference to how those terms are defined in the Act and Regulation Module.

- 2.3 If there is an inconsistency between a by-law and the Act or Regulation Module, the Act or Regulation Module prevails to the extent of the inconsistency.
- 2.4 The singular includes the plural and vice versa.
- 2.5 Words importing a gender include other genders.

3. Applicability of these by-laws

- 3.1 An Owner whose Lot is subject to a lease, licence or tenancy agreement must take reasonable steps to ensure that any lessee, licensee, tenant or other Occupier and their Visitors comply with and observe these by-laws.
- 3.2 Occupiers must:
 - (a) comply with these by-laws to the extent they apply to an Owner; and
 - (b) ensure that the by-laws are complied with by their Visitors to the extent they apply to an Occupier.

4. Tenancies

- 4.1 If an Owner lets their Lot for a term of three months or more, the Owner must, as soon as practicable, give the Body Corporate notice of:
 - (a) the name of the tenant and all Occupiers;
 - (b) the service address of the tenant;
 - (c) the term of the tenancy;
 - (d) the name and service address of the Owner's letting agent for the tenancy; and
 - (e) any other information the Body Corporate may reasonably require.

5. Application and approval process

- 5.1 This by-law applies where an Owner or Occupier makes an application to the Body Corporate or otherwise seeks to obtain the Body Corporate's consent.
- 5.2 When deciding whether to approve any application made by an Owner or Occupier (the Applicant) under these by-laws, the Body Corporate may:
 - (a) take into account previous approvals under these by-laws provided to the Applicant and the Applicant's compliance with any conditions of previous approvals;
 - (b) request the Applicant to provide all information reasonably required to make a decision, where the Body Corporate may make as many requests as reasonably necessary;
 - (c) grant its approval on reasonable and relevant conditions; or
 - (d) refuse any application if it is reasonable to do so.
- 5.3 An Owner or Occupier of a Lot granted approval under these by-laws must comply with any conditions of that approval, failing which, the Body Corporate may withdraw that approval after the Applicant has been provided with a reasonable opportunity to remedy any noncompliance.
- 5.4 Any approval under these by-laws by the Body Corporate is invalid and read down or severed to the extent it is inconsistent with the Act or Regulation Module.

PART B - INTERFERENCES**6. Noise and nuisances**

- 6.1 An Owner or Occupier must not use, or permit the use of, a Lot or the Common Property in a way that:
- (a) causes a nuisance or hazard;
 - (b) interferes unreasonably with the use or enjoyment of another Lot; or
 - (c) interferes unreasonably with the use or enjoyment of the Common Property by a person who is lawfully on the Common Property.

7. Obstruction

- 7.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) obstruct, or permit the obstruction of, the lawful use of the Common Property or another Lot by someone else; or
 - (b) use as storage, or place items on, the Common Property.

8. Smoking

- 8.1 An Owner or Occupier must not Smoke, or permit any Visitors to Smoke:
- (a) in a completely or substantially enclosed area on the Common Property;
 - (b) on the Common Property such that it unreasonably interferes with the use or enjoyment of another person in a Lot or the Common Property; or
 - (c) in their Lot such that it unreasonably interferes with the use or enjoyment of another person in a Lot or the Common Property.

9. Auctions

- 9.1 An Owner must not permit any auction to take place on their Lot or the Common Property without the written approval of the Body Corporate.
- 9.2 An Owner must not place on a Lot or Common Property signs for direction, the sale or letting of a Lot or any other advertising sign without the written approval of the Body Corporate.

10. Garage sales

- 10.1 An Owner must not permit any garage sale to take place on their Lot or the Common Property without the written approval of the Body Corporate.

11. Parking

- 11.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) park a Vehicle or allow a Vehicle to stand, on any part of the Common Property (other than in an exclusive use area); or
 - (b) permit a Visitor to park a Vehicle or allow a Vehicle to stand, on the Common Property (other than a designated visitor car parking bay).

12. Vehicles

- 12.1 Vehicles must be operated in accordance with all public road rules and must not be driven at a speed that creates a danger to property or persons.

13. Communications

- 13.1 Owners and Occupiers must only communicate and interact with the Body Corporate and other Owners and Occupiers in a reasonable manner and not in any way which may (including, but not limited to) be:
- (a) an annoyance;
 - (b) a nuisance;
 - (c) threatening or intimidating;
 - (d) defamatory; or
 - (e) anti-social.

PART C - WORKS**14. Damage**

- 14.1 An Owner or Occupier must not damage, deface or alter any part of the Common Property without the written approval of the Body Corporate.

15. Common Property Improvements

- 15.1 An Owner or Occupier must not make any Improvement to the Common Property without the written approval of the Body Corporate.

16. Lot Improvements

- 16.1 An Owner or Occupier may make any Improvement to their Lot provided the improvements complies with the following:-
- (a) all Local Authority or Council provisions;
 - (b) all Building Provisions; and
 - (c) all building and other structures shall be erected and finished in a good and workmanlike manner in accordance with the best trade practices and only with good quality materials being used.

PART D – REGULATION OF USE**17. Animals**

17.1 An Owner or Occupier may keep domestic pets on the following terms and conditions:-

- (a) the domestic pets must be kept completely within the lot and must be prevented from wandering onto common property; and
- (b) the domestic pets must be kept and managed in accordance with all relevant Local Authority's or Council's By-laws in relation to the keeping of domestic pets generally; and
- (c) the domestic pets must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property; and
- (d) the domestic pets must not have an aggressive nature; and
- (e) the domestic pet must be well cared for and housed (including the provision of adequate food, water, grooming etc); and
- (f) in the event a domestic pet kept pursuant to this by-law was to defecate on the common property or another owner's lot the owner of offending domestic pet must appropriately clean up after it.

18. Alienation

18.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

- (a) use, take, or in any other way appropriate any part of the Common Property for their sole or exclusive use unless authorised by another by-law; or
- (b) alienate in any way any part of the common property; or
- (c) interfere with the lawful use and enjoyment of Common Property by other Owners or Occupiers.

19. Common Property Garbage

19.1 An Owner or Occupier must not leave garbage or other materials on the Common Property except in a designated garbage receptacle.

19.2 An Owner or Occupier must:

- (a) comply with any local authority by-laws or local laws about the disposal of garbage that apply to the Scheme;
- (b) not, in disposing of garbage, adversely affect the health, hygiene or comfort of other Owners or Occupiers;
- (c) not leave bulky items or furniture (including white goods) in the designated garbage receptacles, but must dispose of these items in a suitable place outside the Scheme land;
- (d) not cause damage to the garbage receptacles;
- (e) not overfill the garbage receptacles; and
- (f) not allow rubbish to become stuck to the garbage receptacles or liquids to run in the garbage receptacles.

20. Dangerous substances

- 20.1 An Owner or Occupier must not, without the Body Corporate's written approval, store a flammable or dangerous substance on a Lot unless the substance is:
- (a) used or intended to be used for domestic purposes; or
 - (b) fuel stored within a fuel tank of a vehicle, boat, or internal combustion engine in which the fuel is stored under the requirements of any law regulating the storage of flammable materials.

21. Removals

- 21.1 An Owner or Occupier shall not move any furniture into or out of a Lot without:
- (a) reasonable notice being given to the Body Corporate (having regard to matters including, but not limited to, the amount and size of furniture to be moved); and
 - (b) taking adequate measures to minimise damage to the Common Property and any other Lot in the Scheme (including avoiding any damage to the body corporate road ways).

22. No interference

- 22.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) interfere with, hinder, harass or otherwise obstruct contractors or employees engaged by the Body Corporate; or
 - (b) give instructions to contractors or employees on the Scheme Land engaged by the Body Corporate.

23. Interference with support, shelter, utility infrastructure

- 23.1 An Owner or Occupier must not, without the written approval of the Body Corporate, interfere or permit interference with:
- (a) support or shelter provided for a Lot or the Common Property;
 - (b) utility infrastructure or utility services; or
 - (c) body corporate assets.

24. Interference with natural sun light

- 24.1 An Owner or Occupier must ensure all vegetation, trees etc planted on their lot do not block the natural sun light of a neighbouring lot. By way of example, an Owner or Occupier of a lot must ensure all vegetation, trees etc planted on their lot does not negatively impact the performance of solar panels located on a neighbouring lot.

25. Health and safety

- 25.1 Owners and Occupiers must give notice as soon as reasonably practicable to the Body Corporate after becoming aware of any:
- (a) infectious disease which is present at the Scheme requiring notification by statute or ordinance;
 - (b) accident or incident causing personal injury or any property or other damage which occurs on Scheme Land; or
 - (c) other event that may affect the insurance of the Body Corporate, health or safety of owners or occupiers or may otherwise create liability for the Body Corporate.

26. Social functions

- 26.1 An Owner or Occupier must not use an area of the Common Property for the purposes of a Social Function without the written approval of the Body Corporate.

27. Use of lots

- 27.1 Without the approval of the Body Corporate, an Owner or Occupier may not use their Lot for anything other than:
- (a) residential purposes; or
 - (b) a home office.
- 27.2 An Owner or Occupier of a Lot shall not use, or permit the use of, their Lot for any purpose which may be illegal, immoral or bring the Scheme into disrepute.

28. Security

- 28.1 An Owner or Occupier of a Lot must not, without the approval of the Body Corporate:
- (a) interfere or tamper with a Security Access Device;
 - (b) copy a Security Access Device;
 - (c) give a Security Access Device to a person other than an Owner, Occupier or Visitor; or
 - (d) use a Security Access Device to access a Lot or Common Property that they are not authorised to access.

29. Utilities

- 29.1 If permitted by relevant legislation governing the supply of electricity, gas, water, cable TV or the like ("Utilities"), the Body Corporate may:
- (a) Establish and maintain a supply system ("System") for any of the Utilities for the benefit of the Scheme; and
 - (b) As an on-supplier:
 - (i) purchase Utilities from a Utilities supplier ("Supplier"); and
 - (ii) on-supply Utilities to Owners of Lots in the Scheme (collectively called "Receivers").
- 29.2 The Body Corporate may enter into agreements, contracts, licences, leases or other arrangements of any nature in connection with:
- (a) The supply of Utilities to the Body Corporate by a Supplier;
 - (b) The on-supply of Utilities to Receivers;
 - (c) Service Infrastructure used in connection with the System; including, without limitation, agreements contemplated by the Commercial Module setting out the basis on which charges are made for supply of Utilities and the recovery of the costs to the Body Corporate of supplying that service.
- 29.3 The Body Corporate must calculate charges for supplying Utilities to Receivers only as permitted under any relevant legislation governing on-supply by the Body Corporate or, if there is no applicable legislative provision, levy charges only to the extent required to ensure that the Body Corporate complies with its obligations to recover the costs of supplying the Utilities to Receivers.

- 29.4 If the Body Corporate charges Receivers a tariff rate for the supply of Utilities which is higher than the rate at which the Body Corporate purchases Utilities from the Supplier, any surplus funds generated in the hands of the Body Corporate as a result must be applied by the Body Corporate to its administrative fund in reduction of liabilities of the Body Corporate and, in this way, for the benefit of Owners.
- 29.5 If the Body Corporate operates and maintains a System under this by-law, it may:
- (a) Enter into agreements with Receivers for the supply of Utilities through the System, setting out the terms on which the Body Corporate will charge for the provision of Utilities under the System and recover the costs of providing that service (as required by the Act and regulation module for the Scheme) including charges for:
 - (i) supply of the Utilities;
 - (ii) installation and connection to the System;
 - (iii) servicing and maintenance of the System to the extent it is utilised in the provision of the service to a particular Receiver;
 - (iv) disconnection and reconnection fees;
 - (v) advance payments or security deposits to be provided in connection with Utilities supply through the System.
 - (b) Establish the basis of Utilities charges for those Receivers which are not supplied by separate meter (if any) and for common areas for the Scheme based on an estimate of Utilities consumption taking into account the number and type of electrical fittings, points, installations, plant and equipment, and appliances and the use to which those are put by the relevant Receivers or the Body Corporate;
 - (c) Establish a system of accounts and invoices in connection with the supply of Utilities through the System and render those accounts to Receivers as appropriate.
 - (d) Recover any amounts when due and payable from any Receiver under applicable accounts rendered and if an account is unpaid by the due date:
 - (i) recover any unpaid amount as a liquidated debt;
 - (ii) recover interest on any unpaid account;
 - (iii) disconnect the supply of Utilities to the relevant Receiver;
 - (iv) charge a reconnection fee to restore Utilities supply to that Receiver;
 - (v) increase the advance payment or security deposit for Utilities supply to the relevant Receiver.
- 29.6 The Body Corporate is not liable for any loss or damage suffered by any Receiver as a result of any failure of the supply of Utilities due to breakdowns, repairs, maintenance, strikes, accidents or any other causes affecting the System.
- 29.7 The Body Corporate is not required to supply any Receiver with Utilities to any greater extent than the Utilities authority from which the Body Corporate obtains supply could provide at any given time.
- 29.8 Each Owner must:
- (a) allow the Body Corporate and its agents, contractors, or employees access to any Service Infrastructure used in connection with the System;
 - (b) comply with all requirements of the Body Corporate imposed in connection with Utilities supply through the System;

- (c) maintain any Service Infrastructure used in connection with the System and which is located in or on a Lot and which is used in connection with Utilities supply under the System.
- 29.9 Nothing in this By-law obliges a Receiver to purchase Utilities from the Body Corporate or limits or restricts the rights of any Receiver to utilise Service Infrastructure under any implied easement or other right contained in the Act or other applicable legislation.

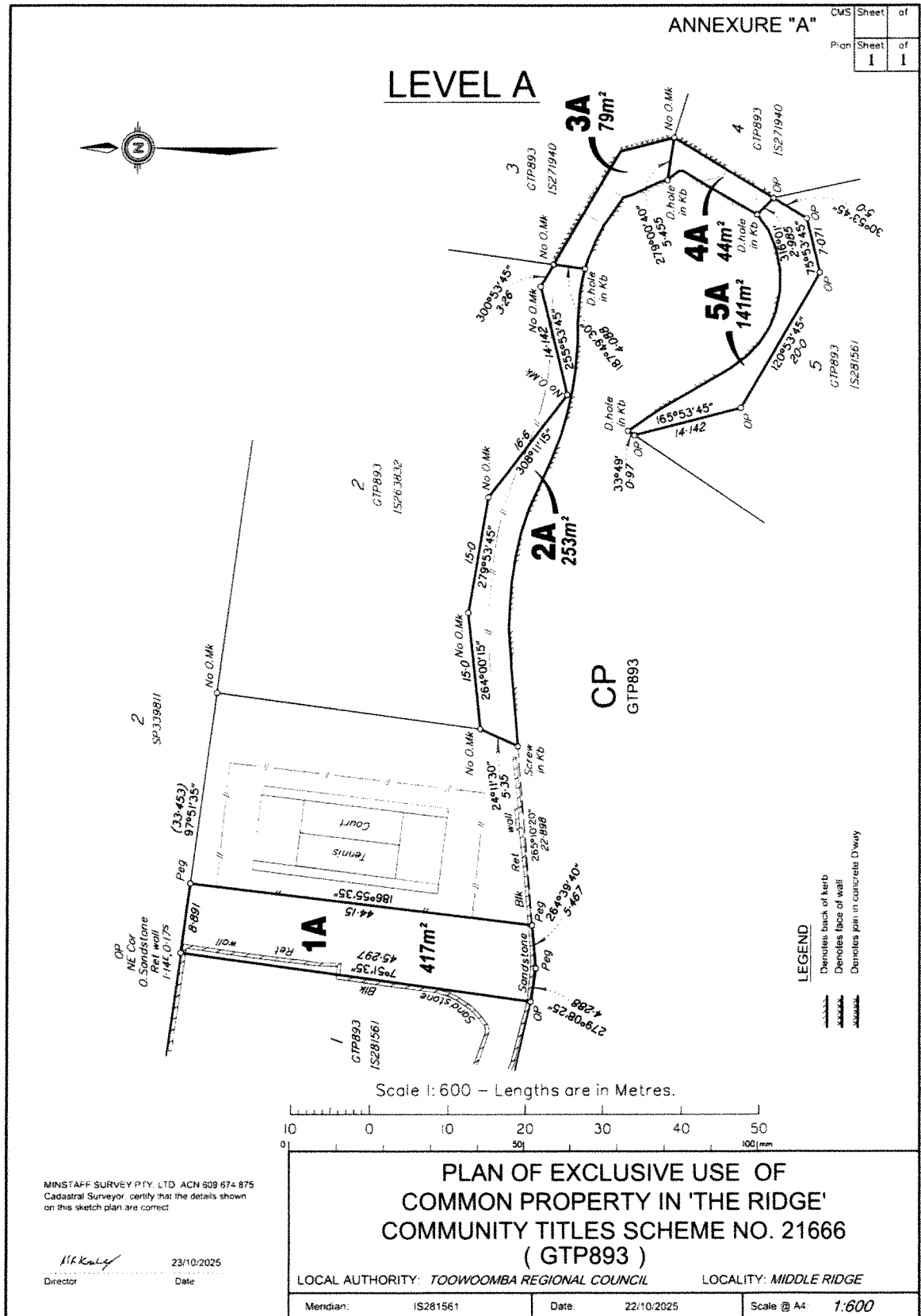
PART D – EXCLUSIVE USE AREA

30. Exclusive Use Areas

- 30.1 The owners of lots have exclusive use of areas on the common property identified in Schedule E and on the attached plan marked A.
- 30.2 An owner with an exclusive use area is liable, in respect of that exclusive use area, for the maintenance of and operating costs of the exclusive use area (excluding any common utility infrastructure contained within the exclusive use courtyard area).
- 30.3 An owner with an exclusive use area must not damage, dig-up, block, obstruct, hinder etc any common utility infrastructure contained within the exclusive use area.
- 30.4 An owner with an exclusive use area must allow the body corporate or another owner appropriate access to service and maintain any common utility infrastructure contained within the exclusive use area.
- 30.5 An owner with an exclusive use area may construct a boundary fence on the following conditions:
- (a) The boundary fence must be no more than 1.8 meters in height
 - (b) The boundary fence must be set back at least 2 meters from the road way.

SCHEDULE E PROPERTY	DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON
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Lot on Plan	Exclusive Use of Common Property
Lot 1 on GTP 893	Area 1A on attached sketch plan marked A
Lot 2 on GTP 893	Area 2A on attached sketch plan marked A
Lot 3 on GTP 893	Area 3A on attached sketch plan marked A
Lot 4 on GTP 893	Area 4A on attached sketch plan marked A
Lot 5 on GTP 893	Area 5A on attached sketch plan marked A



GENERAL REQUEST

Duty Imprint

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EL 470 \$116.04

03/11/2025 14:36:39

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the Department's website.

g Number

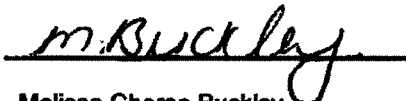
OFFICE USE ONLY

is authorised by legislation and is
records. For more information see

1. Nature of Request	Lodger (Name, address, E-mail & phone number)	Lodger Code
Request to Record the New Community Management Statement for The Ridge Community Titles Scheme 21666	Mr Remmo Van ROOYEN PO Box 1294 TOOWOOMBA QLD 4350 Phone: 0415 243 055 Email: remmo@van-rooyen.com.au	
2. Lot on Plan Description	Title Reference	
Common Property of The Ridge Community Titles Scheme 21666	19300893	
3. Registered Proprietor / State Lessee		
BODY CORPORATE FOR THE RIDGE COMMUNITY TITLES SCHEME 21666		
4. Interest		
Fee Simple		
5. Applicant		
BODY CORPORATE FOR THE RIDGE COMMUNITY TITLES SCHEME 21666		
6. Request		
We hereby request that the New Community Management Statement deposited herewith which amends Schedules A, C & E be recorded as the Community Management Statement for The Ridge Community Titles Scheme 21666.		
7. Execution by applicant		
Execution Date	Applicant's or Solicitor's Signature	
Signature <u>M. Buckley</u>	Signature <u>[Signature]</u>	
Signer Name <u>Melissa Cheree Buckley</u>	Signer Name <u>Amanda Van Rooyen</u>	
Signer Authority <u>Chairperson</u>	Signer Authority <u>Secretary/Treasurer</u>	
Entity (if applicable) <u>Body Corporate for The Ridge Community Titles Scheme 21666</u>	Entity (if applicable) <u>Body Corporate for The Ridge Community Titles Scheme 21666</u>	
Execution Date <u>03/11/2025</u>	Execution Date <u>03/11/2025</u>	

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

**BCCM EXECUTION /
RELEVANT CERTIFICATE**

1. Community Titles Scheme (CTS) Name	CTS Number
The Ridge Community Titles Scheme 21666	21666
2. Module Type of BCCM Scheme	Instrument being executed (using this certificate)
Standard Module	New Community Management Statement
3. Execution by the Body Corporate for the above Scheme*	
Signature 	Signature 
Signer Name <u>Melissa Cheree Buckley</u>	Signer Name <u>Amanda Van Rooyen</u>
Signer Authority <u>Chairperson</u>	Signer Authority <u>Secretary/Treasurer</u>
Entity (if applicable) <u>Body Corporate for The Ridge Community Titles Scheme 21666</u>	Entity (if applicable) <u>Body Corporate for The Ridge Community Titles Scheme 21666</u>
Execution Date <u>03/11/2025</u>	Execution Date <u>03/11/2025</u>

* By executing above the Body Corporate confirms it is in compliance with Section 96 of the *Body Corporate and Community Management Act 1997*.

When this Form should be used:

This form should be used for the execution by a Body Corporate of any Titles Instrument other than a Form 14.

Guidance

Please refer to Parts [45-2060] to [45-2081] of the Land Title Practice Manual for guidance on completion and execution of this form and refer to Part 45 generally for further guidance on titles instruments involving Community Titles Schemes. Some brief guidance on the completion of item 3 has been included below for the quick reference of those who are already familiar with executions of titles instruments by a Body Corporate.

Signer Authority Guidance:

Representative of a Registered Owner means a natural person (individual) whose name is recorded on the body corporate's roll as the representative of the registered owner of a lot that is included in the scheme – Refer to Part [45-2070-1] of the Land Title Practice Manual.

Registered Owner – Individual means a natural person (individual) who is the registered owner of a lot that is included in the scheme. If a lot is owned by 2 or more people, it is acceptable for only one of the registered owners to sign the relevant certificate – Refer to Part [45-2070-2] of the Land Title Practice Manual.

Registered Owner – Corporation means the officeholder of the position of 'Director' or 'Secretary' for the corporate entity that is the registered owner of the lot. It is acceptable for only one office holder (Director or Secretary) of a Corporate Entity to execute on behalf of the Corporation in this instance, as by doing so they confirm they are signing as Agent on behalf of the Corporation and hold the requisite authority to do so – Refer to Part [45-2070-4] of the Land Title Practice Manual. The name and A.C.N of the corporation must be included in the 'Entity' field.

Body Corporate Manager under Chapter 3, Part 5 means a Body Corporate Manager appointed under Chapter 3, Part 5 of the respective Module Regulations to perform the functions of the body corporate committee. This is applicable only to Standard Module, Small Schemes Module and Accommodation Modules. This type of body corporate manager should not be confused with the more common type of body corporate manager that assists with the administration of the body corporate – Refer to Part [45-2070-5] of the Land Title Practice Manual.

Person specified as Signatory in the Body Corporate resolution authorising the transaction means the person identified (by name) and specifically authorised in the body corporate resolution, as the person who should execute the instrument. By signing in this way, the person signing confirms that they are one and the same person as is specified in the resolution to sign the instrument and that they have the authority to sign it. A copy of the resolution is not required to be deposited with this form to confirm this authority – Refer to Part [45-2060] of the Land Title Practice Manual.

Constructing Authority – Authorised Officer means the officer for the Constructing Authority that is authorised to execute on behalf of the Body Corporate pursuant to Section 12A of the *Acquisition of Land Act 1967* and Section 51 or 51A of the *Body Corporate and Community Management Act 1997*. The name of the Authorised Officer must be completed in the 'Signer Name' field, and the name of the Constructing Authority e.g. 'Department of Transport and Main Roads' must be entered into the 'Entity' section – Refer to Part [45-2068] of the Land Title Practice Manual.

21666

THIS STATEMENT IS TO BE DEPOSITED WITH:
- A REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE
PLANNING BODY CMS NOTATION APPLIES).
A NEW STATEMENT MUST BE LODGED WITHIN THREE
(3) MONTHS OF THE DATE OF CONSENT BY THE
BODY CORPORATE

Office use only
CMS LABEL NUMBER

**This statement incorporates and must
include the following:**

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

1. Name of community titles scheme	2. Regulation module
The Ridge Community Titles Scheme 21666	Standard Module
3. Name of body corporate	
Body Corporate for The Ridge Community Titles Scheme 21666	
4. Scheme land	Title Reference
Lot on Plan Description	
Common Property of The Ridge Community Titles Scheme 21666	19300893
Lots 1 to 5 on GTP 893	16363078 – 1636382
Lot 6 on SP 342986	51336629
5. Name and address of original owner	6. Reference to plan lodged with this statement
NOT APPLICABLE	Not applicable
7. New CMS exemption to planning body corporate management statement notation (If applicable*)	
Insert exemption clause (If no exemption – insert 'N/A' or 'not applicable')	
Section 60(6) of the Body Corporate and Community Management Act 1997	
* If there is no exemption, a Form 18C must be deposited with the Request to record the CMS.	
8. Consent of body corporate	

See Form 20 – BCCM Execution

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see
Titles Queensland website.

SCHEDULE A	SCHEDULE OF LOT ENTITLEMENTS
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Lot on Plan	Contribution	Interest
Lot 1 on GTP 893	100	105
Lot 2 on GTP 893	100	105
Lot 3 on GTP 893	100	119
Lot 4 on GTP 893	100	119
Lot 5 on GTP 893	100	105
Lot 6 on SP 342986	100	447
TOTALS	600	1,000

Section 66(1)(db)(i) – Statement regarding the Contribution Schedule Principal

The Contribution Schedule Principal under Section 46(7) on which the contribution schedule lot entitlements have been decided is the "Equality Principal".

Section 66(dc)(i) – Statement regarding Interest Schedule Lot Entitlements

The interest schedule lot entitlements reflect the respective market values of the lots.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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STAGED DEVELOPMENT

The Scheme Land is intended to be developed progressively. There will only be one body corporate – Body Corporate for The Ridge Community Titles Scheme 21666. It is intended that the Scheme will be developed in two (2) stages whereby the Scheme Land will be subdivided in the following manner as outlined on the attached Concept Plan marked "A".

Stage 1 (Registered 4 October 1982)	Lots 1 to 5 and common property on GTP 893 will be created upon the establishment of the scheme. The lots will be created using a Standard Format Plan. The lots will be regulated under the Standard Module and will be used for residential purposes.
Stage 2 (Registered 5 December 2023)	Part of the Common Property from Stage 1 will be cancelled and Lot 6 on SP 342986 will be created. The lots will be created using a Standard Format Plan. The lots will be regulated under the Standard Module and will be used for residential purposes.
Stage 3	Development Complete Part of the Common Property from Stage 1 will be cancelled and Lot 7 will be created. The lots will be created using a Standard Format Plan. The lots will be regulated under the Standard Module and will be used for residential purposes. Each lot will be granted exclusive use areas.

DETERMINING LOT ENTITLEMENTS

The proposed lot entitlement schedules for each stage are as follows:-

STAGE 1 – Registered 4 October 1982		
Lot on Plan	Contribution	Interest
Lot 1 on GTP 893	21	21
Lot 2 on GTP 893	20	20
Lot 3 on GTP 893	24	24
Lot 4 on GTP 893	25	25
Lot 5 on GTP 893	20	20
TOTALS	110	110

STAGE 2 – Registered 5 December 2023		
Lot on Plan	Contribution	Interest
Lot 1 on GTP 893	100	105
Lot 2 on GTP 893	100	105
Lot 3 on GTP 893	100	119
Lot 4 on GTP 893	100	119
Lot 5 on GTP 893	100	105
Lot 6 on SP 342986	100	447
TOTALS	600	1,000

STAGE 3		
Lot on Plan	Contribution	Interest
Lot 1 on GTP 893	100	95
Lot 2 on GTP 893	100	95
Lot 3 on GTP 893	100	108
Lot 4 on GTP 893	100	108
Lot 5 on GTP 893	100	95
Lot 6 on SP 342986	100	404
Lot 7 on SP	100	95
TOTALS	700	1,000

SCHEDULE C	BY-LAWS
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PART A – PRELIMINARY**1. Structure**

1.1 These by-laws are set out in the following structure:

- (a) Part A – Preliminary

- (b) Part B – Interferences
- (c) Part C – Works
- (d) Part D – Regulation of use
- (e) Part E – Exclusive use

2. Definitions and interpretation

2.1 The terms set out in these by-laws mean:

- (a) **'Act'** means the *Body Corporate Community Management Act 1997*(Qld).
- (b) **'Body Corporate'** means the Body Corporate established upon the registration of the Scheme.
- (c) **'Common Property'** means Scheme Land that is not included in a Lot.
- (d) **'Improvement'** means the erection of a building, a structural change or a non-structural change of any kind or the carrying out of any works.
- (e) **'Lot'** means a lot in the Scheme.
- (f) **'Occupier'** means any person that occupies a Lot.
- (g) **'Owner'** means an owner of a Lot.
- (h) **'Regulation Module'** means the regulation module of the Act that applies to the Scheme as identified in Item 2 of this community management statement.
- (i) **'Scheme'** means The Ridge Community Titles Scheme 21666.
- (j) **'Scheme Land'** means any land within the Scheme, including any Lot or the Common Property.
- (k) **'Security Access Device'** means a key, fob, swipe or other device used to gain access to something that is otherwise inaccessible.
- (l) **'Social Function'** means a gathering of number of people that causes other Owners or Occupiers to be excluded from the use and enjoyment of part or all of the Common Property.
- (m) **'Smoke'** means to hold or otherwise have control over an ignited smoking product.
- (n) **'Vehicle'** includes but is not limited to all types of automobiles, motor cycles, scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, Segways, skateboards, rollerblades or any other equivalent means of transportation.
- (o) **'Visitor'** means a person who is invited in any capacity onto Scheme Land by an Owner, Occupier or a Visitor.

2.2 In the interpretation of these by-laws, terms used in these by-laws may be interpreted by reference to how those terms are defined in the Act and Regulation Module.

2.3 If there is an inconsistency between a by-law and the Act or Regulation Module, the Act or Regulation Module prevails to the extent of the inconsistency.

2.4 The singular includes the plural and vice versa.

2.5 Words importing a gender include other genders.

3. Applicability of these by-laws

- 3.1 An Owner whose Lot is subject to a lease, licence or tenancy agreement must take reasonable steps to ensure that any lessee, licensee, tenant or other Occupier and their Visitors comply with and observe these by-laws.
- 3.2 Occupiers must:
- (a) comply with these by-laws to the extent they apply to an Owner; and
 - (b) ensure that the by-laws are complied with by their Visitors to the extent they apply to an Occupier.

4. Tenancies

- 4.1 If an Owner lets their Lot for a term of three months or more, the Owner must, as soon as practicable, give the Body Corporate notice of:
- (a) the name of the tenant and all Occupiers;
 - (b) the service address of the tenant;
 - (c) the term of the tenancy;
 - (d) the name and service address of the Owner's letting agent for the tenancy; and
 - (e) any other information the Body Corporate may reasonably require.

5. Application and approval process

- 5.1 This by-law applies where an Owner or Occupier makes an application to the Body Corporate or otherwise seeks to obtain the Body Corporate's consent.
- 5.2 When deciding whether to approve any application made by an Owner or Occupier (the Applicant) under these by-laws, the Body Corporate may:
- (a) take into account previous approvals under these by-laws provided to the Applicant and the Applicant's compliance with any conditions of previous approvals;
 - (b) request the Applicant to provide all information reasonably required to make a decision, where the Body Corporate may make as many requests as reasonably necessary;
 - (c) grant its approval on reasonable and relevant conditions; or
 - (d) refuse any application if it is reasonable to do so.
- 5.3 An Owner or Occupier of a Lot granted approval under these by-laws must comply with any conditions of that approval, failing which, the Body Corporate may withdraw that approval after the Applicant has been provided with a reasonable opportunity to remedy any noncompliance.
- 5.4 Any approval under these by-laws by the Body Corporate is invalid and read down or severed to the extent it is inconsistent with the Act or Regulation Module.

PART B - INTERFERENCES

6. Noise and nuisances

- 6.1 An Owner or Occupier must not use, or permit the use of, a Lot or the Common Property in a way that:
- (a) causes a nuisance or hazard;
 - (b) interferes unreasonably with the use or enjoyment of another Lot; or

- (c) interferes unreasonably with the use or enjoyment of the Common Property by a person who is lawfully on the Common Property.

7. Obstruction

7.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

- (a) obstruct, or permit the obstruction of, the lawful use of the Common Property or another Lot by someone else; or
- (b) use as storage, or place items on, the Common Property.

8. Smoking

8.1 An Owner or Occupier must not Smoke, or permit any Visitors to Smoke:

- (a) in a completely or substantially enclosed area on the Common Property;
- (b) on the Common Property such that it unreasonably interferes with the use or enjoyment of another person in a Lot or the Common Property; or
- (c) in their Lot such that it unreasonably interferes with the use or enjoyment of another person in a Lot or the Common Property.

9. Auctions

9.1 An Owner must not permit any auction to take place on their Lot or the Common Property without the written approval of the Body Corporate.

9.2 An Owner must not place on a Lot or Common Property signs for direction, the sale or letting of a Lot or any other advertising sign without the written approval of the Body Corporate.

10. Garage sales

10.1 An Owner must not permit any garage sale to take place on their Lot or the Common Property without the written approval of the Body Corporate.

11. Parking

11.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

- (a) park a Vehicle or allow a Vehicle to stand, on any part of the Common Property (other than in an exclusive use area); or
- (b) permit a Visitor to park a Vehicle or allow a Vehicle to stand, on the Common Property (other than a designated visitor car parking bay).

12. Vehicles

12.1 Vehicles must be operated in accordance with all public road rules and must not be driven at a speed that creates a danger to property or persons.

13. Communications

13.1 Owners and Occupiers must only communicate and interact with the Body Corporate and other Owners and Occupiers in a reasonable manner and not in any way which may (including, but not limited to) be:

- (a) an annoyance;

- (b) a nuisance;
- (c) threatening or intimidating;
- (d) defamatory; or
- (e) anti-social.

PART C - WORKS

14. Damage

- 14.1 An Owner or Occupier must not damage, deface or alter any part of the Common Property without the written approval of the Body Corporate.

15. Common Property Improvements

- 15.1 An Owner or Occupier must not make any Improvement to the Common Property without the written approval of the Body Corporate.

16. Lot Improvements

- 16.1 An Owner or Occupier may make any Improvement to their Lot provided the improvements complies with the following:-
- (a) all Local Authority or Council provisions;
 - (b) all Building Provisions; and
 - (c) all building and other structures shall be erected and finished in a good and workmanlike manner in accordance with the best trade practices and only with good quality materials being used.

PART D – REGULATION OF USE

17. Animals

- 17.1 An Owner or Occupier may keep domestic pets on the following terms and conditions:-
- (a) the domestic pets must be kept completely within the lot and must be prevented from wandering onto common property; and
 - (b) the domestic pets must be kept and managed in accordance with all relevant Local Authority's or Council's By-laws in relation to the keeping of domestic pets generally; and
 - (c) the domestic pets must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property; and
 - (d) the domestic pets must not have an aggressive nature; and
 - (e) the domestic pet must be well cared for and housed (including the provision of adequate food, water, grooming etc); and
 - (f) in the event a domestic pet kept pursuant to this by-law was to defecate on the common property or another owner's lot the owner of offending domestic pet must appropriately clean up after it.

18. Alienation

- 18.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

- (a) use, take, or in any other way appropriate any part of the Common Property for their sole or exclusive use unless authorised by another by-law; or
- (b) alienate in any way any part of the common property; or
- (c) interfere with the lawful use and enjoyment of Common Property by other Owners or Occupiers.

19. Common Property Garbage

- 19.1 An Owner or Occupier must not leave garbage or other materials on the Common Property except in a designated garbage receptacle.
- 19.2 An Owner or Occupier must:
- (a) comply with any local authority by-laws or local laws about the disposal of garbage that apply to the Scheme;
 - (b) not, in disposing of garbage, adversely affect the health, hygiene or comfort of other Owners or Occupiers;
 - (c) not leave bulky items or furniture (including white goods) in the designated garbage receptacles, but must dispose of these items in a suitable place outside the Scheme land;
 - (d) not cause damage to the garbage receptacles;
 - (e) not overfill the garbage receptacles; and
 - (f) not allow rubbish to become stuck to the garbage receptacles or liquids to run in the garbage receptacles.

20. Dangerous substances

- 20.1 An Owner or Occupier must not, without the Body Corporate's written approval, store a flammable or dangerous substance on a Lot unless the substance is:
- (a) used or intended to be used for domestic purposes; or
 - (b) fuel stored within a fuel tank of a vehicle, boat, or internal combustion engine in which the fuel is stored under the requirements of any law regulating the storage of flammable materials.

21. Removals

- 21.1 An Owner or Occupier shall not move any furniture into or out of a Lot without:
- (a) reasonable notice being given to the Body Corporate (having regard to matters including, but not limited to, the amount and size of furniture to be moved); and
 - (b) taking adequate measures to minimise damage to the Common Property and any other Lot in the Scheme (including avoiding any damage to the body corporate road ways).

22. No interference

- 22.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) interfere with, hinder, harass or otherwise obstruct contractors or employees engaged by the Body Corporate; or
 - (b) give instructions to contractors or employees on the Scheme Land engaged by the Body Corporate.

23. Interference with support, shelter, utility infrastructure

23.1 An Owner or Occupier must not, without the written approval of the Body Corporate, interfere or permit interference with:

- (a) support or shelter provided for a Lot or the Common Property;
- (b) utility infrastructure or utility services; or
- (c) body corporate assets.

24. Interference with natural sun light

24.1 An Owner or Occupier must ensure all vegetation, trees etc planted on their lot do not block the natural sun light of a neighbouring lot. By way of example, an Owner or Occupier of a lot must ensure all vegetation, trees etc planted on their lot does not negatively impact the performance of solar panels located on a neighbouring lot.

25. Health and safety

25.1 Owners and Occupiers must give notice as soon as reasonably practicable to the Body Corporate after becoming aware of any:

- (a) infectious disease which is present at the Scheme requiring notification by statute or ordinance;
- (b) accident or incident causing personal injury or any property or other damage which occurs on Scheme Land; or
- (c) other event that may affect the insurance of the Body Corporate, health or safety of owners or occupiers or may otherwise create liability for the Body Corporate.

26. Social functions

26.1 An Owner or Occupier must not use an area of the Common Property for the purposes of a Social Function without the written approval of the Body Corporate.

27. Use of lots

27.1 Without the approval of the Body Corporate, an Owner or Occupier may not use their Lot for anything other than:

- (a) residential purposes; or
- (b) a home office.

27.2 An Owner or Occupier of a Lot shall not use, or permit the use of, their Lot for any purpose which may be illegal, immoral or bring the Scheme into disrepute.

28. Security

28.1 An Owner or Occupier of a Lot must not, without the approval of the Body Corporate:

- (a) interfere or tamper with a Security Access Device;
- (b) copy a Security Access Device;
- (c) give a Security Access Device to a person other than an Owner, Occupier or Visitor; or
- (d) use a Security Access Device to access a Lot or Common Property that they are not authorised to access.

29. Utilities

- 29.1 If permitted by relevant legislation governing the supply of electricity, gas, water, cable TV or the like ("Utilities"), the Body Corporate may:
- (a) Establish and maintain a supply system ("System") for any of the Utilities for the benefit of the Scheme; and
 - (b) As an on-supplier:
 - (i) purchase Utilities from a Utilities supplier ("Supplier"); and
 - (ii) on-supply Utilities to Owners of Lots in the Scheme (collectively called "Receivers").
- 29.2 The Body Corporate may enter into agreements, contracts, licences, leases or other arrangements of any nature in connection with:
- (a) The supply of Utilities to the Body Corporate by a Supplier;
 - (b) The on-supply of Utilities to Receivers;
 - (c) Service Infrastructure used in connection with the System; including, without limitation, agreements contemplated by the Commercial Module setting out the basis on which charges are made for supply of Utilities and the recovery of the costs to the Body Corporate of supplying that service.
- 29.3 The Body Corporate must calculate charges for supplying Utilities to Receivers only as permitted under any relevant legislation governing on-supply by the Body Corporate or, if there is no applicable legislative provision, levy charges only to the extent required to ensure that the Body Corporate complies with its obligations to recover the costs of supplying the Utilities to Receivers.
- 29.4 If the Body Corporate charges Receivers a tariff rate for the supply of Utilities which is higher than the rate at which the Body Corporate purchases Utilities from the Supplier, any surplus funds generated in the hands of the Body Corporate as a result must be applied by the Body Corporate to its administrative fund in reduction of liabilities of the Body Corporate and, in this way, for the benefit of Owners.
- 29.5 If the Body Corporate operates and maintains a System under this by-law, it may:
- (a) Enter into agreements with Receivers for the supply of Utilities through the System, setting out the terms on which the Body Corporate will charge for the provision of Utilities under the System and recover the costs of providing that service (as required by the Act and regulation module for the Scheme) including charges for:
 - (i) supply of the Utilities;
 - (ii) installation and connection to the System;
 - (iii) servicing and maintenance of the System to the extent it is utilised in the provision of the service to a particular Receiver;
 - (iv) disconnection and reconnection fees;
 - (v) advance payments or security deposits to be provided in connection with Utilities supply through the System.
 - (b) Establish the basis of Utilities charges for those Receivers which are not supplied by separate meter (if any) and for common areas for the Scheme based on an estimate of Utilities consumption taking into account the number and type of electrical fittings, points, installations, plant and equipment, and appliances and the use to which those are put by the relevant Receivers or the Body Corporate;
 - (c) Establish a system of accounts and invoices in connection with the supply of Utilities through the System and render those accounts to Receivers as appropriate.

- (d) Recover any amounts when due and payable from any Receiver under applicable accounts rendered and if an account is unpaid by the due date:
 - (i) recover any unpaid amount as a liquidated debt;
 - (ii) recover interest on any unpaid account;
 - (iii) disconnect the supply of Utilities to the relevant Receiver;
 - (iv) charge a reconnection fee to restore Utilities supply to that Receiver;
 - (v) increase the advance payment or security deposit for Utilities supply to the relevant Receiver.
- 29.6 The Body Corporate is not liable for any loss or damage suffered by any Receiver as a result of any failure of the supply of Utilities due to breakdowns, repairs, maintenance, strikes, accidents or any other causes affecting the System.
- 29.7 The Body Corporate is not required to supply any Receiver with Utilities to any greater extent than the Utilities authority from which the Body Corporate obtains supply could provide at any given time.
- 29.8 Each Owner must:
 - (a) allow the Body Corporate and its agents, contractors, or employees access to any Service Infrastructure used in connection with the System;
 - (b) comply with all requirements of the Body Corporate imposed in connection with Utilities supply through the System;
 - (c) maintain any Service Infrastructure used in connection with the System and which is located in or on a Lot and which is used in connection with Utilities supply under the System.
- 29.9 Nothing in this By-law obliges a Receiver to purchase Utilities from the Body Corporate or limits or restricts the rights of any Receiver to utilise Service Infrastructure under any implied easement or other right contained in the Act or other applicable legislation.

PART D – EXCLUSIVE USE AREA

30. Exclusive Use Areas

- 30.1 The owners of lots have exclusive use of areas on the common property identified in Schedule E and on the attached plan marked A.
- 30.2 An owner with an exclusive use area is liable, in respect of that exclusive use area, for the maintenance of and operating costs of the exclusive use area (excluding any common utility infrastructure contained within the exclusive use courtyard area).
- 30.3 An owner with an exclusive use area must not damage, dig-up, block, obstruct, hinder etc any common utility infrastructure contained within the exclusive use area.
- 30.4 An owner with an exclusive use area must allow the body corporate or another owner appropriate access to service and maintain any common utility infrastructure contained within the exclusive use area.
- 30.5 An owner with an exclusive use area may construct a boundary fence on the following conditions:
 - (a) The boundary fence must be no more than 1.8 meters in height
 - (b) The boundary fence must be set back at least 2 meters from the road way.

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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STATUTORY EASEMENTS

Not applicable

PROGRESSIVE DEVELOPMENT

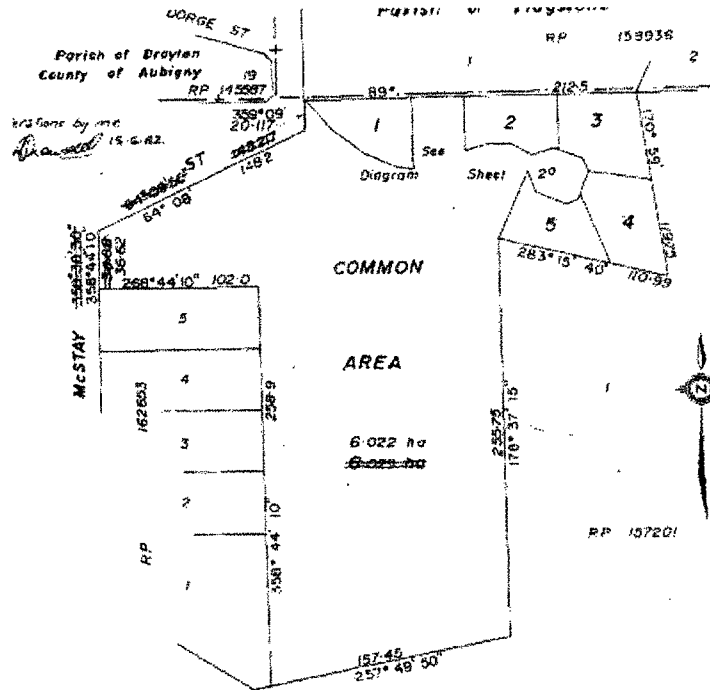
1. To facilitate the progressive development of the Scheme, as identified in Schedule B, the Owners may, at any time, enter on the scheme land, or any part thereof, the common property and any lot in the Scheme to undertake all works necessary to complete the proposed development including the installation of utility infrastructure and common area facilities. These works include (but are not limited to) the following:-
 - (a) excavation and general earthworks;
 - (b) the construction of common property areas, including roads;
 - (c) building works including the construction of lots;
 - (d) the construction on the common property of such improvements and facilities as may be considered necessary by the original owner to establish utility infrastructure and utility services and connections thereto;
 - (e) the construction of service infrastructure, whether public or private, including but without limiting the generality thereof, connections for sewerage, gas, electricity, data cabling, satellite connections, electricity, telephone and other lawful service available to the public
2. The Owners may bring upon the scheme land any machinery, tools, equipment, vehicles etc to carry out the aforementioned.
3. The owner and occupier of each lot in the Community Titles Scheme acknowledges that whilst the Community Titles Scheme is being developed in the manner identified in Schedule B, the Owners may use and/ or cordon or close off areas of the Common Property whilst works are being carried out and will raise no objection to the same.

SCHEDULE E	DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY
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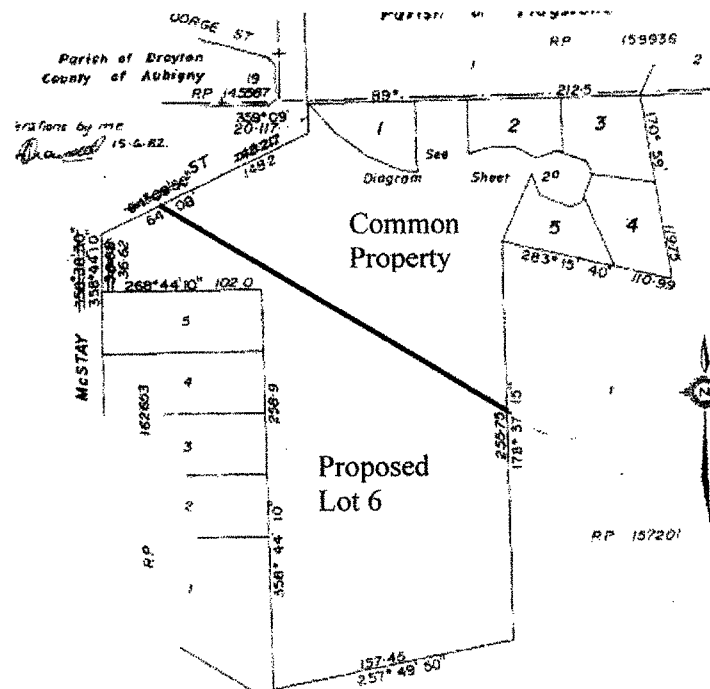
Lot on Plan	Exclusive Use of Common Property
Lot 1 on GTP 893	Area 1A on attached sketch plan marked A
Lot 2 on GTP 893	Area 2A on attached sketch plan marked A
Lot 3 on GTP 893	Area 3A on attached sketch plan marked A
Lot 4 on GTP 893	Area 4A on attached sketch plan marked A
Lot 5 on GTP 893	Area 5A on attached sketch plan marked A

Concept Plan "A" **Body Corporate for The Ridge CTS 21666**

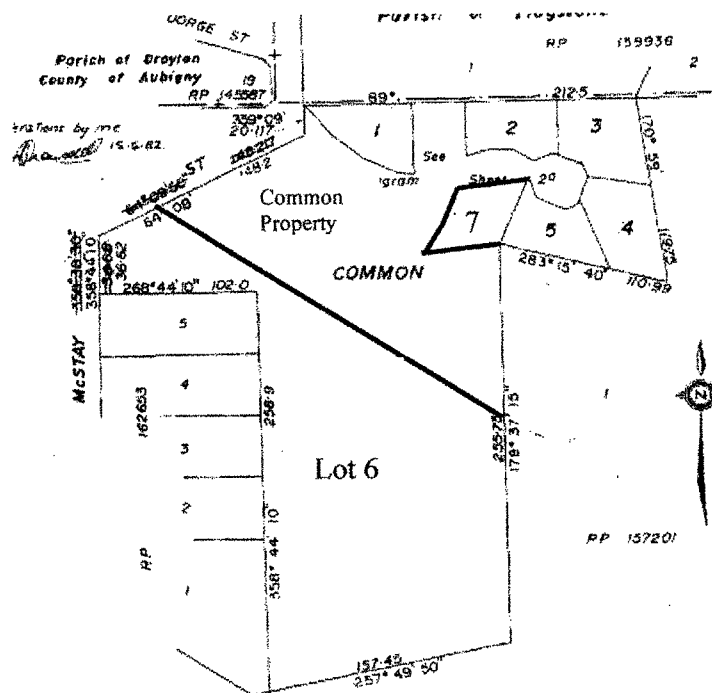
Stage 1 – Lots 1 to 5 on GTP 893

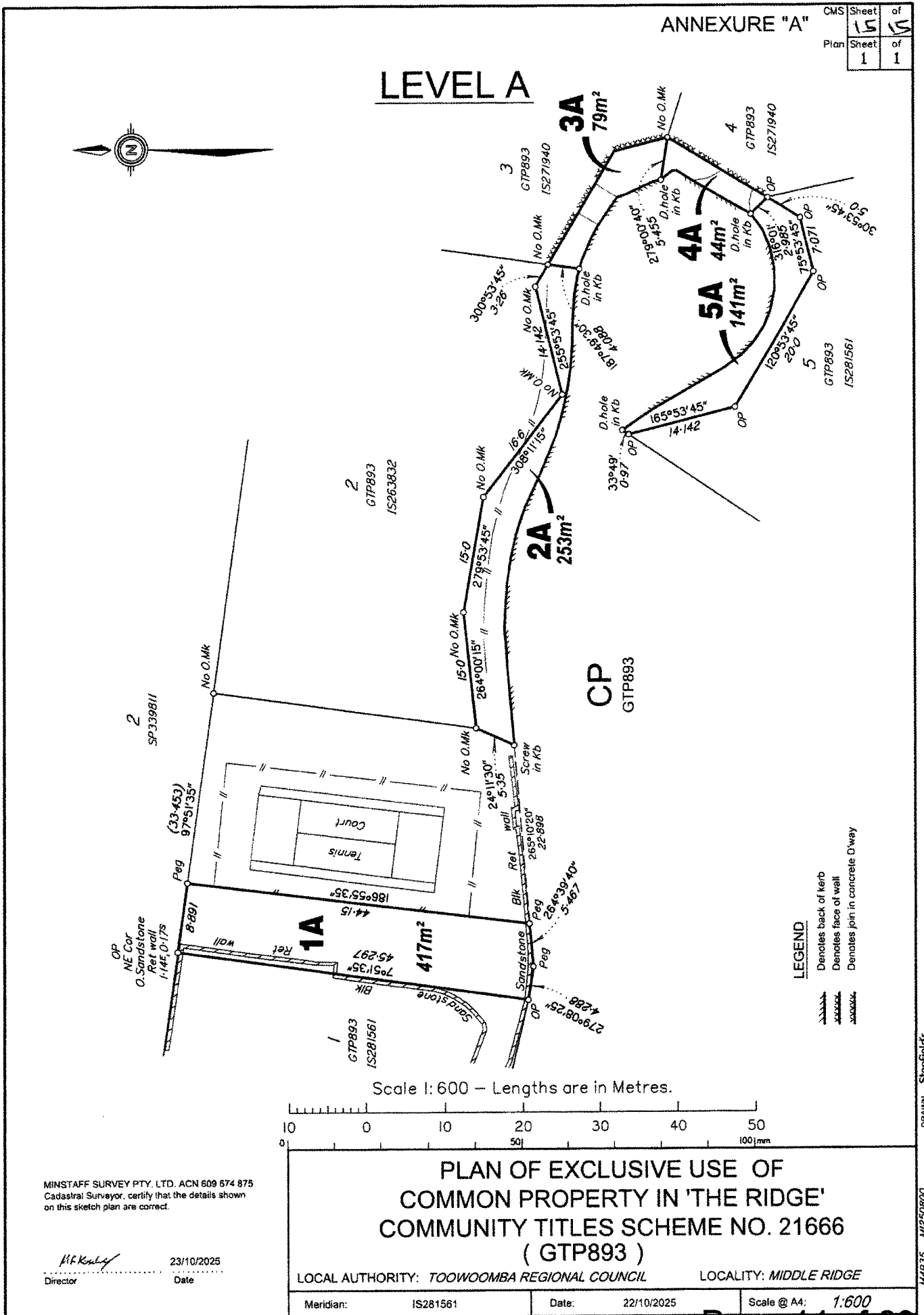


Stage 2 – Proposed Lot 6 cancelling part of the common property



Stage 3 – Proposed Lot 7 cancelling part of the common property





Cat. & Charted on R.P. 184288 & Middle Ridge 23 & 32 18-10-82 S.S.

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 7 Sheets

NAME OF PARCEL: **THE RIDGE**

GROUP TITLES PLAN NO. 893

SIGNATURE OF REGISTERED PROPRIETOR:

[Handwritten signatures: D. Stallman, Lynda Jane Stallman, Donald Gordon Stallman, Graham Ashley Whyte, Karen Maree Whyte, Elaine Mary Rose, Anthony William Hooper, Richard Anthony Lindley]

NAME OF REGISTERED PROPRIETOR:

GRAHAM ASHLEY WHYTE & KAREN MAREE WHYTE, as Joint Tenants inter se,
COLIN GEOFFREY ROSE & ELAINE MARY ROSE, as Joint Tenants inter se,
DONALD GORDON STALLMAN & LYNDA JANE STALLMAN, as Joint Tenants inter se,
ANTHONY WILLIAM HOOPER, & RICHARD ANTHONY LINDLEY, as Tenants in
Common in equal shares

ADDRESS:

P.O. BOX 1172 TOOWOOMBA

REFERENCE TO TITLE: VOLUME ⁶³⁵⁵ ~~5844~~, FOLIO ¹³² ~~139~~

DESCRIPTION OF PARCEL:

LOT 6 on RP ¹⁸⁴²⁸⁸ ~~182833~~

COUNTY:

CHURCHILL

PARISH:

CAMPBELL

CITY: _

NAME OF BODY CORPORATE

THE PROPRIETORS 'THE RIDGE'
GROUP TITLES PLAN No.

ADDRESS at which documents
may be served:

P.O. BOX 1172 TOOWOOMBA

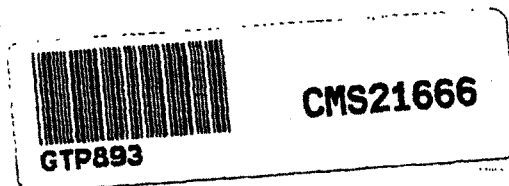
893

GROUP TITLES PLAN No.:

893

REGISTERED.

4 OCT 1982 *[Signature]*
REGISTRAR OF TITLES



Surveyor's Reference: RJT/1339
Local Authority Reference:

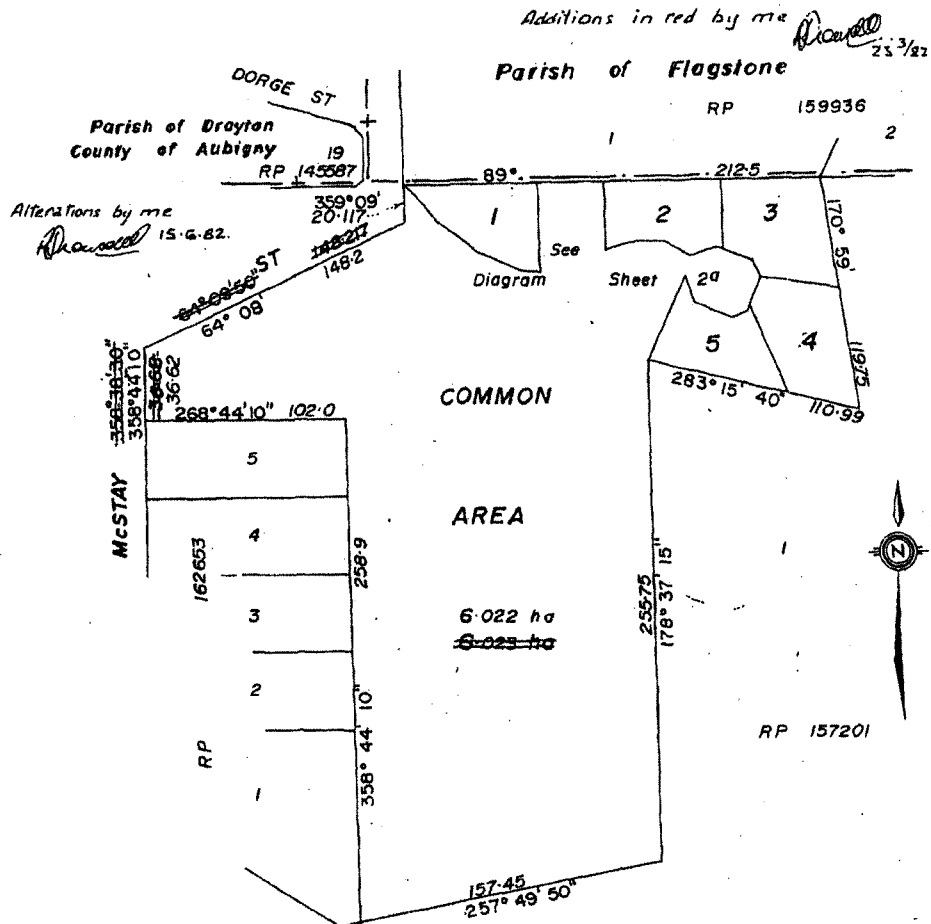
[Signature]
Shire Clerk
Town
Council of the City of Toowoomba

T.11 Middle Ridge 23 & 32

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Regulation 8(1)
Sheet No 2 of 7 Sheets

GROUP TITLES PLAN NO. 893



SCALE: 1 : 2500

SIGNATURE OF REGISTERED PROPRIETOR:

D. G. Hallman
Challman
Alcock
Chadler
C. Rose
Emery
for M. Whyte
Raven M. Whyte

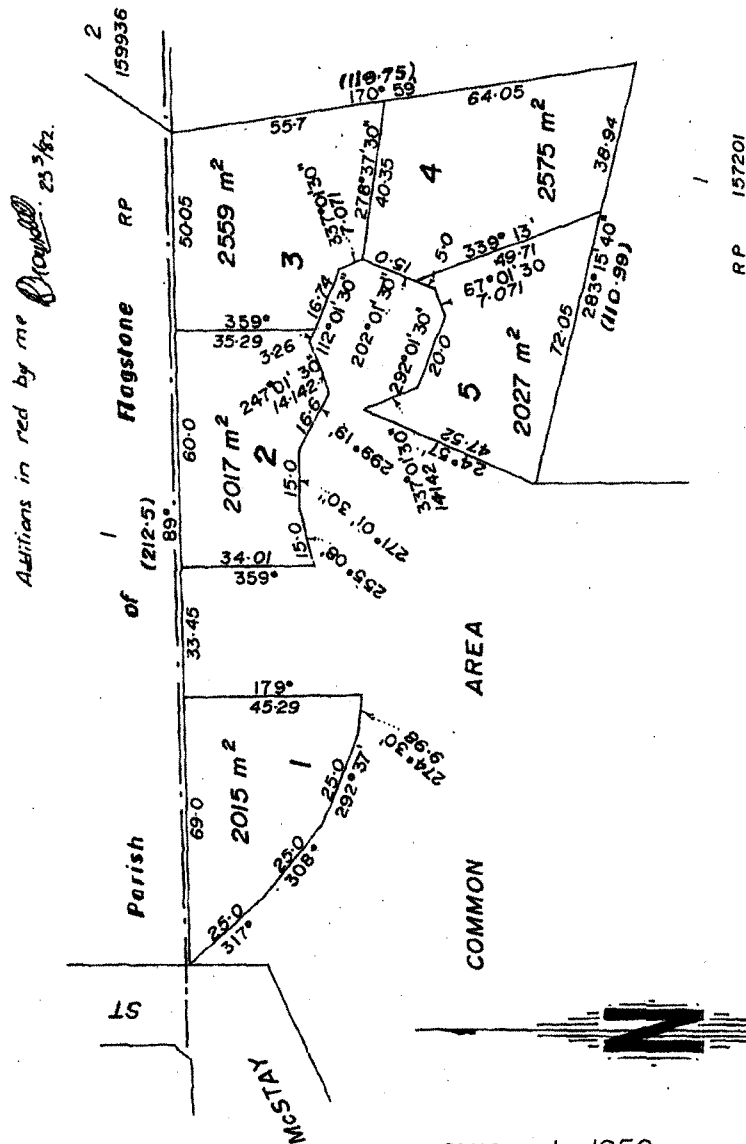
[Signature]
Council of the City of Toowoomba

Shire
Clerk
Town

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Regulation 8(1)
Sheet No. 2 of 7 Sheets

GROUP TITLES PLAN NO. 893



SIGNATURE OF REGISTERED PROPRIETOR:

D. S. Hallman
Dwyer
Christie
G. Rose
John M. Whyte

[Signature]
Shire Clerk
Town
Council of the City of Toowoomba

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Regulation 8(1)
Sheet No. 3 of 7 Sheets

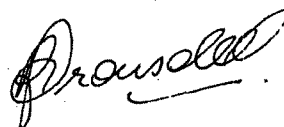
GROUP TITLES PLAN NO. 893

I, **Rodney John TROUSDELL**, of **TOOWOOMBA**

licensed surveyor registered under the Surveyors Act 1977-1980 hereby certify that:—

I have faithfully and truly surveyed, measured and marked on the ground the boundaries of the lots and of the common property shown on the group titles plan to which this certificate is annexed. The measurements and boundaries given in that group titles plan are correct and comply with the standards of accuracy set forth in Regulation 32 under the provisions of the Surveyors Regulations 1980.

DATED this **Third** day of **July** 1981



LICENSED SURVEYOR



Shire Clerk
-Town
Council of the City of Toowoomba

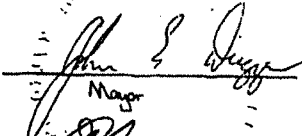
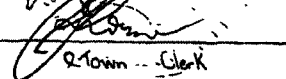
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

Regulation 8(1)
Sheet No. 4 of 7 Sheets

GROUP TITLES PLAN NO. 893

*Council of the City of Toowoomba hereby certifies that the proposed
subdivision of the parcel as illustrated in the abovementioned plan, has been approved by the
*Council of the City of Toowoomba and that all requirements of
the Local Government Acts 1936 — 1961 as modified by the Building Units and Group Titles
Act 1980 have been complied with in regard to the subdivision.

DATED this First day of December, 1981


Mayor

Town Clerk

Council of the City of Toowoomba

*Insert name of local authority

Building Units and Group Titles Act 1980
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 7)

Regulation 8(1)
 Sheet No. 5 of 7 Sheets

GROUP TITLES PLAN NO. 893

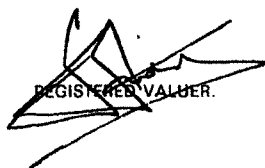
I, **GRAEME GEORGE KIDD** of **246 RUTHVEN ST TOOWOOMBA**

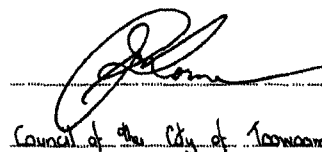
a valuer registered under the provisions of the Valuers Registration Act 1965 — 1979 do hereby certify that set forth in the following schedule is my opinion as to the unimproved value, and the lot entitlement, of each lot contained in the group titles plan to which this certificate is annexed.

SCHEDULE

LOT	UNIMPROVED VALUE	LOT ENTITLEMENT
1	\$ 21,000	21
2	\$ 20,000	20
3	\$ 24,000	24
4	\$ 25,000	25
5	\$ 20,000	20
AGGREGATE	\$ 110,000	110

DATED this _____ day of _____, 19 _____


 REGISTERED VALUER.


 Shire Clerk
 Town
 Council of the City of Toowoomba

893



HJG CM

21st December 1981

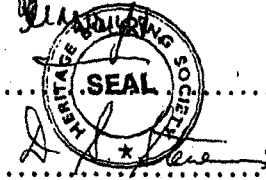
The Registrar of Titles,
BRISBANE QLD. 4000.

Dear Sir,

Heritage Building Society formerly Toowoomba
Permanent Building Society under Bill of Mortgage
No. G2237 hereby consents to Group Title Plan
No. 693

Dated this 21st day of December 1981.

THE COMMON SEAL of Heritage
Building Society formerly
Toowoomba Permanent Building
Society was hereunto affixed
by a resolution of the Board
of Directors in the presence
of Donald Stanley Stevens,
General Manager - Finance &
Planning and Donald Thomas
Seawright, a Director, in the
further presence of:-



A Justice of the Peace

Incorporating the Darling Downs and Toowoomba Permanent Building Societies.

P. O. Box 1172
Toowoomba, Q. 4350.

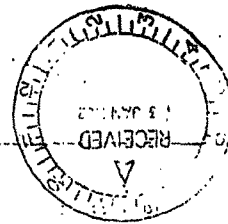
The Registrar of Titles,
P.O. Box 1442,
Brisbane, Q. 4001.

Attention: Mr Bell-Booth

Dear Sir,

I request that you will deliver to Mr C. G. Rose at the Titles Office, BRISBANE, the following documents:

Shots 2 + 2a of GTP 893 THE RIDGE



Yours faithfully,

G. A. Whyte
K. M. Whyte
C. G. Rose
E. M. Rose
D. G. Stallman
L. J. Stallman
A. W. Hooper
R. A. Lindley

[Handwritten signatures of G. A. Whyte, K. M. Whyte, C. G. Rose, E. M. Rose, D. G. Stallman, L. J. Stallman, A. W. Hooper, and R. A. Lindley]

Witness (J.P.)

[Handwritten signatures of witnesses]
Witness (J.P.)
[Handwritten signature]
Witness (J.P.)
[Handwritten signature]
Witness (J.P.)
[Handwritten signature]

Land Title Act 1994; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 3

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
1a	397 919.085	6 944 799.610	56	0-018	Derived	AUSPOS 2-4	Screw in Kb
0. Screw (Stn 13)	398 483.421	6 944 979.519	56	0-016	Derived	AUSPOS 2-4	

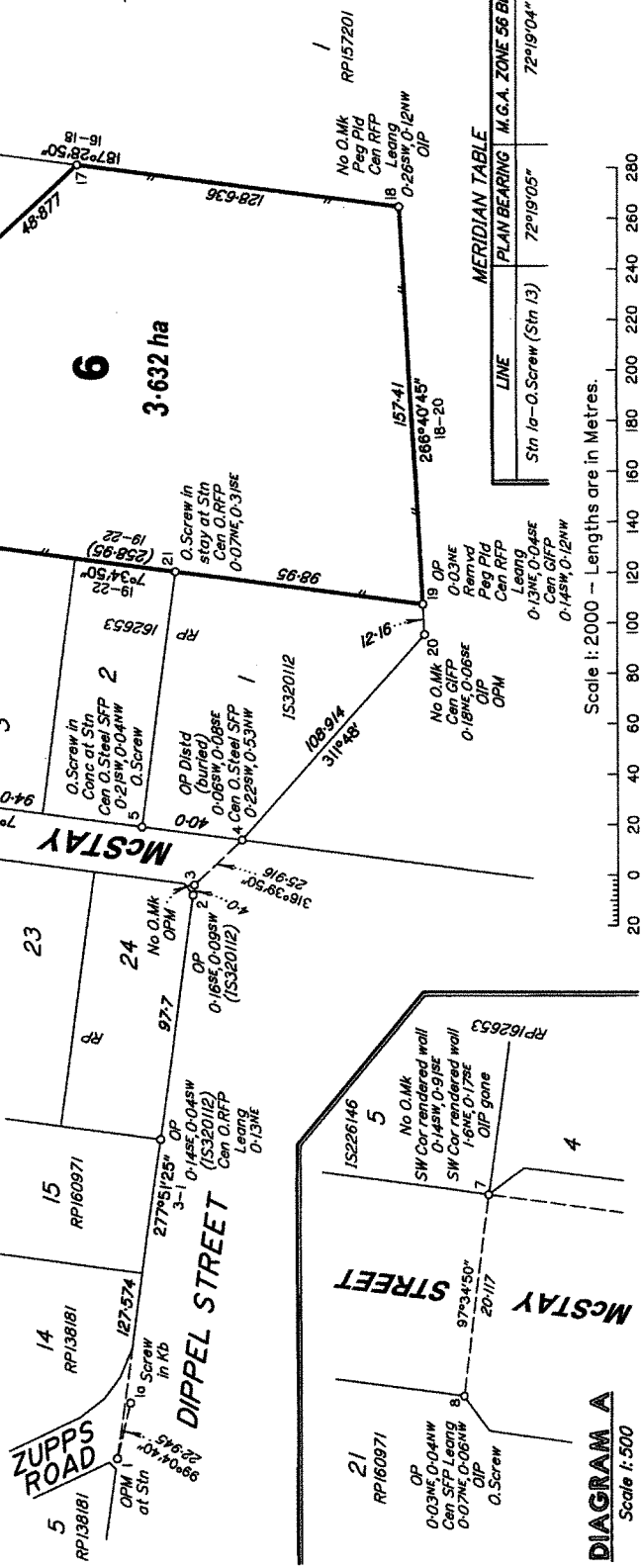
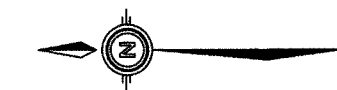
Peg placed at all new corners, unless otherwise stated.

Stns 9-10-25-23-17-18-19-22-9, 3-632 ha
being Lot 6 was formerly part of Common Property of
"The Ridge" C.T.S. 21666 (GTP893)

PM	REMARKS	BEARING	DIST	NO	TYPE
1-OPM	5/RP160971	at Station	2-915	65700	Standard
3-OPM	3/15320112	10°19'40"	2-915	51801	Standard
6-OPM	7/15320112	7°29'50"	1-01	51800	Standard
12-OPM	1/15271940	338°20'50"	54-528	100780	Standard
20-OPM	12/15320112	263°36'20"	3-385	114596	Standard

REFERENCE MARKS

STN	TO	REMARKS	BEARING	DIST
1a	Screw in Kb	8/15320112	336°22'05"	12-58
4	0. Screw in D'way	2/15226146	22°32'20"	9-215
5	OPM	10/RP160971	35°18'25"	6-61
7	OPM	10/RP160971	18°35'40"	1-0
8	0. Screw in Kb	1/15226146	129°15'50"	5-605
9	OPM	5/RP162653	9°34'50"	1-0
9	OPM	4/15226146	27°32'50"	2-5
9	OPM	294°08'	294°08'	11-22
10	Pin	46°21'	46°21'	2-14
12	0. Screw in D'way	1/15271940	22°15'2"	1-751
12	Screw in Kb	22°09'39"20"	22°09'39"20"	6-415
12	OPM not Fd	278°15'	278°15'	19-514
13	OPM	1/15271940	330°50'20"	36-012
13	0. Screw in Kb	18/152261561	289°58'50"	5-81
15	0. Screw in Kb gone	7/152261561	194°35'	1-7
15	Screw in Kb	356°09'30"	356°09'30"	1-735
16	Pin	34°19'	34°19'	1-11
17	Pin	289°54'30"	289°54'30"	1-10
18	OPM	88°41'05"	88°41'05"	1-084
20	OPM	266°41'05"	266°41'05"	1-0
22	OPM gone	277°34'50"	277°34'50"	1-275
22	Pin	296°53'30"	296°53'30"	1-275
23	Pin	234°45'	234°45'	0-965



MERIDIAN TABLE

LINE	PLAN BEARING	M.G.A. ZONE 56 BEARING
Stn 1a-0. Screw (Stn 13)	72°19'05"	72°19'04"

Scale 1:2000 - Lengths are in Metres.



MINSTAFF SURVEY PTY. LTD. ACN 609 674 875,
hereby certify that the land comprised in this plan was surveyed
by the corporation, by Zachary Jon Lester MANTEUFEL,
Registered Surveyor, for whose work the corporation accepts
responsibility under the supervision of Michael Randall
KOSCHIEL, Cadastral Surveyor, 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 30/06/2023.

Date 19/7/2023

Director M.M.

Plan of Lot 6

Cancelling part of Common Property of "The Ridge"
CTS 21666 (CP on GTP893)

LOCAL TOOWOOMBA
GOVERNMENT: REGIONAL COUNCIL LOCALITY: MIDDLE RIDGE
Meridian: MGA, Zone 56, Vide Meridian Table
Survey Records: No

Scale: 1:2000
Format: STANDARD



SP342986

Land Title Act 1994; Land Act 1994
Form 2IB Version 2**722841492**EL 400 \$567.07
27/10/2023 14:38:48

(Dealing No.)

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.Sheet
2 of
3

4. Lodged by

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

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
19300893	CP on GTP893	6		

NOTIFICATION ISSUED TO THE OWNER(S) OF LOT CP ON GTP893 & LOT 5 ON RP162653 ON 18/07/2023, IN ACCORDANCE WITH s18 OF THE SURVEY AND MAPPING INFRASTRUCTURE REGULATION 2014.

Reinstatement Report

Plans searched: IS320112, SP339811, IS281561, IS271940, IS263832, IS226146, GTP893, RP184288, RP162653 and RP160971.

- McStay Street fixed by original marks and occupation at Stns 3-7. Agrees with previous surveys (IS320112, IS226146 and RP162653).
- Dipple Street fixed by original marks and occupation per IS320112
- Stns 9 and 10 fixed by production of line 4-7 for deed distances per RP162653.
- Stns 12, 13 and 16 fixed by original marks and occupation per IS281561.
- Stn 11 fixed by distance-distance intersect per RP184288. Results in original angle 10-11-12 per RP184288. Note: Peg Fd at Stn 11 - Origin Unknown - Peg agrees with reinstatement.
- Stn's 18 and 20 fixed by original marks and occupation per IS320112, RP184288 and RP162653.
- Stn 19 fixed from Stn 20 per RP184288.
- Stn 22 fixed by brg-brg intersection from Stn 19 & 9 per RP184288 holding original angle 9-22-19.

Development Approval : 10th May 2023

6. Building Format Plans only.

I certify that :

- * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
- * Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date

*delete words not required

7. Lodgement Fees :

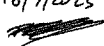
Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

8. Insert
Plan
Number**SP342986**
Page 55 of 83

6	Por.130
Lots	Orig

2. Orig Grant Allocation :**3. References :**Dept File :
Local Govt :
Surveyor :

M4935

5. Passed & Endorsed :By : MINSTAFF SURVEY PTY. LTD.
A.C.N. 609 674 875
Date : 18/7/2023
Signed : 
Designation : Liaison OfficerDRAWN - Starfield's
M4935



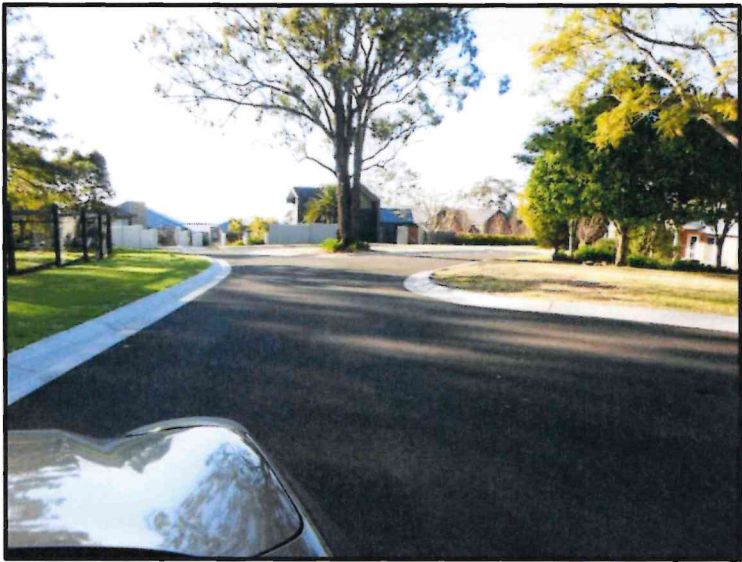
Sinking Fund Forecast

The Ridge

1A Dorge Street

Middle Ridge QLD 4350

Community Title Scheme 21666



Report details	
Inspection date:	1/08/2023
Inspector:	Bruce Simpson



P > 1300 136 036 F > 1300 136 037
W > www.solutionsinengineering.com E > enquiry@solutionsinengineering.com
ABN 77 079 173 194

2/08/2023

The Body Corporate
The Ridge
1A Dorge Street
Middle Ridge QLD 4350

Dear Committee Members,

Thank you for appointing our company to conduct your Sinking Fund Forecast.

Based on our survey of your property, we have determined that the Body Corporate will need only to allow contributions to increase with inflation in order to cover its forecast sinking fund expenses. We strongly recommend that the levies be set at the level shown in this report.

This forecast should be updated regularly to account for actual changes in construction and maintenance costs, unanticipated changes in the property's condition over time, changes in legal requirements and any discrepancies between the forecast and actual sinking fund balances. Regular updates also create peace of mind and assist the Body Corporate to manage the risk of litigation from individual owners (current and future) for breaches of its duty to maintain the common property by providing reasonable, up-to-date estimates of the cost of necessary maintenance work and repairs.

Key Report Data Levies Summary – First Financial Year

Levy Per Unit Entitlement (Total sinking fund levy divided by unit entitlements)	\$35.56
Total Unit Entitlements	110
Total Sinking Fund Levy	\$3,911.60

The data used to arrive at the above figures is in the attached report. It is designed for ease of reading. For your convenience here is your Report Index:

Report Index	Page No.
Owners Report Summary	Section 1
Building Details and Report Inputs Page	2
15-Year Cash Flow Tracking & Graph with New Levies	3
Report Detail	Section 2
15-Year Anticipated Expenditure Table	4
Building Data List from Property Inspection	5
Inspector's Building Report & Building Specific Report Notes	8
Report Notes	9

All services provided by Solutions in Engineering are supplied on the basis of our 'Supply Terms and Conditions' which are available from our Office and from our website www.solutionsinengineering.com

If you have any questions regarding your report or need our specialised services in Professional Safety Reports, Insurance Valuations, Maintenance Reports, Asbestos Audits or Balustrade Testing call us on 1300 136 036 or email enquiry@solutionsinengineering.com.

Yours sincerely,

The Team at Solutions in Engineering

Building Details & Report Inputs

Supplied information

Building Name	The Ridge
Building Address	1A Dorge Street Middle Ridge QLD 4350
Community Title Scheme No.	21666
Plan Type	Standard Format Plan
Registered Plan Date/Year of Construction	1982
Number of Unit Entitlements	110
Number of Units	5
Estimated Sinking Fund Balance	\$10,756
Starting date of Financial Year for Report	1/07/2023
GST Status	Not Registered for GST
Current Sinking Fund Levy per Lot Entitlement	\$35.56

Report assumptions & information

Assumed Interest Rate on invested funds (For funds over \$10,000) Years 1 - 3	1.70%
Assumed Interest Rate on invested funds (For funds over \$10,000) Years 4 - 15	3.00%
Company Taxation Rate	25.00%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Sinking Fund balances over \$10,000 - Years 1 - 3	1.28%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Sinking Fund balances over \$10,000 - Years 4 - 15	2.25%
Contingency Allowance - For minor and/or unforeseen expenses	12%
Assumed Rate of Inflation for Building Maintenance Costs - Based on average annual building cost increase over the past five years.	3.00%
Forecast Period - Number of years the plan forecasts	15 years

15-Year Levy Table

Year	Year To	Total Contribution	Contribution per Lot Entitlement	Quarterly Contribution
1	30/06/2024	3,911.60	\$35.56	\$8.89
2	30/06/2025	4,028.95	\$36.63	\$9.16
3	30/06/2026	4,149.82	\$37.73	\$9.43
4	30/06/2027	4,274.31	\$38.86	\$9.72
5	30/06/2028	4,402.54	\$40.02	\$10.01
6	30/06/2029	4,534.62	\$41.22	\$10.31
7	30/06/2030	4,670.66	\$42.46	\$10.62
8	30/06/2031	4,810.78	\$43.73	\$10.93
9	30/06/2032	4,955.10	\$45.05	\$11.26
10	30/06/2033	5,103.75	\$46.40	\$11.60
11	30/06/2034	5,256.86	\$47.79	\$11.95
12	30/06/2035	5,414.57	\$49.22	\$12.31
13	30/06/2036	5,577.01	\$50.70	\$12.68
14	30/06/2037	5,744.32	\$52.22	\$13.06
15	30/06/2038	5,916.65	\$53.79	\$13.45

15-Year Cash Flow Tracking Sheet

The table below shows the cash flow starting with the anticipated 'Opening Balance' at the start of the first financial year which you provided to us. We then add the 'Total Levy Contributions' for the year and any 'Interest' on balances greater than \$10,000. Any 'Anticipated Expenses' (including contingency allowance) are then allowed for leaving a 'Closing Balance' for the year which in turn becomes the 'Opening Balance' for the following year. In summary:

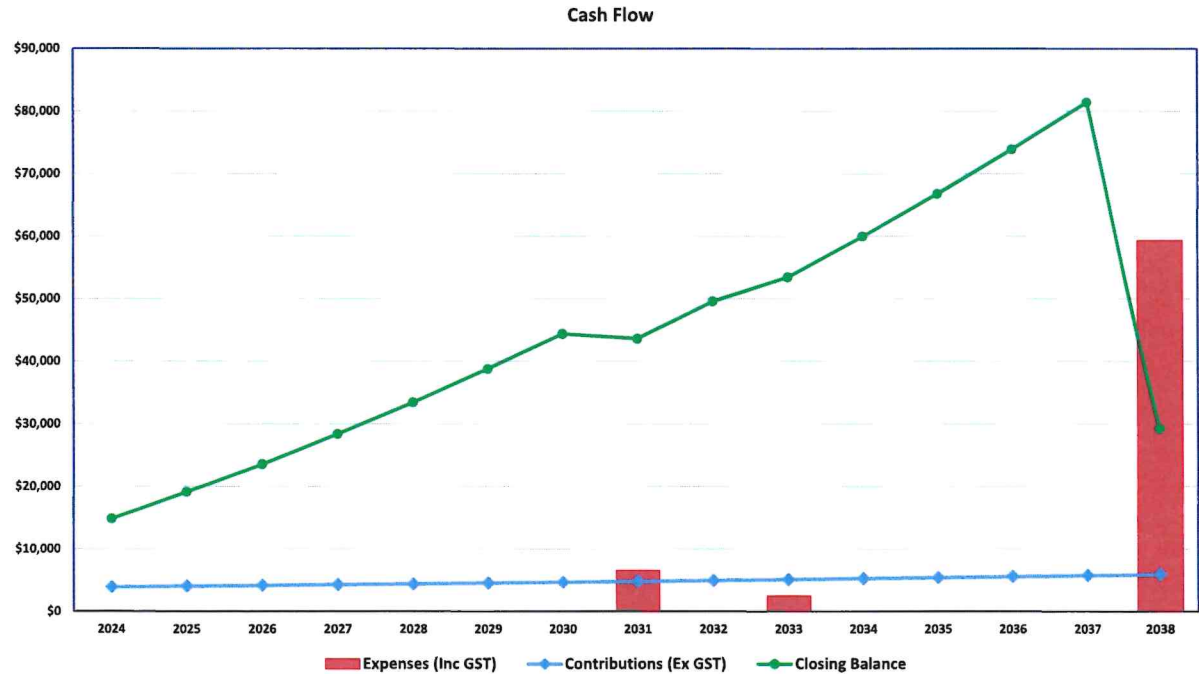
Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance

Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Inc. GST)	Closing Balance
1	30/06/2024	10,756.00	3,911.60	162.71	0.00	14,830.31
2	30/06/2025	14,830.31	4,028.95	215.61	0.00	19,074.87
3	30/06/2026	19,074.87	4,149.82	270.72	0.00	23,495.41
4	30/06/2027	23,495.41	4,274.31	576.73	0.00	28,346.45
5	30/06/2028	28,346.45	4,402.54	687.32	0.00	33,436.31
6	30/06/2029	33,436.31	4,534.62	803.33	0.00	38,774.26
7	30/06/2030	38,774.26	4,670.66	924.97	0.00	44,369.89
8	30/06/2031	44,369.89	4,810.78	978.69	6,556.00	43,603.36
9	30/06/2032	43,603.36	4,955.10	1,036.82	0.00	49,595.28
10	30/06/2033	49,595.28	5,103.75	1,146.13	2,416.00	53,429.16
11	30/06/2034	53,429.16	5,256.86	1,261.30	0.00	59,947.32
12	30/06/2035	59,947.32	5,414.57	1,409.73	0.00	66,771.62
13	30/06/2036	66,771.62	5,577.01	1,565.10	0.00	73,913.73
14	30/06/2037	73,913.73	5,744.32	1,727.68	0.00	81,385.73
15	30/06/2038	81,385.73	5,916.65	1,230.22	59,335.00	29,197.60

15-Year Cash Flow Graph

The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the sinking fund and the likely 'Expenses' for each year of this forecast. The three lines in the graph are:

- Contributions line - Total sinking fund contributions per year.
- Expenses line – Total anticipated expenses in each year.
- Closing balance line – Shows the amount left in the fund bank account at the end of the year after all anticipated expenses have been allowed for.



Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 15 years. From left to right the columns are:
'Expenditure Items' - lists the different areas and items of expenditure.
'Current Cost' - shows the current maintenance expenditure costs in today's dollars.
Year 1 to 15 - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column, there are three lines. Firstly, a **'Grand Total (Inc. GST)'** followed by a line calculating the **'Contingency Allowance (Inc. GST)'** for unforeseen and minor expenses and finally **'Total Expenses (Inc. GST)'** for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 1 (2024)	Year 2 (2025)	Year 3 (2026)	Year 4 (2027)	Year 5 (2028)	Year 6 (2029)	Year 7 (2030)	Year 8 (2031)	Year 9 (2032)	Year 10 (2033)	Year 11 (2034)	Year 12 (2035)	Year 13 (2036)	Year 14 (2037)	Year 15 (2038)
1. BUILDING EXTERIOR																
Replace signage	500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	756
Replace mailbox	625	-	-	-	-	-	-	-	-	-	-	-	-	-	-	945
Repair metal chain link tennis court fence (Total: 100 lm) - 5%	899	-	-	-	-	-	-	-	-	-	1,173	-	-	-	-	-
Replace tennis court surface (New 2019)	33,603	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50,828
Repair retaining walls (Total: 120 m2) - 1%	754	-	-	-	-	-	-	-	-	-	984	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	0	0	0	2,157	0	0	0	0	52,529
2. DRIVEWAY AREAS																
Replace metal drainage grate	297	-	-	-	-	-	-	-	-	-	-	-	-	-	-	449
Repair bitumen (New 2022) (Total: 892 m2) - 10%	4,760	-	-	-	-	-	-	-	5,854	-	-	-	-	-	-	-
Replace bituminous surface treatment (New 2022)	31,835	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	0	5,854	0	0	0	0	0	0	449
3. ELECTRICAL																
Replace electrical switchboard	12,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total (Incl. GST)		0	0	0	0	0	0	0	5,854	0	2,157	0	0	0	0	52,978
Contingency Allowance (Incl. GST)		0	0	0	0	0	0	0	702	0	259	0	0	0	0	6,357
Grand Total Expenses (Incl. Contingency Allowance and GST)		0	0	0	0	0	0	0	6,556	0	2,416	0	0	0	0	59,335

2/08/2023

The Ridge / Community Title Scheme 21666

Ref. No.: 2385909

Building Data List from the Property Inspection for The Ridge

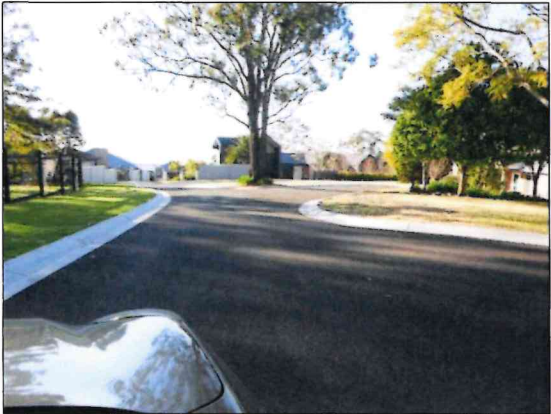
This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:
'Items' – identifies and describes the maintenance item
'Qty' – lets you know the quantity of that item in scope
'Unit' – is the unit rate used to measure the quantity
'Rate' – is the cost of each unit in dollars
'Value' - is the quantity (Qty) multiplied by the Rate (\$)
'Next Due' - is the remaining life in years until an item needs money spent on it.
'Total Life' - is the total life of the item after it is replaced, repaired or repainted.
'Comments' - details any useful explanatory notes for the item.

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
1. BUILDING EXTERIOR							
Replace signage	5	Per unit	100.00	500.00	15	30	Replace as required
Replace mailbox	5	ea.	125.00	625.00	15	30	Replace as required
Repair metal chain link tennis court fence (Total: 100 lm) - 5%	5	lm	179.89	899.00	10	20	Replace as required
Replace tennis court surface (New 2019)	544	m2	61.77	33,603.00	15	15	Replace as required
Repair retaining walls (Total: 120 m2) - 1%	2	m2	376.91	754.00	10	10	Provision towards repair
2. DRIVEWAY AREAS							
Replace metal drainage grate	1	ea.	297.44	297.00	15	30	Replace as required
Repair bitumen (New 2022) (Total: 892 m2) - 10%	90	m2	52.89	4,760.00	8	10	Repair as required
Replace bituminous surface treatment (New 2022)	892	m2	35.69	31,835.00	18	20	Replace as required
3. ELECTRICAL							
Replace electrical switchboard	1	item	12,500.00	12,500.00	25	50	Replace as required

Building Photo Section

Item Group

BUILDING EXTERIOR



DRIVEWAY AREAS



Item Group

ELECTRICAL





Inspector's Report for The Ridge

1. **INFLATION** - It is necessary to offset the effects of inflation on construction materials and labour costs and to ensure that adequate funds are available to provide for major works. These major works can frequently become necessary as the property ages but cannot be reliably forecast this far in advance. Based on historical data and current trends, we anticipate that construction and maintenance costs will increase by 50% every 15 years. The fund balance will be reviewed in light of current price levels and the state of the property at the time of each update.
2. **UPDATES** - We recommend that this report is updated every 3 years to ensure that it captures market variations and any changes to the property itself.
3. **ADMINISTRATION EXPENSES** - We assume that small repairs & improvements, regular maintenance items are financed via the administration fund and therefore are not included in this report.
4. **FINANCIAL YEAR ALREADY STARTED** - Starting levies in this report have already been set. Any adjustments will be made from the following financial year onwards.
5. **TREES** - Trees should be maintained below the height of guttering and clear of buildings wherever possible to prevent premature corrosion of the roof, flashings, gutters, and downpipes. Root systems should also be kept away from buildings, driveways and walkways to prevent structural damage. Removal of trees may be required in some cases.
6. **STANDARD FORMAT PLAN - OWNER RESPONSIBILITIES** - Fences dividing lots, roofs, and external painting of each unit is undertaken and funded by each individual owner as required and therefore has not been factored into this report.
7. **STANDARD FORMAT PLAN - PAINTED AREAS** - Estimates for painting are of the common property areas only.
8. **BOUNDARY FENCES OR WALLS** - Maintenance of fences or walls between properties is regulated under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011, which states that neighbours have equal responsibility for dividing fences or walls (excluding retaining walls). As such, a 50% rate has been used for all maintenance work on boundary fences or walls.
9. **BOUNDARY RETAINING WALLS** - The law regarding retaining walls dividing properties is not settled and therefore the responsibility for maintaining them varies depending on a range of factors including who built the retaining wall, whose property it is on, and who benefits from its construction. For the purpose of this report we have presumed that the maintenance costs will be shared equally with neighbouring properties. As such, a 50% rate has been used for all maintenance work on boundary retaining walls.
10. **MEETING** - I want to thank unit 1 owner for meeting with me, giving me access to the building and informing me of past, current & proposed works.
11. **ITEMS INCLUDED AS REQUESTED** – I note that items have been included as requested by the owner of unit 1. I would like to thank them for providing access and useful information.

Report Notes

Sinking Fund Forecast (QLD)

This forecast satisfies the current requirements of Section 160 of the Body Corporate and Community Management (Standard Module) Regulation 2020. The Regulation states:-

160 Budgets

(1) The body corporate must, by ordinary resolution, adopt 2 budgets for each financial year -

(a) the administrative fund budget

(b) the sinking fund budget

(3) The sinking fund budget must-

(a) allow for raising a reasonable capital amount both to provide for necessary and reasonable spending from the sinking fund for the financial year, and also to reserve an appropriate proportional share of amounts necessary to be accumulated to meet anticipated major expenditure over at least the next nine years after the financial year, having regard to-

(i) anticipated expenditure of a capital or non-recurrent nature; and

(ii) the periodic replacement of items of a major capital nature; and

(iii) other expenditure that should reasonably be met from capital, and

(b) fix the amount to be raised by way of contribution to cover the capital amount mentioned in paragraph(a).

THIS REPORT DEALS WITH THE SINKING FUND BUDGET.

Figures used and updates - The figures used in the forecast are typical for this type of building and normal usage. The Body Corporate has some discretion in the timing of most maintenance items. The purpose of this forecast is to ensure funds are available when required to cover foreseeable expenses.

Contingency - A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

Interest, Taxation and Inflation - The standard interest rate used by Solutions in Engineering is based on the Reserve Bank of Australia's (RBA) historical series for Cash Management and Online Savings Account interest rates for the past previous fifteen years. The company tax rate is applied to interest income unless Solutions in Engineering is advised that the Body Corporate is exempt from tax on external income. The standard inflation rate used by Solutions in Engineering is based upon the entire RBA historical series for Construction, Manufacturing and Property Services inflation, commencing March 1999. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

Administration Budget - Items of a recurrent nature that are covered by the administration budget such as maintenance contract for lifts, fire protection equipment, air conditioners, cleaning and gardening are not included. Neither are items of a minor recurrent nature with varying life spans such as light bulbs and exit light battery packs.

Safety - The inspection does not cover safety issues.

Lifts - Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Body Corporate Committee/Representative.

Fire Maintenance - We have assumed that the Fire Maintenance Contractor has covered the Fire Maintenance Items; no allowance is made unless instructed by the Body Corporate Committee/Representative.

Items with Indefinite Lives - There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the body corporate); for example: sanitary fittings and lift carriage interiors. This forecast deals only with estimating the timing of physical obsolescence.

Improvements - The Body Corporate may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items unless instructed.

Defects - No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

Ongoing Maintenance Programs - The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the Body Corporate. With allowances for ongoing maintenance programs, allow funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- Usage.
- Accidental damage to floor tiles, which may or may not be still available or in stock.
- Fences can be maintained and replaced gradually or all at once.
- Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

Updates - The forecast is made with the best available data at this time. The forecast should be upgraded at regular intervals. We recommend a minimum of bi-annual updates.

Your FREE amendment (conditions) - In order to ensure that this service is provided to all clients in an efficient and productive manner we ask that you fully review your report and list anything you would like changed in a single email allowing for the requested amendments to be dealt with in one effort. Due to the extra work involved and inefficiency created by an incomplete initial amendment request further amendments requests will be charged for based on the hours and effort required.

Supply terms and conditions - All services provided by Solutions in Engineering are supplied on the basis of **Supply Terms and Conditions** which are available from our Office and from our website www.solutionsinengineering.com

Please read the information and the notes on the Inspector's report to gain the most from this report.

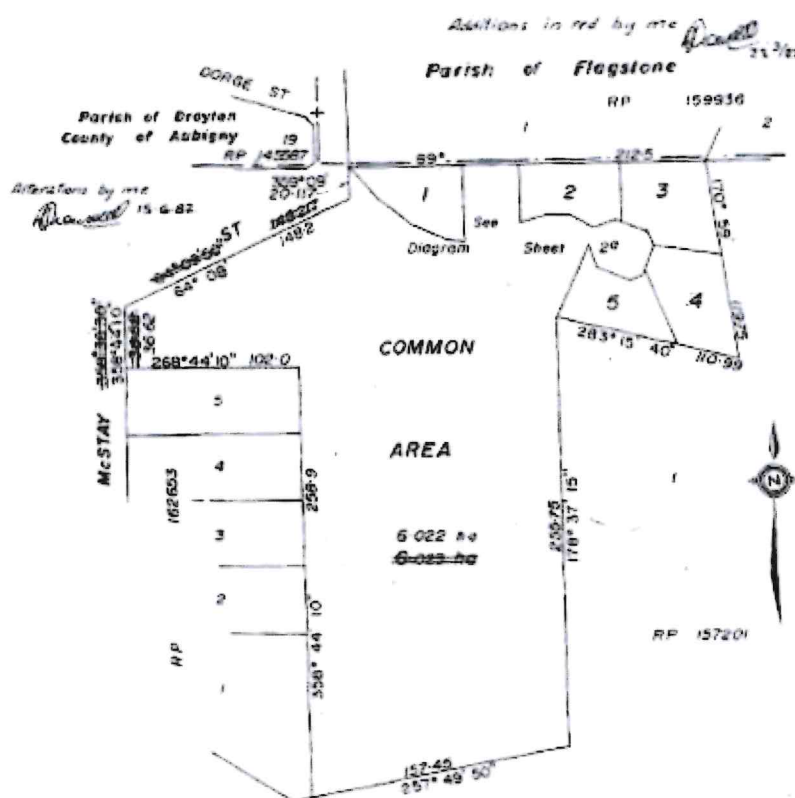
BODY CORPORATE FOR THE RIDGE CTS 21666
1A Dorge Street, Middle Ridge Qld 4350



Boundary Lines are indicative only

STAGE 1 – SCHEME REGISTERS – 4 OCTOBER 1982

GROUP TITLES PLAN NO. 893



Pets

Yes (if body corporate has not notified against the keeping of pets)

Bin Storage

By owner

Other Important Information

Common Property Includes a tennis court between Lots 1 and 2

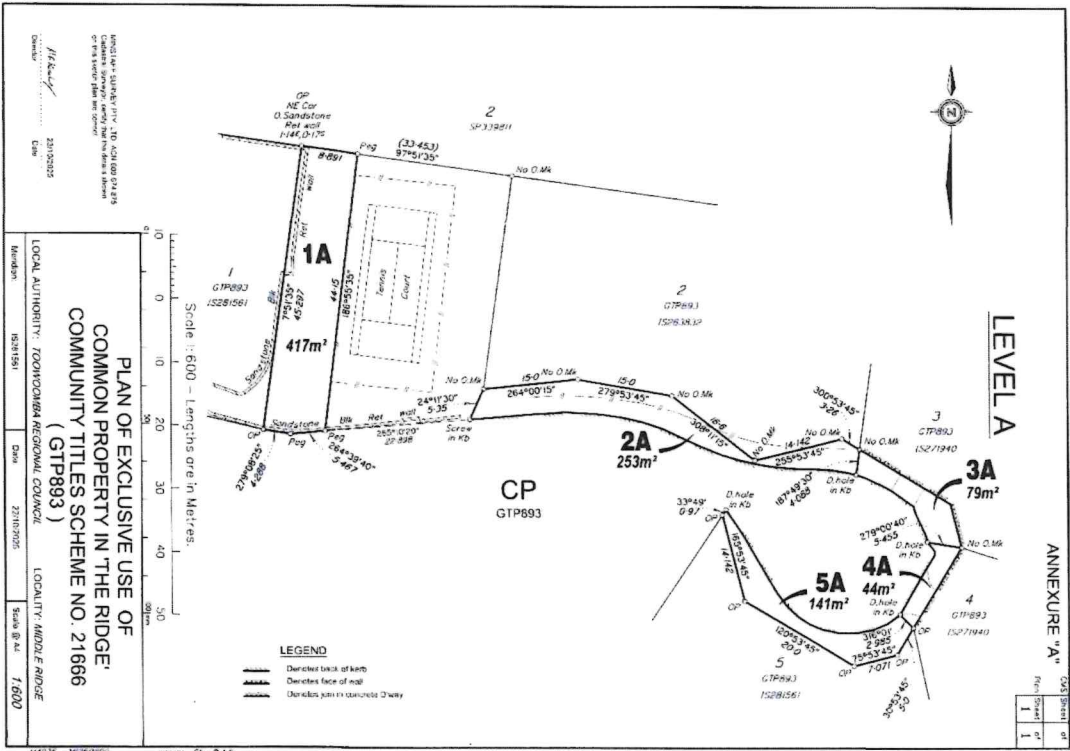
Lot 1

Lot 1 (red) also owns the adjoining block 2A (blue) to the north of the body Corporate ie they own one block in the body corporate and one block outside the body corporate



Boundary Lines are indicative only

Exclusive Use Areas



Recent Major Works

Type of work	Contractor	Date	Amount
Turf for Tennis Court	 JOE'S TURF	14 November 2024	\$4,378.00
Tennis Court Refurbishment	 Darling Downs Court Constructions	5 May 2022	\$50,248.00
Individual Water Meters	 GILES	4 March 2020	\$19,780.20
Driveway Maintenance	 CFS Concreting & Kerb	19 December 2017	\$24,900.00
Road Repairs	 Highfields Bitumen & Concreting	16 October 2014	\$5,950.00
Tennis Court Drainage	Phillip Voll Plumbing	2013	\$7,464.00
Tennis Court Retaining Wall	Toowoomba Mini Excavators	2006	\$4,100.00
Mains Water Supply	Phillip Voll Plumbing	2006	\$4,840.00
Switchboard	Total Electrical	2006	\$4,710.00



Body Corporate Brokers Pty Ltd
Suite 1, 7-9 Burra Street
Chevron Island QLD 4217
Ph: 07 5668 7800
Email: contactus@bcb.com.au
A.B.N. 95 002 809 298
A.F.S.L. 244529

RENEWAL TAX INVOICE

The Ridge CTS 21666
C/- Toowoomba Strata Title Management
PO Box 2244
TOOWOOMBA QLD 4350

Date: 29/10/2025
Invoice Number: 1136079
Key Contact: Lisa Di Bartolo

Thank you for using our services to arrange this insurance cover.

Brief details of the cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	CHU Community Association
Insured	The Ridge CTS 21666
Description	2-6 McStay Street, Middle Ridge QLD 4350
Insurer	CHU Underwriting Agencies
Policy Number	CAH0004757
Period of Insurance	31/10/2025 to 31/10/2026

Premium	FSL	Insurer Agency Policy Fee	Insurer Total GST	Stamp Duty	Admin Fee	Admin Fee GST	Invoice Total
\$1,477.74	\$ 0.00	\$ 100.00	\$ 157.79	\$ 146.29	\$ 385.00	\$ 38.50	\$2,305.32

Insurer commission included within base premium = \$ 295.54 excl GST

Payment Options



DEFT Reference Number
405076211360797

Pay by credit card or registered bank account at www.deft.com.au.
Payments by credit card may attract a surcharge.



*498 405076 211360797

Pay in-store at Australia Post by cheque or EFTPOS



Billers Code: 20362
Ref: 405076211360797

Body Corporate Brokers Pty Ltd

Want to pay monthly?

iQumulate
Premium Funding

[Click here to accept online](#)

Total amount payable \$2,499.03
(includes application fee and credit charges)
or visit edge.iqumulate.com/myaccount
Enter code: **2ZFJ3JDDH3**

✓
Smooth out cash flow
Easy monthly payments
No additional security

Name: The Ridge CTS 21666
Invoice No: 1136079
Due Date: 14/11/2025

1 st instalment of:	\$ 303.90
followed by 9 instalments of:	\$ 243.90
or Total Due:	\$2,305.32

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

CHU COMMUNITY ASSOCIATION POLICY SUMMARY**INSURED:** The Ridge CTS 21666**SITUATION:** 2-6 McStay Street, Middle Ridge QLD 4350**SECTIONS****POLICY 1**

Community Property	\$	368,526
Community Income (15%)	\$	55,278
Common Area Contents		Not Selected
Fusion Cover		Up to 5 KW

POLICY 2 – LIABILITY TO OTHERS

Community Association	\$	10,000,000
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POLICY 3 – VOLUNTARY WORKERS

Capital Benefits	\$	200,000
Weekly Benefits	\$	2,000

POLICY 4 – FIDELITY GUARANTEE

Fidelity Guarantee	\$	100,000
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POLICY 5 – OFFICE BEARERS LIABILITY

Indemnity Limit	\$	250,000
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POLICY 6 – MACHINERY BREAKDOWN

Community Association		Not Selected
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POLICY 7 – CATASTROPHE (COMMUNITY PROPERTY)

Community Income – Extended Cover (15%)	\$	55,278
Accommodation / Storage	\$	8,291

POLICY 8 – GOVERNMENT AUDIT COSTS & LEGAL EXPENSES

Government Audit Costs	\$	25,000
Appeal Expenses-Common Property Health & Safety Breaches	\$	100,000
Legal Defence Expenses	\$	50,000

Flood Cover		Included
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Excesses:			
Policy 1	All Claims / Community Property	\$	1,000
Policy 1	Earthquake	\$	1,000
Policy 8	Legal Defence Expenses	\$	1,000

This Policy has been written through: CHU
Underwriting Agencies Pty Ltd. ABN 18 001 580 070.
Level 33, 101 Miller St, North Sydney NSW 2060

QBE Insurance (Australia) Limited 388 George Street,
Sydney NSW 2000

SPECIAL TERMS AND CONDITIONS

Flood Cover Endorsement

Flood cover is included.

The following terms and conditions of Your Policy is hereby amended by this endorsement and should be read in conjunction with, and as forming part of Community Association Insurance Plan.

Policy 1, Exclusion 1. a. “caused by Flood” is hereby removed.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

This is a summary only. Full Terms and Conditions are as per the Insurer's Product Disclosure Statement/Policy Wording.

NOTICE TO INTENDING INSURED

General Advice Warning

Any reference in this document to "you" or "your" is a reference to the insured.

Any advice we provide in this document is of a general nature only and may be based on incomplete or inaccurate information, and details about policies of insurance represent summary information only. Before acting on this advice you should consider its appropriateness in light of your particular objectives, needs and financial situation. For full details, terms and conditions, limits and exclusions in respect to any policy of insurance you should refer to the policy summary in this document, the policy wording, and to the relevant Product Disclosure Statement (PDS) which is available from your strata manager, our website, or by contacting us. For more information about BCB's significant relationships and remuneration arrangements please refer to our Financial Services Guide.

Important Notices

We draw your attention to the following important notices which may affect claims settlements under your policy. These notices are provided in the context of our general advice to you. Please carefully review your policy documents and schedule to ensure you understand the conditions for your own particular circumstances. For any questions you may have concerning the cover provided please contact BCB.

Your Duty of Disclosure

Before you enter into a contract of general insurance with an insurer, you have a duty, under the Insurance Contracts Act 1984, to disclose to the insurer every matter that you know or could reasonably be expected to know, is relevant to the insurer's decision whether to accept the risk of the insurance and if so, on what terms. You also have the ongoing obligation to truthfully and accurately answer any requests for information from either BCB or your insurer.

You have the same duty to disclose those matters to the insurer before you **renew, extend, vary or reinstate a contract of general insurance**.

You do not need to disclose any matter that:

- That diminishes the insurer's risk
- That is of common knowledge
- That the insurer knows or as an insurer should know; or
- That the insurer tells you they do not need to know

Consequence of Non-Disclosure

If you fail to comply with your duty to disclose, the insurer may be entitled to reduce its liability under the contract in respect of a claim or may cancel the contract. If your non-disclosure is fraudulent, the insurer may also have the option of voiding the contract from its beginning.

Remuneration Disclosure

Itemised Insurance Costs	
Base Premium (includes commission from insurer)	\$ 1,477.74 \$ 295.54 (20.0%)
ESL or FSL	\$ 0.00
Stamp Duty	\$ 146.29
Underwriting Agency Fee	\$ 100.00
Broker Fee (as a % of base premium)	\$ 385.00 (26.1%)
GST – all items	\$ 196.29
Total Insurance Cost	\$ 2,305.32
Allocation of Strata Insurance Remuneration	
Strata Management Company share of remuneration (ex GST)	\$ 221.66
Broker share of remuneration (ex GST)	\$ 458.88
Conflicts of Interest	Body Corporate Brokers Pty Ltd (BCB) and your Strata Management Company (where applicable if acting as an Authorised Representative / Distributor of BCB), manage our fiduciary obligations and any conflict of interest that may arise, by acting in the insured's best interests at all times. As a member of the National Insurance Brokers Association, we

	adhere to their Insurance Broker's Code of Practice, and we are licensed and regulated by the Australian Securities and Investments Commission. Important information about BCB and how we conduct our business with your Strata Management Company are contained within the Financial Services Guide (FSG) provided with this report.
Best Interest Declaration	In preparing this broker advice Body Corporate Brokers and your strata management company (where applicable) have acted in the best interests of the insured at all times. Alistair Gibney Managing Director & Responsible Officer Body Corporate Brokers Pty Ltd Toowoomba Strata

The above breakdown contains the following standard abbreviations;
Emergency Services Levy (ESL), Fire Service Levy (FSL) & Goods & Services Tax (GST)

Average or Co-insurance Clauses

Some policies contain an "average" or "co-insurance" clause which may reduce the amount of a claim payable under the policy. Consequently, where property is insured for less than full replacement value, owners may find they are liable to pay a portion of the loss or damage as self-insured.

In any policy, the insurer's maximum liability is limited to the sum insured or policy limit. Therefore it is very important that owners select sums insured which represent full replacement value for property or other limits under their policy which reflect their potential exposure to financial loss

'Claims Made and Notified' Provisions

Sections of your insurance policy relating to Office Bearer's Liability, and where applicable sections covering Government Audit Costs and Legal Expenses, are arranged on a 'claims made and notified' or similar basis. This means that (subject to the other terms of the policy) these sections of the policy only provide cover for claims first made against you and notified to the insurer during the period of insurance. You should therefore ensure that any incident – or notice that is given to you – that may give rise to a claim is reported to BCB without delay when such incident or notice first comes to your attention.

Major Exclusions and Uninsured Risks

Please also note that policy sections not selected by you are marked in our summary as "Not Selected" or 'Not Insured". If you believe that you require cover for any of these Uninsured Risks exposures or any other major perils currently excluded, please contact us to discuss your options.

Cooling Off Period

All policies are subject to a minimum cooling off period of 14 days, most strata insurers specify 21 days. Terms of the cooling off period – including the amount of premium that may be refunded – will vary across insurers and policies. Please refer to your PDS for your insurer's cooling off period. If you wish to cancel during the cooling off period, you must tell us during this period and we will notify the insurer.

Sums Insured

BCB has not reviewed the adequacy of the sums insured selected, and strongly recommends that you carefully consider whether the sums insured you have selected are sufficient. If you determine that your level of cover is insufficient, please contact us to arrange amendment.

Flood

We draw to your attention that flood is often a standard exclusion under the policy, please refer to your policy summary, PDS and policy wording to see if you have flood cover. If you specifically believe that you require cover for flood, please contact us to discuss your options.

New Claims

Any quotation we have obtained on your behalf is based on the understanding that there will be no deterioration in the claims experience between the date the insurers have quoted their terms and the inception date of the cover. If claims do occur during this period, the insurers have the right to revise their terms quoted or withdraw their quotation.

Hold Blameless/Waiver of Rights/Subrogation

You are warned that should you become a party to any agreement that has the effect of excluding or limiting your insurer's chance of recovery from a third party, your insurers may have the right to refuse to indemnify you for such loss where it is shown that your insurer's rights of recovery have been prejudiced by your action.

Others Parties' Interest

This contract only covers the interest in the property of the named insured and does not extend cover to the interest of any third party in such property.

Complaints and Disputes

Clients who are not fully satisfied with our services should contact our Complaints Officer (02 9024 3850). We are members of the Financial Ombudsmen Service (FOS) and its successor the Australian Financial Complaints Authority (AFCA). BCB adopts the General Insurance Brokers Code of Practice. Further information is available from our office, or contact FOS or AFCA at:

Financial Ombudsman Service Australia
if lodged before 1 November 2018;
Online : www.fos.org.au
Email : info@fos.org.au
Phone: 1800 367 367
Mail : Financial Ombudsman Service Limited
GPO Box 3 Melbourne VIC 3001

Australian Financial Complaints Authority
if lodged on or after 1 November 2018;
Online : www.afca.org.au
Email : info@afca.org.au
Phone 1800 931 678
Mail : Australian Financial Complaints Authority
GPO Box 3 Melbourne VIC 3001

Refund of Premiums

In the event of any refund premium being allowed for the cancellation or adjustment of this insurance policy, Body Corporate Brokers reserves the right to retain all commission, broker fees and similar charges.

Balance Sheet - C.T.S. 21666

"THE RIDGE"

1A DORGE STREET, MIDDLE RIDGE, QLD 4350

For the Financial Period 01/07/2024 to 30/06/2025

FINAL

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank			
ITO SP21666	\$13,411.68	\$2,854.90	\$16,266.58
Accounts Receivable	\$121.00	\$0.00	\$121.00
Total Assets	\$13,532.68	\$2,854.90	\$16,387.58
Liabilities			
Levies Paid in Advance	\$2,948.89	\$540.00	\$3,488.89
Total Liabilities	\$2,948.89	\$540.00	\$3,488.89
Net Assets	\$10,583.79	\$2,314.90	\$12,898.69
Owners Funds			
Opening Balance	\$17,290.50	\$(3,804.98)	\$13,485.52
Net Income For The Period	\$(6,706.71)	\$6,119.88	\$(586.83)
Total Owners Funds	\$10,583.79	\$2,314.90	\$12,898.69

Income and Expenditure Statement - C.T.S. 21666 "THE RIDGE"

1A DORGE STREET, MIDDLE RIDGE, QLD 4350

For the Financial Period 01/07/2024 to 30/06/2025

FINAL

Administrative Fund

	TOTAL THIS YEAR	Last Year Actual
Income		
Bank Interest	\$45.47	\$28.03
Levy Income	\$6,133.26	\$6,300.07
Levy Income Prompt Payment Discount	\$(613.20)	\$(541.10)
Special Levy Income	\$0.00	\$11,000.00
Total Administrative Fund Income	\$5,565.53	\$16,787.00
Expenses		
Bank Charges	\$0.00	\$0.00
Body Corporate Management	\$1,200.00	\$1,173.30
Electricity	\$0.00	\$0.00
Insurance	\$2,087.56	\$1,899.86
Legal Fees Paid	\$0.00	\$9,446.88
Photocopying, Postage etc	\$261.68	\$151.73
Preparation of Tax Return	\$180.00	\$180.00
Repairs & Maintenance	\$0.00	\$0.00
Searches	\$0.00	\$45.37
Software Licensing Charge (inc Electronic Voting)	\$72.00	\$65.00
Sundries	\$3,685.00	\$0.00
Tennis Court Maintenance	\$4,786.00	\$0.00
Titles Office Fees	\$0.00	\$41.53
Total Administrative Fund Expenses	\$12,272.24	\$13,003.67
Administrative Fund Surplus/Deficit	\$(6,706.71)	\$3,783.33
Opening Balance for the period	\$17,290.50	\$13,507.17
Closing Balance for the period	\$10,583.79	\$17,290.50

Income and Expenditure Statement - C.T.S. 21666

"THE RIDGE"

1A DORGE STREET, MIDDLE RIDGE, QLD 4350

For the Financial Period 01/07/2024 to 30/06/2025

FINAL

Sinking Fund

	TOTAL THIS YEAR	Last Year Actual
Income		
Levy Income	\$6,799.98	\$4,699.97
Levy Income Prompt Payment Discount	\$(680.10)	\$(412.30)
Total Sinking Fund Income	\$6,119.88	\$4,287.67
Expenses		
Legal Fees Paid	\$0.00	\$8,859.20
Sinking Fund Assessment Report	\$0.00	\$408.00
Sinking Funding Provision	\$0.00	\$0.00
Surveying Costs	\$0.00	\$5,197.50
Total Sinking Fund Expenses	\$0.00	\$14,464.70
Sinking Fund Surplus/Deficit	\$6,119.88	\$(10,177.03)
Opening Balance for the period	\$(3,804.98)	\$6,372.05
Closing Balance for the period	\$2,314.90	\$(3,804.98)

OWNER TRANSACTION SUMMARY from 01/07/25 to 30/09/26
All Schedules

Page 1

C.T.S.: 21666	Units: 6	Lots: 6
Building Address: 1A DORGE STREET		
:		
Suburb: MIDDLE RIDGE	State: QLD	Post Code: 4350
Building Name: THE RIDGE	ABN: 90 357 127 938	
GST?: No	Manager: Arabella Centracchio	
Lot#: 1	Unit#: 1	Units of Entitlement: 100
Owner Name: Amanda Van ROOYEN	Contribution Schedule: 100	Paid To: 31/03/26
		Arrears: \$555.55
	Interest Schedule: 105	Interest: \$0.00
		Total Due: \$555.55 as at 06/05/26

Levies									
Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
31/07/25	206	Standard Levy Contribution Schedule from 01/07/2025 to 30/09/2025	\$555.55	\$555.55	\$55.55	\$0.00	\$0.00	\$0.00	\$0.00
		FULLY PAID							
		Admin	\$255.55	\$255.55	\$25.55	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$300.00	\$300.00	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00
31/10/25	227	Standard Levy Contribution Schedule from 01/10/2025 to 31/12/2025	\$555.55	\$555.55	\$55.55	\$0.00	\$0.00	\$0.00	\$0.00
		FULLY PAID							
		Admin	\$255.55	\$255.55	\$25.55	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$300.00	\$300.00	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00
31/01/26	228	Standard Levy Contribution Schedule from 01/01/2026 to 31/03/2026	\$555.55	\$555.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		FULLY PAID							
		Admin	\$255.55	\$255.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$300.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
30/04/26	229	Standard Levy Contribution Schedule from 01/04/2026 to 30/06/2026	\$555.55	\$0.00	\$0.00	\$555.55	\$555.55	\$0.00	\$0.00
		OVERDUE							
		Admin	\$255.55	\$0.00	\$0.00	\$255.55	\$255.55	\$0.00	\$0.00
		Sinking	\$300.00	\$0.00	\$0.00	\$300.00	\$300.00	\$0.00	\$0.00
31/07/26	230	Standard Levy Contribution Schedule from 01/07/2026 to 30/09/2026	\$555.55	\$0.00	\$0.00	\$555.55	\$0.00	\$0.00	\$0.00
		UNPAID							
		Admin	\$255.55	\$0.00	\$0.00	\$255.55	\$0.00	\$0.00	\$0.00
		Sinking	\$300.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00
Levy Totals for the Period 01/07/25 to 30/09/26			\$2,777.75	\$1,666.65	\$111.10	\$1,111.10	\$555.55	\$0.00	\$0.00

Receipts								
Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST

OWNER TRANSACTION SUMMARY from 01/07/25 to 30/09/26
All Schedules

Page 2

C.T.S.: 21666
Lot#: 1 Unit#: 1
Owner Name: Amanda Van ROOYEN

Units of Entitlement: 100
Contribution Schedule: 100

Paid To: 31/03/26
Arrears: \$555.55

Interest Schedule: 105

Interest: \$0.00
Total Due: \$555.55 as at 06/05/26

Receipts(Continued)								
Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
13/08/25	257	Standard Levy Contribution Schedule for 01/07/2025 to 30/09/2025 Receipt; bpay-payment - DEFT Bpay 0000002820	\$255.55	\$300.00	\$555.55	\$55.55	\$0.00	\$0.00
19/11/25	268	Standard Levy Contribution Schedule for 01/10/2025 to 31/12/2025 Receipt; bpay-payment - DEFT Bpay 0000002820	\$255.55	\$300.00	\$555.55	\$55.55	\$0.00	\$0.00
12/03/26	273	Standard Levy Contribution Schedule for 01/01/2026 to 31/03/2026 Receipt; bpay-payment - DEFT Bpay 0000002820	\$255.55	\$300.00	\$555.55	\$0.00	\$0.00	\$0.00
Receipt Totals for the Period 01/07/25 to 30/09/26			\$766.65	\$900.00	\$1,666.65	\$111.10	\$0.00	\$0.00

THE RIDGE CTS 21666

ABN 90 357 127 938
1A DORGE STREET
MIDDLE RIDGE QLD 4350

Your contribution to your community

LEVY NOTICE**Invoice**

Amanda Van ROOYEN
PO Box 1294
MIDDLE RIDGE QLD 4350

remmo@van-rooyen.com.au

Net Due **\$500.00 ***

(after Credit)

Due Date **30/04/2026 #**

Due Date is for the oldest amount owing - refer table below for all dates

Credit **\$0.00**

(This Credit has automatically been applied against Net Due - Net Due does NOT require adjustment)

Date of Notice 25/03/2026

Account Number 2820

Lot Number 1

Unit Number 1

Account Enquiries

Arabella Centracchio

arabella@toowoombastrata.com.au

07 4639 1955

Details	Administrative Fund	Sinking Fund	Interest/ Discount	DUE DATES	Total
Standard Levy Contribution Schedule (01/04/26 - 30/06/26)	\$255.55	\$300.00	-\$55.55	30/04/2026	\$500.00

No GST has been charged.

Net Due (after Credit)**\$500.00 *****Due Date****30/04/2026 #**

Total if not Paid by Due Date \$555.55



Maintenance

Contact Update
(a new agent)

'Net Due' displays as nil (\$0.00) owing when your levy is fully prepaid or the amount will be fully paid via DEFT direct debit on the due date. Thank you!

Pay your levies via regular automatic transfers arranged through your bank? Please remember to adjust the amount transferred annually to match your new levies amount as approved at your Annual General Meeting. Thank you!

Not getting email? Please add reception@toowoombastrata.com.au to your safe sender list.

If you are having trouble paying your levies please contact your Toowoomba Strata contact to discuss a payment plan.

**Ways to pay****CARD OR DIRECT DEBIT**

DEFT Reference Number
30410876428203

Visit deft.com.au to pay by card or direct debit.
Payments may attract a surcharge.

**BPAY**

Billers Code: 96503
Ref: 30410876428203

Mobile & Internet Banking - BPAY
Make this payment from your preferred bank account.

**POST BILLPAY**

*496 304108764 28203

Pay in-store at Australia Post by eftpos or cheque.
Cheques payable to
THE RIDGE CTS 21666

Cheque payment is **ONLY** possible at Australia Post. Do
NOT post cheques

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EL 470 \$116.04

03/11/2025 14:36:39

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the Department's website.

is authorised by legislation and is
records. For more information see

1. Nature of Request	Lodger (Name, address, E-mail & phone number)	Lodger Code
Request to Record the New Community Management Statement for The Ridge Community Titles Scheme 21666	Mr Remmo Van ROOYEN PO Box 1294 TOOWOOMBA QLD 4350 Phone: 0415 243 055 Email: remmo@van-rooyen.com.au	
2. Lot on Plan Description	Title Reference	
Common Property of The Ridge Community Titles Scheme 21666	19300893	
3. Registered Proprietor / State Lessee		
BODY CORPORATE FOR THE RIDGE COMMUNITY TITLES SCHEME 21666		
4. Interest		
Fee Simple		
5. Applicant		
BODY CORPORATE FOR THE RIDGE COMMUNITY TITLES SCHEME 21666		
6. Request		
We hereby request that the New Community Management Statement deposited herewith which amends Schedules A, C & E be recorded as the Community Management Statement for The Ridge Community Titles Scheme 21666.		
7. Execution by applicant		
Execution Date	Applicant's or Solicitor's Signature	
Signature	Signature	
Signer Name	Signer Name	
Signer Authority	Signer Authority	
Entity (if applicable)	Entity (if applicable)	
Execution Date	Execution Date	

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

**BCCM EXECUTION /
RELEVANT CERTIFICATE**

1. Community Titles Scheme (CTS) Name	CTS Number
The Ridge Community Titles Scheme 21666	21666
2. Module Type of BCCM Scheme	Instrument being executed (using this certificate)
Standard Module	New Community Management Statement
3. Execution by the Body Corporate for the above Scheme*	
Signature 	Signature 
Signer Name <u>Melissa Cheree Buckley</u>	Signer Name <u>Amanda Van Rooyen</u>
Signer Authority <u>Chairperson</u>	Signer Authority <u>Secretary/Treasurer</u>
Entity (if applicable) <u>Body Corporate for The Ridge Community Titles Scheme 21666</u>	Entity (if applicable) <u>Body Corporate for The Ridge Community Titles Scheme 21666</u>
Execution Date <u>03/11/2025</u>	Execution Date <u>03/11/2025</u>

* By executing above the Body Corporate confirms it is in compliance with Section 96 of the *Body Corporate and Community Management Act 1997*.

When this Form should be used:

This form should be used for the execution by a Body Corporate of any Titles Instrument other than a Form 14.

Guidance

Please refer to Parts [45-2060] to [45-2081] of the Land Title Practice Manual for guidance on completion and execution of this form and refer to Part 45 generally for further guidance on titles instruments involving Community Titles Schemes. Some brief guidance on the completion of Item 3 has been included below for the quick reference of those who are already familiar with executions of titles instruments by a Body Corporate.

Signer Authority Guidance:

Representative of a Registered Owner means a natural person (individual) whose name is recorded on the body corporate's roll as the representative of the registered owner of a lot that is included in the scheme – Refer to Part [45-2070-1] of the Land Title Practice Manual.

Registered Owner – Individual means a natural person (individual) who is the registered owner of a lot that is included in the scheme. If a lot is owned by 2 or more people, it is acceptable for only one of the registered owners to sign the relevant certificate – Refer to Part [45-2070-2] of the Land Title Practice Manual.

Registered Owner – Corporation means the officeholder of the position of 'Director' or 'Secretary' for the corporate entity that is the registered owner of the lot. It is acceptable for only one office holder (Director or Secretary) of a Corporate Entity to execute on behalf of the Corporation in this instance, as by doing so they confirm they are signing as Agent on behalf of the Corporation and hold the requisite authority to do so – Refer to Part [45-2070-4] of the Land Title Practice Manual. The name and A.C.N of the corporation must be included in the 'Entity' field.

Body Corporate Manager under Chapter 3, Part 5 means a Body Corporate Manager appointed under Chapter 3, Part 5 of the respective Module Regulations to perform the functions of the body corporate committee. This is applicable only to Standard Module, Small Schemes Module and Accommodation Modules. This type of body corporate manager should not be confused with the more common type of body corporate manager that assists with the administration of the body corporate – Refer to Part [45-2070-5] of the Land Title Practice Manual.

Person specified as Signatory in the Body Corporate resolution authorising the transaction means the person identified (by name) and specifically authorised in the body corporate resolution, as the person who should execute the instrument. By signing in this way, the person signing confirms that they are one and the same person as is specified in the resolution to sign the instrument and that they have the authority to sign it. A copy of the resolution is not required to be deposited with this form to confirm this authority – Refer to Part [45-2060] of the Land Title Practice Manual.

Constructing Authority – Authorised Officer means the officer for the Constructing Authority that is authorised to execute on behalf of the Body Corporate pursuant to Section 12A of the *Acquisition of Land Act 1967* and Section 51 or 51A of the *Body Corporate and Community Management Act 1997*. The name of the Authorised Officer must be completed in the 'Signer Name' field, and the name of the Constructing Authority e.g. 'Department of Transport and Main Roads' must be entered into the 'Entity' section – Refer to Part [45-2068] of the Land Title Practice Manual.

NEW COMMUNITY MANAGEMENT STATEMENT

21666

THIS STATEMENT IS TO BE COMPLETED WITH:
- A REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE
PLANNING BODY CMS NOTATION APPLIES).
A NEW STATEMENT MUST BE LODGED WITHIN THREE
(3) MONTHS OF THE DATE OF CONSENT BY THE
BODY CORPORATE

Office use only
CMS LABEL NUMBER

This statement incorporates and must
include the following:

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

1. Name of community titles scheme	2. Regulation module
The Ridge Community Titles Scheme 21666	Standard Module
3. Name of body corporate	
Body Corporate for The Ridge Community Titles Scheme 21666	
4. Scheme land	Title Reference
Lot on Plan Description	
Common Property of The Ridge Community Titles Scheme 21666	19300893
Lots 1 to 5 on GTP 893	16363078 – 1636382
Lot 6 on SP 342986	51336629
5. Name and address of original owner	6. Reference to plan lodged with this statement
NOT APPLICABLE	Not applicable
7. New CMS exemption to planning body corporate management statement notation (If applicable*)	
Insert exemption clause (If no exemption – insert 'N/A' or 'not applicable')	
Section 60(6) of the Body Corporate and Community Management Act 1997	
* If there is no exemption, a Form 18C must be deposited with the Request to record the CMS.	
8. Consent of body corporate	

See Form 20 – BCCM Execution

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see
Titles Queensland website.

SCHEDULE A	SCHEDULE OF LOT ENTITLEMENTS
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Lot on Plan	Contribution	Interest
Lot 1 on GTP 893	100	105
Lot 2 on GTP 893	100	105
Lot 3 on GTP 893	100	119
Lot 4 on GTP 893	100	119
Lot 5 on GTP 893	100	105
Lot 6 on SP 342986	100	447
TOTALS	600	1,000

Section 66(1)(db)(i) – Statement regarding the Contribution Schedule Principal

The Contribution Schedule Principal under Section 46(7) on which the contribution schedule lot entitlements have been decided is the "Equality Principal".

Section 66(dc)(i) – Statement regarding Interest Schedule Lot Entitlements

The interest schedule lot entitlements reflect the respective market values of the lots.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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STAGED DEVELOPMENT

The Scheme Land is intended to be developed progressively. There will only be one body corporate – Body Corporate for The Ridge Community Titles Scheme 21666. It is intended that the Scheme will be developed in two (2) stages whereby the Scheme Land will be subdivided in the following manner as outlined on the attached Concept Plan marked "A".

Stage 1 (Registered 4 October 1982)	Lots 1 to 5 and common property on GTP 893 will be created upon the establishment of the scheme. The lots will be created using a Standard Format Plan. The lots will be regulated under the Standard Module and will be used for residential purposes.
Stage 2 (Registered 5 December 2023)	Part of the Common Property from Stage 1 will be cancelled and Lot 6 on SP 342986 will be created. The lots will be created using a Standard Format Plan. The lots will be regulated under the Standard Module and will be used for residential purposes.
Stage 3	Development Complete Part of the Common Property from Stage 1 will be cancelled and Lot 7 will be created. The lots will be created using a Standard Format Plan. The lots will be regulated under the Standard Module and will be used for residential purposes. Each lot we be granted exclusive use areas.

DETERMINING LOT ENTITLEMENTS

The proposed lot entitlement schedules for each stage are as follows:-

STAGE 1 – Registered 4 October 1982		
Lot on Plan	Contribution	Interest
Lot 1 on GTP 893	21	21
Lot 2 on GTP 893	20	20
Lot 3 on GTP 893	24	24
Lot 4 on GTP 893	25	25
Lot 5 on GTP 893	20	20
TOTALS	110	110

STAGE 2 – Registered 5 December 2023		
Lot on Plan	Contribution	Interest
Lot 1 on GTP 893	100	105
Lot 2 on GTP 893	100	105
Lot 3 on GTP 893	100	119
Lot 4 on GTP 893	100	119
Lot 5 on GTP 893	100	105
Lot 6 on SP 342986	100	447
TOTALS	600	1,000

STAGE 3		
Lot on Plan	Contribution	Interest
Lot 1 on GTP 893	100	95
Lot 2 on GTP 893	100	95
Lot 3 on GTP 893	100	108
Lot 4 on GTP 893	100	108
Lot 5 on GTP 893	100	95
Lot 6 on SP 342986	100	404
Lot 7 on SP	100	95
TOTALS	700	1,000

SCHEDULE C	BY-LAWS
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PART A – PRELIMINARY**1. Structure**

1.1 These by-laws are set out in the following structure:

- (a) Part A – Preliminary

- (b) Part B – Interferences
- (c) Part C – Works
- (d) Part D – Regulation of use
- (e) Part E – Exclusive use

2. Definitions and interpretation

2.1 The terms set out in these by-laws mean:

- (a) **'Act'** means the *Body Corporate Community Management Act 1997* (Qld).
- (b) **'Body Corporate'** means the Body Corporate established upon the registration of the Scheme.
- (c) **'Common Property'** means Scheme Land that is not included in a Lot.
- (d) **'Improvement'** means the erection of a building, a structural change or a non-structural change of any kind or the carrying out of any works.
- (e) **'Lot'** means a lot in the Scheme.
- (f) **'Occupier'** means any person that occupies a Lot.
- (g) **'Owner'** means an owner of a Lot.
- (h) **'Regulation Module'** means the regulation module of the Act that applies to the Scheme as identified in Item 2 of this community management statement.
- (i) **'Scheme'** means The Ridge Community Titles Scheme 21666.
- (j) **'Scheme Land'** means any land within the Scheme, including any Lot or the Common Property.
- (k) **'Security Access Device'** means a key, fob, swipe or other device used to gain access to something that is otherwise inaccessible.
- (l) **'Social Function'** means a gathering of number of people that causes other Owners or Occupiers to be excluded from the use and enjoyment of part or all of the Common Property.
- (m) **'Smoke'** means to hold or otherwise have control over an ignited smoking product.
- (n) **'Vehicle'** includes but is not limited to all types of automobiles, motor cycles, scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, Segways, skateboards, rollerblades or any other equivalent means of transportation.
- (o) **'Visitor'** means a person who is invited in any capacity onto Scheme Land by an Owner, Occupier or a Visitor.

2.2 In the interpretation of these by-laws, terms used in these by-laws may be interpreted by reference to how those terms are defined in the Act and Regulation Module.

2.3 If there is an inconsistency between a by-law and the Act or Regulation Module, the Act or Regulation Module prevails to the extent of the inconsistency.

2.4 The singular includes the plural and vice versa.

2.5 Words importing a gender include other genders.

3. Applicability of these by-laws

- 3.1 An Owner whose Lot is subject to a lease, licence or tenancy agreement must take reasonable steps to ensure that any lessee, licensee, tenant or other Occupier and their Visitors comply with and observe these by-laws.
- 3.2 Occupiers must:
- (a) comply with these by-laws to the extent they apply to an Owner; and
 - (b) ensure that the by-laws are complied with by their Visitors to the extent they apply to an Occupier.

4. Tenancies

- 4.1 If an Owner lets their Lot for a term of three months or more, the Owner must, as soon as practicable, give the Body Corporate notice of:
- (a) the name of the tenant and all Occupiers;
 - (b) the service address of the tenant;
 - (c) the term of the tenancy;
 - (d) the name and service address of the Owner's letting agent for the tenancy; and
 - (e) any other information the Body Corporate may reasonably require.

5. Application and approval process

- 5.1 This by-law applies where an Owner or Occupier makes an application to the Body Corporate or otherwise seeks to obtain the Body Corporate's consent.
- 5.2 When deciding whether to approve any application made by an Owner or Occupier (the Applicant) under these by-laws, the Body Corporate may:
- (a) take into account previous approvals under these by-laws provided to the Applicant and the Applicant's compliance with any conditions of previous approvals;
 - (b) request the Applicant to provide all information reasonably required to make a decision, where the Body Corporate may make as many requests as reasonably necessary;
 - (c) grant its approval on reasonable and relevant conditions; or
 - (d) refuse any application if it is reasonable to do so.
- 5.3 An Owner or Occupier of a Lot granted approval under these by-laws must comply with any conditions of that approval, failing which, the Body Corporate may withdraw that approval after the Applicant has been provided with a reasonable opportunity to remedy any noncompliance.
- 5.4 Any approval under these by-laws by the Body Corporate is invalid and read down or severed to the extent it is inconsistent with the Act or Regulation Module.

PART B - INTERFERENCES

6. Noise and nuisances

- 6.1 An Owner or Occupier must not use, or permit the use of, a Lot or the Common Property in a way that:
- (a) causes a nuisance or hazard;
 - (b) interferes unreasonably with the use or enjoyment of another Lot; or

- (c) interferes unreasonably with the use or enjoyment of the Common Property by a person who is lawfully on the Common Property.

7. Obstruction

7.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

- (a) obstruct, or permit the obstruction of, the lawful use of the Common Property or another Lot by someone else; or
- (b) use as storage, or place items on, the Common Property.

8. Smoking

8.1 An Owner or Occupier must not Smoke, or permit any Visitors to Smoke:

- (a) in a completely or substantially enclosed area on the Common Property;
- (b) on the Common Property such that it unreasonably interferes with the use or enjoyment of another person in a Lot or the Common Property; or
- (c) in their Lot such that it unreasonably interferes with the use or enjoyment of another person in a Lot or the Common Property.

9. Auctions

9.1 An Owner must not permit any auction to take place on their Lot or the Common Property without the written approval of the Body Corporate.

9.2 An Owner must not place on a Lot or Common Property signs for direction, the sale or letting of a Lot or any other advertising sign without the written approval of the Body Corporate.

10. Garage sales

10.1 An Owner must not permit any garage sale to take place on their Lot or the Common Property without the written approval of the Body Corporate.

11. Parking

11.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

- (a) park a Vehicle or allow a Vehicle to stand, on any part of the Common Property (other than in an exclusive use area); or
- (b) permit a Visitor to park a Vehicle or allow a Vehicle to stand, on the Common Property (other than a designated visitor car parking bay).

12. Vehicles

12.1 Vehicles must be operated in accordance with all public road rules and must not be driven at a speed that creates a danger to property or persons.

13. Communications

13.1 Owners and Occupiers must only communicate and interact with the Body Corporate and other Owners and Occupiers in a reasonable manner and not in any way which may (including, but not limited to) be:

- (a) an annoyance;

- (b) a nuisance;
- (c) threatening or intimidating;
- (d) defamatory; or
- (e) anti-social.

PART C - WORKS

14. Damage

- 14.1 An Owner or Occupier must not damage, deface or alter any part of the Common Property without the written approval of the Body Corporate.

15. Common Property Improvements

- 15.1 An Owner or Occupier must not make any Improvement to the Common Property without the written approval of the Body Corporate.

16. Lot Improvements

- 16.1 An Owner or Occupier may make any Improvement to their Lot provided the improvements complies with the following:-

- (a) all Local Authority or Council provisions;
- (b) all Building Provisions; and
- (c) all building and other structures shall be erected and finished in a good and workmanlike manner in accordance with the best trade practices and only with good quality materials being used.

PART D – REGULATION OF USE

17. Animals

- 17.1 An Owner or Occupier may keep domestic pets on the following terms and conditions:-

- (a) the domestic pets must be kept completely within the lot and must be prevented from wandering onto common property; and
- (b) the domestic pets must be kept and managed in accordance with all relevant Local Authority's or Council's By-laws in relation to the keeping of domestic pets generally; and
- (c) the domestic pets must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property; and
- (d) the domestic pets must not have an aggressive nature; and
- (e) the domestic pet must be well cared for and housed (including the provision of adequate food, water, grooming etc); and
- (f) in the event a domestic pet kept pursuant to this by-law was to defecate on the common property or another owner's lot the owner of offending domestic pet must appropriately clean up after it.

18. Alienation

- 18.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

- (a) use, take, or in any other way appropriate any part of the Common Property for their sole or exclusive use unless authorised by another by-law; or
- (b) alienate in any way any part of the common property; or
- (c) interfere with the lawful use and enjoyment of Common Property by other Owners or Occupiers.

19. Common Property Garbage

- 19.1 An Owner or Occupier must not leave garbage or other materials on the Common Property except in a designated garbage receptacle.
- 19.2 An Owner or Occupier must:
- (a) comply with any local authority by-laws or local laws about the disposal of garbage that apply to the Scheme;
 - (b) not, in disposing of garbage, adversely affect the health, hygiene or comfort of other Owners or Occupiers;
 - (c) not leave bulky items or furniture (including white goods) in the designated garbage receptacles, but must dispose of these items in a suitable place outside the Scheme land;
 - (d) not cause damage to the garbage receptacles;
 - (e) not overfill the garbage receptacles; and
 - (f) not allow rubbish to become stuck to the garbage receptacles or liquids to run in the garbage receptacles.

20. Dangerous substances

- 20.1 An Owner or Occupier must not, without the Body Corporate's written approval, store a flammable or dangerous substance on a Lot unless the substance is:
- (a) used or intended to be used for domestic purposes; or
 - (b) fuel stored within a fuel tank of a vehicle, boat, or internal combustion engine in which the fuel is stored under the requirements of any law regulating the storage of flammable materials.

21. Removals

- 21.1 An Owner or Occupier shall not move any furniture into or out of a Lot without:
- (a) reasonable notice being given to the Body Corporate (having regard to matters including, but not limited to, the amount and size of furniture to be moved); and
 - (b) taking adequate measures to minimise damage to the Common Property and any other Lot in the Scheme (including avoiding any damage to the body corporate road ways).

22. No interference

- 22.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) interfere with, hinder, harass or otherwise obstruct contractors or employees engaged by the Body Corporate; or
 - (b) give instructions to contractors or employees on the Scheme Land engaged by the Body Corporate.

23. Interference with support, shelter, utility infrastructure

23.1 An Owner or Occupier must not, without the written approval of the Body Corporate, interfere or permit interference with:

- (a) support or shelter provided for a Lot or the Common Property;
- (b) utility infrastructure or utility services; or
- (c) body corporate assets.

24. Interference with natural sun light

24.1 An Owner or Occupier must ensure all vegetation, trees etc planted on their lot do not block the natural sun light of a neighbouring lot. By way of example, an Owner or Occupier of a lot must ensure all vegetation, trees etc planted on their lot does not negatively impact the performance of solar panels located on a neighbouring lot.

25. Health and safety

25.1 Owners and Occupiers must give notice as soon as reasonably practicable to the Body Corporate after becoming aware of any:

- (a) infectious disease which is present at the Scheme requiring notification by statute or ordinance;
- (b) accident or incident causing personal injury or any property or other damage which occurs on Scheme Land; or
- (c) other event that may affect the insurance of the Body Corporate, health or safety of owners or occupiers or may otherwise create liability for the Body Corporate.

26. Social functions

26.1 An Owner or Occupier must not use an area of the Common Property for the purposes of a Social Function without the written approval of the Body Corporate.

27. Use of lots

27.1 Without the approval of the Body Corporate, an Owner or Occupier may not use their Lot for anything other than:

- (a) residential purposes; or
- (b) a home office.

27.2 An Owner or Occupier of a Lot shall not use, or permit the use of, their Lot for any purpose which may be illegal, immoral or bring the Scheme into disrepute.

28. Security

28.1 An Owner or Occupier of a Lot must not, without the approval of the Body Corporate:

- (a) interfere or tamper with a Security Access Device;
- (b) copy a Security Access Device;
- (c) give a Security Access Device to a person other than an Owner, Occupier or Visitor; or
- (d) use a Security Access Device to access a Lot or Common Property that they are not authorised to access.

29. Utilities

- 29.1 If permitted by relevant legislation governing the supply of electricity, gas, water, cable TV or the like ("Utilities"), the Body Corporate may:
- (a) Establish and maintain a supply system ("System") for any of the Utilities for the benefit of the Scheme; and
 - (b) As an on-supplier:
 - (i) purchase Utilities from a Utilities supplier ("Supplier"); and
 - (ii) on-supply Utilities to Owners of Lots in the Scheme (collectively called "Receivers").
- 29.2 The Body Corporate may enter into agreements, contracts, licences, leases or other arrangements of any nature in connection with:
- (a) The supply of Utilities to the Body Corporate by a Supplier;
 - (b) The on-supply of Utilities to Receivers;
 - (c) Service Infrastructure used in connection with the System; including, without limitation, agreements contemplated by the Commercial Module setting out the basis on which charges are made for supply of Utilities and the recovery of the costs to the Body Corporate of supplying that service.
- 29.3 The Body Corporate must calculate charges for supplying Utilities to Receivers only as permitted under any relevant legislation governing on-supply by the Body Corporate or, if there is no applicable legislative provision, levy charges only to the extent required to ensure that the Body Corporate complies with its obligations to recover the costs of supplying the Utilities to Receivers.
- 29.4 If the Body Corporate charges Receivers a tariff rate for the supply of Utilities which is higher than the rate at which the Body Corporate purchases Utilities from the Supplier, any surplus funds generated in the hands of the Body Corporate as a result must be applied by the Body Corporate to its administrative fund in reduction of liabilities of the Body Corporate and, in this way, for the benefit of Owners.
- 29.5 If the Body Corporate operates and maintains a System under this by-law, it may:
- (a) Enter into agreements with Receivers for the supply of Utilities through the System, setting out the terms on which the Body Corporate will charge for the provision of Utilities under the System and recover the costs of providing that service (as required by the Act and regulation module for the Scheme) including charges for:
 - (i) supply of the Utilities;
 - (ii) installation and connection to the System;
 - (iii) servicing and maintenance of the System to the extent it is utilised in the provision of the service to a particular Receiver;
 - (iv) disconnection and reconnection fees;
 - (v) advance payments or security deposits to be provided in connection with Utilities supply through the System.
 - (b) Establish the basis of Utilities charges for those Receivers which are not supplied by separate meter (if any) and for common areas for the Scheme based on an estimate of Utilities consumption taking into account the number and type of electrical fittings, points, installations, plant and equipment, and appliances and the use to which those are put by the relevant Receivers or the Body Corporate;
 - (c) Establish a system of accounts and invoices in connection with the supply of Utilities through the System and render those accounts to Receivers as appropriate.

- (d) Recover any amounts when due and payable from any Receiver under applicable accounts rendered and if an account is unpaid by the due date:
 - (i) recover any unpaid amount as a liquidated debt;
 - (ii) recover interest on any unpaid account;
 - (iii) disconnect the supply of Utilities to the relevant Receiver;
 - (iv) charge a reconnection fee to restore Utilities supply to that Receiver;
 - (v) increase the advance payment or security deposit for Utilities supply to the relevant Receiver.
- 29.6 The Body Corporate is not liable for any loss or damage suffered by any Receiver as a result of any failure of the supply of Utilities due to breakdowns, repairs, maintenance, strikes, accidents or any other causes affecting the System.
- 29.7 The Body Corporate is not required to supply any Receiver with Utilities to any greater extent than the Utilities authority from which the Body Corporate obtains supply could provide at any given time.
- 29.8 Each Owner must:
 - (a) allow the Body Corporate and its agents, contractors, or employees access to any Service Infrastructure used in connection with the System;
 - (b) comply with all requirements of the Body Corporate imposed in connection with Utilities supply through the System;
 - (c) maintain any Service Infrastructure used in connection with the System and which is located in or on a Lot and which is used in connection with Utilities supply under the System.
- 29.9 Nothing in this By-law obliges a Receiver to purchase Utilities from the Body Corporate or limits or restricts the rights of any Receiver to utilise Service Infrastructure under any implied easement or other right contained in the Act or other applicable legislation.

PART D – EXCLUSIVE USE AREA

30. Exclusive Use Areas

- 30.1 The owners of lots have exclusive use of areas on the common property identified in Schedule E and on the attached plan marked A.
- 30.2 An owner with an exclusive use area is liable, in respect of that exclusive use area, for the maintenance of and operating costs of the exclusive use area (excluding any common utility infrastructure contained within the exclusive use courtyard area).
- 30.3 An owner with an exclusive use area must not damage, dig-up, block, obstruct, hinder etc any common utility infrastructure contained within the exclusive use area.
- 30.4 An owner with an exclusive use area must allow the body corporate or another owner appropriate access to service and maintain any common utility infrastructure contained within the exclusive use area.
- 30.5 An owner with an exclusive use area may construct a boundary fence on the following conditions:
 - (a) The boundary fence must be no more than 1.8 meters in height
 - (b) The boundary fence must be set back at least 2 meters from the road way.

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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STATUTORY EASEMENTS

Not applicable

PROGRESSIVE DEVELOPMENT

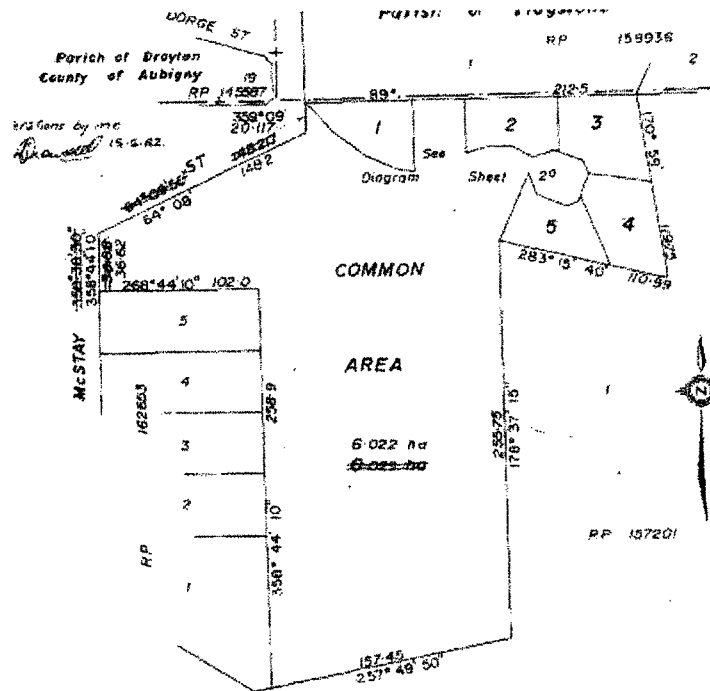
1. To facilitate the progressive development of the Scheme, as identified in Schedule B, the Owners may, at any time, enter on the scheme land, or any part thereof, the common property and any lot in the Scheme to undertake all works necessary to complete the proposed development including the installation of utility infrastructure and common area facilities. These works include (but are not limited to) the following:-
 - (a) excavation and general earthworks;
 - (b) the construction of common property areas, including roads;
 - (c) building works including the construction of lots;
 - (d) the construction on the common property of such improvements and facilities as may be considered necessary by the original owner to establish utility infrastructure and utility services and connections thereto;
 - (e) the construction of service infrastructure, whether public or private, including but without limiting the generality thereof, connections for sewerage, gas, electricity, data cabling, satellite connections, electricity, telephone and other lawful service available to the public
2. The Owners may bring upon the scheme land any machinery, tools, equipment, vehicles etc to carry out the aforementioned.
3. The owner and occupier of each lot in the Community Titles Scheme acknowledges that whilst the Community Titles Scheme is being developed in the manner identified in Schedule B, the Owners may use and/ or cordon or close off areas of the Common Property whilst works are being carried out and will raise no objection to the same.

SCHEDULE E	DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY
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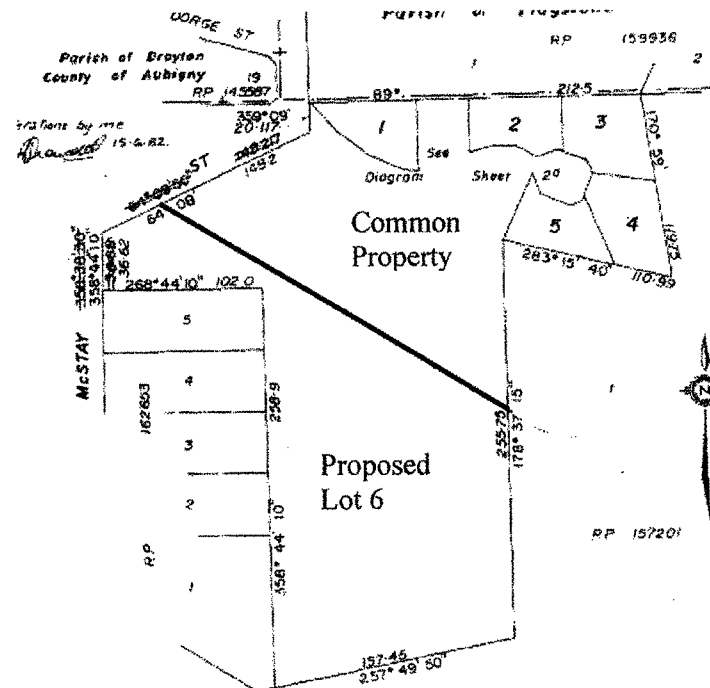
Lot on Plan	Exclusive Use of Common Property
Lot 1 on GTP 893	Area 1A on attached sketch plan marked A
Lot 2 on GTP 893	Area 2A on attached sketch plan marked A
Lot 3 on GTP 893	Area 3A on attached sketch plan marked A
Lot 4 on GTP 893	Area 4A on attached sketch plan marked A
Lot 5 on GTP 893	Area 5A on attached sketch plan marked A

Concept Plan "A" **Body Corporate for The Ridge CTS 21666**

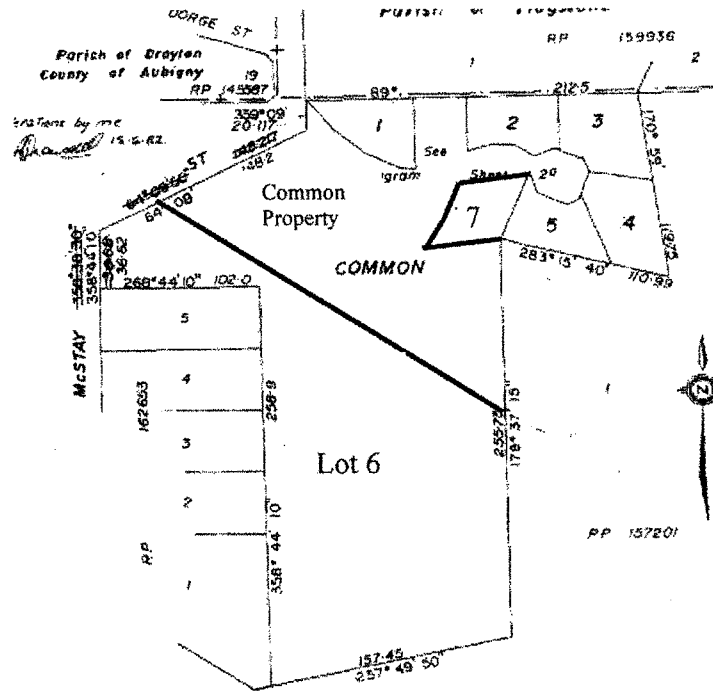
Stage 1 – Lots 1 to 5 on GTP 893

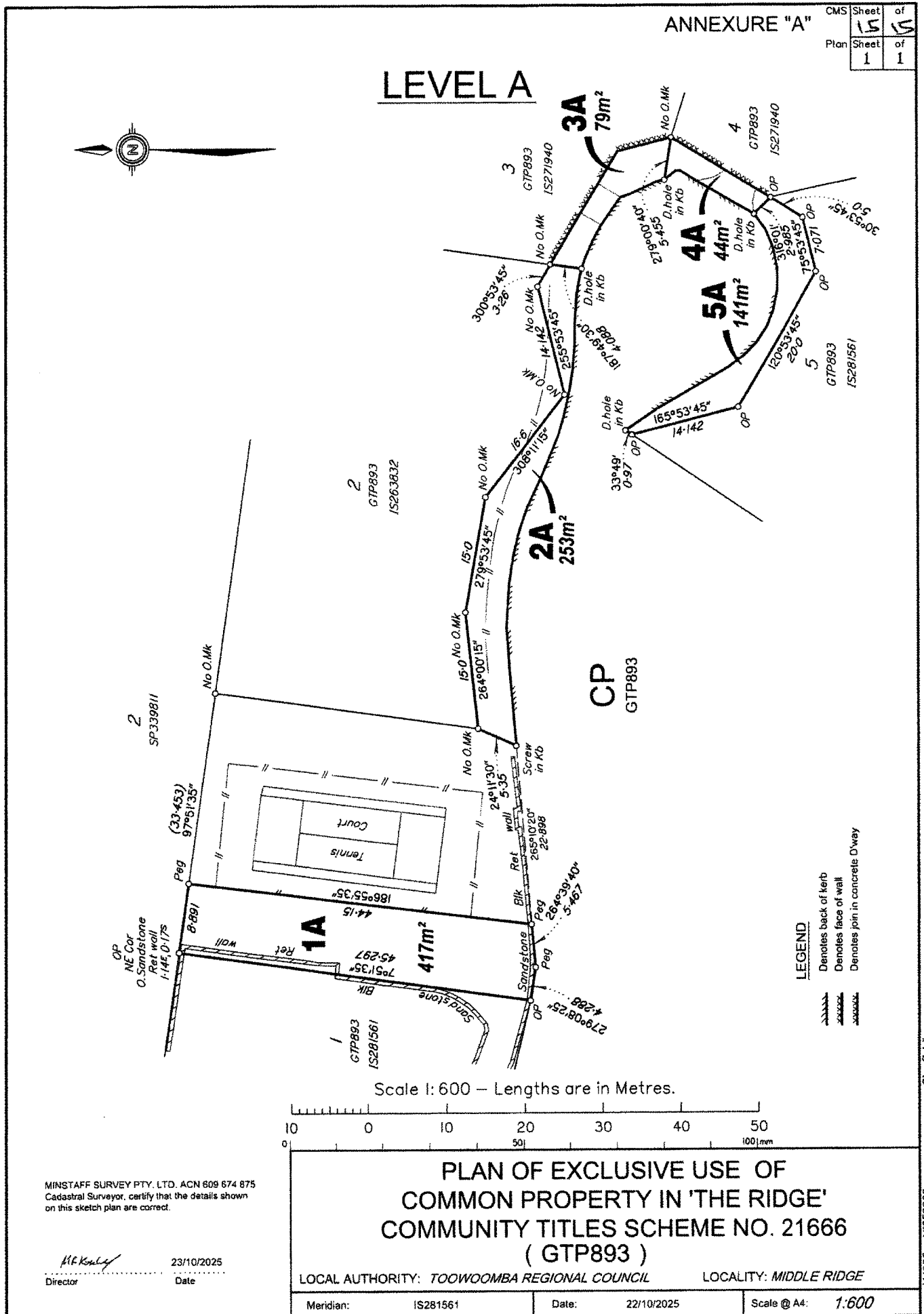


Stage 2 – Proposed Lot 6 cancelling part of the common property



Stage 3 – Proposed Lot 7 cancelling part of the common property





Look up and Live - 53077311



LUAL_WA
Network TR

- Network TR
- Overhead
 - Underground
 - Submarine

Network LV

- Network HV
- Overhead
 - Underground
 - Submarine

LUAL_NoData_Public

-  Overhead
-  Underground
-  Submarine

Exclusion Zone All



Exclusion_Zone_All_Public





Enquiry Date: 06/05/2026
Enquirer: Shari Collingwood
Sequence Number: 272452143
Work Site Address: The Ridge Unit 1 1a Dorge St
Middle Ridge
QLD 4350

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

We confirm there are NO Gas Assets located in close vicinity of the above location.

Caution: Damage to gas assets may result in explosion, fire and personal injury.

Please ensure you read and comply with all the relevant information contained in this response to your BYDA enquiry.

Site

Address:

The Ridge Unit 1 1a Dorge St
Middle Ridge
QLD 4350

Sequence

Number:

272452143



Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

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

PIPE LEGEND: SPECIAL DESIGNATION

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

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	NTI	Not tied in
CP	Cathodic protection		

OBJECT SYMBOLS

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

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

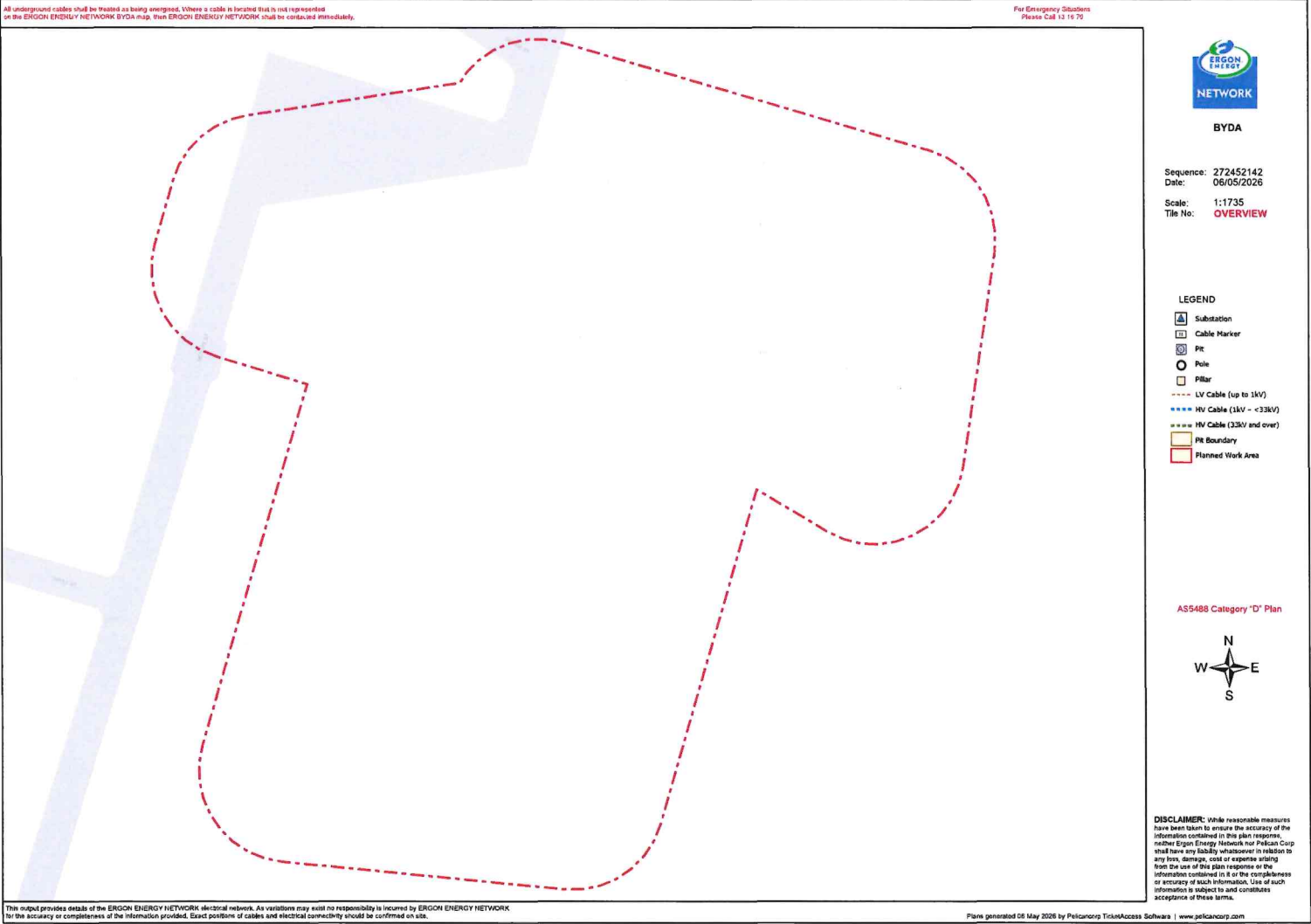
PIPE CODE AND MATERIAL

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

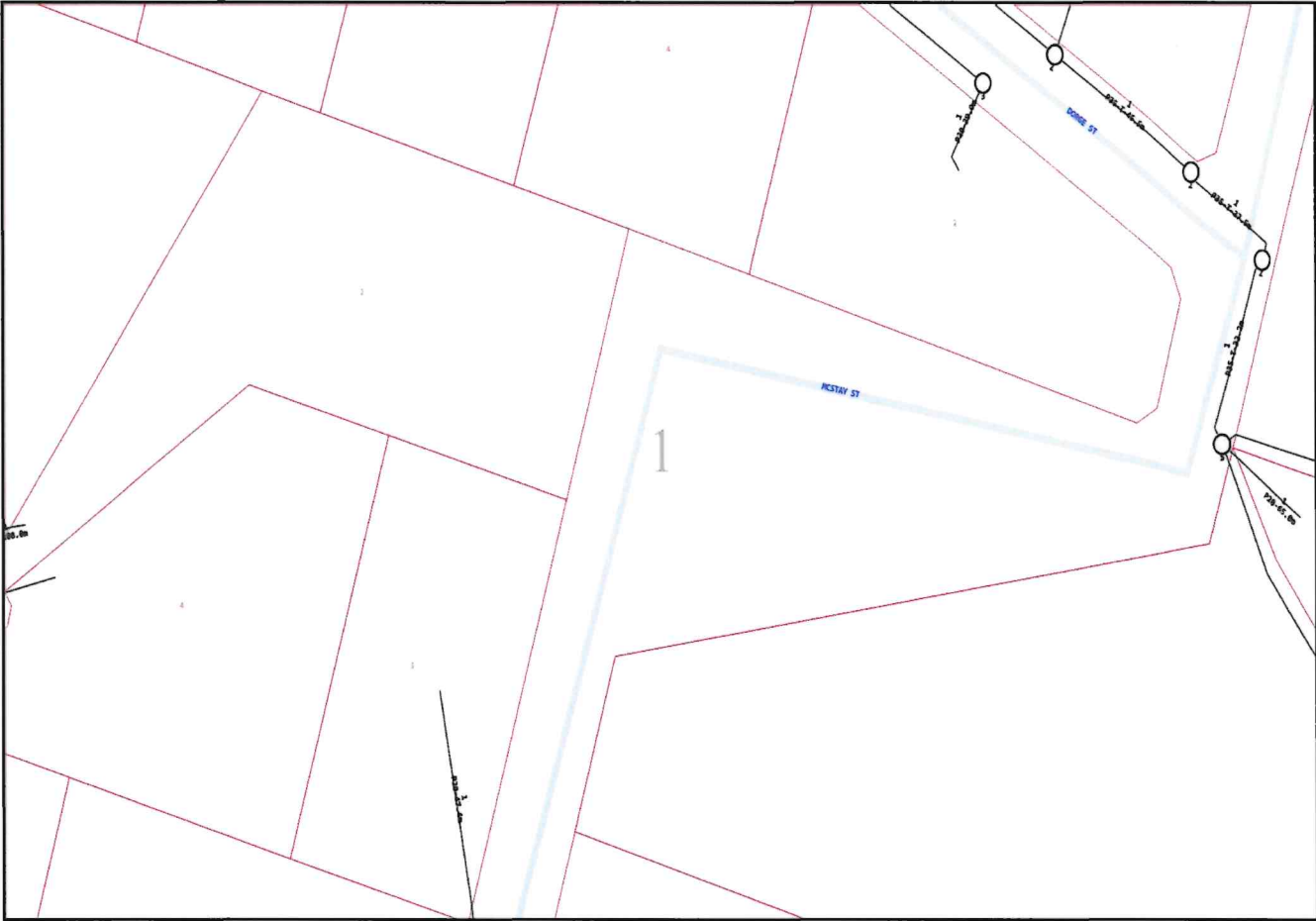
INTERPRETATION EXAMPLE

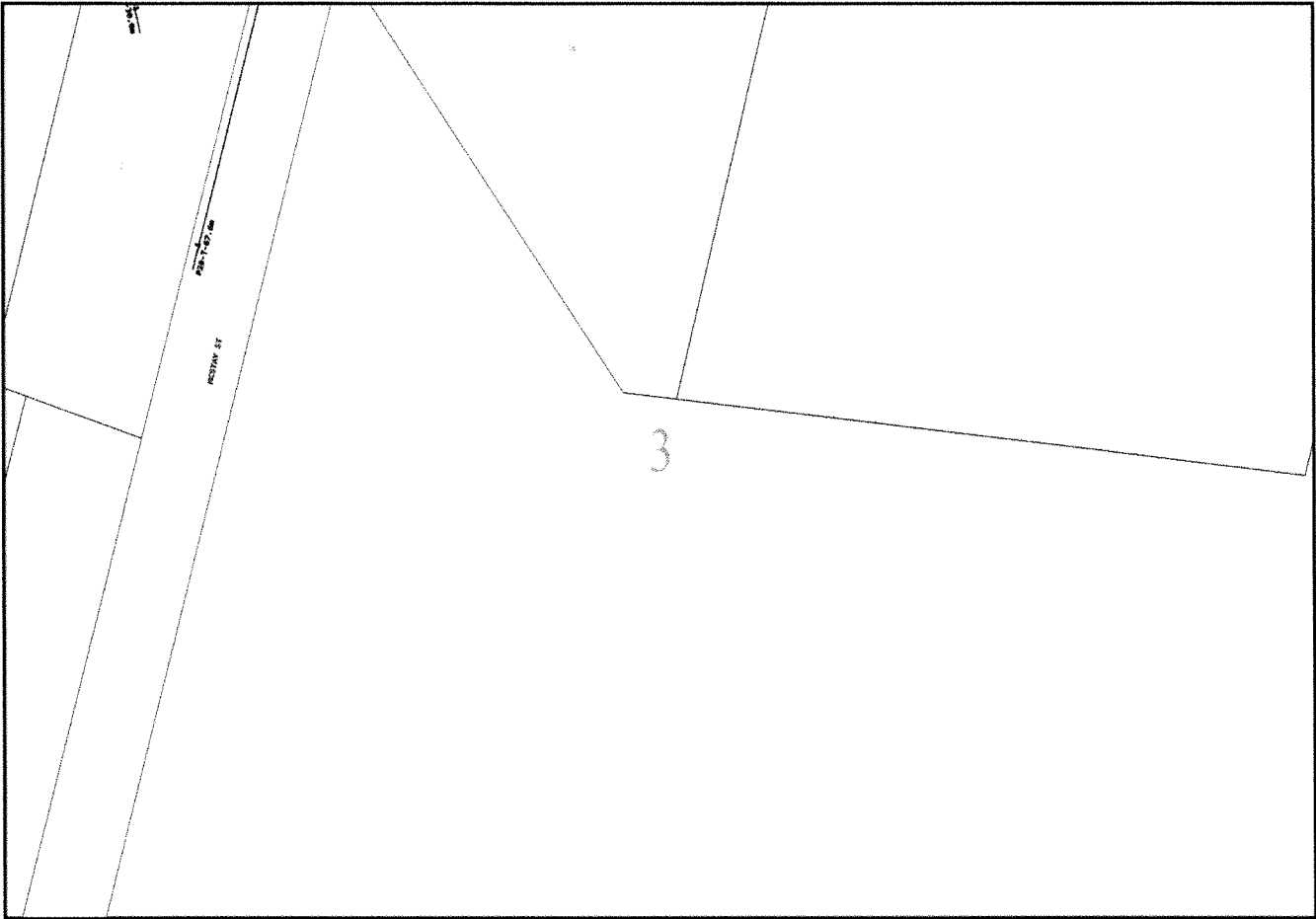
	High pressure, 40 mm polyethylene in an 80 mm cast iron casing	Pipe diameter in millimetres is shown before pipe code. 40P6 = 40 mm nominal diameter
	Medium pressure, 63 mm steel	

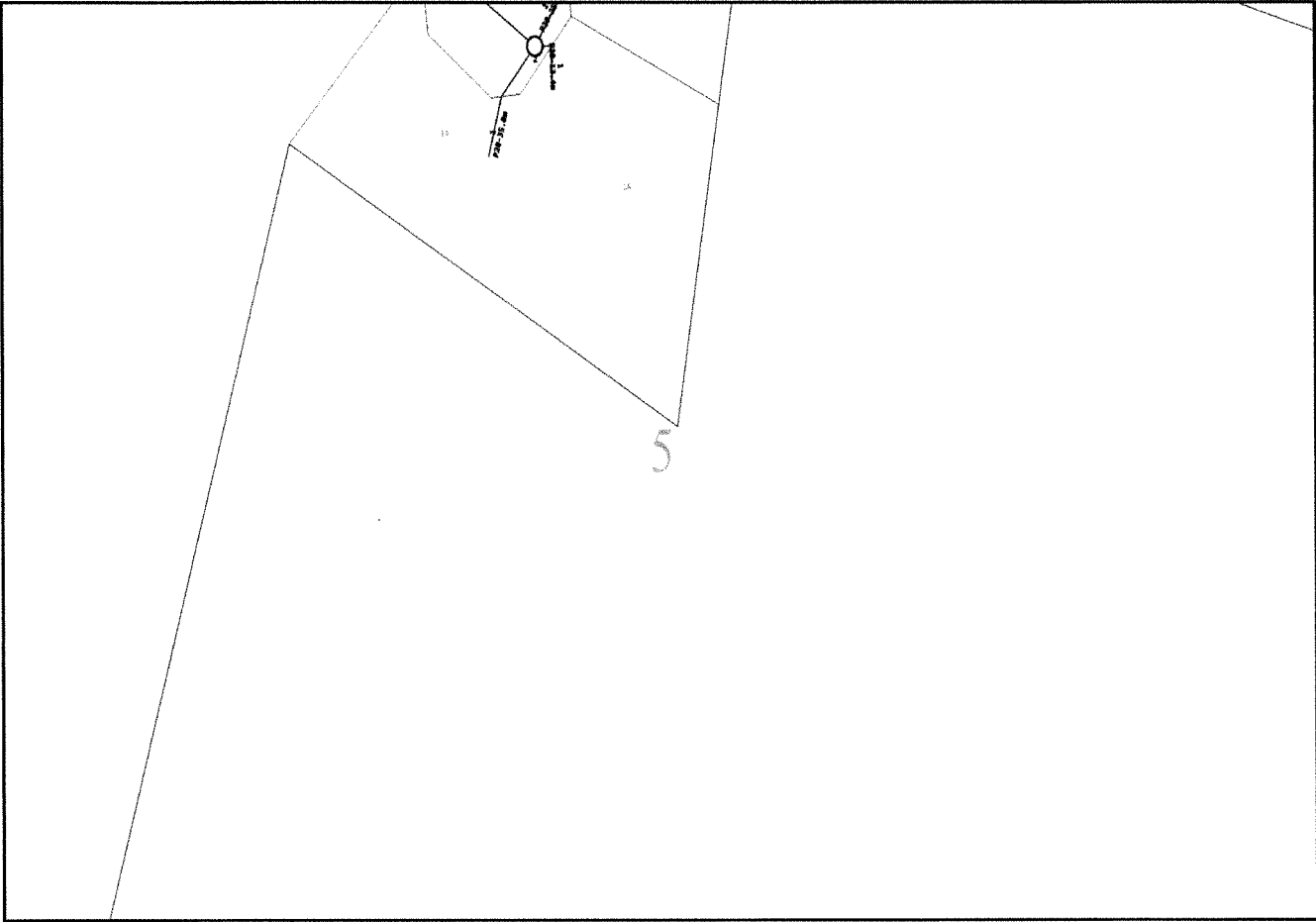
This map was created in colour and should be printed in colour



	LEGEND	
	Parcel and the location	
	Pit with size "5"	
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.	
	Manhole	
	Pillar	
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.	
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.	
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.	
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.	
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.	
BROADWAY ST	Road and the street name "Broadway ST"	
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m	



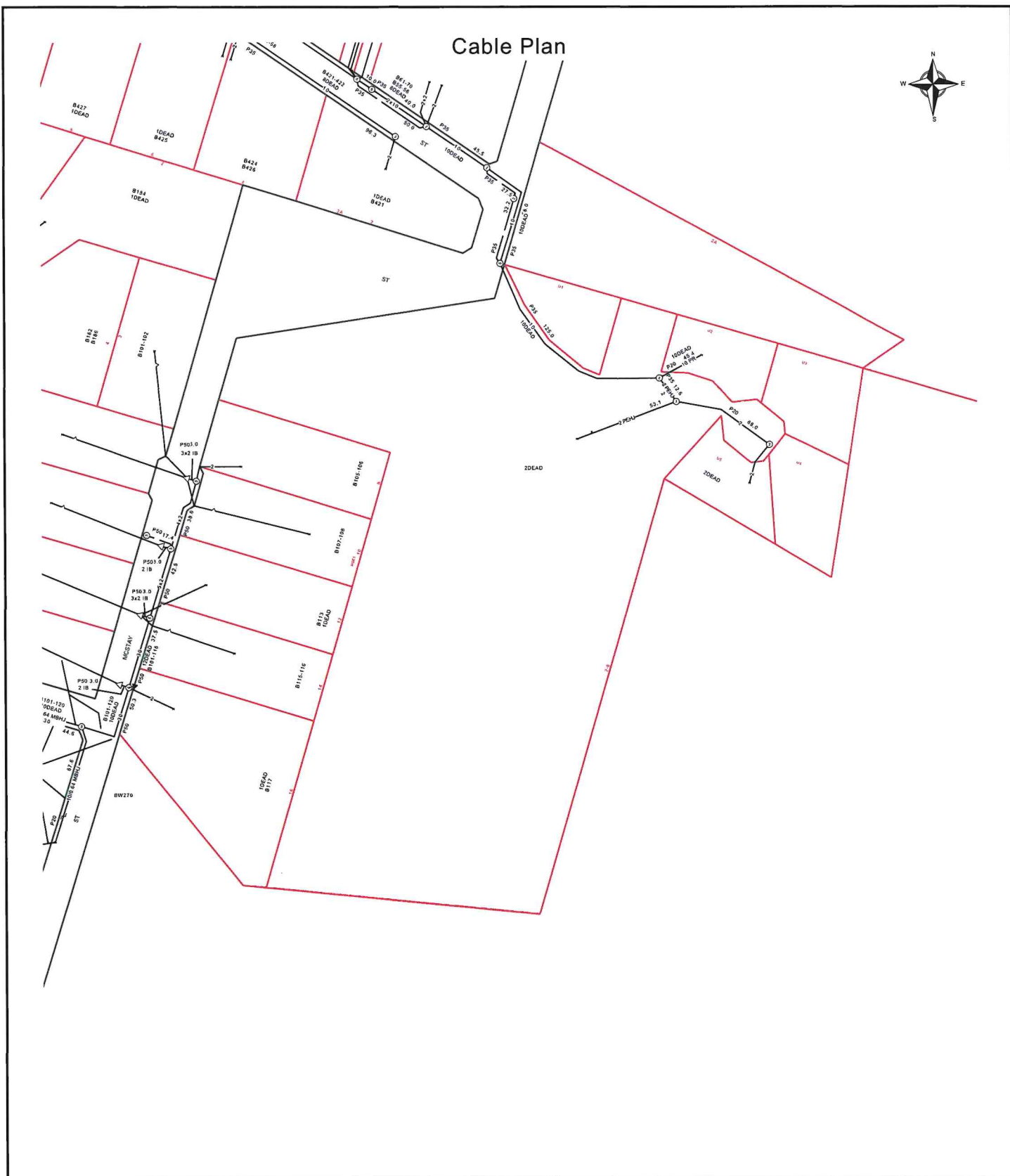




6

Emergency Contacts

You must immediately report any damage to the **nbn**™ network that you are/become aware of.
Notification may be by telephone - 1800 626 329.



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 06/05/2026 14:21:14

Sequence Number: 272452144

Please read Duty of Care prior to any excavating

WARNING

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.

As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing

Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.

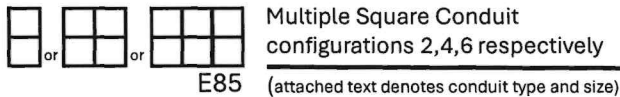
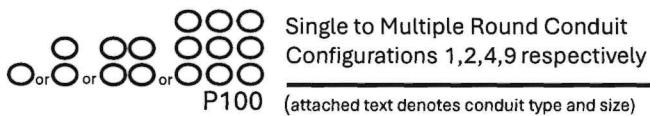
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

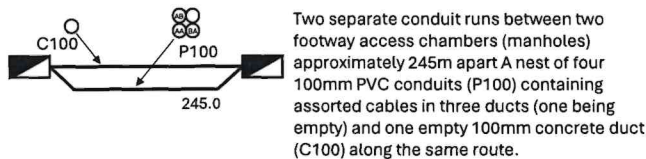
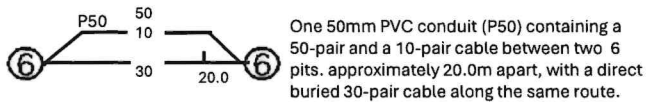
LEGEND



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

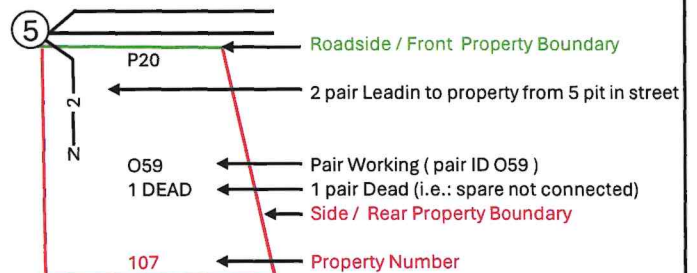


Some Examples of how to read Telstra Plans



Some examples of conduit type and size:

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



The 5 Ps of Safe Excavation

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

Plan

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

Prepare

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

Pothole

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

Protect

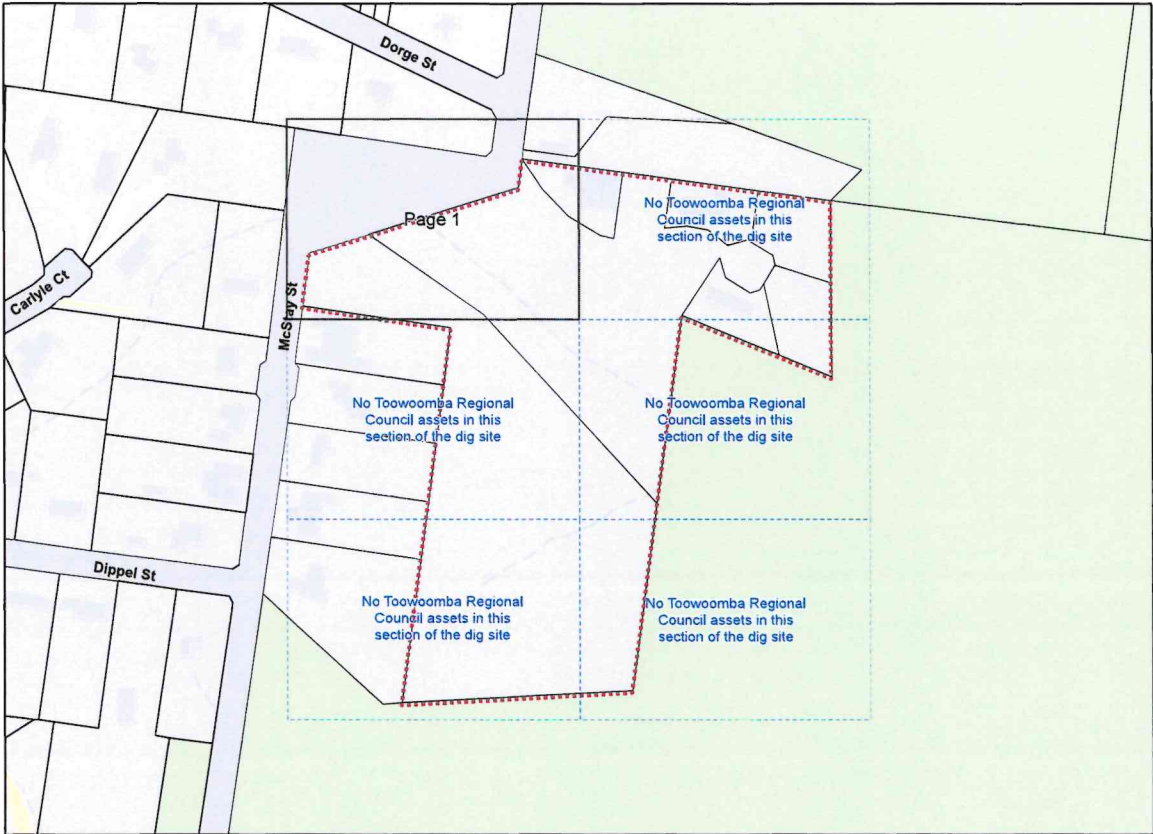
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

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



Job # 53077311
Seq # 272452140
Provided by Toowoomba Regional Council



- Legend
- BYDA Enquiry Area
 - Detailed Map Page
 - No Toowoomba Regional Council assets in this section of the dig site

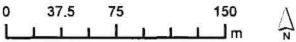
Whilst all due care has been taken in the preparation of this plan / information, the accuracy of the provided information cannot be guaranteed.

All information MUST be verified on site. Please refer any discrepancies to Toowoomba Regional Council by phoning 131 872.

No part of this plan is to be reproduced without Toowoomba Regional Council permission.

Refer to the attached Disclaimer for more information.

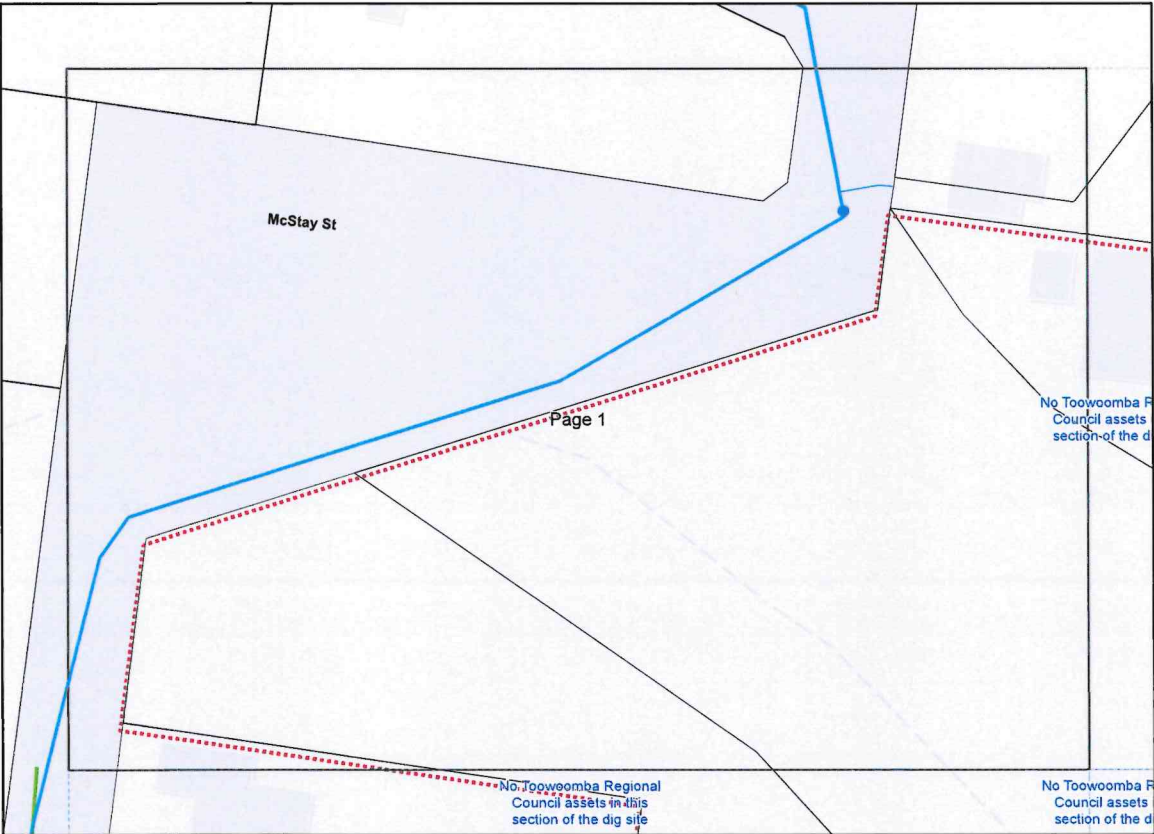
In an emergency contact Toowoomba Regional Council on 131 TRC (131 872)
Index Sheet



Scale 1:3,500



Job # 53077311
Seq # 272452140
Provided by Toowoomba Regional Council



- Legend
- BYDA Enquiry Area
 - Water Hydrant
 - Reticulation Main
 - Water Service
 - Stormwater Pipe

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Refer to the attached Disclaimer for more information.

Disclaimer

1. This Plan/Information is provided for reference purposes in response to an underground infrastructure enquiry.
2. **This response does not provide approval to carry out any works. You may still need to contact the appropriate Toowoomba Regional Council department and/or QLD Government Department of Natural Resources, Mines and Energy (DNRME) to obtain approval and permits.**
3. The permission granted by Council to provide the Plan/Information is subject to the following:
 - 3.1. Council does not warrant that the Information is accurate or complete, and provides no assurances in this regard;
 - 3.2. Third Parties shall conduct their own investigations and/or enquiries regarding the accuracy and completeness of the Information;
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 - 3.6. The permission to reproduce the Information does not, and shall not be interpreted as constituting the grant of any intellectual property rights in the Information.
 - 3.7. For the avoidance of doubt, Council expressly reserves all of its rights.

Duty of Care

4. The enclosed Plan/Information should be used as a reference only; it indicates the presence of underground infrastructure in the general vicinity of the proposed works. It is the applicant's responsibility to ensure that precise location of underground infrastructure is determined. All underground infrastructure in the vicinity of the proposed works must be located prior to the commencement of work.

Important General Information about Underground Infrastructure**5. Underground Infrastructure**

- 5.1. Toowoomba Regional Council's underground infrastructure comprises:
 - 5.1.1. Sewer (wastewater) infrastructure, including but not limited to sewerage pipes and access chambers;
 - 5.1.2. Stormwater infrastructure, including but not limited to drainage pipes, drainage inlet structures, access chambers;
 - 5.1.3. Water infrastructure, including but not limited to water pipes and fittings; and
 - 5.1.4. Electrical and communication infrastructure in the central business district (CBD), and at road intersections. Please note that electrical and communication infrastructure information is not stored digitally. For further information on this infrastructure please call 131 TRC (131 872) for plans. Fees and charges may apply*.
- 5.2. Toowoomba Regional Council does not own or control the location of other underground infrastructure including but not limited to: Telstra, Ergon, National Broadband Network, and Energex.

6. Plan/Information

- 6.1. The enclosed plan/information covers Toowoomba Regional Council's underground infrastructure in the vicinity of proposed works. If this map does not cover the full extent of the area of proposed works please contact us on 131 TRC (131 872). Housing Connection Plans (HCP) for domestic (internal to the property boundary) sewer drainage infrastructure must be obtained separately from the Plumbing and Drainage section of the Toowoomba Regional Council by contacting 131 TRC (131 872). Fees and charges apply*. Location information for water pipe connections from water meters to a dwelling/structure are not available.

7. Locating Underground Infrastructure

- 7.1. If you require further assistance locating Council's underground infrastructure, please contact 131 TRC (131 872) for more information.

8. Your Responsibility

- 8.1. Visually locate Toowoomba Regional Council underground infrastructure by hand digging where construction activities may damage or interfere with Toowoomba Regional Council underground infrastructure.
- 8.2. On receipt of plans/information, and before commencing works in the vicinity of Toowoomba Regional Council underground infrastructure, carefully locate the infrastructure by using the abovementioned method.
- 8.3. Council Parks and Recreation branch should be contacted on 131 TRC (131 872) to make arrangements to minimize damage to tree roots.
- 8.4. Other relevant authorities should be contacted for locating their infrastructure.
- 8.5. Notification should be given to residents affected by work before commencement.
- 8.6. If an electronic cable locator is used, hand excavation to the depth of the underground infrastructure must be done in advance to the use of excavators.
- 8.7. Any damage to Council's infrastructure must be promptly reported to Toowoomba Regional Council by phoning 131 TRC (131 872).
- 8.8. Any damage to council assets shall be repaired or reinstated by Toowoomba Regional Council at the applicants cost to the appropriate Council Standard.
- 8.9. Toowoomba Regional Council may elect to carry out rectification/reinstatement works itself because of public safety, continuity of service or for other reason(s). In such circumstances, the cost of such repairs will be recovered from the applicant.
- 8.10. For all work within 2.5 metres of nominal location, you are required to hand dig (pothole) and expose the underground infrastructure, proving its exact location before work can commence.

Where works impact on road users, a traffic control plan shall be submitted to Council for consideration prior to works commencing. Depending on the impact of such works, certain conditions may be imposed, i.e. Day/time of works.

For more information including inverts and size queries please refer to our Toowoomba Regional Council website (www.tr.qld.gov.au) and access the online maps section.

For Further Enquiries & Onsite Surface Locations for TRC underground infrastructure, please phone 131 TRC (131 872)

*Council's Fees and Charges can be accessed at www.tr.qld.gov.au or by calling 131 TRC (131 872)