Seller disclosure statement

Queensland Government

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller	**STEPHEN JOHN HORNE**
Property address (referred to as the "property" in this statement)	**7/67A TAYLOR STREET, NEWTOWN QLD 4350**
Lot on plan description	**7/BUP1242**

Community titles scheme or BUGTA scheme:

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

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

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

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

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

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue to affect the property after **settlement**. ☐ **Yes** ☒ **No** **Note**—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed. **Unregistered lease (if applicable)** If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: **Other unregistered agreement in writing (if applicable)** If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ **Yes** **Unregistered oral agreement (if applicable)** If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ **Yes** ☐ **No** *If* **Yes**, *the details of any statutory encumbrances are as follows:* As per Annexed Before You Dig Search
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 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. *If* **Yes**, *a copy of the order or application must be given by the seller.*	☐ **Yes**	☒ **No**
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**
	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.		

Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, 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**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		

Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m2, a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.

Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.

Part 5 – Rates and services

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

Rates	**Whichever of the following applies—**
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is: Amount: $1410.35 Date Range: 01/07/2026 - 31/12/2026 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: $397.27 Date Range: 01/01/2026 - 30/06/2026 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.** ***(If Yes, complete the information below)***	☒ **Yes**	☐ **No**
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* 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 *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer. *If **No***— 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 *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☒ **Yes** ☐ **Yes**	☐ **No**
Statutory Warranties	**Statutory Warranties**—If you enter into a contract, you will have implied warranties under the *Body Corporate* and *Community Management Act 1997* 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** ***(If Yes, complete the information below)***	☐ **Yes**	☒ **No**
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer. *If **No***— 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 *Property Law Regulation 2024* 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** ☐ **Yes**	☐ **No**

Signatures – SELLER

Stephen Horne (Oct 14, 2026 17:07:50 GMT+10)

Signature of seller

Signature of seller

STEPHEN JOHN HORNE

Name of Seller

Name of Seller

14/10/2026

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**15142177**	**Search Date:**	01/10/2026 15:02
Date Title Created:	30/04/1974	**Request No:**	57838479
Previous Title:	14369063		

ESTATE AND LAND

Estate in Fee Simple

LOT 7 BUILDING UNIT PLAN 1242
Local Government: TOOWOOMBA

COMMUNITY MANAGEMENT STATEMENT 13862

REGISTERED OWNER

Dealing No: 724054827 14/05/2025

STEPHEN JOHN HORNE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19506234 (POR 82)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

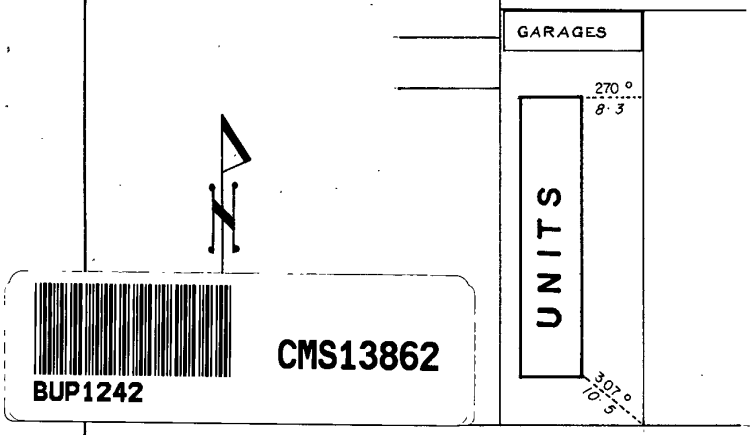
** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested by: D-ENQ INFOTRACK PTY LIMITED

NAME OF BUILDING UNITS VILLA UNA
(Form 1)

BUILDING UNITS PLAN NO. 1242

Regulation 5 (a)
Sheet No. 1 of 9 sheets
Annexure 1 of Sheet 1
made. 14 NOV 1990



Cat. 4 Charted on T.N. Toowoomba Sheet 6 & on R.P.120852
14-5-74 E.S.

CMS13862
BUP1242

TAYLOR ST.

Signature of Registered Proprietor
R. L. CONSTRUCTION Pty.Ltd.
THE COMMON SEAL
Director
Secretary

Scale: 1:600
Given under the common seal of R.L. Constructions Pty.Ltd. and signed by the duly appointed Director Raymond Henry Power and secretary Elizabeth Grace Power

Name of Registered Proprietor
R.L. CONSTRUCTION PTY LTD

Building Units Plan No.
1242

Address:
55 ST. ANDREW's AVENUE
ISLE OF CAPRI

Registered 22 Apr. 1974.

REGISTRAR OF TITLES QUEENSLAND
Registrar of Titles

County of Aubigny

Parish of Drayton

Office Reference Only

Reference to Title: Vol. 4369 Fol. 63

Description of Parcel:
Lot 2 on Rp.120852 in Orig. Portion 82

Name of Body Corporate: The Proprietors Of "VILLA UNA" Building Units Plan No. 1242

Address at which documents may be served:
55 ST. ANDREW'S AVENUE
ISLE OF CAPRI GOLD COAST
C/- TOOWOOMBA STRATA TITLE MANAGEMENT PTY LTD,
P.O. BOX 2244,
TOOWOOMBA QLD 4350

Town Clerk
Toowoomba City Council

E178240 RECEIVED HEGR. OF TITLES MAR 26 3 59 PM '74

$15.60

CISP

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

ANNEXURE 1 TO SHEET NO. 1 OF BUILDING UNITS PLAN NO. 1242 ON

14 NOV 1990 REGISTRAR OF TITLES.

No. K456602Y Notification of change of address for Service of notices recorded 14 NOV 1990

~~NO. 7017A012B NOTIFICATION OF CHANGE OF BY-LAWS RECORDED~~ ENTERED IN ERROR

G 358—Govt. Printer, Qld

(Form 2)

Regulation 12
Sheet No. 2 of 7½ sheets

Building Units Plan No. 1242

I, **James Stuart Parkinson** , Authorised Surveyor under the "Land Surveyors' Acts, 1908 to 1916", do hereby certify that the building shown on the Building Units Plan to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the Building Units Plan.

Dated this 7th day of February, 1974.
at Toowoomba.

Authorised Surveyor.
J.S. PARKINSON.

Town Clerk
Toowoomba City Council

(Form 3)

Regulation 13
Sheet No. 3 of 7½ sheets

Building Units Plan No. 1242

The Toowoomba City Council certifies that the proposed subdivision of the parcel, as illustrated in the Building Units Plan, has been approved by Toowoomba City Council and that all requirements of " The Local Government Acts," 1936 to ~~1972~~ 1973 " have been complied with in regard to the subdivision.

Toowoomba City Council

Mayor

15th MARCH, 1974

Town Clerk
Toowoomba City Council

FORM 11

REGULATION 13A

1242

SHEET No. 4 OF 7 SHEETS

BUILDING UNITS PLAN No.

I Reginald James Dwyer of 2 Joffre St Toowoomba - * ~~an Architect~~ ~~under the "Architects Act 1962-1974"~~, * Building Inspector appointed by Council x of the City of Toowoomba do hereby certify that the building shown on the Building Units Plan to which this certificate is annexed has been substantially completed in accordance with plans and specifications approved by *Council x TOOWOOMBA CITY COUNCIL

* a designated officer of Council x

Dated this 26th day of March 1974

R J Dwyer

*~~Architect~~
*Building Inspector

*Cross out whichever is inapplicable

x Insert name of Council

(Form 4)

Regulation 14
Sheet No. 4A of 7 sheets

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

1242

Unit No.	Level	Entitlement	Current C's T	
			Volume	Folio
1	A & B	1	5142	171
2	A & B	1	5142	172
3	A & B	1	5142	173
4	A & B	1	5142	174
5	A & B	1	5142	175
6	A & B	1	5142	176
7	A & B	1	5142	177
TOTAL		7		

Signature of Registered Proprietor

R. L. CONSTRUCTIONS ~~PTY~~ Pty.Ltd.

PER Director

Secretary

Given under the common seal of
R.L. Constructions Pty.Ltd. and signed by the
duly appointed Director Raymond Henry Power
and secretary Elizabeth Grace Power

R.L. CONSTRUCTIONS PTY. LTD. THE COMMON SEAL OF

Town Clerk
Toowoomba City Council

(Form 5)

Regulation 15

Building Units Plan No. 1242

Level A

Sheet No. 5 of 87 Sheets

Part 7	Part 6	Part 5	Part 4	Part 3	Part 2	Part 1
13·72 m²	13·23 m²	12·74 m²	12·74 m²	12·74 m²	12·74 m²	13·23 m²

Part 43·21 m² Total 86·42 m²	7
Part 42·1 m² Total 84·2 m²	6
Part 41·85 m² Total 83·7 m²	5
Part 42·27 m² Total 84·54 m²	4
Part 42·02 m² Total 84·04 m²	3
Part 41·93 m² Total 83·86 m²	2
Part 42·96 m² Total 85·92 m²	1



Scale 1 : 200

Floor areas are approximate only

Signature of Registered Proprietor

R.L. CONSTRUCTIONS ~~XXXXX~~ Pty.Ltd.

PER

Director

Secretary

Given under the common seal
of R.L. Constructions Pty.Ltd.
and signed by the duly appointed
Director Raymond Henry Power
and secretary Elizabeth Grace Power

Town Clerk
Toowoomba City Council

(Form 6)

Regulation 15
Sheet No. 6 of 7 sheets

Building Units Plan No. 1242
Level B

Part 43·21m² Total 86·42m²	7
Part 42·1m² Total 84·2m²	6
Part 41·85m² Total 83·7 m²	5
Part 42·27m² Total 84·54m²	4
Part 42·02m² Total 84·04m²	3
Part 41·93m² Total 83·86m²	2
Part 42·96m² Total 85·92m²	1



Scale: 1 : 200

Floor areas are approximate only

Signature of Registered Proprietor

R. L. CONSTRUCTIONS ~~XXXXX~~ Pty.Ltd.

PER Director

THE COMMON SEAL OF R. L. CONSTRUCTIONS PTY. LTD. Secretary

Given under the common seal of R.L. Constructions Pty.Ltd. and signed by the duly appointed director Raymond Henry Power and secretary Elizabeth Grace Power

Town Clerk
Toowoomba City Council

R.L. CONSTRUCTIONS PTY.LTD.
55 St Andrew's Ave.,
Isle of Capri.

8th May 1974

The Building Units Plan Section.
Titles Office,
BRISBANE.

Dear Sirs,

This letter is to identify Mr John Lockie as a director of R.L. Constructions Pty Ltd. & I have authorized him to pick up the strata title deeds for building unit plan No. 1242.

R. Lockie .....Original Lodger of Plan.

R. Lockie .....Managing Director of
R.L. Constructions Pty Ltd.

Job No 54475274

BEFORE YOU DIG byda.com.au — Look up and Live

Zero damage - Zero harm - Zero disruption

byda.com.au

Contact Details

Contact	Contact number	Company	Enquirer ID
Chelsea McDonald	0499 418 278	Enterprise Legal	3732520

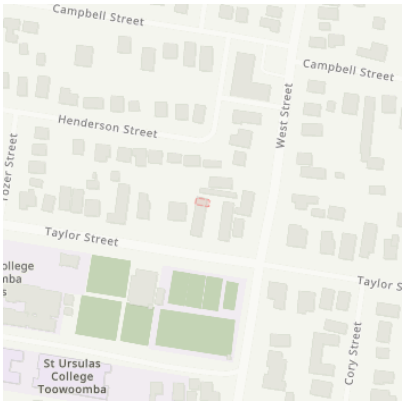
Email
chelsea@enterpriselegal.com.au

Address
11 Annand Street
Toowoomba City QLD 4350

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
13/10/2026	13/10/2026	13/10/2027	Other Conveyancing	Design	Both Road, Nature Strip, Footpath	Conveyancing



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference	Address	Notes/description
67a Taylor Street	67a Taylor Street Newtown QLD 4350	-

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the Privacy Policy and Term of Use.
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
280825809	APA Group Gas Networks (90073)	1800 085 628	NOTIFIED
280825803	Ergon QLD	13 10 46	NOTIFIED
280825805	NBN Co Qld	1800 687 626	NOTIFIED
280825807	Nextgen NCC - QLD	1800 262 663	NOTIFIED
280825806	Optus Qld	1800 505 777	NOTIFIED
280825808	Telstra QLD Regional	1800 653 935	NOTIFIED
280825804	Toowoomba Regional Council	13 18 72	NOTIFIED

END OF UTILITIES LIST

Site Address:	67a Taylor Street Newtown QLD 4350	**Sequence Number:**	280825809



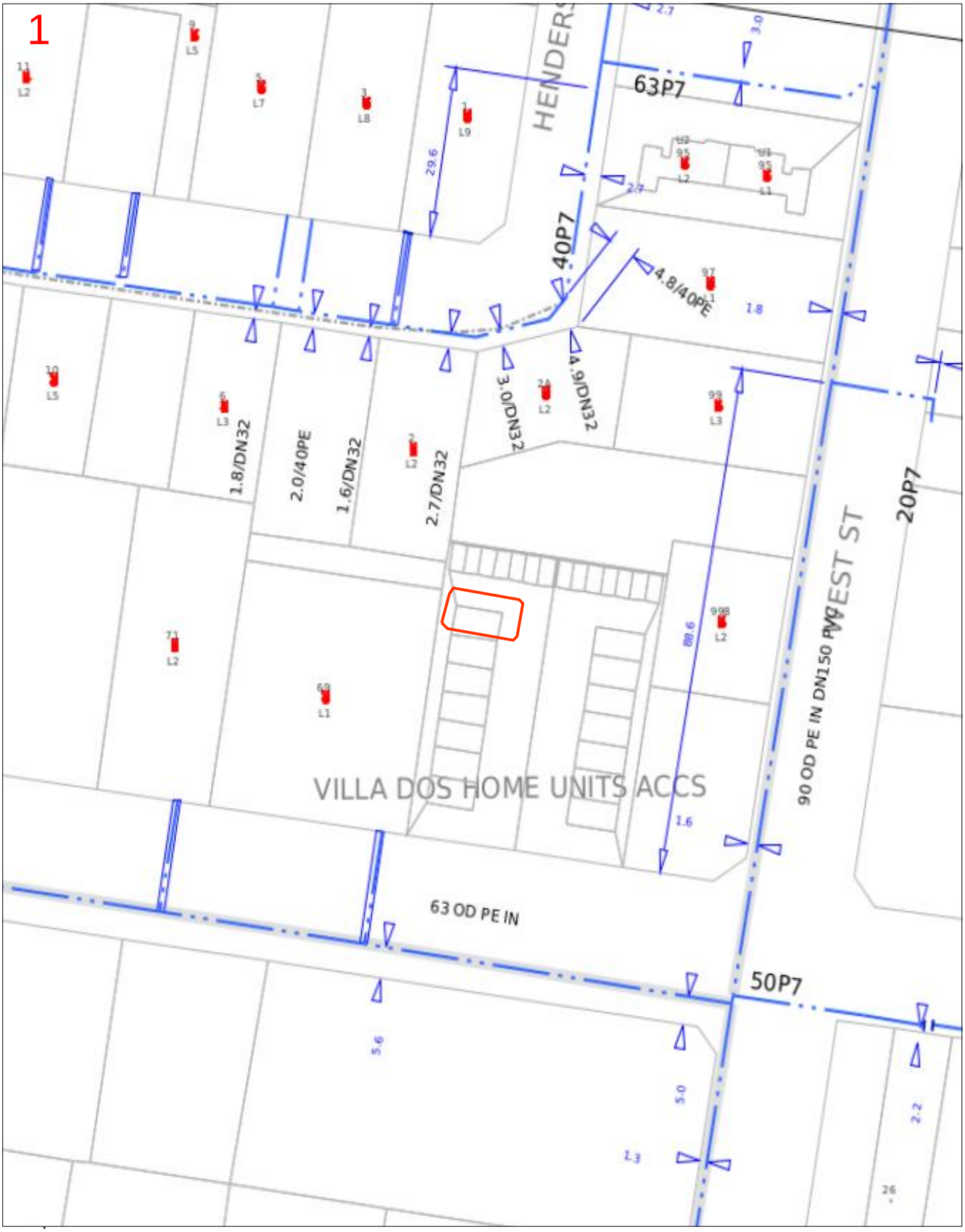
Scale 1: 6000

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

Enquiry Area

Map Key Area

Site Address:	67a Taylor Street Newtown QLD 4350	**Sequence Number:**	280825809



Scale 1: 700

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

Enquiry Area

Map Key Area

Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

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

PIPE LEGEND: SPECIAL DESIGNATION

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

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

- Abandoned pipe
- Idle or inactive pipe

ABBREVIATION

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

OBJECT SYMBOLS

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

^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

40P6 in 80C2 — High pressure, 40 mm polyethylene in an 80 mm cast iron casing

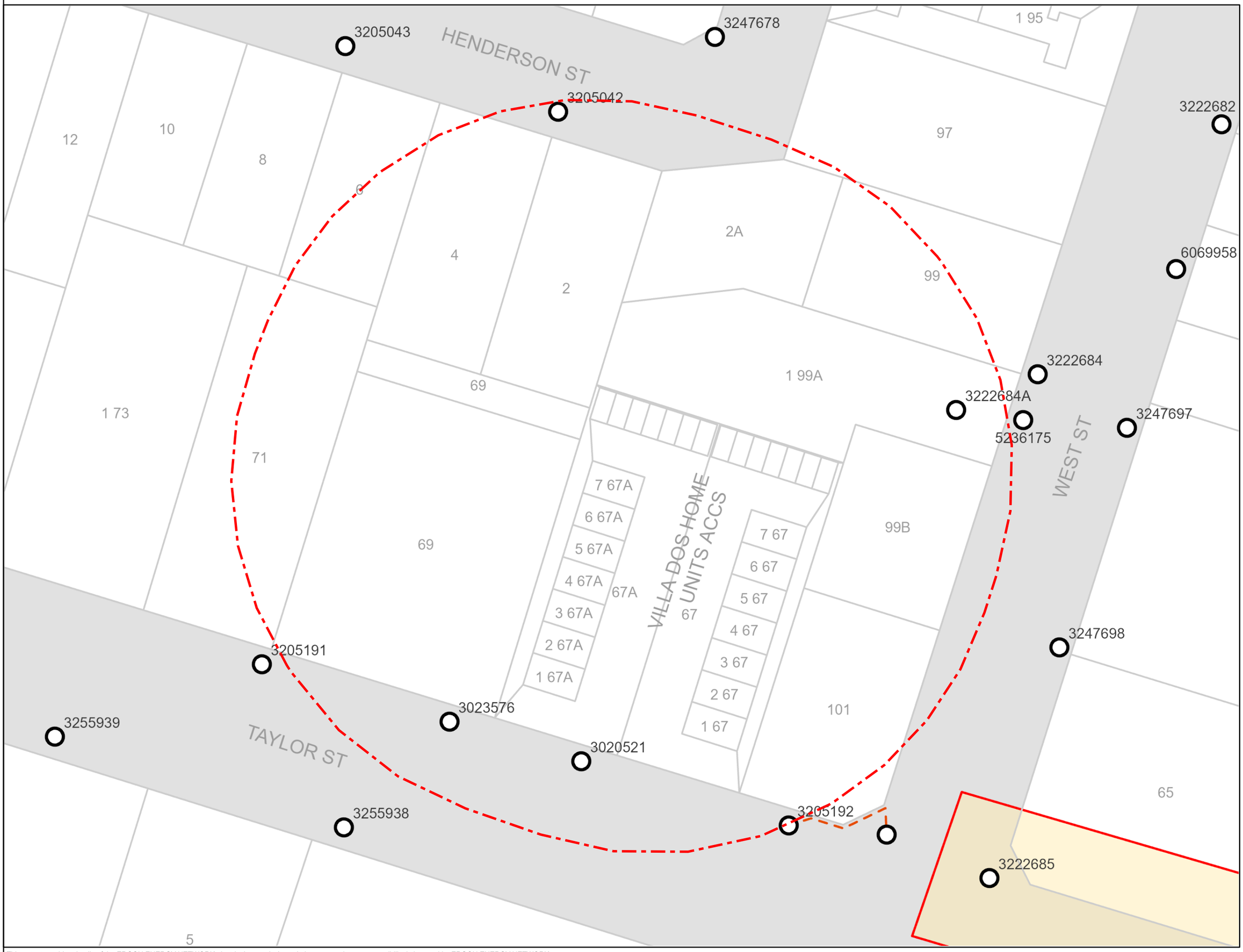
63S8 — Medium pressure, 63 mm steel

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

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

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ERGON ENERGY NETWORK BYDA map, then ERGON ENERGY NETWORK shall be contacted immediately.

For Emergency Situations
Please Call 13 16 70



ERGON ENERGY NETWORK

BYDA

Sequence: 280825803
Date: 13/10/2026

Scale: 1:500
Tile No: **OVERVIEW**

LEGEND

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

AS5488 Category “D” Plan

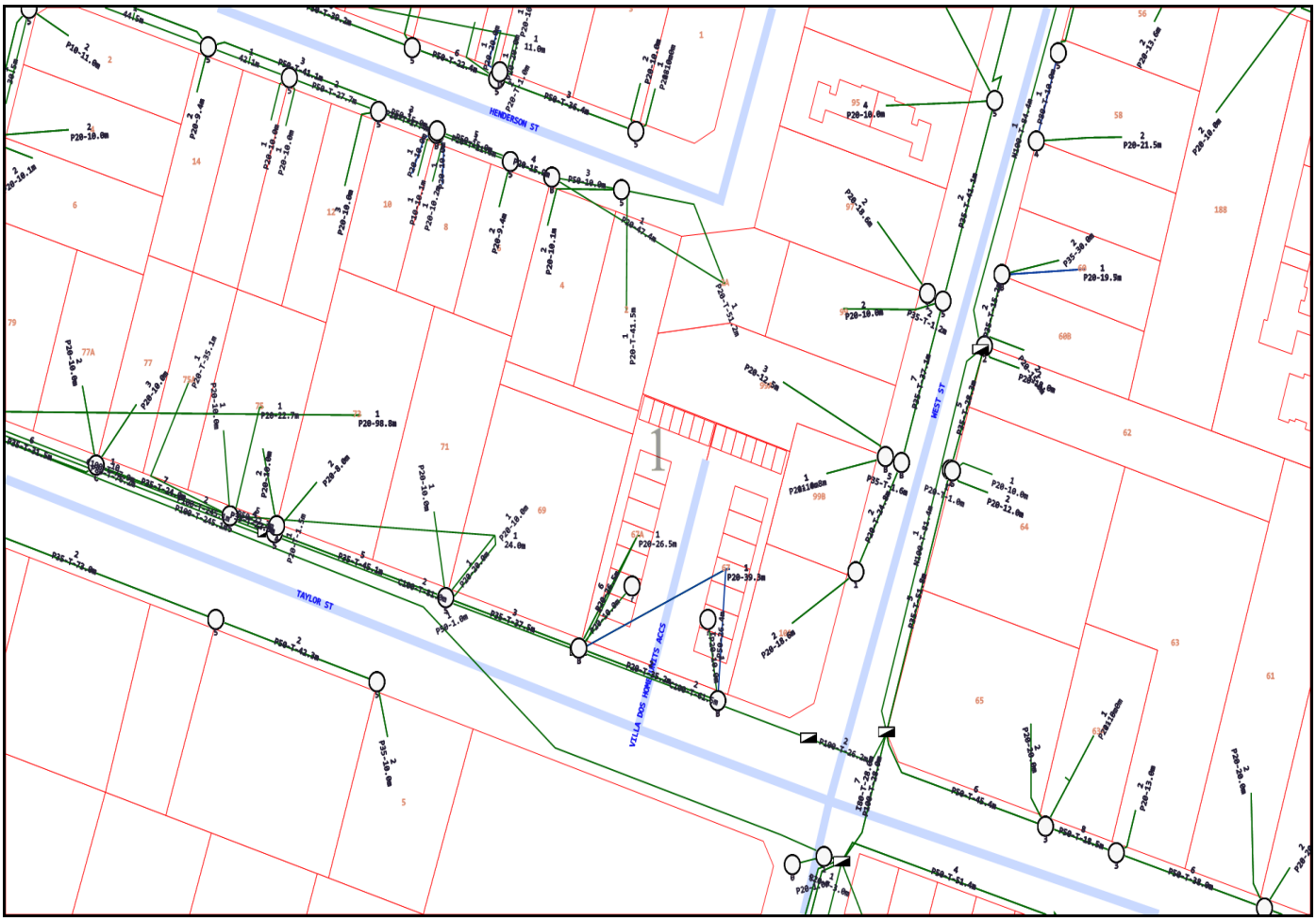
N
W E
S

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

This output provides details of the ERGON ENERGY NETWORK electrical network. As variations may exist no responsibility is incurred by ERGON ENERGY NETWORK for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

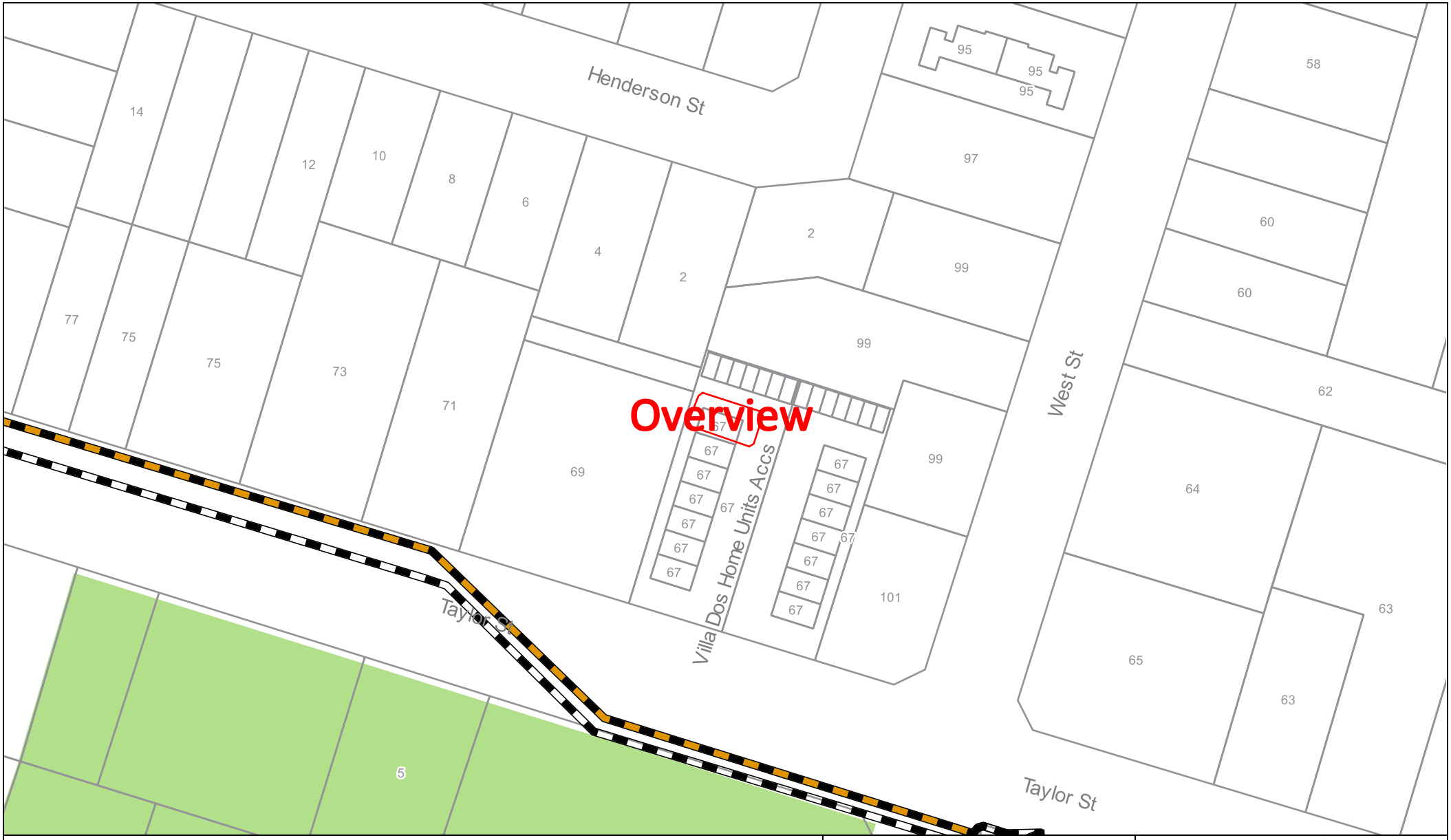
LEGEND

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	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 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	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



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.



Sequence Number: 280825807

Date: 13/10/2026

DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIALLY SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.

nextgen GROUP

LEGEND

Digsite

Area

Assets

Cable

3rd Party Duct

Marker Post



OVERVIEW

WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 280825806

Date Generated: 13 Oct 2026

For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208

Cable Plan



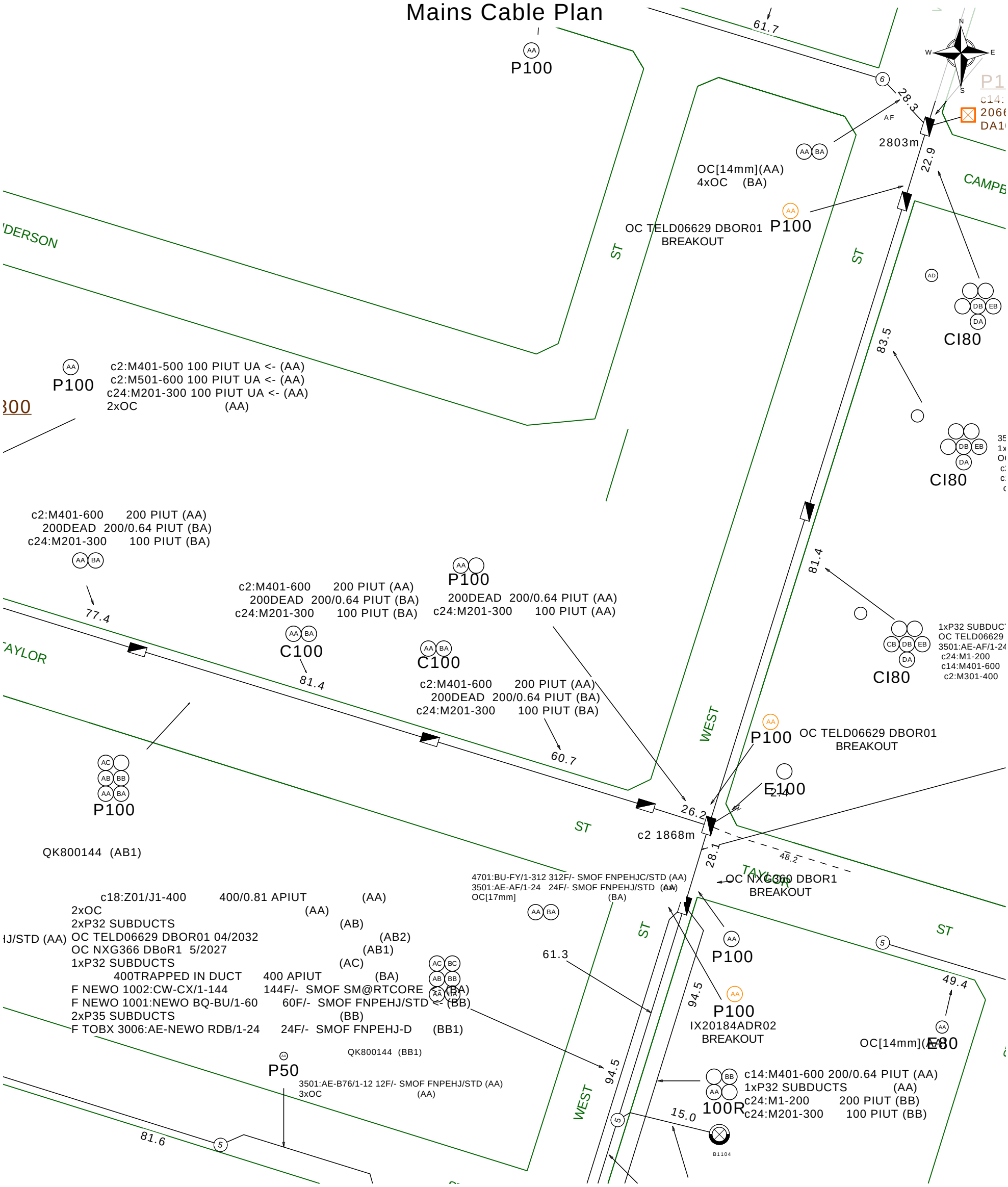
Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 280825808
TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.
Generated On 13/10/2026 12:57:00	

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

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

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

Mains Cable Plan



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 13/10/2026 12:57:11

Sequence Number: 280825808

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

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

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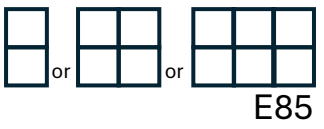
LEGEND

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



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

(attached text denotes conduit type and size)



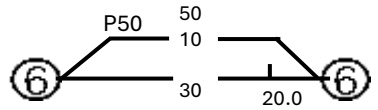
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

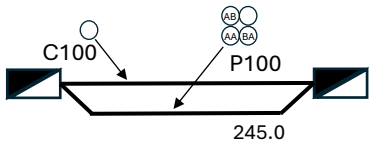
Some examples of conduit type and size:

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

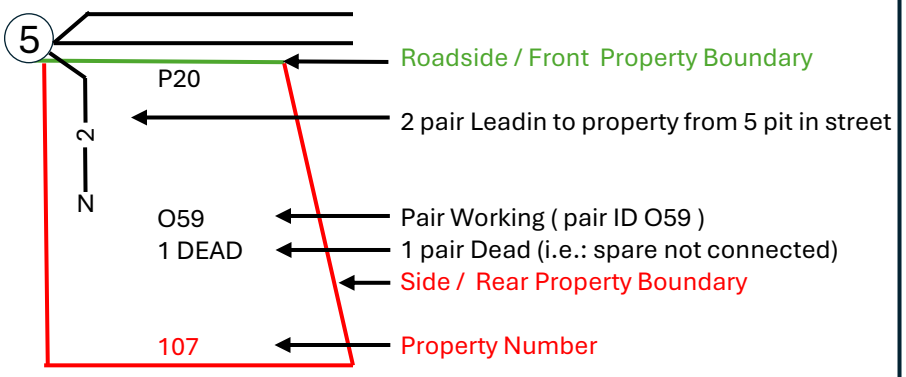
Some Examples of how to read Telstra Plans



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



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



The 5 Ps of Safe Excavation

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

Plan

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

Prepare

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

Pothole

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

Protect

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

Proceed

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

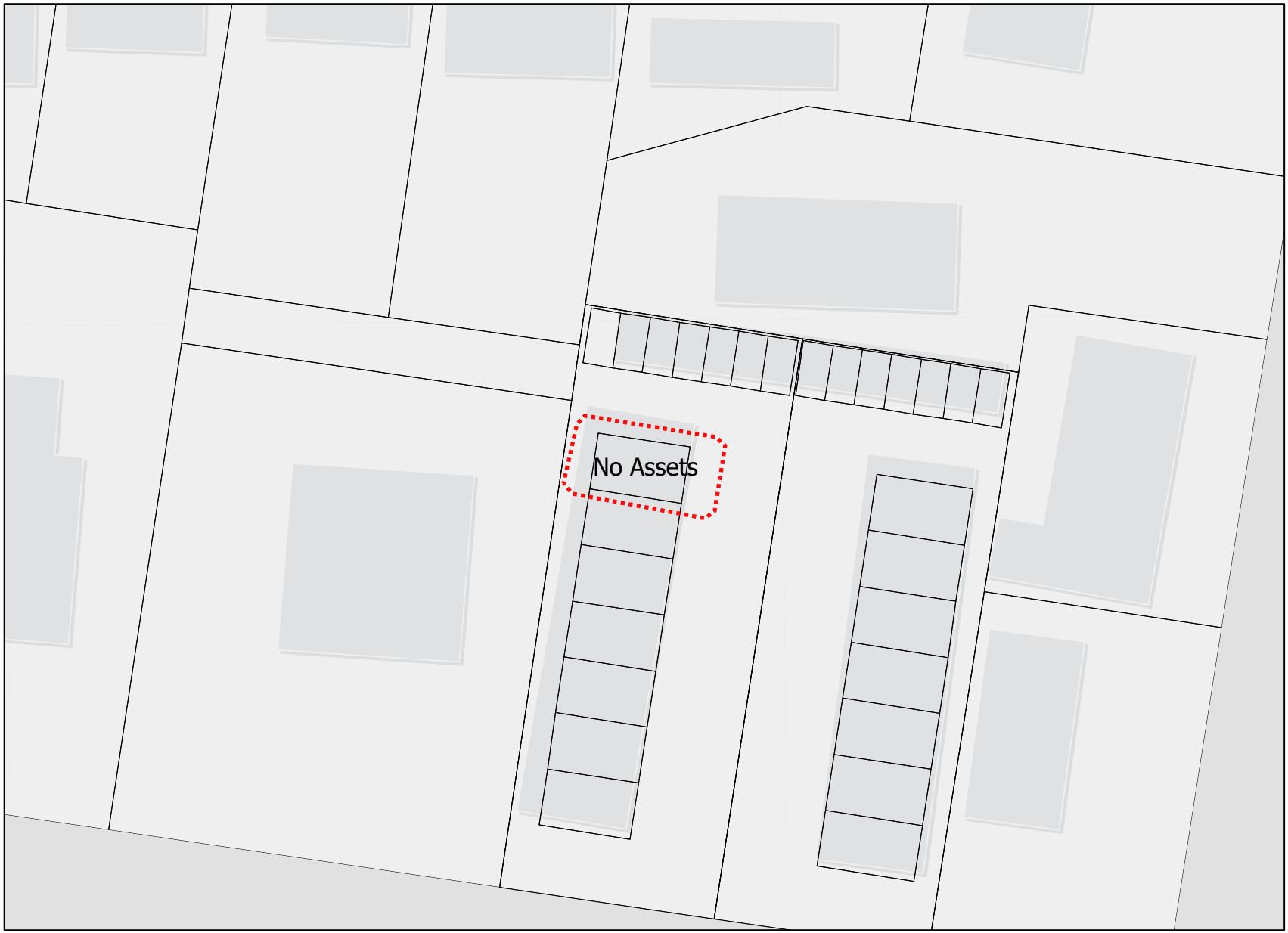
TOOWOOMBA REGION
Rich traditions. Bold ambitions.

Job # 54475274

Seq # 280825804

Provided by Toowoomba Regional Council

BEFORE YOU DIG
www.byda.com.au



Legend

BYDA Enquiry Area

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

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Scale 1:500

End of document

This document may exclude some files (eg. DWF or ZIP files)

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STANDARD COMMUNITY MANAGEMENT STATEMENT
Section 285. Body Corporate and Community Management Act 1997

Dealing: 704226961
Title Reference:19201242
Lodgment: 1087148
Date: 01/08/2000 17:08:52

1. Name of Community Title Scheme

   VILLA UNA

2. Regulation Module

   Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

   BODY CORPORATE FOR VILLA UNA COMMUNITY TITLES SCHEME 13862

4. Address for service of documents on the body corporate

   TOOWOOMBA BODY CORPORATE MANAGEMENT
   PO BOX 1526
   TOOWOOMBA QLD 4350

5. By-Laws

   Taken to be those in effect as at 13 July 2000
   [section 285 (5)(a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule

Lot	Entitlement
1 in BUP1242	1
2 in BUP1242	1
3 in BUP1242	1
4 in BUP1242	1
5 in BUP1242	1
6 in BUP1242	1
7 in BUP1242	1

Total Lots: 7 Aggregate 7

7. Interest Schedule

Lot	Entitlement
1 in BUP1242	1
2 in BUP1242	1
3 in BUP1242	1
4 in BUP1242	1
5 in BUP1242	1
6 in BUP1242	1
7 in BUP1242	1

Total Lots: 7 Aggregate 7

***** End *****

© Queensland Titles Registry Pty Ltd 2026

TOOWOOMBA BODY CORPORATE
MANAGERS & CONSULTANTS

A.B.N. 14 050 400 809

P: 07 4639 3205
E: admin@toowoombabodycorporate.com.au
Toowoomba Homemaker Centre
2/12 Prescott Street, Toowoomba City Qld 4350

02 October 2026

VILLA UNA CTS 13862
Not registered for GST

INFOTRACK PTY LTD
PO Box 10314
Adelaide Street
BRISBANE QLD 4000

Ref

Re Lot 7 VILLA UNA CTS 13862

Fee 86.95 Paid

This certificate contains the following information:

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

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

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

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

Your access ID: 13862TBCM 884464962.

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

Office of the Commissioner for Body Corporate and Community Management

Queensland Government

Department of Justice

BCCM Form 33

Body corporate certificate

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

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

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

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

The information in this certificate is issued on 02/10/2026

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

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

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

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

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

Contacting the body corporate

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

Name and number of the community titles scheme

Villa Una CTS No. **13862**

Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Suzy Hansen** Company: **Toowoomba Body Corporate Management Pty Ltd**
Phone: **07 4639 3205** Email: **admin@toowoombabodycorporate.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **7**

Plan type and number: **1242**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.
More information is available from www.qld.gov.au/buyingbodycorporate.

The regulation module that applies to this scheme is the:

Standard

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

No

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

Date of Resolution	Lot	Description	Conditions

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

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

Total contribution schedule lot entitlements for all lots: **7**

Interest schedule

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

Total interest schedule lot entitlements for all lots: **7**

Statement of accounts

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

Owner contributions (levies)

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

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

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

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

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

Body corporate debts

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

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **7** for the current financial year: $ **950.00**

Number of instalments: **6** (outlined below)

Discount for on-time payments (if applicable): **10** %

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/07/25 to 30/09/25	01/07/25	388.88	349.99	24/06/25
01/10/25 to 31/12/25	15/11/25	513.12	461.81	04/11/25
01/01/26 to 31/03/26	01/01/26	513.50	462.15	30/12/25
01/04/26 to 30/06/26	01/04/26	513.50	462.15	31/03/26
01/07/26 to 30/09/26	01/07/26	475.00	427.50	30/06/26
01/10/26 to 31/12/26	01/10/26	475.00	427.50	29/09/26

Amount overdue **Nil**

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

Sinking fund contributions

Total amount of contributions (before any discount) for lot **7** for the current financial year: $ **460.00**

Number of instalments: **6** (outlined below)

Discount for on-time payments (if applicable): **10** %

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/07/25 to 30/09/25	01/07/25	166.66	149.99	24/06/25
01/10/25 to 31/12/25	15/11/25	206.34	185.71	04/11/25
01/01/26 to 31/03/26	01/01/26	206.50	185.85	30/12/25
01/04/26 to 30/06/26	01/04/26	206.50	185.85	31/03/26
01/07/26 to 30/09/26	01/07/26	230.00	207.00	30/06/26
01/10/26 to 31/12/26	01/10/26	230.00	207.00	29/09/26

Amount overdue **Nil**

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

Special contributions - Administrative Fund (IF ANY)

Date determined: **02/10/25** (Access the body corporate records for more information).

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

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid

Amount overdue **Nil**

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

Due date	Amount due	Amount due if discount applied	Paid

Amount overdue **Nil**

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

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

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

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

Common property and assets

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

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

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

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

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

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

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

Current sinking fund balance (as at date of certificate): $ 46,328.13

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions

Body corporate assets

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

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

Insurance

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

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

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

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CHU UNDERWRITING AGENCIES P/L	HU0006045263	2,388,750.00	3,660.61	24/05/27	Standard:$2,000 See policy for more excess
COMMON CONTENTS CHU UNDERWRITING AGENCIES P/L	HU0006045263	23,888.00		24/05/27	Standard:$2,000 See policy for more excess
FIDELITY GUARANTEE CHU UNDERWRITING AGENCIES P/L	HU0006045263	250,000.00		24/05/27	Standard:$2,000 See policy for more excess
LEGAL LIABILITY CHU UNDERWRITING AGENCIES P/L	HU0006045263	10,000,000.00		24/05/27	Standard:$2,000 See policy for more excess
LOSS OF RENT CHU UNDERWRITING AGENCIES P/L	HU0006045263	358,312.00		24/05/27	Standard:$2,000 See policy for more excess
LOT OWNER'S IMPROV. CHU UNDERWRITING AGENCIES P/L	HU0006045263	250,000.00		24/05/27	Standard:$2,000 See policy for more excess
OFFICE BEARERS CHU UNDERWRITING AGENCIES P/L	HU0006045263	5,000,000.00		24/05/27	Standard:$2,000 See policy for more excess
AUDIT COSTS CHU UNDERWRITING AGENCIES P/L	HU0006045263	25,000.00		24/05/27	Standard:$2,000 See policy for more excess
VOLUNTARY WORKERS CHU UNDERWRITING AGENCIES P/L	HU0006045263	$300,000/$3,000		24/05/27	Standard:$2,000 See policy for more excess
APPEAL EXPENSES CHU UNDERWRITING AGENCIES P/L	HU0006045263	100,000.00		24/05/27	Standard:$2,000 See policy for more excess
FLOOD CHU UNDERWRITING AGENCIES P/L	HU0006045263	Insured		24/05/27	Standard:$2,000 See policy for more excess
FLOATING FLOORS CHU UNDERWRITING AGENCIES P/L	HU0006045263	Insured		24/05/27	Standard:$2,000 See policy for more excess
LEGAL DEFENCE CHU UNDERWRITING AGENCIES P/L	HU0006045263	50,000.00		24/05/27	Standard:$2,000 See policy for more excess

Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate.

Does the body corporate currently hold alternative insurance approved under an alternative insurance order?

No

Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate

Contracts and authorisations

Caretaking service contractors and letting agents – Accommodation Module, Commercial Module and Standard Module

A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.
A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as ' management rights'.

The maximum term of a service contract or authorisation entered into by a body corporate is:

- 10 years if the Standard Module applies to the scheme; and
- 25 years if the Accommodation Module or Commercial Module applies to the scheme.

You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.

Has the body corporate engaged a caretaking services contractor for the scheme?

No

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

No

Embedded network electricity supply

Is there an arrangement to supply electricity to occupiers in the community titles scheme through an embedded network?

No

More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.

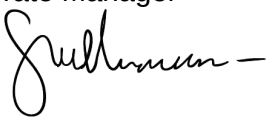
Body corporate authority

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

Name/s Toowoomba Body Corporate Management Pty Ltd

Positions/s held Body Corporate Manager

Date 02/10/2026

Signature/s 

Copies of documents given with this certificate:

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

Villa Una CTS 13862

67A Taylor Street Newtown Qld 4350

BALANCE SHEET

AS AT 02 OCTOBER 2026

	ACTUAL 02/10/2026	ACTUAL 30/06/2026
OWNERS FUNDS		
Administrative Fund	4,592.97	3,737.97
Sinking Fund	46,328.13	43,274.44
TOTAL	**$ 50,921.10**	**$ 47,012.41**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Bank Balance Admin Fund	820.31	(923.55)
Bank Balance Sinking Fund	44,872.54	42,986.54
Levies In Arrears	4,274.46	2,159.46
Other Arrears	451.00	451.00
Interest On Overdue Levies	502.79	287.93
Prepaid Expenses	0.00	3,320.03
TOTAL ASSETS	**50,921.10**	**48,281.41**
LIABILITIES		
Next Year Discounts	0.00	(141.00)
Levies In Advance	0.00	1,410.00
TOTAL LIABILITIES	**0.00**	**1,269.00**
NET ASSETS	**$ 50,921.10**	**$ 47,012.41**

Villa Una CTS 13862

67A Taylor Street Newtown Qld 4350

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2026 TO 02 OCTOBER 2026

	ACTUAL 01/07/26-02/10/26	BUDGET 01/07/26-30/06/27	ACTUAL 01/07/25-30/06/26
ADMINISTRATIVE FUND			
INCOME			
Levies - Administrative Fund	6,650.00	13,510.00	13,503.00
Discount - Admin Fund	(475.00)	(1,351.00)	(1,067.20)
Interest On Overdue Levies	151.17	0.00	205.37
TOTAL ADMIN. FUND INCOME	**6,326.17**	**12,159.00**	**12,641.17**
EXPENDITURE - ADMIN. FUND			
Accounting	176.00	176.00	176.00
Asbestos Survey	0.00	0.00	462.00
Bank Charges	8.55	25.00	22.80
Fire Evacuation Plan	0.00	350.00	350.00
Garden & Grounds	600.00	2,500.00	2,400.00
Insurance - Premium	3,320.03	4,237.00	1,066.00
Insurance Valuation	0.00	0.00	385.00
Management Fees	518.45	1,601.00	1,527.48
Software Access Fee	83.46	308.00	144.36
Management Fees - Additional	635.08	1,500.00	1,587.57
Management Fees - Disbursement	129.60	400.00	384.96
Pest Control	0.00	330.00	311.00
Plumbing & Drainage	0.00	0.00	621.50
Reports	0.00	650.00	0.00
TOTAL ADMIN. EXPENDITURE	**5,471.17**	**12,077.00**	**9,438.67**
SURPLUS / DEFICIT	**$ 855.00**	**$ 82.00**	**$ 3,202.50**
Opening Admin. Balance	3,737.97	3,737.97	535.47
ADMINISTRATIVE FUND BALANCE	**$ 4,592.97**	**$ 3,819.97**	**$ 3,737.97**

Villa Una CTS 13862

67A Taylor Street Newtown Qld 4350

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2026 TO 02 OCTOBER 2026

	ACTUAL 01/07/26-02/10/26	BUDGET 01/07/26-30/06/27	ACTUAL 01/07/25-30/06/26
SINKING FUND			
INCOME			
Levies - Sinking Fund	3,220.00	8,540.00	5,502.00
Discount - Sinking Fund	(230.00)	(854.00)	(434.30)
Interest On Overdue Levies	63.69	0.00	83.00
TOTAL SINKING FUND INCOME	**3,053.69**	**7,686.00**	**5,150.70**
EXPENDITURE - SINKING FUND			
Building Repairs	0.00	5,000.00	0.00
Driveway Repairs	0.00	4,600.00	0.00
Electrical Upgrade	0.00	12,500.00	0.00
Fence	0.00	6,320.00	0.00
Garden Rectification	0.00	4,000.00	0.00
Sinking Fund Forecast	0.00	0.00	440.00
TOTAL SINK. FUND EXPENDITURE	**0.00**	**32,420.00**	**440.00**
SURPLUS / DEFICIT	**$ 3,053.69**	**$ (24,734.00)**	**$ 4,710.70**
Opening Sinking Fund Balance	43,274.44	43,274.44	38,563.74
SINKING FUND BALANCE	**$ 46,328.13**	**$ 18,540.44**	**$ 43,274.44**

TOOWOOMBA BODY CORPORATE
MANAGERS & CONSULTANTS

A.B.N. 14 050 400 809

P: 07 4639 3205
E: admin@toowoombabodycorporate.com.au
Toowoomba Homemaker Centre
2/12 Prescott Street, Toowoomba City Qld 4350

VILLA UNA CTS 13862

ABN 16 575 827 920

STATEMENT

INFOTRACK PTY LTD
PO Box 10314
Adelaide Street
BRISBANE QLD 4000

Statement Period			
01 Jul 25 to 02 Oct 26			
A/c No	7	Lot No	7
Page Number	1	Unit No	7

Last Certificate Issued: 24/04/25 Transfer Date: 16/05/25

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			555.54	-555.54
01/07/25	Admin Fund	01/07/25 to 30/09/25	I0000385	388.88		-166.66
01/07/25	Sinking Fund	01/07/25 to 30/09/25	I0000392	166.66		0.00
02/10/25	Admin Fund	01/10/25 to 31/12/25	I0000399	513.12		513.12
02/10/25	Sinking Fund	01/10/25 to 31/12/25	I0000406	206.34		719.46
04/11/25	Receipt	Admin Fund	R0000352		461.81	257.65
04/11/25	Receipt	Sinking Fund	RA000352		185.71	71.94
04/11/25	Discount	Admin Discount	RB000352		51.31	20.63
04/11/25	Discount	Sink Discount	RC000352		20.63	0.00
25/11/25	Admin Fund	01/01/26 to 31/03/26	I0000413	513.50		513.50
25/11/25	Sinking Fund	01/01/26 to 31/03/26	I0000420	206.50		720.00
30/12/25	Receipt	Admin Fund	R0000357		462.15	257.85
30/12/25	Receipt	Sinking Fund	RA000357		185.85	72.00
30/12/25	Discount	Admin Discount	RB000357		51.35	20.65
30/12/25	Discount	Sink Discount	RC000357		20.65	0.00
24/02/26	Admin Fund	01/04/26 to 30/06/26	I0000427	513.50		513.50
24/02/26	Sinking Fund	01/04/26 to 30/06/26	I0000434	206.50		720.00
31/03/26	Receipt	Admin Fund	R0000365		462.15	257.85
More details on next page...				$2,715.00	$2,457.15	$257.85

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE:	**Nil**
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

Payment Options

Tel: 1300 552 311 Ref: 1531 7227 8	**Telephone:** Call this number to pay by credit card. International: +613 8648 0158
www.stratamax.com.au Ref: 1531 7227 8	**Internet:** Make credit card payments online Visit www.stratamax.com.au
www.stratapay.com/ddr Ref: 1531 7227 8	**Direct Debit:** Make auto payments from your credit card or bank account. Visit stratapay.com/ddr to register
Biller Code: 74625 Ref: 1531 7227 8	**BPay:** Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518
Billpay Code: 3599 Ref: 1531 7227 8	**In Person:** Present this bill in store at Australia Post to make cheque or EFTPOS payments.
Make cheque payable to: StrataPay 1531 7227 8	**Mail:**Send cheque with this slip by mail to: **StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia**
BSB: 067-970 Acct No: 1531 7227 8 (Applies to this bill only)	**Internet Banking - EFT:** Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.

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

STRATAPAY

StrataPay Reference
1531 7227 8

Amount	Due Date
$0.00	**16 Oct 26**

Toowoomba BCM
13862/02100007 Lot 7/7

INFOTRACK PTY LTD
PO Box 10314
Adelaide Street
BRISBANE QLD 4000

*3599 153172278

TOOWOOMBA BODY CORPORATE
MANAGERS & CONSULTANTS

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VILLA UNA CTS 13862

ABN 16 575 827 920

STATEMENT

INFOTRACK PTY LTD
PO Box 10314
Adelaide Street
BRISBANE QLD 4000

Statement Period			
01 Jul 25 to 02 Oct 26			
A/c No	7	Lot No	7
Page Number	2	Unit No	7

Last Certificate Issued: 24/04/25 Transfer Date: 16/05/25

Date	Type	Details	Reference	Debit	Credit	Balance
31/03/26	Receipt	Sinking Fund	RA000365		185.85	72.00
31/03/26	Discount	Admin Discount	RB000365		51.35	20.65
31/03/26	Discount	Sink Discount	RC000365		20.65	0.00
22/05/26	Admin Fund	01/07/26 to 30/09/26	I0000441	475.00		475.00
22/05/26	Sinking Fund	01/07/26 to 30/09/26	I0000448	230.00		705.00
30/06/26	Receipt	Admin Fund	R0000370		427.50	277.50
30/06/26	Receipt	Sinking Fund	RA000370		207.00	70.50
30/06/26	Discount	Admin Discount	RB000370		47.50	23.00
30/06/26	Discount	Sink Discount	RC000370		23.00	0.00
24/08/26	Admin Fund	01/10/26 to 31/12/26	I0000455	475.00		475.00
24/08/26	Sinking Fund	01/10/26 to 31/12/26	I0000462	230.00		705.00
29/09/26	Receipt	Admin Fund	R0000378		427.50	277.50
29/09/26	Receipt	Sinking Fund	RA000378		207.00	70.50
29/09/26	Discount	Admin Discount	RB000378		47.50	23.00
29/09/26	Discount	Sink Discount	RC000378		23.00	0.00
				$4,125.00	$4,125.00	$0.00

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Toowoomba Homemaker Centre
2/12 Prescott Street, Toowoomba City Qld 4350

VILLA UNA CTS 13862

INSURANCE DETAILS

02 October 2026

Type	Insurer	Policy No	Sum Insured	Due Date
BUILDING	Chu Underwriting Agencies P/L	HU0006045263	$2,388,750	24/05/27
COMMON CONTENTS	Chu Underwriting Agencies P/L	HU0006045263	$23,888	24/05/27
FIDELITY GUARANTEE	Chu Underwriting Agencies P/L	HU0006045263	$250,000	24/05/27
LEGAL LIABILITY	Chu Underwriting Agencies P/L	HU0006045263	$10,000,000	24/05/27
LOSS OF RENT	Chu Underwriting Agencies P/L	HU0006045263	$358,312	24/05/27
LOT OWNER'S IMPROV.	Chu Underwriting Agencies P/L	HU0006045263	$250,000	24/05/27
OFFICE BEARERS	Chu Underwriting Agencies P/L	HU0006045263	$5,000,000	24/05/27
AUDIT COSTS	Chu Underwriting Agencies P/L	HU0006045263	$25,000	24/05/27
VOLUNTARY WORKERS	Chu Underwriting Agencies P/L	HU0006045263	$300,000/$3,000	24/05/27
APPEAL EXPENSES	Chu Underwriting Agencies P/L	HU0006045263	$100,000	24/05/27
FLOOD	Chu Underwriting Agencies P/L	HU0006045263	Insured	24/05/27
FLOATING FLOORS	Chu Underwriting Agencies P/L	HU0006045263	Insured	24/05/27
LEGAL DEFENCE	Chu Underwriting Agencies P/L	HU0006045263	$50,000	24/05/27

STANDARD COMMUNITY MANAGEMENT STATEMENT
Section 285. Body Corporate and Community Management Act 1997

Dealing: 704226961
Title Reference: 19201242
Lodgment: 1087148
Date: 01/08/2000 17:08:52

1. Name of Community Title Scheme

VILLA UNA

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR VILLA UNA COMMUNITY TITLES SCHEME 13862

4. Address for service of documents on the body corporate

TOOWOOMBA BODY CORPORATE MANAGEMENT
PO BOX 1526
TOOWOOMBA QLD 4350

5. By-Laws

Taken to be those in effect as at 13 July 2000
[section 285 (5)(a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule

Lot	Entitlement
1 in BUP1242	1
2 in BUP1242	1
3 in BUP1242	1
4 in BUP1242	1
5 in BUP1242	1
6 in BUP1242	1
7 in BUP1242	1

Total Lots: 7 Aggregate 7

7. Interest Schedule

Lot	Entitlement
1 in BUP1242	1
2 in BUP1242	1
3 in BUP1242	1
4 in BUP1242	1
5 in BUP1242	1
6 in BUP1242	1
7 in BUP1242	1

Total Lots: 7 Aggregate 7

***** End *****

1. Council's power to employ agents and servants. A council may employ for and on behalf of the body corporate such agents and servants as it thinks fit in connexion with the exercise and performance of the powers, authorities, duties and functions of the body corporate.

2. Notice-board. A council shall cause a notice-board to be affixed to some part of the common property.

3. Meetings and delegation of powers and duties. The council may—

(a) meet together for the conduct of business, adjourn and otherwise regulate its meetings as it thinks fit:

Provided that it shall meet when the secretary or, in his absence, any member of the council at the request of not less than one-third of the members of the council gives, within the period of time, if any, specified in the request to the other members not less than seven days notice of a meeting proposed by him specifying the reason for calling such meeting and, where a member of the council other than the secretary is requested to convene a meeting of the council under this by-law, he may give, on behalf of the council, the notice required to be given under by-law 4;

(b) subject to any restriction imposed or direction given at a general meeting, delegate to one or more of its members such of its powers and duties as it thinks fit and at any time revoke such delegation.

4. Notice of council meetings. For not less than twenty-four hours ending immediately before a council holds a meeting it shall cause a notice of its intention to hold the meeting, containing the agenda for the meeting, to be displayed on the notice-board.

5. Voting in writing by members of council. Where—

(a) by-law 4 has been complied with in relation to any meeting;

(b) the council has caused to be served on each member of the council a copy of any motion for a proposed resolution to be submitted at that meeting; and

(c) any such resolution has been approved in writing by a majority of the members of the council,

the resolution shall, subject to section 45 (3), be as valid as if it had been duly passed at a duly convened meeting of the council, notwithstanding that the meeting was not held.

6. Minute of certain resolutions to be included in council's minutes. The council shall cause to be included in its minutes a minute of all resolutions passed pursuant to by-law 5.

7. Acts etc., of council valid notwithstanding vacancies. Any act or proceeding of a council done in good faith is, notwithstanding that at the time when the act or proceeding was done, taken or commenced there was—

(a) a vacancy in the office of a member of the council; or

(b) a defect in the appointment, or a disqualification of a member,

as valid as if the vacancy, defect or disqualification did not exist and the council were fully and properly constituted.

8. Powers and duties of secretary. The powers and duties of a secretary of a body corporate include—

(a) the preparation and distribution of minutes of meetings of the body corporate and the submission of a motion for confirmation of the minutes of any meeting of the body corporate at the next such meeting;

(b) the giving on behalf of the body corporate and of the council of the notices required to be given under this Act;

(c) the maintenance of the roll;

(d) the supply of information on behalf of the body corporate in accordance with section 40 (1) (a) and (b);

(e) the answering of communications addressed to the body corporate;

(f) the calling of nominations of candidates for election as chairman, secretary and treasurer of the body corporate and other members of the council; and

(g) subject to section 29 (1), (6) and (7), the convening of meetings of the body corporate and of the council.

9. Powers and duties of treasurer. The powers and duties of a treasurer of a body corporate include—

(a) the notifying of proprietors of any contributions levied pursuant to this Act;

(b) the receipt, acknowledgement and banking of and the accounting for any money paid to the body corporate;

(c) the preparation of any certificate applied for under section 40 (1) (c); and

(d) the keeping of the books of account referred to in section 38 (1) (g) and the preparation of the statement of accounts referred to in section 38 (1) (h).

10. Noise. A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

11. Vehicles. A proprietor or occupier of a lot shall not park or stand any motor or other vehicle upon common property except with the consent in writing of the body corporate.

12. Obstruction. A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.

13. Damage to lawns, etc., on common property. A proprietor or occupier of a lot shall not—

(a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or

(b) except with the consent in writing of the body corporate, use for his own purposes as a garden any portion of the common property.

14. Damage to common property. A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the consent in writing of the body corporate, but this by-law does not prevent a proprietor or person authorized by him from installing—

(a) any locking or other safety device for protection of his lot against intruders; or

(b) any screen or other device to prevent entry of animals or insects upon his lot.

15. Behaviour of invitees. A proprietor or occupier of a lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

16. Depositing rubbish, etc., on common property. A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.

17. Appearance of building. In the case of a building units plan, a proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from outside the building.

18. Storage of flammable liquids, etc. A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his lot or upon the common property any flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

19. Garbage disposal. A proprietor or occupier of a lot shall—

(a) save where the body corporate provides some other means of disposal of garbage, maintain within his lot, or on such part of the common property as may be authorized by the body corporate, in clean and dry condition and adequately covered, a receptacle for garbage;

(b) comply with all local authority by-laws and ordinances relating to the disposal of garbage;

(c) ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his disposal of garbage.

20. Keeping of animals. A proprietor or occupier of a lot shall not keep any animal upon his lot or the common property after notice in that behalf from the council.

21. Illegal use of lot prohibited. A proprietor or occupier of a lot shall not use his lot for any purpose which may be illegal or injurious to the reputation of the parcel.

9569/P "H"

APPENDIX 1
Building Act 1975 - 1991

[by-law 6.4]

LOCAL AUTHORITY
City of Toowoomba
CERTIFICATE OF CLASSIFICATION

Certificate No. 2586
Date of Certificate 20/12/93

This is to certify that the Local Authority has classified the building or part of the building as specified below.

Full site address of building work: Street No. 67A Street TAYLOR

Suburb or town TOOWOOMBA QLD 4350

Real Property description: Parish DRAYTON County AUBIGNY

Lot No.	RP No.	Rates Assess. No.
2	120852	20255

Sub	Resub	Sub	Resub	Sub	Resub	Sub	Allot	Sect	Port

Owner of building or structure - name: VILLA UNA HOME UNITS

Actual residential address: C/- TOOWOOMBA STRATA TITLE MANAGEMENT PTY LTD

P O BOX 2244 TOOWOOMBA QLD 4350

BUILDING OR PART	CLASS OR CLASSES
TWO (2) STOREY BUILDING SEVEN (7) ACCOMMODATION UNITS 288.58 SQUARE METRES TOTAL FLOOR AREA	II - Pursuant to the Standard Building By-Laws 1975

The building is not the subject of a resolution of the Local Authority under by-law 7.5 of the Standard Building By-laws.

THE USE OF THE ABOVE BUILDING OR ANY PART THEREOF FOR A PURPOSE IN CONTRAVENTION OF THIS CERTIFICATE IS AN OFFENCE AGAINST THE BUILDING ACT 1975-1991

I R FARR
TOWN CLERK.

per
MANAGER BUILDING SERVICES

20/12/93
DATE

see over .../2

(10b(x)B.10b)

Date of Certificate: 20/12/93

NOTES ON THE CERTIFICATE:- CERTIFICATE No.2586.

(a) The certificate of classification establishes the lawful use of the building under the provisions of the Building Act and Standard Building By-laws by designating the building as being of a particular class or classes.

(b) The particular use may be further governed by the provisions of the Council's Town Planning By-laws.

(c) There is no expressed or implied warranty that the building complies with the requirements of the Standard Building By-laws by virtue of issue of the Certificate of Classification.

(d) It is the owners responsibility to construct the building in accordance with the requirements of the Building Act and Standard Building By-laws. Those By-laws hold the owner as liable for offences for breaches of the provisions of the Standard Building By-laws.

(e) Any inspections made (if made) by Council officers before, during of after construction of the building are made so that the Council can reasonably satisfy itself that the owner is fulfilling his obligations to ensure that the building complies with the provisions of the by-laws and are not made as a service to the owner or any other person.

(f) There is no expressed or implied warranty by virtue of inspections referred to in (e), as such inspections do not constitute supervision and are not sufficient in number or extent to allow any form of warranty.

(g) The subject building was approved under the Standard Building By-Laws 1975.

I.R. FARR
Town Clerk, per MANAGER BUILDING SERVICES

(10b(x)B.10b)

RECEIVED
- 7 JAN 1994
File

IMPORTANT INFORMATION FOR BUYERS

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

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

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

MEMBERSHIP OF BODY CORPORATE

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

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

WARNINGS

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

SELLER STATEMENTS

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

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

- At completion of the contract, there are no circumstances known to the seller in relation to the affairs of the body corporate likely to materially prejudice the buyer;
- To the seller's knowledge, there are no other unregistered or statutory easements, covenants or encumbrances affecting the property that will not be released at settlement other than those disclosed with this statement;
- The seller states that written notice is not required under the *Environmental Protection Act 1994*, section 347, 362 or 408, unless notice is given with this statement;
- The seller states that there are no tree orders or applications under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property unless notice is given with this statement;
- The seller states that no building work has been carried out by an unlicensed person in the last six years unless a notice under the *Queensland Building and Construction Commission Act 1991*, section 47 is given with this statement;
- No warranties are given about the structural soundness of the building/s or improvements on the property. It is recommended that a buyer engage a licensed building inspector to inspect the building and provide a report;
- If the property is a commercial office building of more than 1000m^2 a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register;
- To the seller's knowledge, there are no current orders, notices or transport infrastructure proposals affecting the land issued by a State or local government or other relevant authority that may affect the title to or use of the land after settlement, except as disclosed in this statement.

SHORT TERM LETTING IN COMMUNITY TITLES SCHEMES

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

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

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

OBTAINING FURTHER INFORMATION

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

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

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

FINAL Seller Disclosure Statement

Final Audit Report 2026-10-14

Created:	2026-10-14
By:	Chelsea McDonald (chelsea@enterpriselegal.com.au)
Status:	Signed
Transaction ID:	CBJCHBCAABAAI2mV5sOpMDcBAf-mOqe4HUDVS7FXN9nt

"FINAL Seller Disclosure Statement" History

Document created by Chelsea McDonald (chelsea@enterpriselegal.com.au)
2026-10-14 - 6:06:39 AM GMT

Document emailed to Stephen Horne (stephenhorne@telstra.com) for signature
2026-10-14 - 6:06:53 AM GMT

Email viewed by Stephen Horne (stephenhorne@telstra.com)
2026-10-14 - 7:03:59 AM GMT

Document e-signed by Stephen Horne (stephenhorne@telstra.com)
Signature Date: 2026-10-14 - 7:07:50 AM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

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