

# 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 R & J CAMPBELL BARE PTY LTD A.C.N 611 711 632

Property address 4/282 BRISBANE STREET, WEST IPSWICH QLD 4305

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

Lot on plan description LOT 4 ON SP280715

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**

<b>Registered encumbrances</b>	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after <b>settlement</b>.</p> <p><b>Note</b>—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text" value="Insert date range"/></p> <p>» the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/></p> <p>» whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/></p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;">         Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property       </div>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If <b>Yes</b>, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;">         1. Gas pipeline/infrastructure – see attached APA search results including map. 2 Energex on the property – see attached Energex Map. 3. ICC infrastructure assets in or around the property- attached ICC Map. 4 Property is located within Fire Ant Area – see attached search results. 5. NBN assets located on the property - see attached NBN Search. 6 Optus underground assets on property - see search result. 7. Queensland Urban Utilities sewer pipeline-see attached QUU Map. 8. Telstra assets located on property - see attached search       </div>
<b>Residential tenancy or rooming accommodation agreement</b>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text" value="12/02/2025"/></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

## Part 3 – Land use, planning and environment

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

<b>Zoning</b>	<p>The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>:</p> <div style="border: 1px solid black; padding: 5px;">RHD01 - CBD RESIDENTIAL HIGH DENSITY</div>		
<b>Transport proposals and resumptions</b>	<p>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. <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p><i>If <b>Yes</b>, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>		
<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p><b>The following notices are, or have been, given:</b></p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p>		
<b>Trees</b>	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p><i>If <b>Yes</b>, a copy of the order or application must be given by the seller.</i></p>		
<b>Heritage</b>	<p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p>		
<b>Flooding</b>	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>		
<b>Vegetation, habitats and protected plants</b>	<p>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.</p>		

## Part 4 – Buildings and structures

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

<b>Swimming pool</b>	There is a relevant pool for the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	Pool compliance certificate is given. OR	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	Notice of no pool safety certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
<b>Notices and orders</b>	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>If <b>Yes</b>, a copy of the notice or order must be given by the seller.</i>		
<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
<b>Asbestos</b>	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) including common locations of asbestos and other practical guidance for homeowners.		

## Part 5 – Rates and services

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

<b>Rates</b>	<b>Whichever of the following applies—</b>
	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: <input type="text" value="\$638.65"/> Date Range: <input type="text" value="01/07/25-30/09/25"/>
	OR
	The property is currently a rates exempt lot.** <input type="checkbox"/>
	OR
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. <input type="checkbox"/>

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

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

<b>Water</b>	<b>Whichever of the following applies—</b>
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: <input type="text" value="\$369.28"/> Date Range: <input type="text" value="15/04/25-15/07/25"/>
	OR
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:
	Amount: <input type="text" value="Insert estimated amount"/> Date Range: <input type="text" value="Insert date range"/>

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

## Part 6 – Community titles schemes and BUGTA schemes

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

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

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

<b>Body Corporate and Community Management Act 1997</b>	<p><b>The property is included in a community titles scheme.</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>(If Yes, complete the information below)</i></p>
<b>Community Management Statement</b>	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <input checked="" type="checkbox"/> <b>Yes</b></p> <p><b>Note</b>—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>
<b>Body Corporate Certificate</b>	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul>
<b>Statutory Warranties</b>	<p><b>Statutory Warranties</b>—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>

<b>Building Units and Group Titles Act 1980</b>	<p><b>The property is included in a BUGTA scheme</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>(If Yes, complete the information below)</i></p>
<b>Body Corporate Certificate</b>	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul> <p><b>Note</b>—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>

# Signatures – SELLER



Signature of seller

Ronald G Campbell

Signature of seller

Name of seller

Name of seller

22-08-2025

Date

22-08-2025

Date

# Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53020368  
Search Date: 18/08/2025 14:14

Title Reference: 51005219  
Date Created: 17/09/2015

Previous Title: 16363205

REGISTERED OWNER

Dealing No: 717441445 11/08/2016

R & J CAMPBELL BARE PTY LTD A.C.N. 611 711 632

ESTATE AND LAND

Estate in Fee Simple

LOT 4 SURVEY PLAN 280715  
Local Government: IPSWICH  
COMMUNITY MANAGEMENT STATEMENT 47737

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 19549013 (GA 11)
2. MORTGAGE No 717441446 11/08/2016 at 15:42  
SECURE FUNDING PTY LTD A.B.N. 25 081 982 872

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

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

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]  
Requested By: D-ENQ DYE & DURHAM



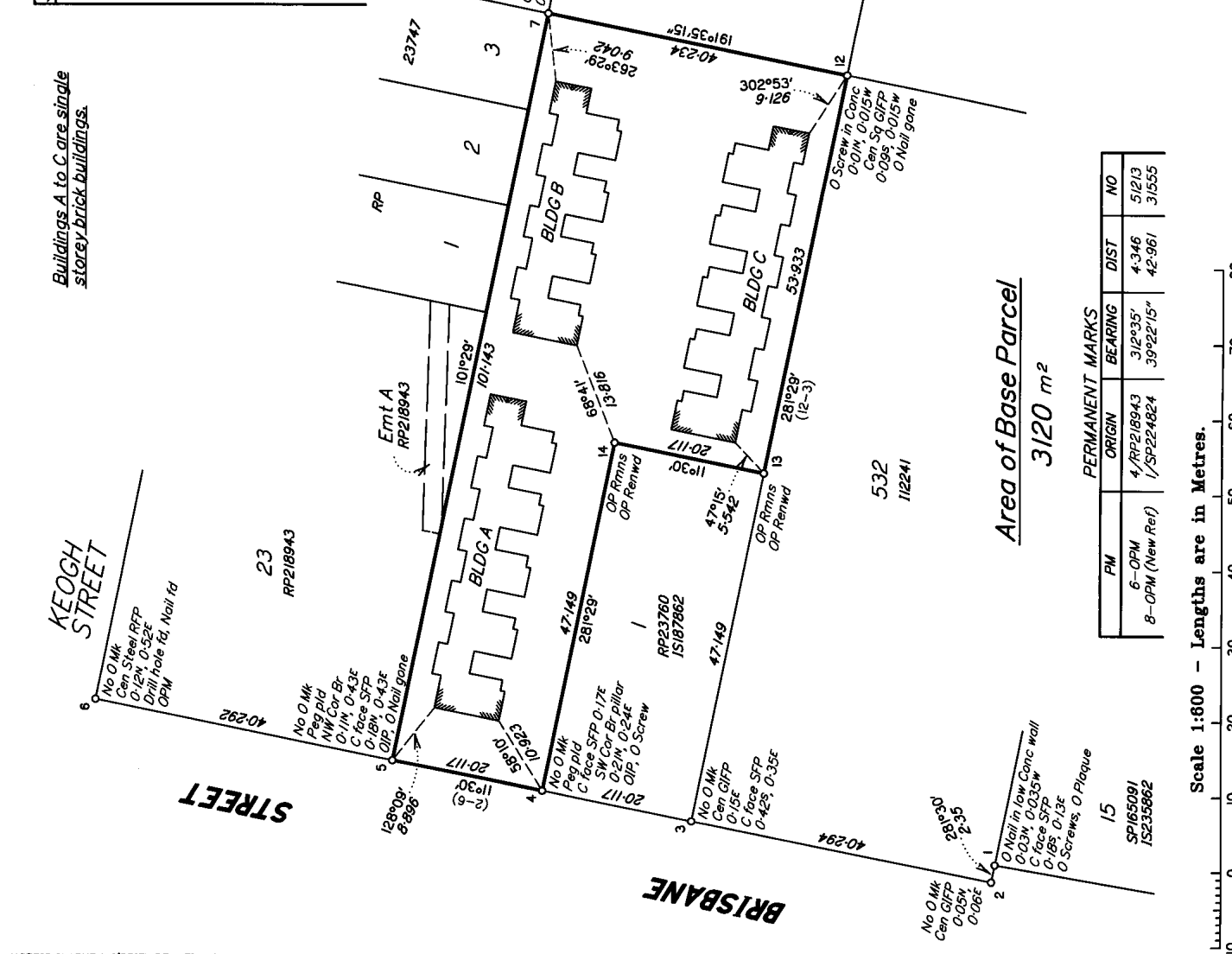
Land Title Act 1994; Land Act 1994  
Form 21 Version 3

# SURVEY PLAN

Sheet 1 of 2

STN	TO	ORIGIN	BEARING	DIST
1	O Screw in Conc	2/15235862	261°20'40"	3.475
1	O Plaque in kerb	2/15235862	2°21'	40.048
1	O Screw in kerb	2/15235862	2°42'40"	41.82
3	Screw in Conc path	2/15235862	284°50'	1.155
4	OIP	2/15187862	280°00'	1.009
4	O Screw in Conc	2/15187862	303°36'	3.683
5	OIP	4/RP187330	281°30'	1.0
5	Screw in Conc path	3/15187862	285°13'	1.2
5	O Nail in kerb gane	3/15187862	285°34'40"	4.137
6	Drill hole fd		341°40'30"	4.537
6	in Conc path			
6	Nail fd in kerb	4/RP187341	225°29'	7.51
8	OIP	3/RP187341	138°26'40"	0.805
9	OIP		101°35'15"	1.0
10	Nail in Conc path	4/15210760	105°09'	2.81
11	OIP (Not searched)	4/SP224824	106°55'	0.866
11	O Nail in kerb	85°22'10"		4.355
12	O Nail in Conc gane	3/15136409	173°23'	18.816
14	Screw in Conc		41°27'	7.758

Buildings A to C are single storey brick buildings.



PM	ORIGIN	BEARING	DIST	NO
6-OPM	4/RP218943	312°35'	4.346	51213
8-OPM (New Ref)	1/SP224824	39°22'15"	42.961	31555

PERMANENT MARKS

Scale 1:600 - Lengths are in Metres.

NORRIS CLARKE & O'BRIEN PTY LTD ACN 056 870 770 hereby certify that the land comprised in this plan was surveyed by the corporation, by Christopher Aaron KLIBBE, Registered Surveyor, for whose work the corporation accepts responsibility, under the supervision of Laurence Anthony O'BRIEN, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Survey Regulations 2003 and associated Regulations and Standards, and that the said survey was completed on 22/07/2015.

**NORRIS CLARKE & O'BRIEN PTY LTD**  
ACN 056 870 770  
Director  
20-8-15  
Date

## Plan of LOTS 1 to 14 and Common Property

Cancelling LOT 1 on RP187330

LOCAL GOVERNMENT: **IPSWICH CITY COUNCIL**

LOCALITY: **WEST IPSWICH**

Meridian: **15187862**

Survey Records: **No**

Scale: **1:600**

Format: **BUILDING**



**SP280715**

98955/p

716755879

BE 400 NT

\$1584.20  
16/09/2015 10:31

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

## 5. Lodged by

Holland & Holland Solicitors  
 PO Box 15636  
 CITY EAST QLD 4002  
 Ph: 07 3210 0477

123A

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

## 1. Certificate of Registered Owners or Lessees.

I/We LIB (177) PTY LTD A.C.N. 010 371 909

(Names in full)

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

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

Lib (177) Pty Ltd ACN 010 371 909

P Carbone

Signature of \*Registered Owners \*~~Lessees~~  
 Director

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
16363205	Lot 1 on RPI87330	1-14 & Comm. Prop.		

## MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
716477450	1-14	

\* Rule out whichever is inapplicable

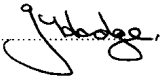
## 2. Planning Body Approval.

\* IPSWICH CITY COUNCIL

hereby approves this plan in accordance with the:

% SUSTAINABLE PLANNING ACT 2009

Dated this 14th day of SEPTEMBER 2015

 #  
 #  
 Authorised Local Government Officer

\* Insert the name of the Planning Body.

# Insert designation of signatory or delegation

% Insert applicable approving legislation.

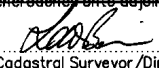

## 3. Plans with Community Management Statement:

CMS Number: 47737  
 Name: WEST VILLAS C.T.S.

## 4. References:

Dept File:  
 Local Govt: 505615  
 Surveyor: 9895sp-bldg

NO DEVELOPMENT  
 Development Approval: APPROVAL NECESSARY

1-14 & Comm. Prop.	GA II	12. Building Format Plans only. I certify that: * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; <del>* Part of the building shown on this plan encroaches onto adjoining lots and road</del>  20-8-15 Cadastral Surveyor/Director * Date *delete words not required
Lots	Orig	
7. Orig Grant Allocation:		13. Lodgement Fees: Survey Deposit \$ Lodgement \$ ..... New Titles \$ Photocopy \$ Postage \$ TOTAL \$
8. Map Reference: 9442-41222		
9. Parish: IPSWICH		14. Insert Plan Number SP280715
10. County: Stanley		
11. Passed & Endorsed: By: NORRIS CLARKE & O'BRIEN PTY LTD Date: 20-8-15 Signed:  Designation: Cadastral Surveyor/Director		

REINSTATEMENT REPORT

The boundaries have been reinstated based on original marks from original plans RP187330, RP187341, RP218943, IS187862, IS235862 & SP224824.

The Brisbane Street alignment is fixed by original marks at stations 1, 4, 5 & 6. The OIP from RP187330 and confirmed by RP218943 has been used to fix Station 5. This agrees with the original occupation at that corner. This leaves excess of 16 mm to the fixation of Station 6 from the OPM on RP218943. Station 4 and 3 have been fixed deed distances from Station 5 leaving excess in the line 2-3. The reference mark at Station 4 agrees with IS187862.

The Pound Street alignment is fixed by original marks at stations 8, 9 & 11 from RP187341 & SP224824. The relationship in bearing between Pound & Brisbane Street is the same as shown on RP187330, RP187341 & RP218943.

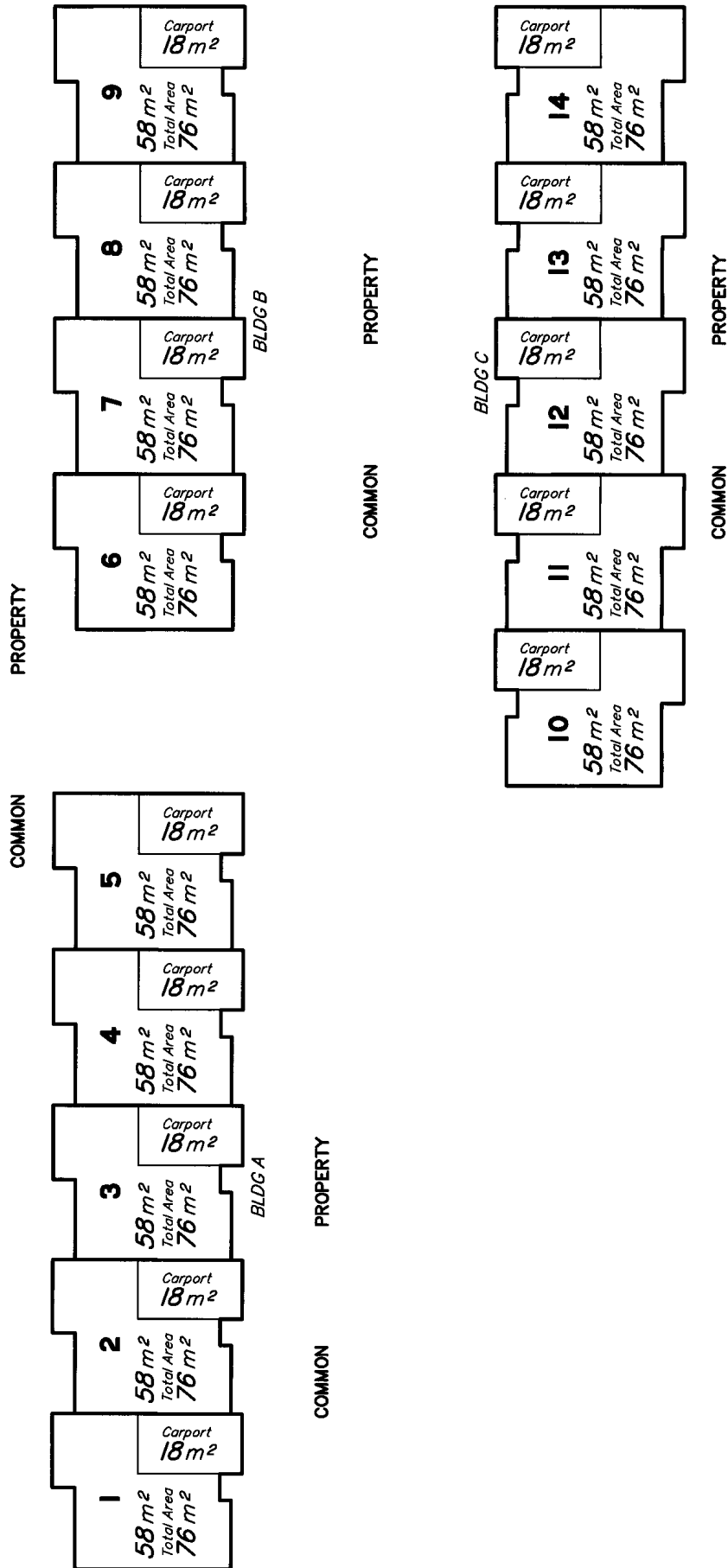
Station 9 is fixed by an OIP from RP187341 and station 11 is fixed by an O Nail from RP224824.

The boundaries 5-7 & 7-9, are fixed by adopting the O GI Nail in fence post at Station 7 in a north-south direction. The line 5-7 is 1 minute down on the original and deed distance. The line 9-7 is also 1 minute down on original and also deed distance. Using deed angle from either Pound St or Brisbane St would result in a greater difference in the angle from the other alignment.

Station 12 has been reinstated parallel to Pound Street and deed distance from Station 7.

The boundaries 5-7, 4-14 & 3-12 are parallel as originally intended. Stations 13 and 14 are deed distance from Stations 4 and 3. The remains of OPs from IS187862 were found at 13 and 14.

LEVEL A  
Scale 1:250



Scale 1:250 - Lengths are in Metres.



State copyright reserved.

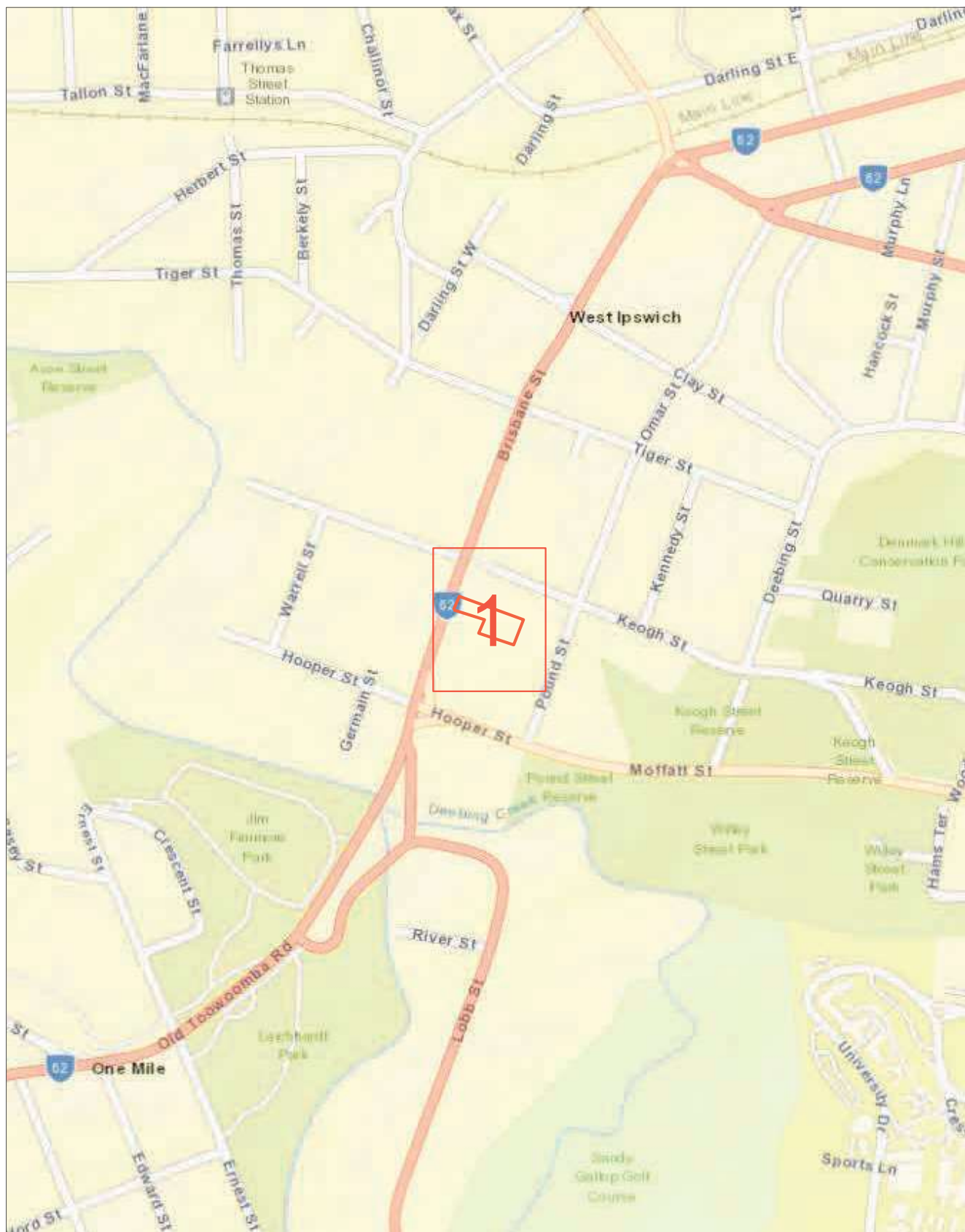
Insert  
Plan  
Number

SP280715

9895btp

**Site** Unit 4 282 Brisbane St  
**Address:** West Ipswich  
QLD 4305

**Sequence** 259924434  
**Number:**



Scale 1: 6000

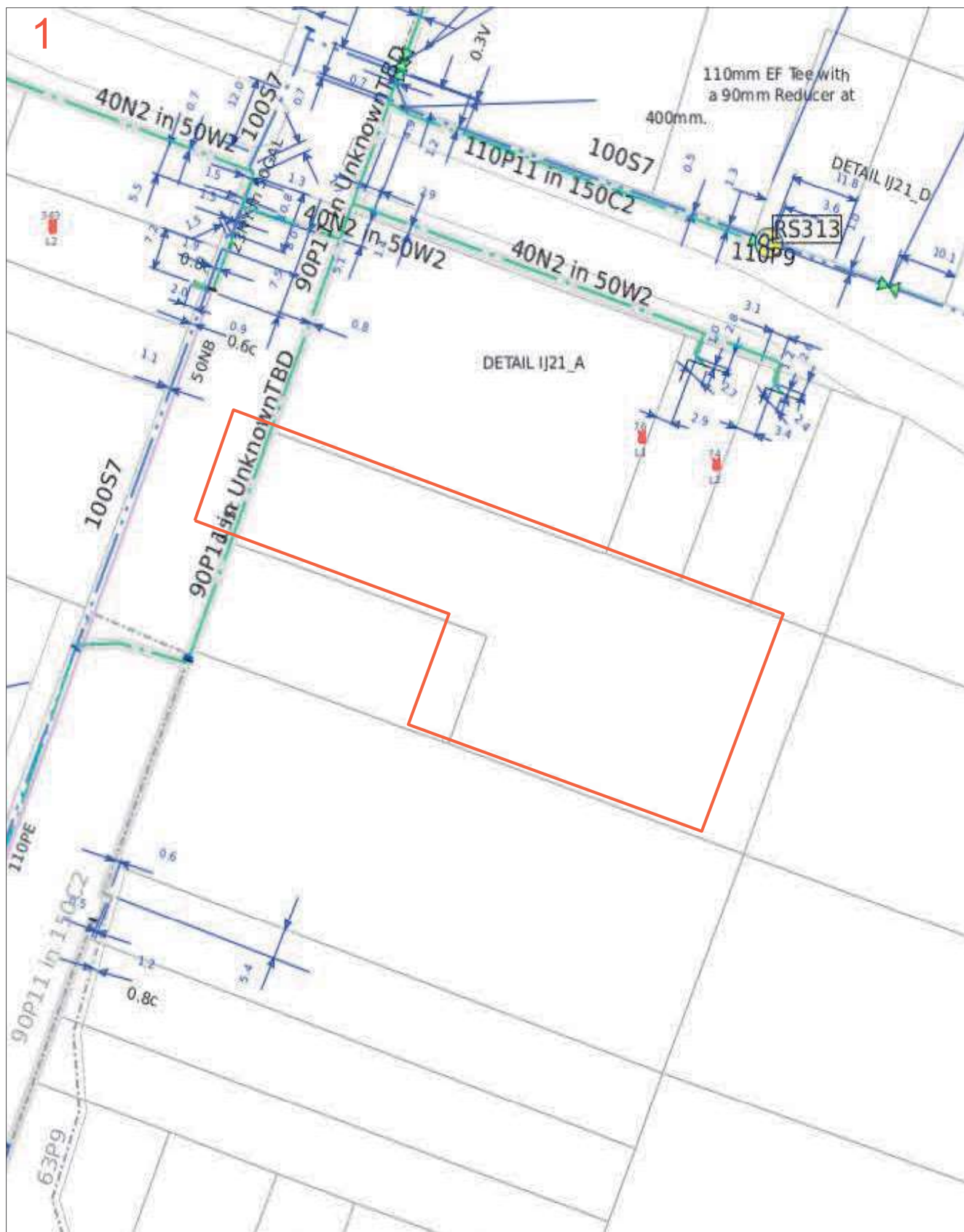
Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,  
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area

Map Key Area





Scale 1: 700

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



Enquiry Area

Map Key Area





## Legend

Pipe	Pipe code and material	Object
Low pressure	C* (for example, C2) Cast iron	Valve
Medium pressure	CU Copper	Buried valve
High pressure	N2 Nylon	Regulator
Transmission pressure	P* Polyethylene (PE)	Gas supplied = yes
Critical main (behind pipe)	P3 Polyvinyl chloride (PVC)	CP rectifier terminal
Proposed (pressure by colour)	P6, P7, P9–P12 Medium density PE	CP test station
LPG (pressure by colour)	P2, P4, P8 High density PE	CP anode
Hydrogen blended (pressure by colour)	S* Steel	CP bond wire
Abandoned	W2 Wrought galv iron	Syphon
Idle/inactive	W3 PE coat wrought galv iron	Trace wire point
Sleeve		
Casing (behind pipe)		
Area	Abbreviation	
BYDA area of interest	BoK Back of kerb	FoK Front of kerb
	C Depth of cover	Galv Galvanized
	CP Cathodic protection	NTI Not tied in
Example		
<b>Pipe</b> <b>40P6 in 80C2</b> 40 mm high pressure medium density poly in an 80 mm cast iron casing <b>63S8</b> 63 mm medium pressure steel	<b>Pipe code</b> 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



BYDA

Sequence: 259924431  
Date: 21/08/2025  
Scale: 1:1025  
Title No: **OVERVIEW**

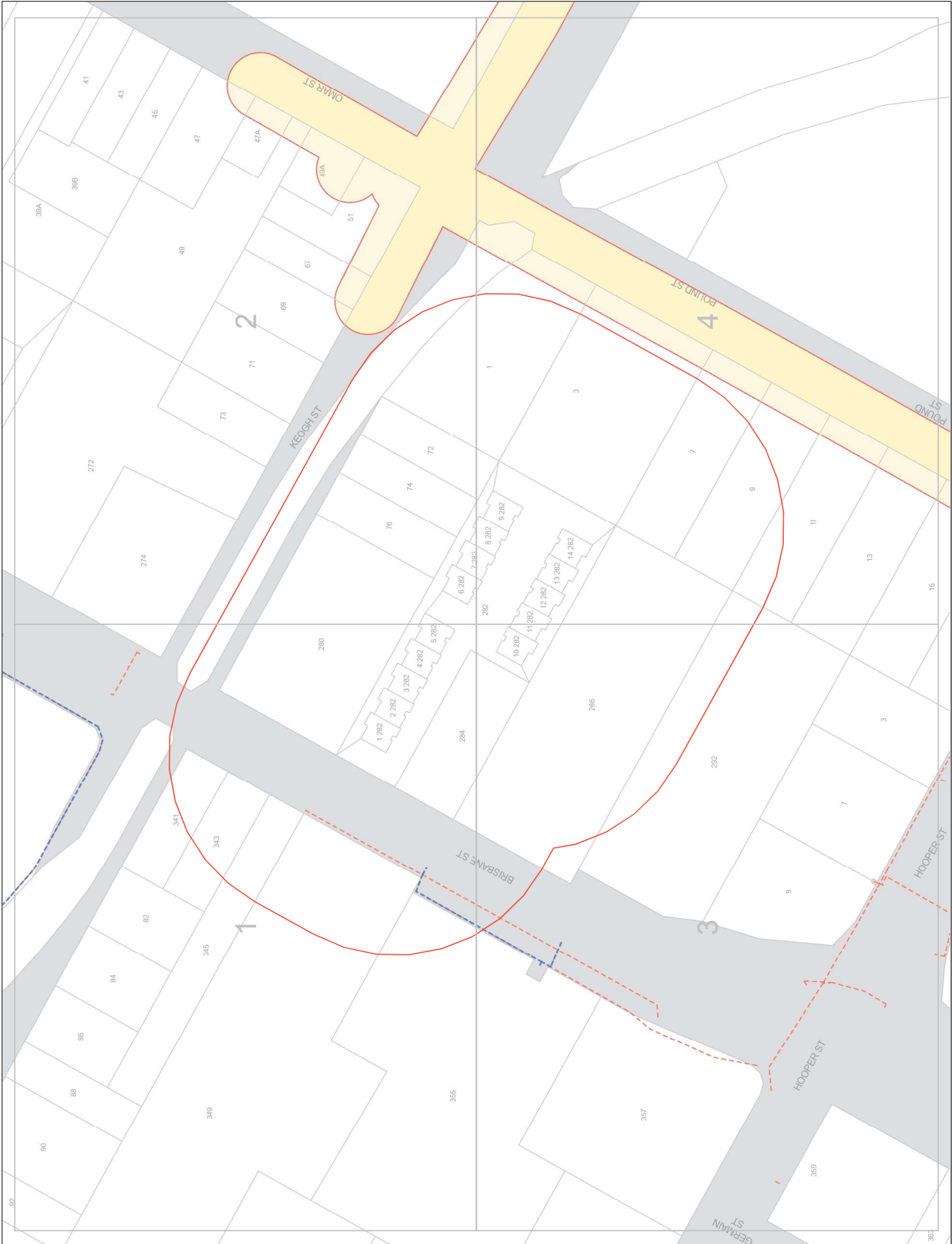
**CAUTION - HIGH  
VOLTAGE**

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

AS5488 Category "D" Plan



**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Palcan Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this information. The user acknowledges and agrees that the user shall be responsible for obtaining in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.





BYDA

Sequence: 259924431  
Date: 21/08/2025  
Scale: 1:500  
Title No: 1

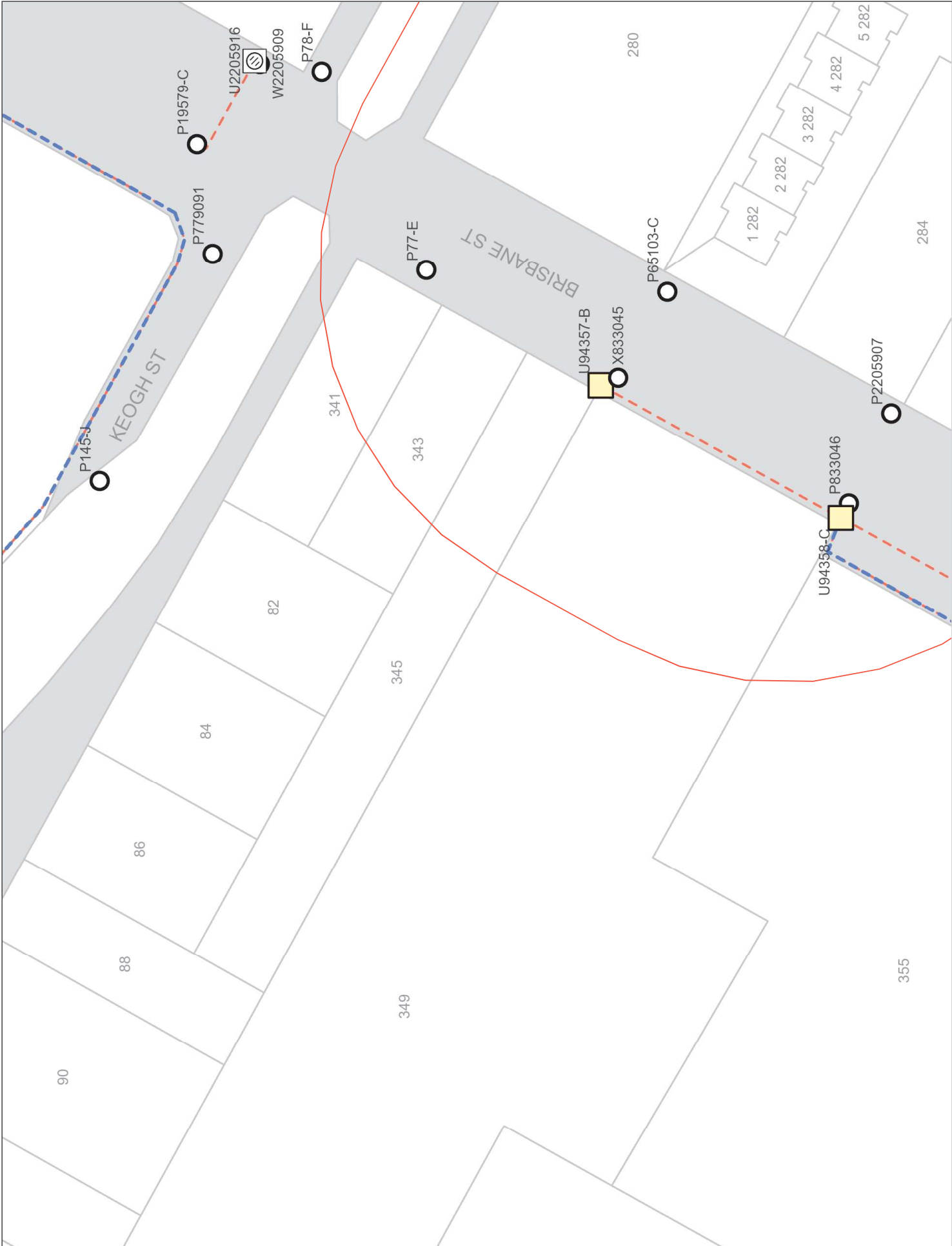
CAUTION - HIGH  
VOLTAGE

- LEGEND
- Substation
  - Cable Marker
  - Pt
  - 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



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BYDA

Sequence: 259924431  
Date: 21/08/2025  
Scale: 1:500  
Title No: 2

**CAUTION - HIGH  
VOLTAGE**

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

AS5488 Category "D" Plan



**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Palcan Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this information. The user acknowledges and agrees that the user shall be responsible for obtaining and verifying the accuracy and completeness of such information. Use of such information is subject to and constitutes acceptance of these terms.





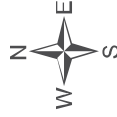
BYDA

Sequence: 259924431  
Date: 21/08/2025  
Scale: 1:500  
Title No: 4

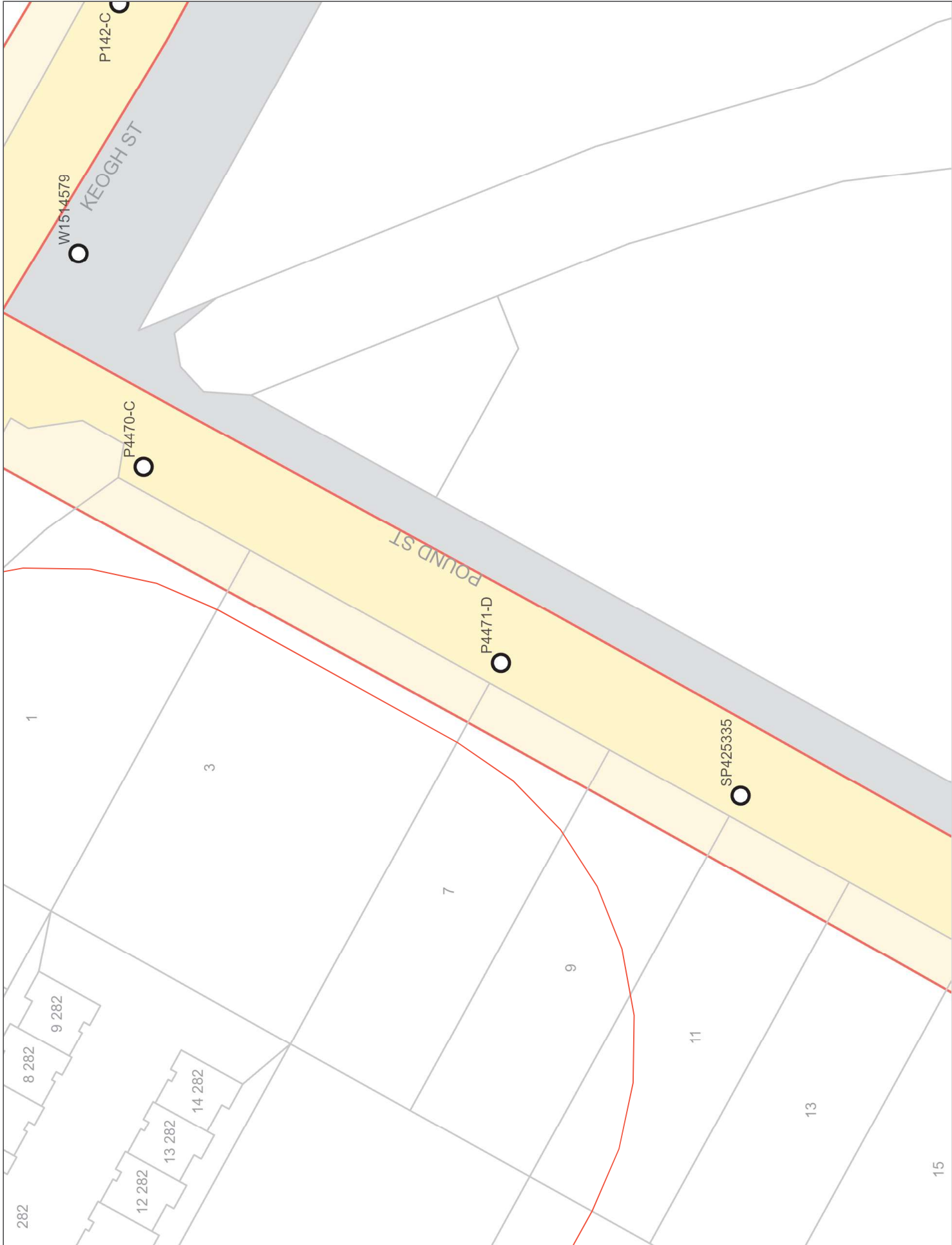
CAUTION - HIGH  
VOLTAGE

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

AS5488 Category "D" Plan



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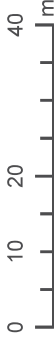




**In an emergency contact City of Ipswich on (07) 3810 6666**

**21/08/25 (valid for 30 days)**

Plans generated by SmarterWX™ Automate



Scale 1:1,000

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City of Ipswich infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

BYDA members

Your property and/or business is located in the [fire ant suppression treatment area](#). You're legally required to follow your biosecurity requirements and understand how you can help prevent the spread of fire ants.

Fire ants are a super pest, threatening Australia's health, environment, economy, and outdoor way of life. Eradicating them is a national priority, with all states, territories, and the Australian Government committed to the National Fire Ant Eradication Program (NFAEP) – the world's largest ant eradication effort.

[Fire ant biosecurity zones](#) are essential for containing and controlling fire ants in the suppression treatment area until the NFAEP eradication treatment reaches the area. Suppression efforts focus on reducing nest numbers, limiting spread, and preparing for eradication treatment. This includes self-treatment, containment, and prevention to minimise the impact of these pests.

Strict rules for managing soil, including fill, clay, and scrapings within the zones, are outlined in the [Biosecurity Regulation 2016](#) and [Soil movement guidelines](#) under the [Biosecurity Act 2014 \(Qld\)](#).

## Materials that can carry fire ants

Here's what you need to know, whether you're a resident or a business, and how to manage [materials that can carry fire ants](#) like soil, baled materials, mulch, manure, quarry products, turf, and potted plants.

### For residents:

- [look for](#) and [report](#) any suspect fire ants or nests within 24 hours
- ensure any materials you buy within the fire ant biosecurity zones are handled using fire ant-safe practices
- use the NFAEP's [Material movement advice tool](#)
- apply Australian Pesticides and Veterinary Medicines Authority approved fire ant treatment products to areas before starting any excavation work
- keep records for up to 2 years of your fire ant management actions.

### For businesses:

If your business handles materials, you must follow these requirements:

- **[Look for and report](#):** inspect your site regularly, especially high-risk areas. Sightings of suspect fire ants and nests must be reported within 24 hours to the NFAEP, either [online](#) or by calling **132 ANT** (13 22 68). [Fire ant training](#) is recommended.
- **Fire ant-safe practices:** ensure materials are processed, stored, treated, and transported in compliance with the [Biosecurity Regulation 2016](#). Use the NFAEP's [Fire ant compliance tool](#).
  - **Handling soil:** [fire ant nests](#) are often found within the top metre of soil. After excavation, replace or keep this top layer separate from other soil being moved. It should stay on-site or be taken to a waste facility within the [fire ant biosecurity zones](#) (restrictions apply). Avoid this method in areas with loamy or sandy soil, as nests may extend deeper.
  - **Disturbance and storing:** before moving untreated soil off-site, disturb it using machinery – turning, crushing, washing, or screening. Disturb stockpiles every 21 days and 24 hours before movement.
  - **Treatment:** look for and report any suspect nests immediately. Mark them so workers on-site know their locations. Treat or engage a licensed pest manager to carry out broadscale fire ant treatment and/or nest treatment before excavation continues. No live fire ants must leave the site.
  - **Recordkeeping:** keep a written record of all activities, including chemical treatments and disturbance actions, for at least 2 years.

## Soil movement

Soil can be transported between or outside fire ant biosecurity zones if you follow these measures:

- Movements within the same zone or between zone 1 to zone 2 must follow the [Soil movement guidelines](#).
- A biosecurity instrument permit (BIP) is required to:
  - move soil from any zone to outside the zone
  - move soil from zone 2 to zone 1
  - move soil when none of the approved options allow to your situation.

## Other biosecurity measures

In addition to managing soil movement, there are further biosecurity measures you, your business, and employees can take to support the eradication of fire ants:


- Fire ant training – the NFAEP offers free online [training and tools](#) for residents, primary producers, worksites, and pest managers. These resources help you identify, treat, and prevent fire ant spread. Proactive training is a cost-effective risk mitigation strategy and can help you avoid penalties for breaching your [general biosecurity obligation](#).
- Health and safety – fire ants can have devastating impacts, including inflicting [painful, fiery stings](#), which can trigger a severe allergic reaction in humans. If you're digging or starting work, please wear personal protective equipment, including a long-sleeve shirt, long pants, boots, and gloves.

Eradicating fire ants is a shared responsibility. We all play a role in eradicating fire ants from Queensland, and ultimately Australia, by 2032.

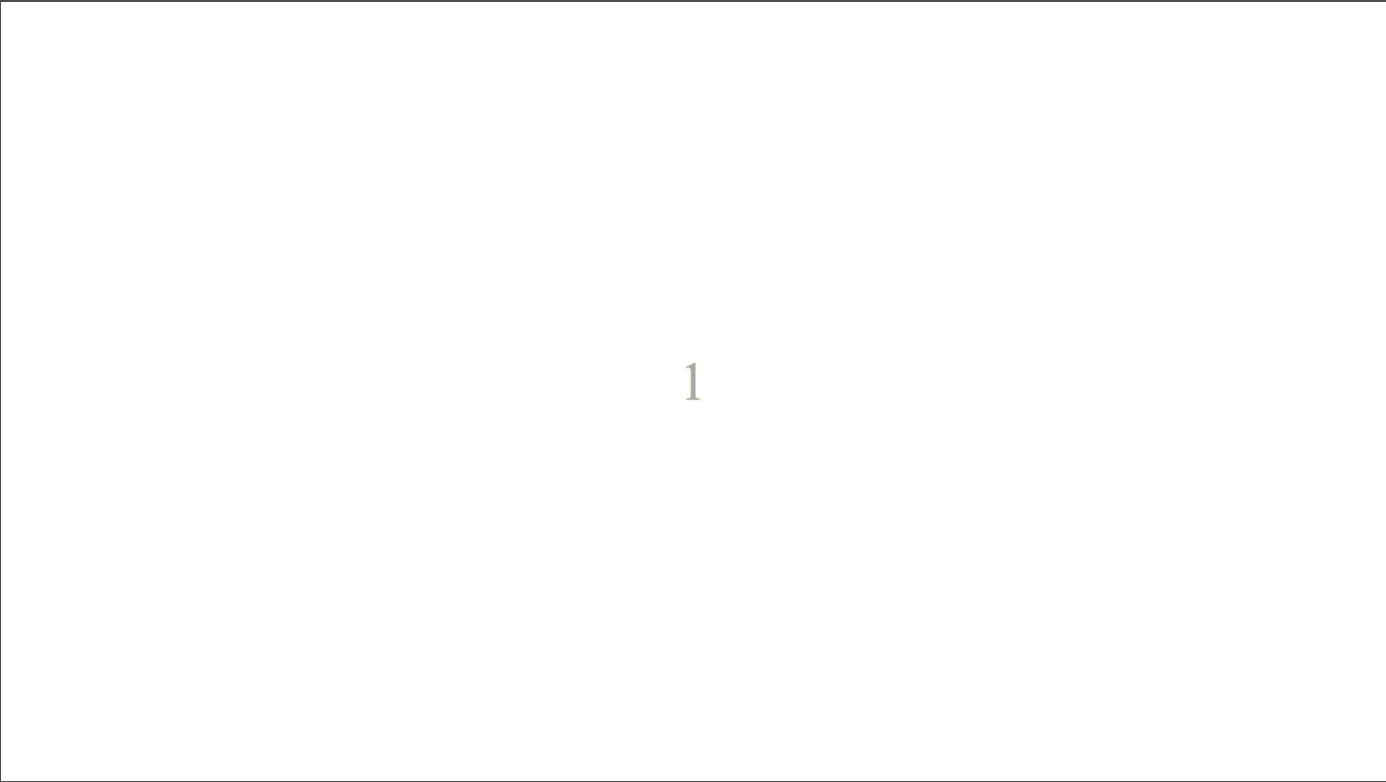
Visit [fireants.org.au](https://fireants.org.au) or call 13 22 68 for more information.

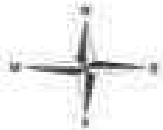


**To:** Jessica Winstone  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** brettsmith@brettsmithandco.com.au

<b>Dial before you dig Job #:</b>	50976994	
<b>Sequence #</b>	259924428	
<b>Issue Date:</b>	21/08/2025	
<b>Location:</b>	Unit 4 282 Brisbane St , West Ipswich , QLD , 4305	

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans



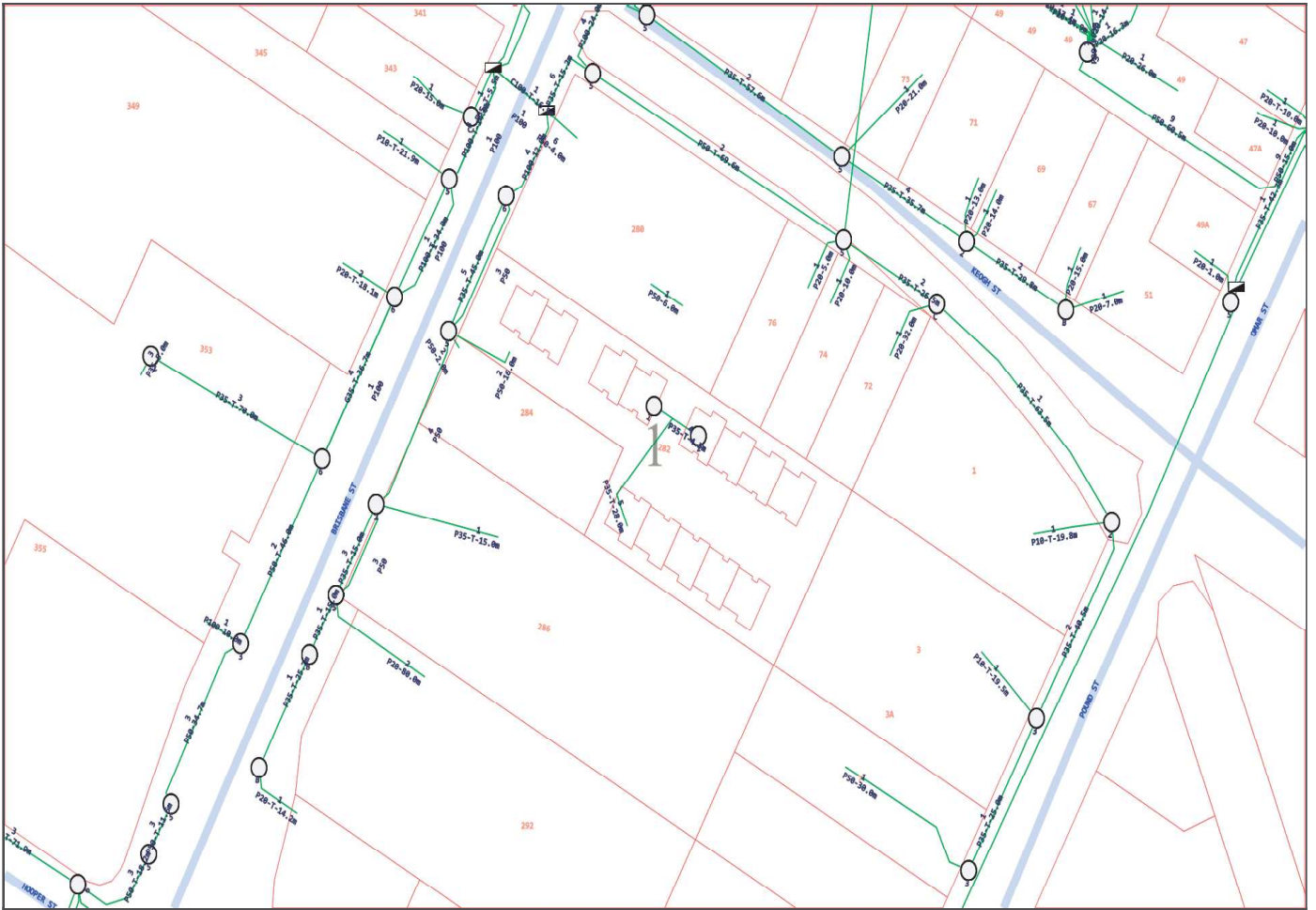


## LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	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.

## Optus - Before You Dig Australia - REFERRAL NOTIFICATION

This referral has been successfully processed by Optus and the results are contained in the attached files.

Notice: Please DO NOT REPLY TO THIS EMAIL as it has been automatically generated and replies are not monitored.

If you have any queries or attachments missing please contact:

Network Operations Centre  
1 Lyonpark Road,  
Macquarie Park, NSW 2113  
Ph: 1800 505 777  
Fax: 1300 307 035

You will require Adobe Reader to view attachments.

<http://www.adobe.com/downloads/>

We thank you for your enquiry and appreciate your continued use of the “Before You Dig Australia Service” Asset Analysis Service. If you require further information in relation to Optus and/or Uemcomm cables please contact Optus on above.

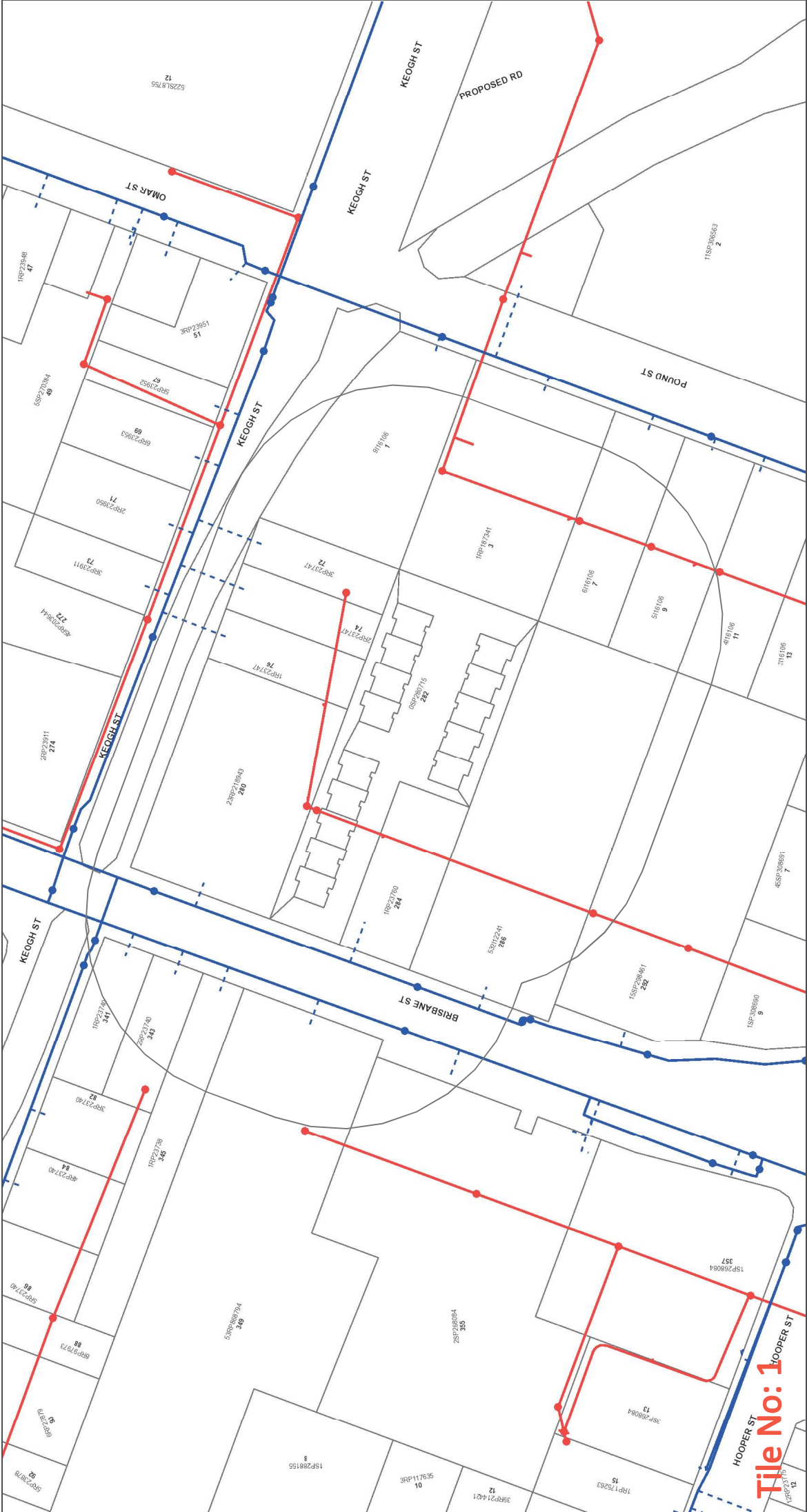
This reply relates only to the location indicated above and is valid for 30 days from the sent date. Where additional works are planned that have not been specified within this reply, Optus require that an additional enquiry be submitted to Before You Dig Australia enquiry Service: <http://www.byda.com.au>


In the case of no additional location request being submitted, Optus will hold the relevant party responsible for any damage to Optus and/or Uecommm plant and all expenses incurred by Optus as a result of asset damage.

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Urban Utilities - Water, Recycled Water and Sewer Infrastructure





Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

BYDA Reference No: 259924432

Date BYDA Ref Received: 21/08/2025

Date BYDA Job to Commence: 21/08/2025

Date BYDA Map Produced: 21/08/2025

This Map is valid for 30 days

Produced By: Urban Utilities

**Sewer**

- Infrastructure
- Major Infrastructure
- Network Pipelines
- Network Structures

**Water**

- Infrastructure
- Major Infrastructure
- Network Pipelines
- Network Structures

**Recycled Water**

- Infrastructure
- Major Infrastructure
- Network Pipelines
- Network Structures

Water Service (Indicative only)

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor Pelican Corp can be held responsible for any errors or omissions. The information is provided as a guide only and should not be relied upon for any purpose other than for the completion or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms. The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose. Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans. This plan should be used as a guide only. Any dimensions should be confirmed on site by the relevant authority. Based on or as provided by the State of Queensland (Department of Natural Resources and Mines) (2020). In consideration of the State permitting the use of this data, Urban Utilities warrants that the State also warrants in relation to the data (including accuracy, liability in negligence for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines (2020). For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7). [www.urbanutilities.com.au](http://www.urbanutilities.com.au) ABN 86 673 835 011

# BODY CORPORATE CERTIFICATE

The information in this certificate is issued on **20/08/2025**.

Name of Scheme	West Villas CTS 47737	Lot	4
----------------	-----------------------	-----	---

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

For the sale of a lot included in a community titles scheme under the *Body Corporate and Community Management Act 1997*. You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

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

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

This certificate does not include information about:

- physical defects in the common property or buildings in the scheme;
- body corporate expenses and liabilities for which the body corporate has not fixed contributions;
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings;
- the lawful use of lots, including whether a lot can be used for short-term letting; or
- *for schemes under specified two-lot schemes module*, body corporate decisions made by lot owner agreements (other than lot owner agreements about agreed body corporate expenses).

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

## The community management statement

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

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

The Office of the Commissioner for Body Corporate and Community Management provides an information and education service and a dispute resolution service for those who live, invest or work in community titles schemes. Visit [www.qld.gov.au/bodycorporate](http://www.qld.gov.au/bodycorporate). You can ask for a search of adjudicators orders to find out if there are any past or current dispute applications lodged for the community titles scheme for the lot you are considering buying [www.qld.gov.au/searchofadjudicatorsorders](http://www.qld.gov.au/searchofadjudicatorsorders).

## Becoming an owner

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

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

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

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

## How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply. Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.



## Contacting the body corporate

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

<b>Name and number of community titles scheme</b>	<b>West Villas CTS 47737</b>
<b>Address of community titles scheme</b>	282 Brisbane Street, West Ipswich QLD 4305
<b>Body corporate manager</b>	<p>Bodies corporate often engage a body corporate manager to handle administrative functions.</p> <p>The body corporate manager for the scheme: Strata Services Queensland ABN: 42 164 987 510 PO Box 8638 BARGARA QLD 4670 Ph: 07 4130 5757 admin@ssqld.com</p>
<b>Accessing records</b>	<p>Who is responsible for keeping the body corporate's records?</p> <p>- The body corporate manager named above.</p>

## Property and community titles scheme details

<b>Lot number</b>	4
<b>Plan number</b>	SP 280715
<b>Plan of subdivision</b>	<p>Building Format Plan</p> <p>The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.</p>
<b>Regulation module</b>	<p>Standard</p> <p>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 <a href="http://www.qld.gov.au/buyingbodycorporate">www.qld.gov.au/buyingbodycorporate</a>.</p>
<b>Layered arrangements of community titles schemes</b>	<p>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 <a href="http://www.qld.gov.au/buyingbodycorporate">www.qld.gov.au/buyingbodycorporate</a>.</p> <p><b>Is the scheme part of a layered arrangement of community titles schemes?</b></p> <p>- No</p> <p>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.</p>
<b>Building management statement</b>	<p>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.</p> <p><b>Does a building management statement apply to the community titles scheme?</b></p> <p>- No</p> <p>If yes, you can obtain a copy of the statement from Titles Queensland at <a href="http://www.titlesqld.com.au">www.titlesqld.com.au</a>. 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.</p>

## 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.

<b>General by-laws</b>	The by-laws are listed in the community management statement, or a consolidated set of by-laws is given with this certificate.
<b>Exclusive use areas</b>	<p>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.</p> <p><b>Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?</b></p> <p>- Yes</p> <p>If yes, the exclusive use by-laws or other allocations of common property for the schemes are listed in the community management statement and/or given with this certificate.</p>

## Lot entitlements and financial information

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

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

<b>Contribution schedule</b>	Contribution schedule lot entitlement for the lot: <b>1</b> Total contribution schedule lot entitlements for all lots: <b>14</b>
<b>Interest schedule</b>	Interest schedule lot entitlement for the lot: <b>1</b> Total interest schedule lot entitlements for all lots: <b>14</b>
<b>Statement of accounts</b>	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.
<b>Owner contributions (levies)</b>	<ul style="list-style-type: none"><li>- 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.</li><li>- You need to pay contributions to the body corporate's <b>administrative fund</b> for recurrent spending and the <b>sinking fund</b> for capital and non-recurrent spending.</li><li>- If the Commercial Module applies to the community titles scheme, there may also be a <b>promotion fund</b> that owners of lots have agreed to make payments to.</li><li>- <b>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.</b></li><li>- The contributions payable by the owner of the lot that this certificate relates to are listed over the page.</li></ul>
<b>Body corporate debts</b>	<p><b>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.</b></p> <p>Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.</p>

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for Lot 4 for the current financial year	\$1,220.00
Number of instalments	4
Monthly penalty for overdue contributions (if applicable)	2.5%
Discount for on-time payments (if applicable)	N/A

Due Date	Details	Amount	Discount	Paid
01/01/2025	Standard Levy Contribution Schedule (01/01/2025 - 31/03/2025)	\$340.00	\$0.00 if paid by 01/01/2025	Fully Paid
01/04/2025	Standard Levy Contribution Schedule (01/04/2025 - 30/06/2025)	\$340.00	\$0.00 if paid by 01/04/2025	Fully Paid
01/07/2025	Standard Levy Contribution Schedule (01/07/2025 - 30/09/2025)	\$340.00	\$0.00 if paid by 01/07/2025	Fully Paid
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	

Sinking fund contributions

Total amount of contributions (before any discount) for Lot 4 for the current financial year	\$550.00
Number of instalments	4
Monthly penalty for overdue contributions (if applicable)	2.5%
Discount for on-time payments (if applicable)	N/A

Due Date	Details	Amount	Discount	Paid
01/01/2025	Standard Levy Contribution Schedule (01/01/2025 - 31/03/2025)	\$150.00	\$0.00 if paid by 01/01/2025	Fully Paid
01/04/2025	Standard Levy Contribution Schedule (01/04/2025 - 30/06/2025)	\$150.00	\$0.00 if paid by 01/04/2025	Fully Paid
01/07/2025	Standard Levy Contribution Schedule (01/07/2025 - 30/09/2025)	\$150.00	\$0.00 if paid by 01/07/2025	Fully Paid
			if paid by	
			if paid by	
			if paid by	



Special contributions (if any)

You can access the body corporate records for more information.

Total amount of contributions (before any discount) for Lot 4	\$0.00
Monthly penalty for overdue contributions (if applicable)	2.5%
Discount for on-time payments (if applicable)	N/A

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

Other amounts payable by the lot owner (if any)

For the current financial year there are:

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

Summary of amounts due but not paid by the current owner

At the date of this certificate 20/08/2025, the following amounts are due but not yet paid for the lot.  
A \$0.00 or Nil balance indicates that all payments for the lot are up to date.

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

## Common property and assets

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

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

<b>Sinking fund forecast and balance (maintenance and replacement of common property / assets)</b>	<p>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.</p> <p><b>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?</b></p> <p>- No If yes, you can obtain a copy from the body corporate records.</p> <p><b>Current sinking fund balance (as at date of certificate):</b> \$23,601.11</p>
<b>Improvements to common property the lot owner is responsible for</b>	<p>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.</p> <p><b>Are there any authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition?</b></p> <p>- No If yes, details given with this certificate.</p>
<b>Body corporate assets</b>	<p>The body corporate must keep a register of all body corporate assets worth more than \$1,000.</p> <p>- A copy of the body corporate register of assets is given with this certificate (if any).</p>

## 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.


<b>Body corporate insurance policies</b>	<p>Details of each current insurance policy held by the body corporate are given with this certificate. This includes, for each policy, the:</p> <ul style="list-style-type: none"><li>- type of policy;</li><li>- name of the insurer;</li><li>- sum insured;</li><li>- amount of premium; and</li><li>- excess payable on a claim.</li></ul>
<b>Alternative insurance</b>	<p>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 <a href="http://www.qld.gov.au/buyingbodycorporate">www.qld.gov.au/buyingbodycorporate</a>.</p> <p><b>Does the body corporate currently hold alternative insurance approved under an alternative insurance order?</b></p> <p>- No</p>
<b>Lot owner and occupier insurance</b>	<p>The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.</p> <p>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 <a href="http://www.qld.gov.au/buyingbodycorporate">www.qld.gov.au/buyingbodycorporate</a>.</p>

## Contracts and authorisations

<b>Caretaking service contractors and letting agents</b>	<p>A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.</p> <p>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.</p> <p>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'.</p> <p>The maximum term of a service contract or authorisation entered into by a body corporate is:</p> <ul style="list-style-type: none"><li>- 1 year if the Specified Two-lot Schemes Module applies to the scheme;</li><li>- 10 years if the Standard Module applies to the scheme; and</li><li>- 25 years if the Accommodation Module or Commercial Module applies to the scheme.</li></ul> <p>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.</p> <p><b>Has the body corporate engaged a caretaking services contractor for the scheme?</b></p> <p>- No</p> <p>If yes, name of caretaking service contractor engaged:</p> <p><b>Has the body corporate authorised a letting agent for the scheme?</b></p> <p>- No</p> <p>If yes, name of authorised letting agent:</p>
<b>Embedded network supply</b>	<p>Are there arrangement/s to supply any of the below services to occupiers in the community titles scheme through an embedded network?</p> <p><b>Electricity:</b> No <b>Hot Water / Gas:</b> No <b>Internet / Data:</b> No</p> <p>More information about embedded networks in community titles schemes is available from <a href="http://www.qld.gov.au/buyingbodycorporate">www.qld.gov.au/buyingbodycorporate</a>.</p>

## Body corporate authority

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

Name/s	Dean Leslie
Position/s held	Body Corporate Manager
Signature/s	
Date	20/08/2025

### Copies of documents given with this certificate:

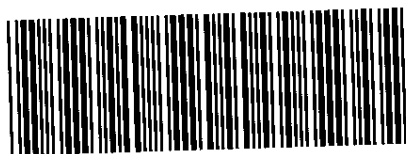
- by-laws for the scheme in consolidated form (if applicable)
- details of exclusive use by-laws or other allocations of common property (if applicable)
- the most recent statement of accounts
- details of amounts payable to the body corporate for another reason (if applicable)
- details of improvements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

QUEENSLAND LAND REGISTRY  
Land Title Act 1994, Land Act 1994 and Water Act 2000

## GENERAL REQUEST

Duty Imprint

⑦  
**FORM 14** Version 4  
Page 1 of 1



716755871

\$168.60  
16/09/2015 10:29

**BE 460**

<b>1. Nature of request</b> REQUEST TO REGISTER FIRST COMMUNITY MANAGEMENT STATEMENT FOR WEST VILLAS COMMUNITY TITLES SCHEME	<b>Lodger</b> (Name, address, E-mail & phone number) Holland & Holland Solicitors 3rd Floor "Charlotte House" 143 Charlotte Street, Brisbane Qld 4000 - Ph: 3210 0477 ian@hollandandholland.com.au		<b>Lodger Code</b>  123A
<b>2. Lot on Plan Description</b>  LOT 1 on RP187330	<b>County</b>  STANLEY	<b>Parish</b>  IPSWICH	<b>Title Reference</b>  16363205

**3. Registered Proprietor/State Lessee**  
LIB (177) PTY LTD ACN 010 371 909

**4. Interest**  
NOT APPLICABLE

**5. Applicant**  
LIB (177) PTY LTD ACN 010 371 909

**6. Request**

I hereby request that: the First CMS deposited herewith be recorded as the CMS for WEST VILLAS COMMUNITY TITLES SCHEME and Bargara Body Corporate of Po Box 8638 Bargara QLD 4670 be recorded as the address for service of the Body Corporate for the scheme

**7. Execution by applicant**

  
IAN FREDERICK HOLLAND  
SOLICITOR

09/09/2015

Execution Date

Applicant's or Solicitor's Signature

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

47737

CMS LABEL NUMBER

This statement incorporates and must  
include the following:

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

1. Name of community titles scheme

'WEST VILLAS' COMMUNITY TITLES SCHEME

2. Regulation module

STANDARD MODULE

3. Name of body corporate

BODY CORPORATE FOR 'WEST VILLAS' COMMUNITY TITLES SCHEME

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
COMMON PROPERTY OF 'WEST VILLAS' COMMUNITY TITLES SCHEME LOTS 1 TO 14 on SP 280715	STANLEY	IPSWICH	16363205

5. \*Name and address of original owner

LIB (177) PTY LTD ACN 010 371 909 of  
212 ROGHAN ROAD, TAIGUM QLD 4018

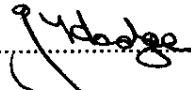
6. Reference to plan lodged with this statement

SP 280715

# first community management statement only

7. Local Government community management statement notation

Jodie Hodge-TEAM COORDINATOR (TECHNICAL SUPPORT)

 signed

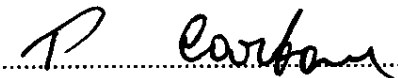
name and designation

IPSWICH CITY COUNCIL

name of Local Government

8. Execution by original owner/Consent of body corporate

21/8/15  
Execution Date

 .....  
\*Execution

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

Privacy Statement

Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see <http://www.nrw.qld.gov.au/about/privacy/index.html>.

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
LOT 1 ON SP 280715	1	1
LOT 2 ON SP 280715	1	1
LOT 3 ON SP 280715	1	1
LOT 4 ON SP 280715	1	1
LOT 5 ON SP 280715	1	1
LOT 6 ON SP 280715	1	1
LOT 7 ON SP 280715	1	1
LOT 8 ON SP 280715	1	1
LOT 9 ON SP 280715	1	1
LOT 10 ON SP 280715	1	1
LOT 11 ON SP 280715	1	1
LOT 12 ON SP 280715	1	1
LOT 13 ON SP 280715	1	1
LOT 14 ON SP 280715	1	1
<b>TOTALS</b>	<b>14</b>	<b>14</b>

The equality principle has been used in determining the proportions of the Contribution Schedule Lot Entitlements of the Lots. The market value principle has been used in determining the proportions of the Interest Schedule Lot Entitlements of the Lots.

**SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND**

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

**SCHEDULE C BY-LAWS**

1. **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.
2. **Vehicles.**
  - (1) The occupier of a lot must not without the body corporate's written approval:
    - (a) park a vehicle, or allow a vehicle to stand, on the common property; or
    - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property except for the designated visitor parking (if any) which must remain available at all times for the sole use of visitors' vehicles.

- (2) An approval under subsection (1) must state the period for which it is given, with the exception of designated visitor parking.
- (3) However, the body corporate may cancel the approval by giving seven days written notice to the occupier, with the exception of designated visitor parking.
3. **Obstruction.** A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.
4. **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.
5. **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 authorised by him from installing:-
- (a) Any locking or other safety device for protection of his lot against intruders providing the installation is compliant with applicable Fire Regulations at the time; or
  - (b) Any screen or other device to prevent entry of animals or insects upon his lot providing the installation is of an approved style and colour as determined by the Body Corporate;
- provided that the locking or other safety device, or as the case may be, screen or other device is constructed in a workmanlike manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the appearance or amenity of the building.
6. **Behaviour of invitees.** A proprietor or occupier of a lot shall take all reasonable steps to ensure that his invitees do not create excessive noise or 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. Any damage caused to the common property by an owner or his invitees shall be repaired by the Body Corporate at the cost of the applicable Lot owner.
7. **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.
8. **Appearance of building.** A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate:
- (a) hang any washing, towel, bedding, clothing, signage or other article or pamphlet or like matter on the patios or exclusive use areas of his lot in such a way as to be visible from outside the Lot;
  - (b) make any changes to or install anything (including without limitation water tanks, bars, screens, shutters, grilles, security locks, pergolas) on the outside of the building on the Lot (including the patios), or on the exclusive use areas of the Lot. The Body Corporate may set standards for such things.
  - (c) Make any changes to the internal of the Lot of a structural nature or of which shall be visible from the common property or outside of the scheme.
  - (d) keep plants or unsuitable items on a patio or exclusive use area. Any approved items must be maintained to an acceptable standard of the Body Corporate Committee.
  - (e) install blinds or curtains unless of the style and standard as set by the Body Corporate and maintained at all times.
9. **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 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.

10. **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 authorised by the body corporate, in clean and dry condition, 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;
  - (d) In conjunction with other proprietors and occupants, arrange the weekly/fortnightly (as required) placing of refuse and recycling bins on the footpath for collection no earlier than the night before collection, and their return to the bin compound or Lot upon the same day following collection.
11. **Keeping of animals.** An owner or occupier of a lot shall be permitted with the prior approval in writing of the committee of the body corporate, to keep one Cat or one Dog up to 10kg upon his lot or the common property. Any approved pet must be kept off the common property (unless an exclusive use area of the lot) and must not unreasonably annoy or disturb adjoining owners or occupiers. The owner or occupier of the lot shall be responsible for the pet and any damage or disturbance caused by the pet at all times. The Body Corporate may revoke any approval if it receives justifiable complaints regarding the pet which shall result in the pet being required to be removed from the complex within 7 days.
12. **Auction Sales.** Except for the original owners, an owner or occupier of a lot shall not be permitted to conduct an auction sale within their lot or upon the common property without the prior written approval of the Body Corporate Committee.
13. **Use of Lots/Display Unit.** An owner or occupier of a Lot shall only use the Lot for residential purposes. The original owner may use a Lot for display purposes including appropriate signage and marketing and shall be entitled to conduct open days for prospective purchasers to attend the scheme and inspect the common areas.
14. **Air Conditioners.** Each Lot owner is responsible for the servicing and maintenance of their individual air conditioning systems to ensure that the operation of the system does not create disturbance to the occupier of another Lot. Any additional air conditioning systems must be approved for installation by the Body Corporate Committee and installed by a suitable tradesman.
15. **Aerials and Receivers.** An owners or occupier of a Lot must not install a satellite dish, receiver, aerial, antenna or any similar item without prior approval of the Body Corporate.
16. **Exclusive Use – Common Property**
- (a) The owners for the time being of each of the Lots in the Community Title Scheme shall be entitled to exclusive use (for the benefit of the owner and the owner's tenants, licensees, invitees, agents and contractors) of a courtyard area as identified in Schedule E to the Community Management Statement.
  - (b) The Body Corporate and each of its respective employees, agents and contractors may, with prior reasonable notice to an owner (except in an emergency and then without notice), enter upon such exclusive use area or part thereof for the purpose of inspecting the same or for carrying out works or effecting repairs and maintenance to the building, the common area, the lot or an adjoining lot (including but limited to carrying out works or effecting repairs and maintenance on mains, pipes, wires and connections of any water, sewerage, drainage, gas, electricity, telephone or other system or service).
  - (c) An owner or occupier shall not carry out work (except for gardening or landscaping, but not structural work) to or alter the exclusive use area or any fixtures or fittings contained therein without first obtaining the consent of the Body Corporate. Any work, alteration, improvement or structure carried out or erected in breach of this By-law may be forthwith removed with or without notice by the Body Corporate.
  - (d) The owner for the time being of each Lot entitled to an exclusive use area shall be responsible for maintenance and operating costs including the carrying out of the duties of maintenance in respect of that area.



- (e) The exclusive use areas shall be kept clean and free of rubbish and oil stains etc. and not used to house any unsuitable or dangerous items which may affect the building and insurance cover.

**SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED**

<b>Statutory Easement Part 6A Div 5 Land Title Act</b>	<b>Type of Statutory Easement</b>	<b>Lots Affected</b>	<b>Service Location Diagram</b>
Section 115N (Support)	Support	1-14 and Common Property	N/A
Section 115O (Utility Services and Utility Infrastructure)	Drainage	1-14 and Common Property	N/A
"	Water	Common Property	N/A
"	Electricity	Common Property	N/A
"	Telephone	Common Property	N/A
"	Sewerage	Common Property	N/A

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

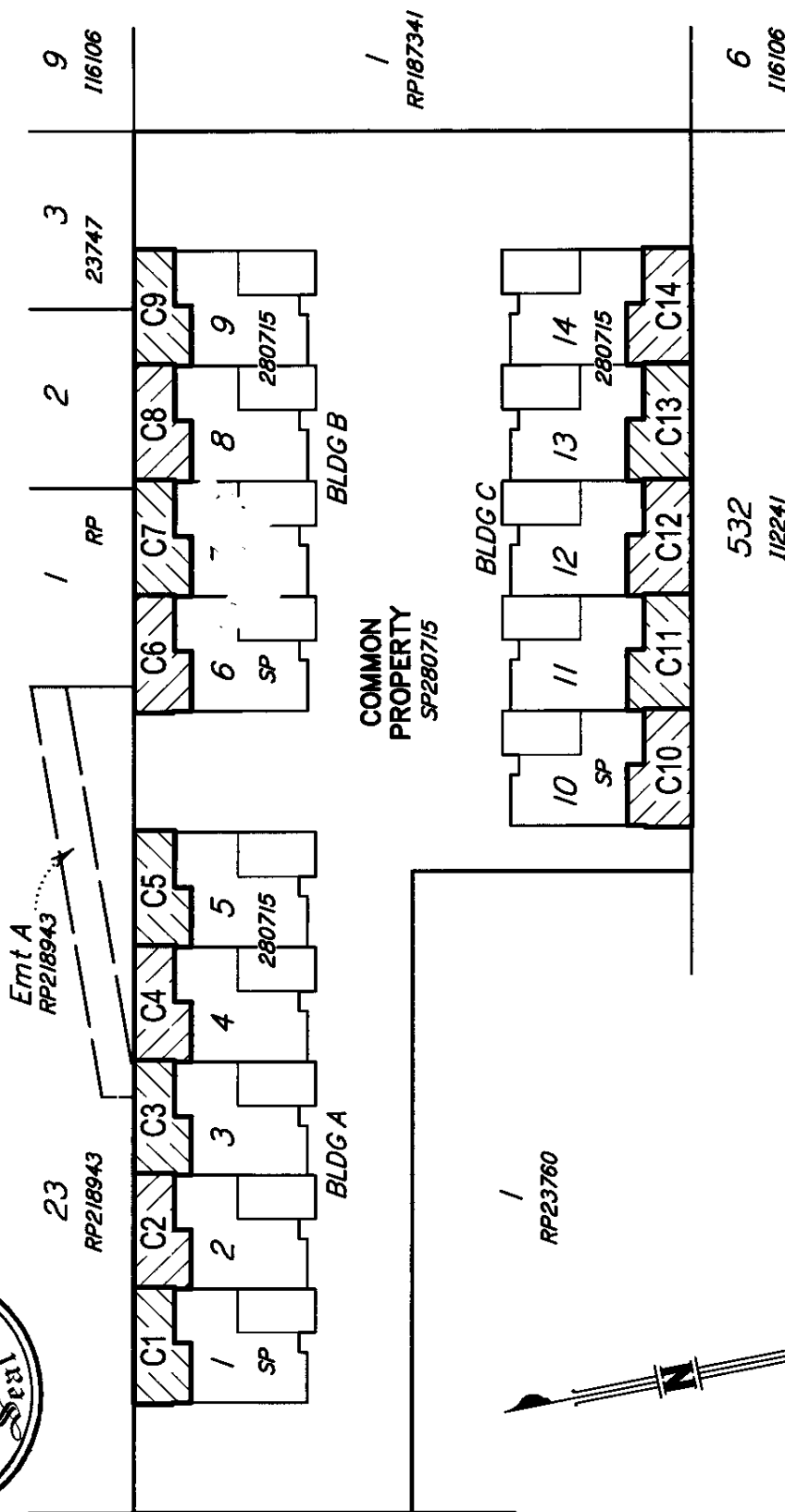
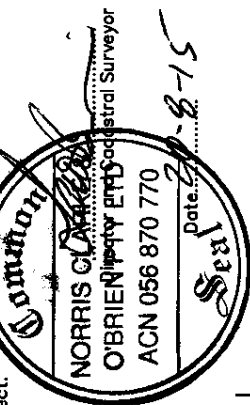
All the lots on SP 280715 have been allocated exclusive use areas in accordance with the Plan for Exclusive Use Purposes annexed and marked "9895-EUA" (refer By-law 16) in annexure A:

<b><u>LOT</u></b>	<b><u>EXCLUSIVE USE AREA</u></b>	<b><u>PURPOSE</u></b>
Lot 1 on SP 280715	Area C1 on Sketch "9895-EUA"	Courtyard
Lot 2 on SP 280715	Area C2 on Sketch "9895-EUA"	Courtyard
Lot 3 on SP 280715	Area C3 on Sketch "9895-EUA"	Courtyard
Lot 4 on SP 280715	Area C4 on Sketch "9895-EUA"	Courtyard
Lot 5 on SP 280715	Area C5 on Sketch "9895-EUA"	Courtyard
Lot 6 on SP 280715	Area C6 on Sketch "9895-EUA"	Courtyard
Lot 7 on SP 280715	Area C7 on Sketch "9895-EUA"	Courtyard
Lot 8 on SP 280715	Area C8 on Sketch "9895-EUA"	Courtyard
Lot 9 on SP 280715	Area C9 on Sketch "9895-EUA"	Courtyard
Lot 10 on SP 280715	Area C10 on Sketch "9895-EUA"	Courtyard
Lot 11 on SP 280715	Area C11 on Sketch "9895-EUA"	Courtyard
Lot 12 on SP 280715	Area C12 on Sketch "9895-EUA"	Courtyard
Lot 13 on SP 280715	Area C13 on Sketch "9895-EUA"	Courtyard
Lot 14 on SP 280715	Area C14 on Sketch "9895-EUA"	Courtyard

# COURTYARD AREAS

EUA	AREA	EUA	AREA
C1	30 m <sup>2</sup>	C8	30 m <sup>2</sup>
C2	30 m <sup>2</sup>	C9	30 m <sup>2</sup>
C3	30 m <sup>2</sup>	C10	35 m <sup>2</sup>
C4	30 m <sup>2</sup>	C11	34 m <sup>2</sup>
C5	30 m <sup>2</sup>	C12	34 m <sup>2</sup>
C6	30 m <sup>2</sup>	C13	34 m <sup>2</sup>
C7	30 m <sup>2</sup>	C14	34 m <sup>2</sup>

NORRIS CLARKE & O'BRIEN PTY LTD Cadastral Surveyors, (ACN 056 870 770) hereby certify that the details shown on this sketch plan are correct.

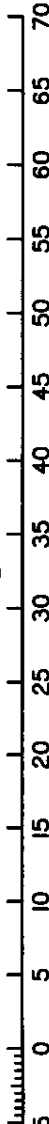


CMS

Sheet 6 of 6

COURTYARD AREAS C1 TO C14 ARE FULLY BOUNDED AND FULLY DEFINED BY WALLS AND FENCES.

Scale 1:500 - Lengths are in Metres.



## NOTE:

This plan is of an Exclusive Use Survey only and as such is not registered by the Registrar of Titles. Subsequent registered or other surveys in this area may affect the boundary definition shown on this plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of Norris Clarke & O'Brien Pty Ltd who can accept no responsibility for such differences.

ACCREDITED SURVEYOR

"SKETCH OK"

20/8/15

Date  
04/08/2015

Drafted  
T.J.J.

Checked  
L.O'B.

Name of C.T.S.

WEST VILLAS C.T.S.

Description

EXCLUSIVE USE AREAS  
LEVEL A  
WEST VILLAS C.T.S.  
COMMON PROPERTY on SP280715  
Parish of IPSWICH  
County of Stanley

Scale in Metres.

1:500 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors  
Town Planners  
Development Consultants

Level 1 - Aldi Centre, 12 Bishop Street  
Kelvin Grove QLD 4059  
ph: 07 3012 0000 fax: 07 3012 0099  
email: info@ncob.com.au  
ACN 056 870 770 ABN 15 056 870 770

Issue:

A

Ref.

9895EUA

You are reminded that the policy mentioned below falls due for renewal on 22/09/2024. To ensure your continued protection, payment must be received within 7 days of of invoice date or by the policy inception date, whichever is latter. This is an invitation to renew, and not a demand for payment.

Page 1 of 5

**TAX INVOICE**This document will be a tax invoice  
for GST when you make payment**Invoice Date:** 26/08/2024**Invoice No:** C00268**Our Reference:** WEST VILLAShould you have any queries in relation to this account,  
please contact your Account Manager  
PCIB TeamWEST VILLAS CTS 47737  
STRATA SERVICES QUEENSLAND  
PO BOX 8638  
BARGARA QLD 4670**Class of Policy:** Strata - Residential  
**Insurer:** CERTAIN UNDERWRITERS AT LLOYDS  
1 LIME STREET, LONDON

ABN:

**The Insured:** WEST VILLAS CTS 47737**RENEWAL****Policy No:** QUSS049170**Period of Cover:**From **22/09/2024**  
to **22/09/2025** at 4:00 pm**Details:** Please see the attached Schedule for a description of the risk(s) insured.

282 BRISBANE STREET, WEST IPSWICH QLD 4305

**Your Premium:**

Premium	UW Levy	Fire Levy	GST	Stamp Duty	Broker Fee
\$5,978.25	\$200.00	\$0.00	\$637.83	\$591.86	\$200.00

Commission earned on this invoice \$1,315.22

**TOTAL \$7,607.94**

(A processing fee applies for Credit Card payments)



Please turn over for further payment methods and instructions

**Biller Code:** 20362**Ref:** 4078908191726184

Pay by credit card (Visa, Mastercard, Amex or Diners)

at [www.deft.com.au](http://www.deft.com.au)

A surcharge may apply.

**DEFT Reference Number:** 4078908191726184

\*498 407890 08191726184

**Coverforce PCIB Pty Ltd****Our Reference:** WEST VILLA**Invoice No:** C00268**Due Date:** 22/09/2024

Premium	\$5,978.25
U'writer Levy	\$200.00
Fire Levy	\$0.00
GST	\$637.83
Stamp Duty	\$591.86
Broker Fee	\$200.00

**AMOUNT DUE****\$7,607.94**

## Schedule of Insurance

Page 2 of 5

**Class of Policy:** Strata - Residential  
**The Insured:** WEST VILLAS CTS 47737

**Policy No:** QUSS049170  
**Invoice No:** C00268  
**Our Ref:** WEST VILLA

This policy has been placed through

QUS PTY LTD  
ABN 92 122 665 310  
LEVEL 7, 324 QUEEN ST, BRISBANE QLD 4000

QUS PTY LTD is an underwriting agency who has placed the policy with

CERTAIN UNDERWRITERS AT LLOYDS  
1 LIME STREET, LONDON

	Last year premium	Current year premium
Premium (Including UW levy)	\$5,663.06	\$6,178.25
Emergency services levy	\$0.00	\$0.00
GST	\$566.31	\$617.83
Stamp duty	\$553.23	\$591.86
Broker fee	\$200.00	\$200.00
Fee GST	\$20.00	\$20.00
Total Premium	\$7,002.60	\$7,607.94

### QUS Residential Strata

**Insured:** West Villas CTS 47737

**Situation:** 282 Brisbane Street, West Ipswich QLD 4305

#### **Building Details:**

Walls (external): Brick  
Roof (surface material): Iron  
Pools: 0  
Gym: 0  
Lifts: 0  
Year Built: 1996  
Floors: 1  
Number of Residential Units: 14

Section 1	Property Insured	Sum Insured
	Building(s)	\$4,718,585
	<i>Additional Benefits:</i>	
	- Loss of Rent/Temp Accommodation	\$707,788
	- Common Contents including Carpets	\$47,186
	<i>Optional Additional Benefits:</i>	
	- Lot Owners Fixtures and Improvements in Commercial Lots/Units	\$0
	- Catastrophe Cover	\$1,415,575
	<i>Special Benefits</i>	
	- Lot Owners Fixtures and Improvements in Residential Lots/Units	\$250,000
	Floating Floors	Not Included
	Flood	Not Included
	Storm Surge	Not Included
<b>Section 2</b>	Property Owners Legal Liability	\$30,000,000
<b>Section 3</b>	Fidelity Guarantee	\$100,000

## Schedule of Insurance

Page 3 of 5

**Class of Policy:** Strata - Residential  
**The Insured:** WEST VILLAS CTS 47737

**Policy No:** QUSS049170  
**Invoice No:** C00268  
**Our Ref:** WEST VILLA

**Section 4** Voluntary Workers Personal Accident  
Capital Benefit  
Weekly Benefit

\$200,000  
\$2,000

**Section 5** Office Bearer's Liability

Not Included

**Claims made:** Claims made policies cover claims first made against the insured and reported to the insurer during the policy period. The wrongful act does not necessarily have to have occurred during the policy period as long as it occurred after the retroactive date. The insured must have not had any prior knowledge of the circumstances that lead to the claim. If you are aware of any claims, events or circumstances which could give rise to a claim, you must notify your insurer **prior to the expiry of that policy period**.

**Section 6** Machinery Breakdown  
Blanket Cover

\$100,000

**Section 7** Legal Expenses

\$100,000

**Section 8** Audit Expenses

\$25,000

**EXCESSES** as per Policy wording except:

Section 1 Property Insured - all other losses \$1,000

each and every Occurrence of water damage and/or resultant water damage from every bursting, leaking, overflowing of pipes and/or apparatus \$2,500

**PAYMENT OPTIONS: EFT details on front of the invoice**  
**Credit Card Online – [www.coverforce.com.au/pcib](http://www.coverforce.com.au/pcib)**  
**Premium Funding – Monthly Payments**  
**Cash or Cheque**  
**Call 07 3808 3425 for Credit Card by Phone**

**WE RECOMMEND YOU REFER TO YOUR POLICY WORDING FOR A FULL DESCRIPTION OF THE COVER, TERMS CONDITIONS AND EXCLUSIONS.**

### **Duty to not make a misrepresentation**

You have a duty under the Insurance Contracts Act 1984 (**ICA**) to take reasonable care not to make a misrepresentation to the insurer (**your duty**).

Your duty applies in respect of your policy that is a consumer insurance contract, which is a term defined in the ICA, and applies before you enter into the policy, and also before you renew, extend, vary, or reinstate the policy.

You may be required to answer questions and the insurer will use the answers you provide in deciding whether to insure you, and anyone else to be insured under the policy, and on what terms. To ensure you meet your duty, your answers to the questions must be truthful, accurate and complete.

This notice includes information you have told us that is relevant to your policy which we passed on to the insurer. The insurer requires you to contact us to tell us if this information is incorrect, or if it has changed. If you do not tell us about a change to something you have previously told us, the insurer will take this to mean that there is no change.

To ensure you meet your duty, when you contact us to advise of any information that is incorrect or has changed, the updated information you give us must be truthful, accurate and complete.

If you fail to meet your duty, the insurer may be able to cancel your contract or reduce the amount it will pay if you make a claim, or both. If your failure is fraudulent, the insurer may be able to refuse to pay a claim and treat the contract as if it never existed.

For example, information that may be relevant includes:

- Changes to the replacement cost of the building and / or contents
- **Any known defects or pre-existing damage including any unrepaired maintenance**

**Class of Policy:** Strata - Residential  
**The Insured:** WEST VILLAS CTS 47737

**Policy No:** QUSS049170  
**Invoice No:** C00268  
**Our Ref:** WEST VILLA

- **Any planned changes to the building and/or common property**
- Additional items you have acquired that need to be noted on the policy
- Changes to the security on the property.

### The Interest of Other Parties

Policy conditions exclude the interest of other persons or organisations not named (e.g. Mortgagees, Lessors, Principals etc.) unless their interest is noted on the Policy.

### Liability Insurance

Most liability Policies do not provide Indemnity in respect of events that occurred prior to the commencement of the contract.

### Confirmation of Cover

In line with modern business practice, we do not, except for payments made in cash, automatically provide receipts for payments. If you require confirmation of your cover, please contact us by phoning 3808 3425 or by writing to PO Box 381, Springwood BC 4127.

### Cooling Off

If you decide that you do not require this contract of Insurance, you have 14 days (or longer if the insurer allows it) from the earlier of the date you receive confirmation of this insurance contract and or the date 5 days from the date the insurance contract was arranged to change your mind. You must tell in writing the insurer that you wish to return the insurance contract and have the premium repaid. If you want to cancel during the cooling off period, you must tell us during this period and we will notify the insurer.

If you do so the insurance contract will be terminated from the time you notified we notify the insurer. The insurer may retain its reasonable administration and transaction costs and a short-term premium. You may be entitled to a refund of the premium you paid, the amount of which will be determined by the insurer's refund policy.

You cannot return the contract of insurance contract if it has already expired or if you have made a claim under it.

### Australian Financial Complaints Authority

Clients who are not satisfied with our services may contact our Complaints Officer. Our Company also subscribes to the Australian Financial Complaints Authority (AFCA), a free customer service, and the General Insurance Brokers Code of Practice. Further information is available from our office or contact AFCA directly on 1800 931 678, email [info@afca.org.au](mailto:info@afca.org.au), or visit [www.afca.org.au](http://www.afca.org.au).

### Utmost Good Faith

Insurance contracts are subject to the principle of utmost good faith and this is part of the Law. Both parties must strictly adhere to utmost good faith and if you fail to do so you may prejudice any claim.

*It is our duty as brokers to give you sound professional advice, but that advice can only be sound and valid if we are kept properly informed to changes to your business or circumstances. Please contact us if you would like more information on the above matters.*

### Privacy Policy

We are committed to protecting your privacy. We use the information you provide to advise about and assist with your insurance needs. We provide your information to insurance companies and agents that provide insurance quotes and offer insurance terms to you or the companies that deal with your insurance claim (such as loss assessors and claims administrators). Your information may be given to an overseas insurer (like Lloyd's of London) if we are seeking insurance terms from an overseas insurer, or to reinsurers who are located overseas. We will try to tell you where those companies are located at the time of advising you. We also provide your information to the providers of our policy administration and broking systems that help us to provide our products and services to you. We do not trade, rent or sell your information.

If you don't provide us with full information, we can't properly advise you, seek insurance terms for you, or assist with claims and you could breach your duty of disclosure.

For more information about how to access the personal information we hold about you and how to have the information corrected and how to complain if you think we have breached the privacy laws, ask us for a copy of our Privacy Policy or visit our website [www.coverforce.com.au/pcib](http://www.coverforce.com.au/pcib).

### Product Disclosure Statements (PDS):

We have taken the decision to email these PDS documents to our clients for a number of reasons:

Schedule of Insurance

<b>Class of Policy:</b>	Strata - Residential	<b>Policy No:</b>	QUSS049170
<b>The Insured:</b>	WEST VILLAS CTS 47737	<b>Invoice No:</b>	C00268
		<b>Our Ref:</b>	WEST VILLA

- So you can save it to your computer for quick access in the event of a claim;
- So we can stop wasting enormous amounts of paper and therefore be a little greener;
- To reduce our postage costs.

Should you not want to receive these documents via email please do not hesitate to contact this office and advise us of your decision.

We look forward to assisting you with all of your insurance needs.

**Balance Sheet - C.T.S. 47737**  
**"WEST VILLAS"**  
**282 BRISBANE STREET, WEST IPSWICH, QLD 4305**  
For the Financial Period 01/07/2025 to 20/08/2025

	Administrative	Sinking	TOTAL THIS YEAR
<b>Assets</b>			
Cash At Bank			
WEST VILLAS CTS 47737	\$4,429.49	\$14,051.64	\$18,481.13
INVST WEST VILLAS CTS 47737	\$0.00	\$9,549.47	\$9,549.47
Levies Receivable	\$378.50	\$150.00	\$528.50
<b>Total Assets</b>	<b>\$4,807.99</b>	<b>\$23,751.11</b>	<b>\$28,559.10</b>
<b>Liabilities</b>			
GST Collected	\$141.75	\$0.00	\$141.75
Paid in Advance	\$340.00	\$35.50	\$375.50
<b>Total Liabilities</b>	<b>\$481.75</b>	<b>\$35.50</b>	<b>\$517.25</b>
<b>Net Assets</b>	<b>\$4,326.24</b>	<b>\$23,715.61</b>	<b>\$28,041.85</b>
<b>Owners Funds</b>			
Opening Balance	\$880.28	\$21,401.49	\$22,281.77
Net Income For The Period	\$3,445.96	\$2,314.12	\$5,760.08
<b>Total Owners Funds</b>	<b>\$4,326.24</b>	<b>\$23,715.61</b>	<b>\$28,041.85</b>



**Income and Expenditure Statement - C.T.S. 47737**  
**"WEST VILLAS"****282 BRISBANE STREET, WEST IPSWICH, QLD 4305**

For the Financial Period 01/07/2025 to 20/08/2025

**Administrative Fund**

	<b>TOTAL THIS YEAR</b>	<b>This Year Budget</b>	<b>Last Year Actual</b>
<b>Income</b>			
Interest on Overdues	\$0.00	\$0.00	\$40.50
Levy Income	\$4,760.00	\$17,080.00	\$15,120.00
<b>Total Administrative Fund Income</b>	<b>\$4,760.00</b>	<b>\$17,080.00</b>	<b>\$15,160.50</b>
<b>Expenses</b>			
Cleaning & Gardening	\$490.88	\$3,800.00	\$4,081.00
Debt Recovery Costs	\$11.00	\$0.00	\$198.00
Disbursements - Contract	\$154.00	\$924.00	\$924.00
Electronic & Reconciliation Fee	\$66.00	\$396.00	\$396.00
Insurance Premium	\$0.00	\$7,150.00	\$7,002.60
Legals / Registrar / Fees	\$0.00	\$50.00	\$0.00
Property Inspection	\$0.00	\$100.00	\$0.00
Rep & Maint - Building	\$0.00	\$500.00	\$0.00
Rep & Maint - Electrical	\$0.00	\$200.00	\$0.00
Rep & Maint - Fire Equip	\$0.00	\$200.00	\$0.00
Rep & Maint - Gate/Fence	\$0.00	\$250.00	\$0.00
Rep & Maint - Grounds Maintenance	\$0.00	\$200.00	\$0.00
Rep & Maint - Pest	\$0.00	\$300.00	\$0.00
Rep & Maint - Plumbing	\$0.00	\$250.00	\$483.45
Secretarial Fees / Manager Fees	\$372.16	\$2,233.00	\$2,079.00
Taxation- Preparation	\$198.00	\$198.00	\$165.00
Variable Disbursements	\$22.00	\$350.00	\$313.50
<b>Total Administrative Fund Expenses</b>	<b>\$1,314.04</b>	<b>\$17,101.00</b>	<b>\$15,642.55</b>
<b>Administrative Fund Surplus/Deficit</b>	<b>\$3,445.96</b>	<b>\$(21.00)</b>	<b>\$(482.05)</b>
<b>Opening Balance for the period</b>	<b>\$880.28</b>	<b>\$0.00</b>	<b>\$2,278.52</b>
<b>Closing Balance for the period</b>	<b>\$4,326.24</b>	<b>\$(21.00)</b>	<b>\$1,796.47</b>

# Strata Services Queensland

PO Box 8638 BARGARA QLD 4670 ABN: 42 164 987 510

Ph: 07 4130 5757 Email: admin@ssqld.com

Printed: 20/08/2025 02:19 pm User: SSQLD

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## Income and Expenditure Statement - C.T.S. 47737

### "WEST VILLAS"

282 BRISBANE STREET, WEST IPSWICH, QLD 4305

For the Financial Period 01/07/2025 to 20/08/2025

## Sinking Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
<b>Income</b>			
Bank Interest	\$214.12	\$0.00	\$334.44
Interest on Overdues	\$0.00	\$0.00	\$18.77
Levy Income	\$2,100.00	\$7,700.00	\$7,000.00
<b>Total Sinking Fund Income</b>	<b>\$2,314.12</b>	<b>\$7,700.00</b>	<b>\$7,353.21</b>
<b>Expenses</b>			
Rep & Maint - Building	\$0.00	\$0.00	\$3,080.00
Rep & Maint - Gardens/Grounds	\$0.00	\$0.00	\$0.00
Rep & Maint - Plumbing/Gas lines	\$0.00	\$0.00	\$660.00
Rep & Maint - Roadway	\$0.00	\$0.00	\$0.00
Sinking Fund - General Provision	\$0.00	\$7,700.00	\$0.00
<b>Total Sinking Fund Expenses</b>	<b>\$0.00</b>	<b>\$7,700.00</b>	<b>\$3,740.00</b>
<b>Sinking Fund Surplus/Deficit</b>	<b>\$2,314.12</b>	<b>\$0.00</b>	<b>\$3,613.21</b>
<b>Opening Balance for the period</b>	<b>\$21,401.49</b>	<b>\$0.00</b>	<b>\$14,574.12</b>
<b>Closing Balance for the period</b>	<b>\$23,715.61</b>	<b>\$0.00</b>	<b>\$18,187.33</b>