

# 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 KAREN LOUISE CHUDLEIGH

Property address UNIT 22 6-44 CLEARWATER ST, BETHANIA QLD 4205  
(referred to as the  
“property” in this  
statement)

Lot on plan description Lot 22 of SP267645

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 checked="" type="checkbox"/> <b>Yes</b> <input 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: PLEASE REFER TO THE REIQ CONTRACT TI</p> <p>» the amount of rent and bond payable: PLEASE REFER TO THE REIQ CONTRACT TI</p> <p>» whether the lease has an option to renew: PLEASE REFER TO THE REIQ CONTRACT TI</p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in <input type="checkbox"/> <b>Yes</b> writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.</p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> |
| <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> <p><b>**Please refer to the attached Statutory Encumbrance Maps fand Annexure or further information.</b></p>   |
| <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> More than 12 months</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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):</p> <p>Low Density Residential, Precinct - Small Lot</p>   |  |  |
| <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. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></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>. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></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). <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></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). <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></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). <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></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. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></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). <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></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 checked="" type="checkbox"/> <b>Yes</b> | <input type="checkbox"/> <b>No</b>            |
|  | Pool compliance certificate is given.   | <input checked="" type="checkbox"/> <b>Yes</b> | <input type="checkbox"/> <b>No</b>            |
|  | OR<br>Notice of no pool safety certificate is given.  | <input type="checkbox"/> <b>Yes</b>            | <input checked="" 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 Yes, 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: \$905.98   | Date Range: 01/07/2025 - 30/09/2025        |
| 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>  |
|--------------|---|
|              | <p>The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:</p> <div> Amount: \$82.13 Date Range: 01/07/2025 - 30/09/2025 </div> <p>OR</p> <p>There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:</p> <div> Amount: <input type="text"/> Insert estimated amount Date Range: <input type="text"/> Insert date range </div> |

\* 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

Signed by:  
*Karen Chudleigh*  
4154E295A39E8F56

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

\_\_\_\_\_  
Karen Chudleigh

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

\_\_\_\_\_  
17/08/2025 03:57 pm

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
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

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

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Date

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 52906343  
Search Date: 08/08/2025 01:01

Title Reference: 51006435  
Date Created: 24/09/2015

Previous Title: 51006368

REGISTERED OWNER

Dealing No: 716826866 16/10/2015

KAREN LOUISE CHUDLEIGH

ESTATE AND LAND

Estate in Fee Simple

LOT 22 SURVEY PLAN 267645  
Local Government: LOGAN  
COMMUNITY MANAGEMENT STATEMENT 47738

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10033121 (POR 15)  
Deed of Grant No. 10033122 (POR 16)

2. MORTGAGE No 723923085 14/03/2025 at 13:06  
BANK AUSTRALIA LIMITED A.C.N. 087 651 607

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 INFOTRACK PTY LIMITED

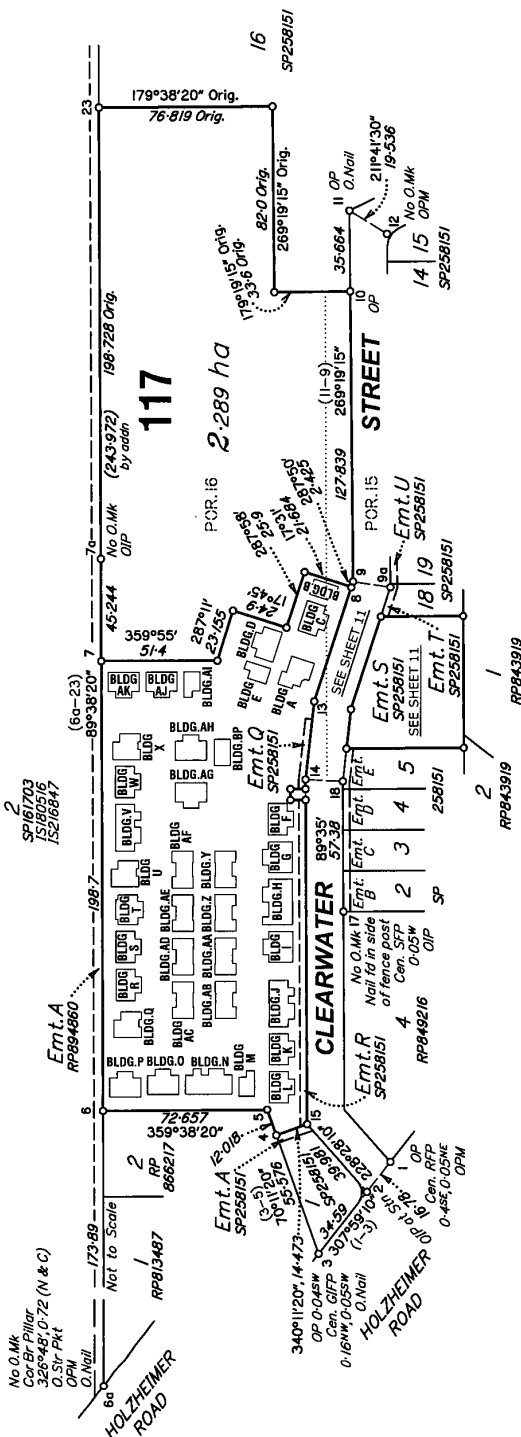
Land Title Act 1994; Land Act 1994  
Form 21 Version 3

## SURVEY PLAN

Sheet  
1 of 11

| REFERENCE MARKS |                 |          |            |        | New Ref      |  |  |  |  |
|-----------------|-----------------|----------|------------|--------|--------------|--|--|--|--|
| STN             | TO              | ORIGIN   | BEARING    | DIST   | Not Searched |  |  |  |  |
| 2               | OIP             | SP258151 | 225°37'30" | 15.4   |              |  |  |  |  |
| 3               | O Nail in Kerb  | SP258151 | 69°01'     | 2.318  |              |  |  |  |  |
| 5               | OIP gone        | SP258151 | 277°49'    | 3.736  |              |  |  |  |  |
| 6a              | O Nail in Kerb  | SP258151 | 270°58'30" | 25.83  |              |  |  |  |  |
| 6a              | O Star Pkt      | 15222972 | 142°17'    | 11.65  |              |  |  |  |  |
| 7a              | O Nail in Kerb  | 15222972 | 95°08'     | 10.773 |              |  |  |  |  |
| 9a              | O Nail in Kerb  | SP258151 | 65°43'40"  | 10.647 |              |  |  |  |  |
| 9a              | O Nail in Kerb  | SP258151 | 180°02'40" | 11.714 |              |  |  |  |  |
| 13              | Screw in Conc   | SP258151 | 269°25'40" | 15.016 |              |  |  |  |  |
| 15              | Bolt in Kerb fd | SP258151 | 180°07'30" | 7.27   |              |  |  |  |  |
| 17              | OIP             | SP258151 | 236°51'    | 3.7    |              |  |  |  |  |
| 17              | O Nail in Kerb  | SP258151 | 18°40'20"  | 13.009 |              |  |  |  |  |

| PERMANENT MARKS |          |            |         |        |      | Not Searched |
|-----------------|----------|------------|---------|--------|------|--------------|
| PM              | ORIGIN   | BEARING    | DIST    | NO     | TYPE |              |
| 1-OPM           | DP271476 | 227°18'    | 146     | 191331 |      |              |
| 6a-OPM          | SP258151 | 296°27'30" | 188.815 | 87438  |      |              |
| 12-OPM          | SP258151 | 319°19'    | 507     | 177389 |      |              |
|                 |          |            |         |        |      |              |
|                 |          |            |         |        |      |              |
|                 |          |            |         |        |      |              |
|                 |          |            |         |        |      |              |
|                 |          |            |         |        |      |              |

Original information compiled from  
SP258151 in the Department of Natural  
Resources and Mines.Area of Base Parcel  
(19-30-21-22-19)  
2642 m<sup>2</sup>Area of Base Parcel  
(6-7-8-13-14-15-4-5-6)  
1.951 ha

Total 2.2152 ha

Scale 1:2000 - Lengths are in Metres.  
0 20 40 60 80 100 120 140 160 180 200 220 240 260 280Walter Consulting Group Pty Ltd (ACN 147 343 084) hereby  
certify that the land comprised in this plan was surveyed by the  
corporation, by Nigel Boyd DONALDSON, Surveying Graduate for  
whose work the corporation accepts responsibility, under the  
supervision of Donald McCall MACKIE, Cadastral Surveyor and that  
the plan is accurate, that the said survey was performed in  
accordance with the Survey and Mapping Infrastructure Act 2003  
and Surveyors Act 2003 and associated Regulations and  
Standards and that the said survey was completed on  
29-08-2014.

Director

Authorised Delegate

26-09-2014  
DatePlan of Lots 1-70, 117 &  
Common Property

Cancelling Lot 17 on SP258151

LOCAL  
GOVERNMENT: LOGAN CITY

LOCALITY: BETHANIA

Meridian: SP258151

Survey  
Records: NoScale:  
1:2000Format:  
BUILDING

SP267645

716757000

\$6680.00  
16/09/2015 13:00

BH 400 NT

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

PHILIP USHER CONSTRUCTIONS PTY LTD  
P.O. BOX 1536  
BROWNS PLAINS Q. 4118  
PHONE 38001666  
CODE 060A

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

## 1. Certificate of Registered Owners or Lessees.

±/We PHILIP USHER CONSTRUCTIONS PTY LTD  
ABN 38 011 008 101

(Names in full)

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

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

Signature of \*Registered Owners \*Lessees

FOR PHILIP USHER CONSTRUCTIONS  
PTY LTD ACN 011 008 101 ITS DULY  
CONSTITUTED ATTORNEY STEPHEN  
GEORGE TURNER UNDER POWER OF  
ATTORNEY No. 705047047

| 6. Existing     |                    | Created     |      |                     |
|-----------------|--------------------|-------------|------|---------------------|
| Title Reference | Description        | New Lots    | Road | Secondary Interests |
| To Issue        | Lot 17 on SP258151 | 1-70,117,CP |      |                     |

## MORTGAGE ALLOCATIONS

| Mortgage  | Lots Fully Encumbered | Lots Partially Encumbered |
|-----------|-----------------------|---------------------------|
| 708579869 | 1-70,117              |                           |

## ENCUMBRANCE EASEMENT ALLOCATIONS

| Easement                             | Lots to be Encumbered |
|--------------------------------------|-----------------------|
| To Issue<br>(Easement R on SP258151) | CP                    |
| To Issue<br>(Easement Q on SP258151) | CP                    |
| To Issue<br>(Easement S on SP258151) | CP                    |

Subject to the registration of SP258151

\* Rule out whichever is inapplicable

## 2. Planning Body Approval.

Logan City Council

\*

hereby approves this plan in accordance with the:

%

Sustainable Planning Act 2009

Dated this TWENTIETH day of AUGUST 2015.

NICHOLAS FORERO #

Delegated Officer under  
Delegated Authority

Minute No: 3/2015

\* 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: A7738

Name: BETHANIA MEADOWS

## 4. References:

Dept File:

Local Govt: 964338-1

Surveyor: SB2919/1

## 7. Orig Grant Allocation:

## 8. Map Reference:

9542-42314

## 9. Parish:

BOYD

## 10. County:

Ward

## 11. Passed &amp; Endorsed:

By: Wolter Consulting Group Pty Ltd

Date: 26-09-14.

Signed:

Designation: Liaison Officer

Date of Development Approval: 27-11-2012

## 12. Building Format Plans only.

I certify that:

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

~~\* Part of the building shown on this plan  
encroaches onto adjoining lots and road.~~

26-09-14.  
Cadastral Surveyor/Director \* Date  
\* delete words not required

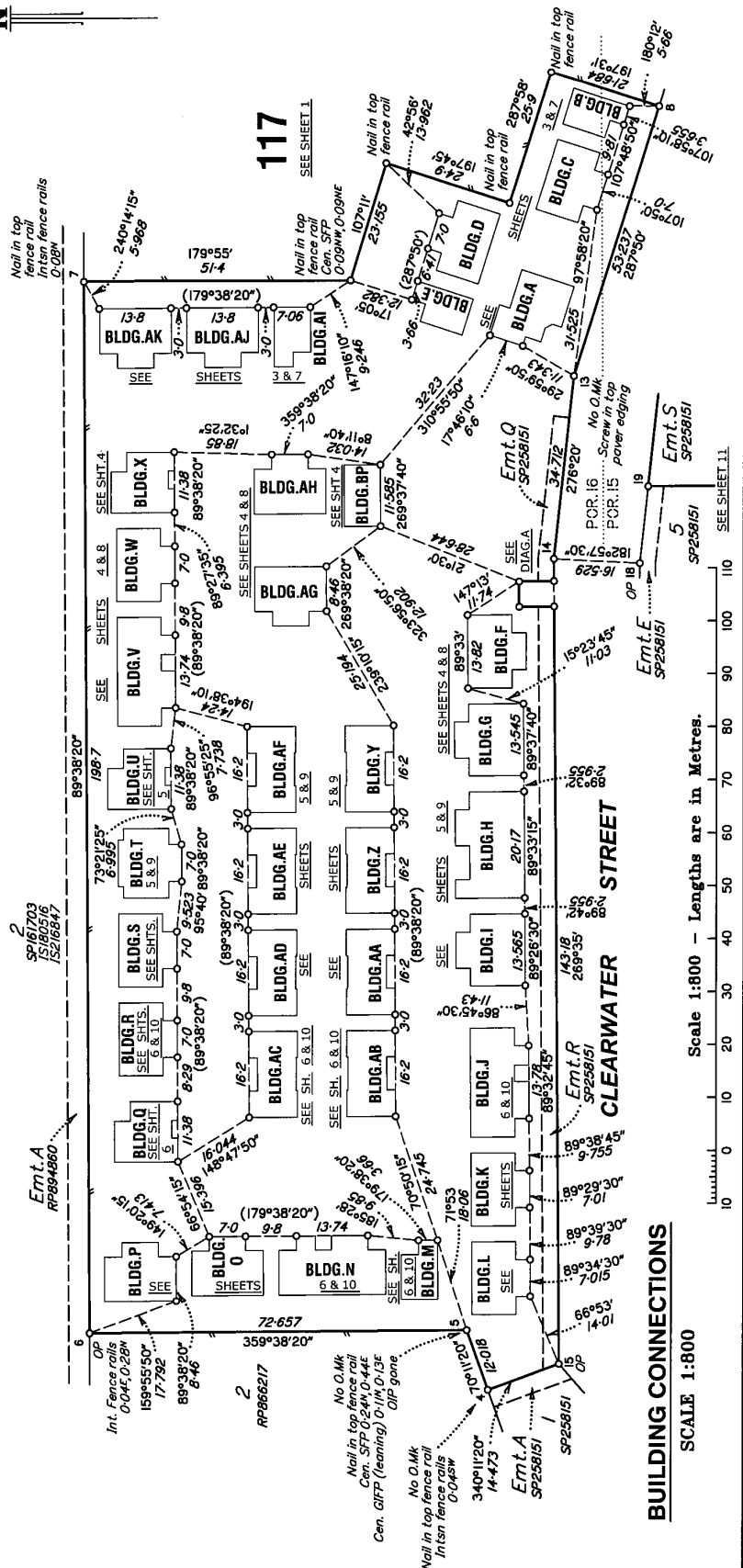
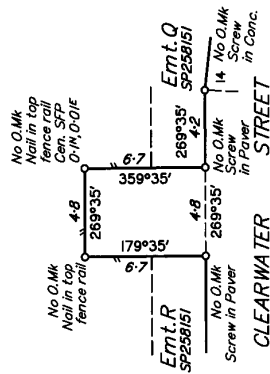
## 13. Lodgement Fees:

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

14. Insert  
Plan  
Number

SP267645

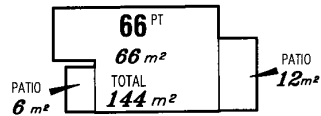
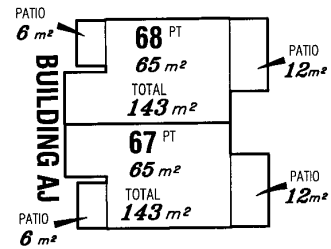
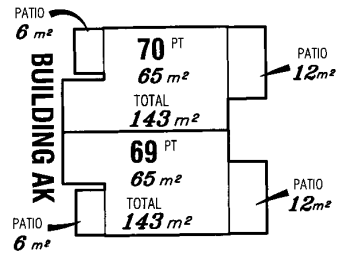
**DIAGRAM A**  
Scale 1:250



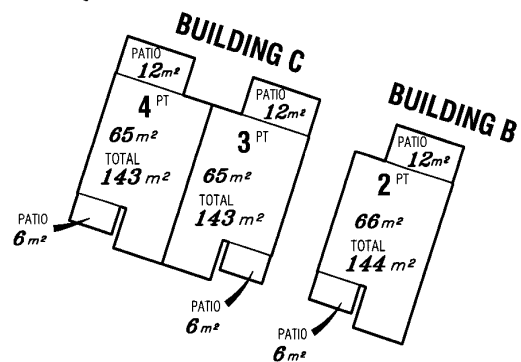
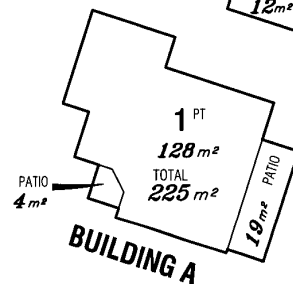
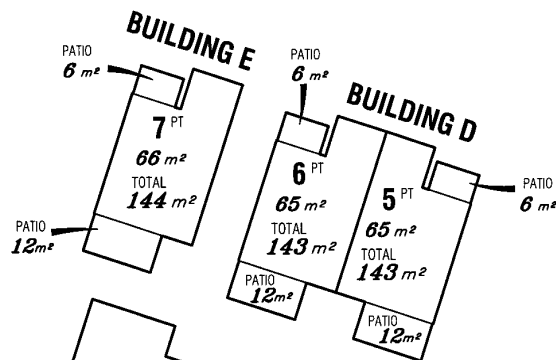
State copyright reserved.

Insert Plan Number  
**SP267645**



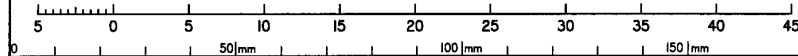


COMMON  
PROPERTY



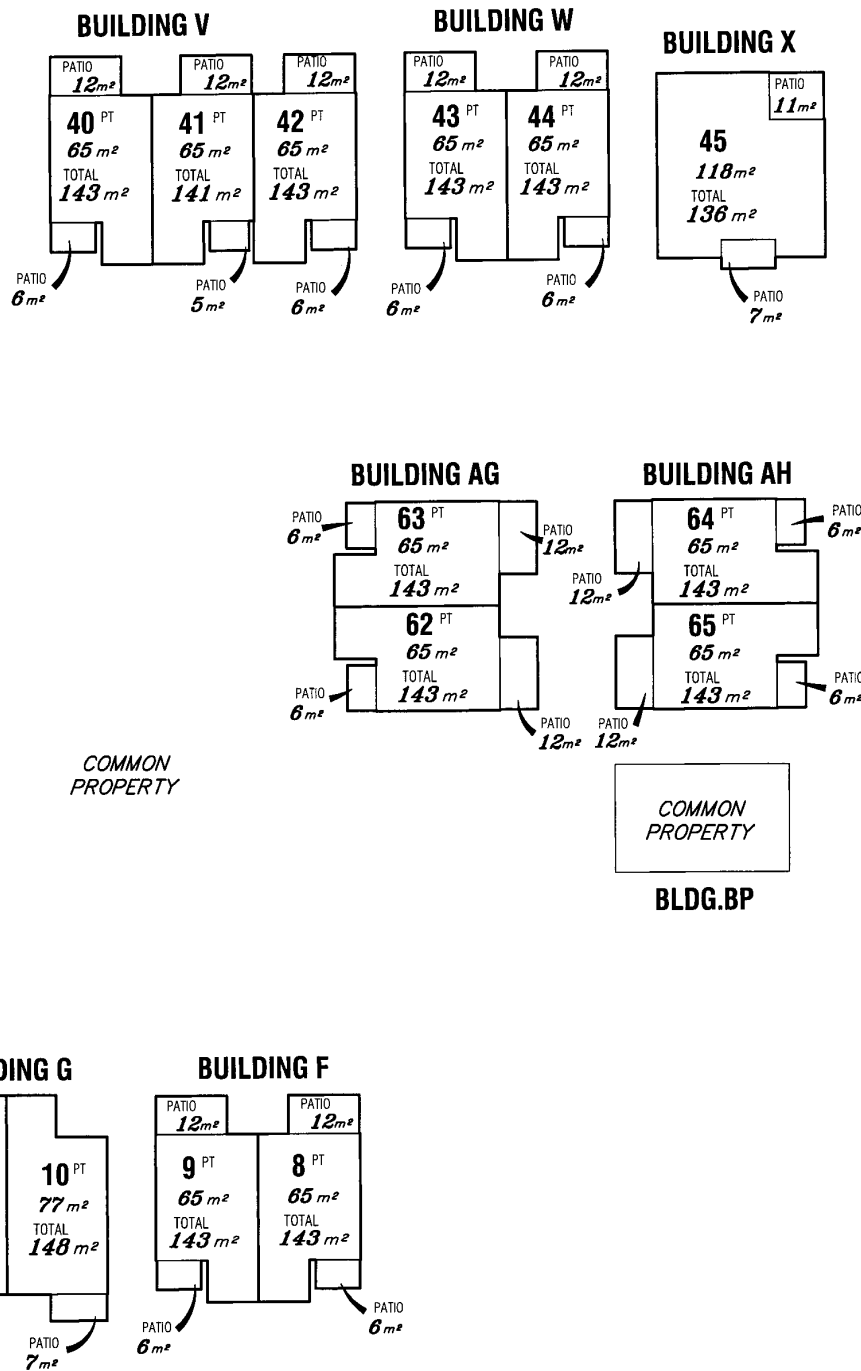
**LEVEL A**  
SCALE 1:300

Scale 1:300 - Lengths are in Metres.



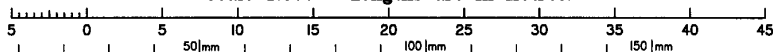
State copyright reserved.

Insert  
Plan  
Number **SP267645**



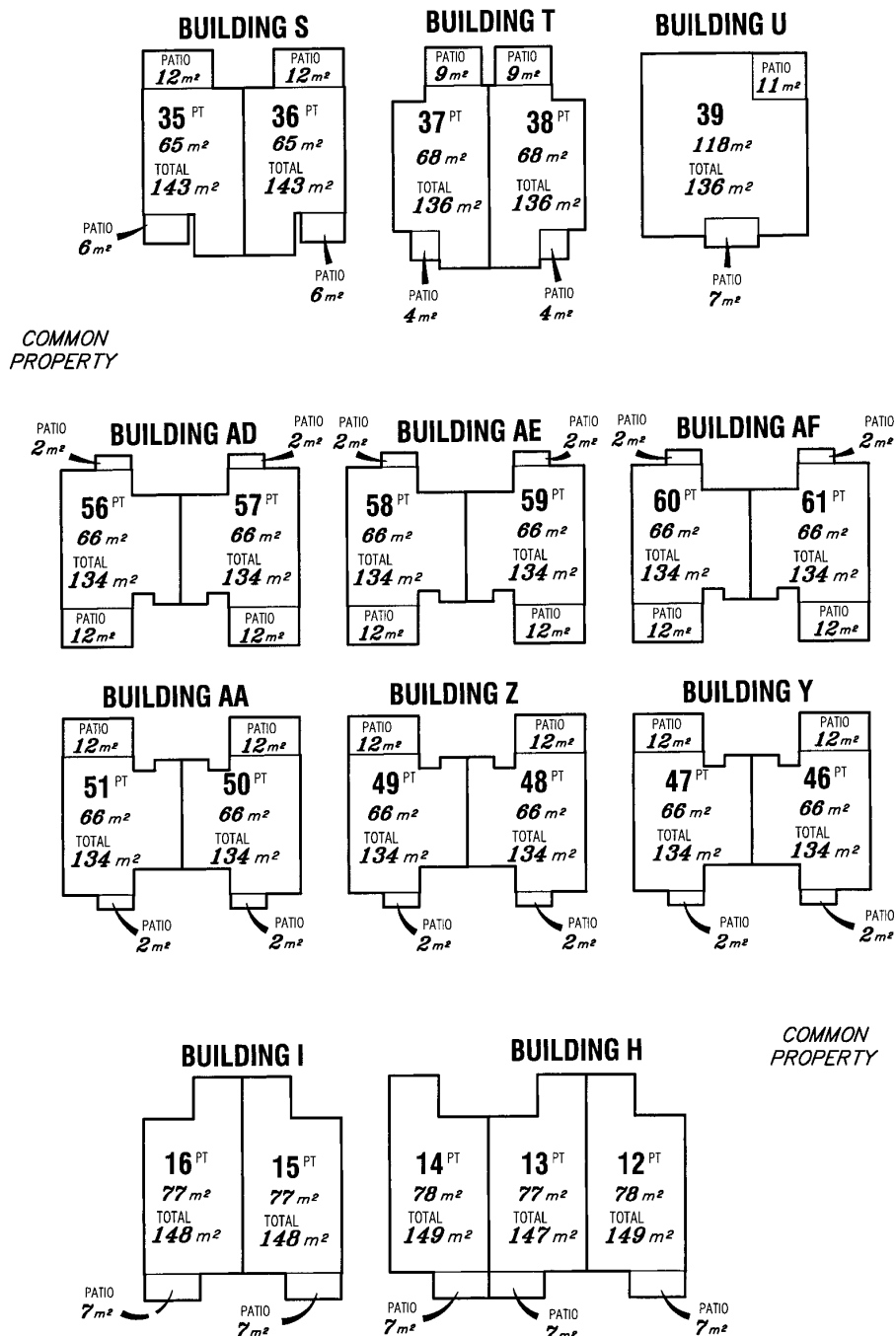
**LEVEL A**  
**SCALE 1:300**

Scale 1:300 - Lengths are in Metres.



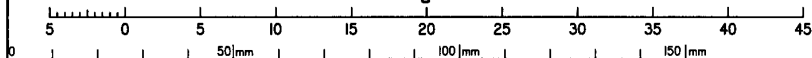
State copyright reserved.

Insert Plan Number **SP267645**



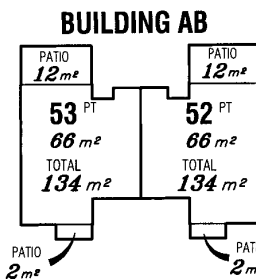
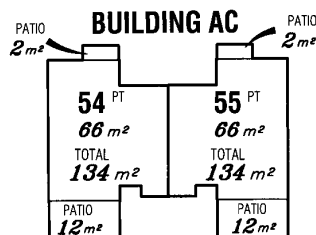
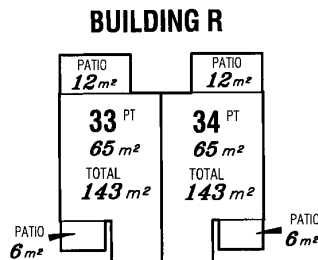
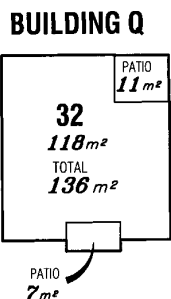
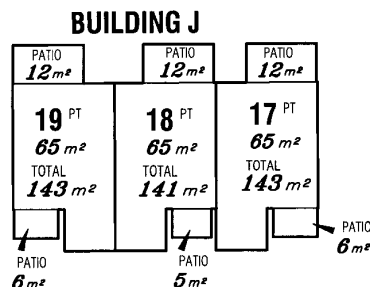
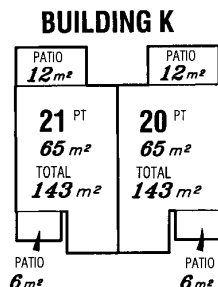
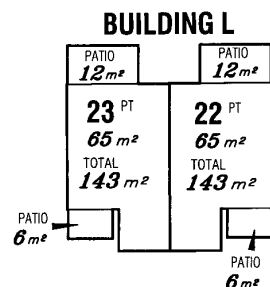
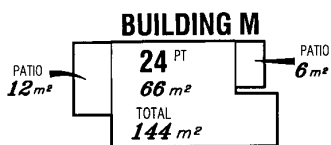
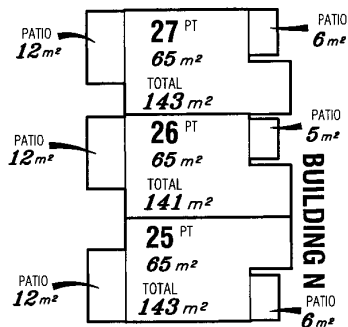
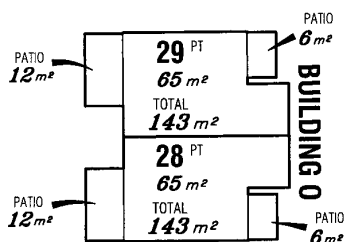
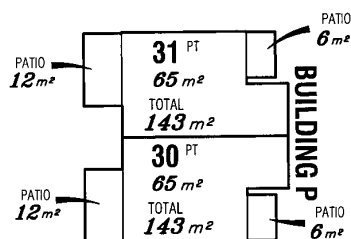
**LEVEL A**  
**SCALE 1:300**

Scale 1:300 - Lengths are in Metres.



State copyright reserved.

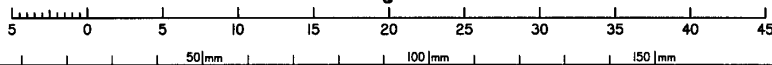
Insert Plan Number **SP267645**



COMMON  
PROPERTY

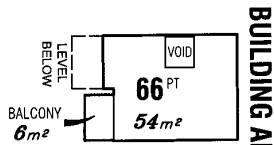
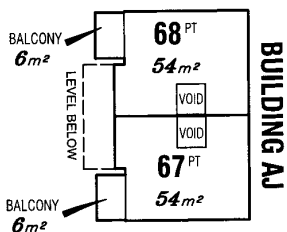
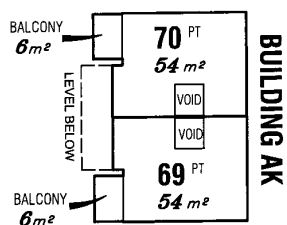
**LEVEL A**  
SCALE 1:300

Scale 1:300 - Lengths are in Metres.

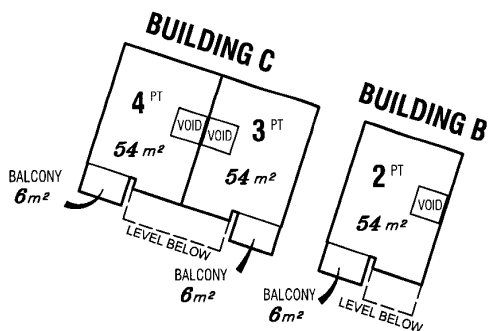
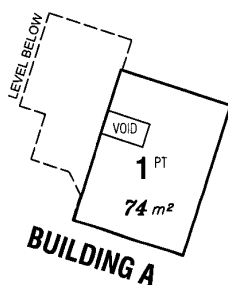
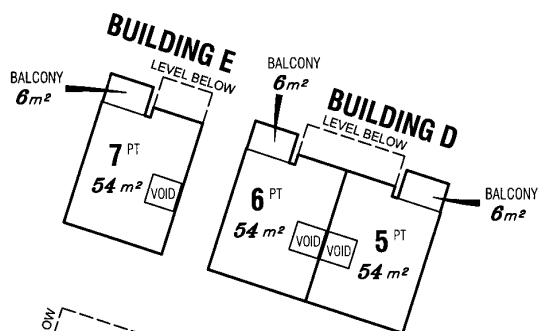


State copyright reserved.

Insert  
Plan  
Number **SP267645**

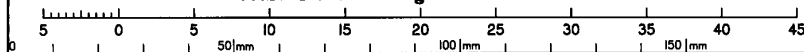


COMMON  
PROPERTY



**LEVEL B**  
**SCALE 1:300**

Scale 1:300 - Lengths are in Metres.

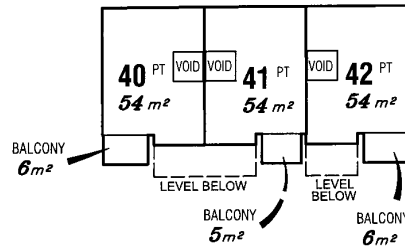


State copyright reserved.

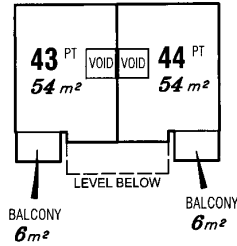
Insert Plan Number **SP267645**



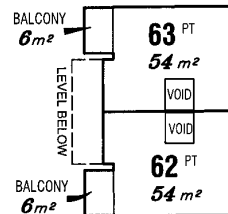
**BUILDING V**



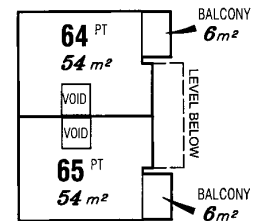
**BUILDING W**



**BUILDING AG**



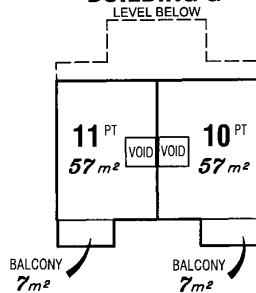
**BUILDING AH**



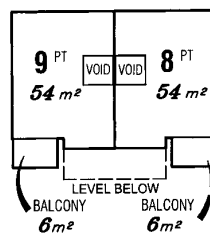
COMMON  
PROPERTY



**BUILDING G**

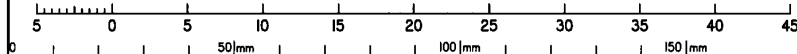


**BUILDING F**



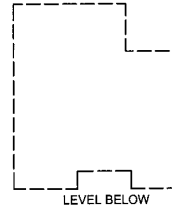
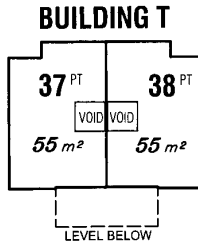
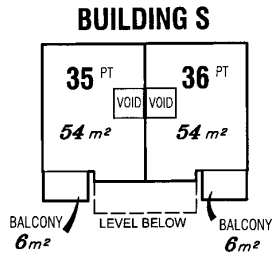
**LEVEL B**  
SCALE 1:300

Scale 1:300 - Lengths are in Metres.

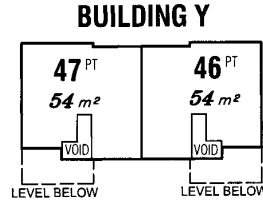
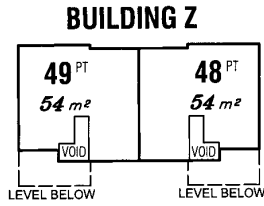
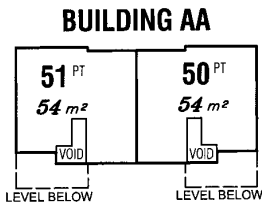
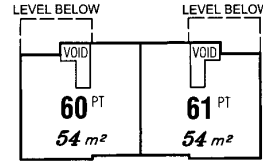
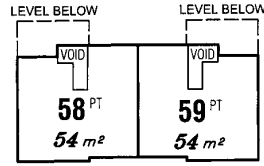
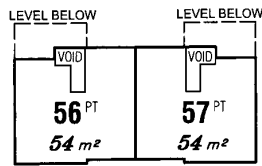


State copyright reserved.

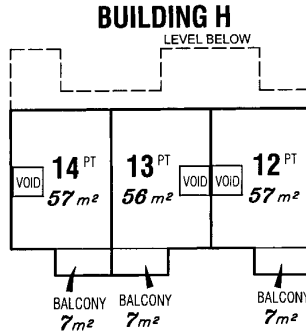
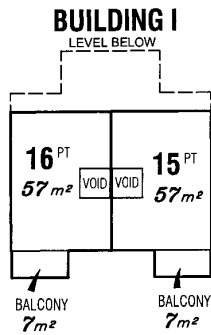
Insert  
Plan  
Number **SP267645**



COMMON  
PROPERTY

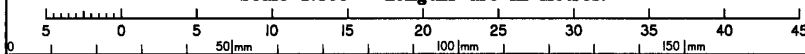


COMMON  
PROPERTY



**LEVEL B**  
SCALE 1:300

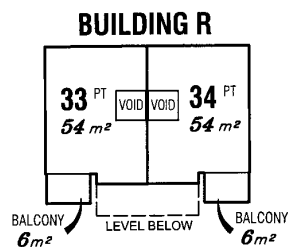
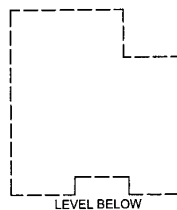
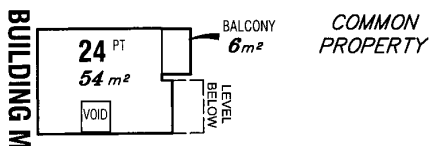
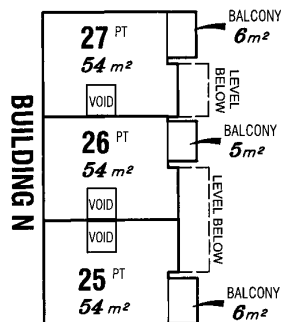
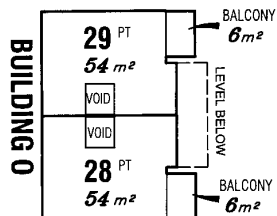
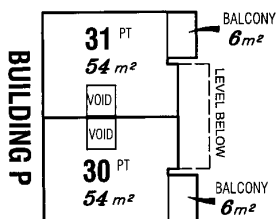
Scale 1:300 - Lengths are in Metres.



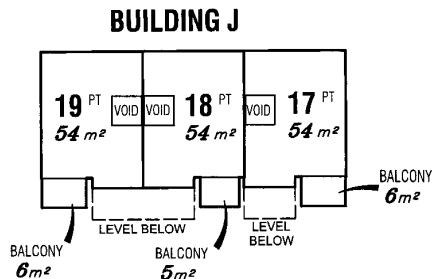
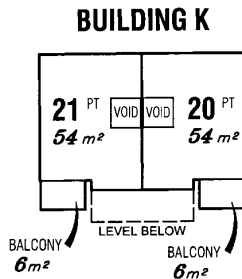
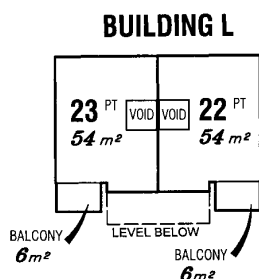
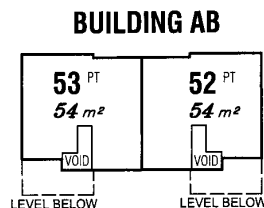
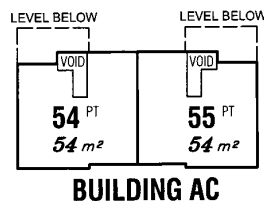
State copyright reserved.

Insert  
Plan  
Number **SP267645**



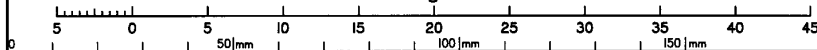


COMMON  
PROPERTY



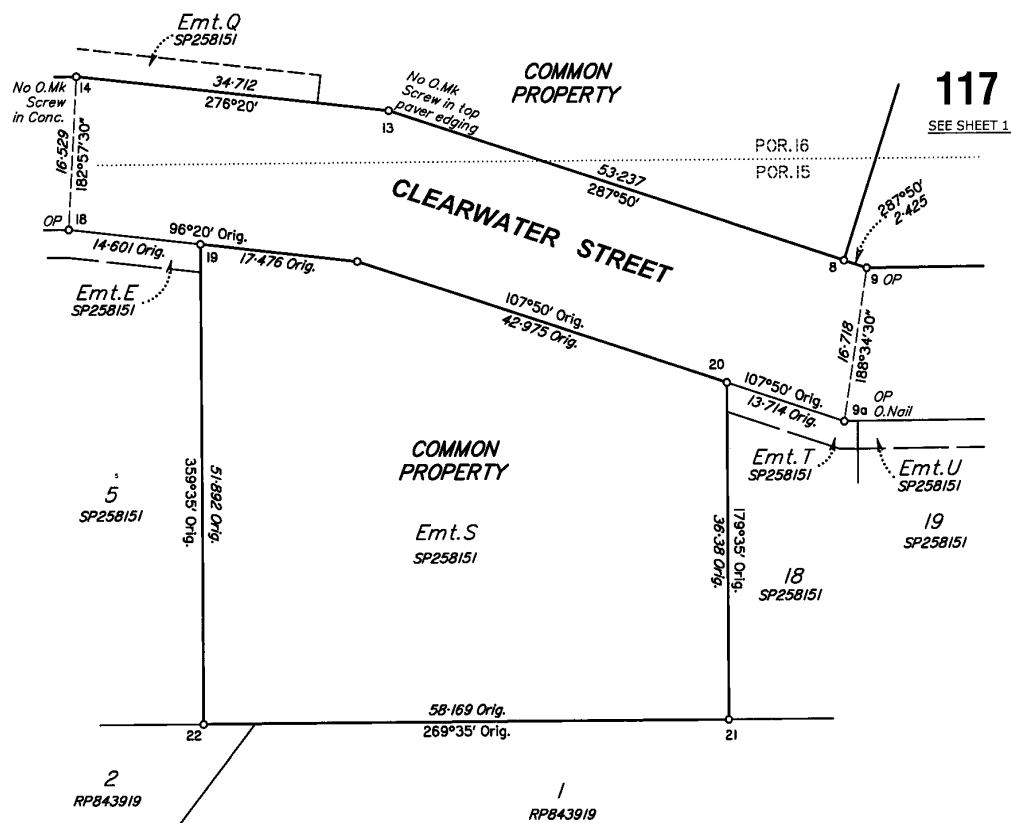
**LEVEL B**  
SCALE 1:300

Scale 1:300 - Lengths are in Metres.

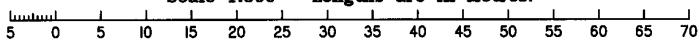


State copyright reserved.

Insert  
Plan  
Number **SP267645**



**Scale 1:500 - Lengths are in Metres.**



State copyright reserved.

Insert  
Plan  
Number

**SP267645**

# Property Fact Pack

develo

**u22/6-44 Clearwater Street**  
Bethania QLD 4205

YOUR DIGITAL COPY



Easements



Flood History



Character



Flood Risk



Coastal Flood Risk



Historic Imagery



Overland Flow Flood Risk



Flood Planning Risk



Vegetation

# At a glance

This report provides important property information and identifies the common considerations when buying property, building or renovating.



Easements



NO  
CONSIDERATIONS  
IDENTIFIED



Flood Risk



CONSIDERATIONS  
IDENTIFIED



Character



NO  
CONSIDERATIONS  
IDENTIFIED



Vegetation



NO  
CONSIDERATIONS  
IDENTIFIED



Bushfire Risk



NO  
CONSIDERATIONS  
IDENTIFIED



Noise



CONSIDERATIONS  
IDENTIFIED

## DATE OF REPORT

7th of August, 2025

## ADDRESS

u22/6-44 CLEARWATER  
STREET

## LOT/PLAN

22/SP267645

## COUNCIL

Logan

## ZONING

- Low Density Residential
- Precinct - Small Lot

## SCHOOL CATCHMENTS

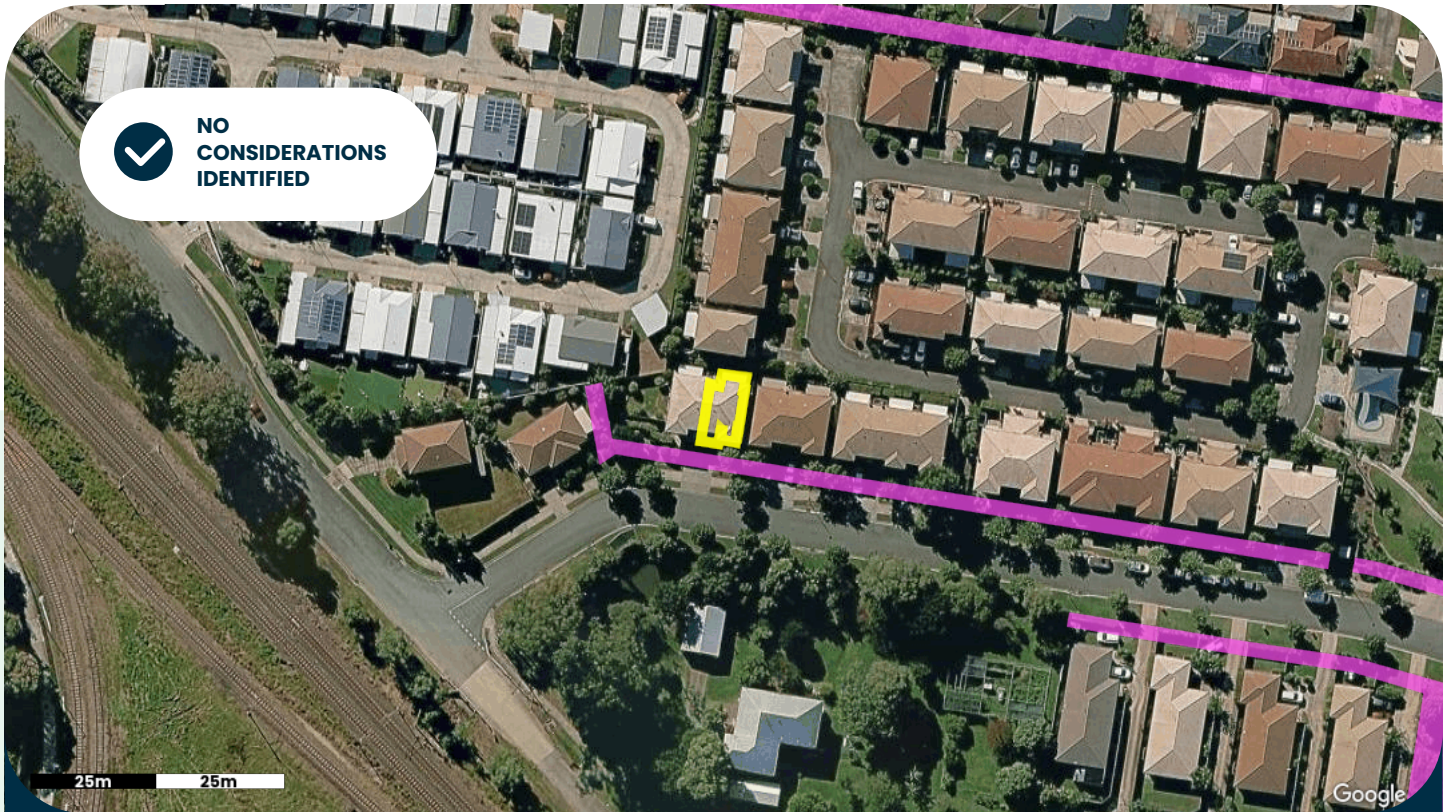
- Waterford SS
- Loganlea SHS

## CLOSEST CITY

Logan City - 7km

# Easements

What access rights exist over the property?



Sources: Qld Spatial

## THINGS TO KNOW

Easements are legal rights allowing a person or government authority to access a specific portion of land for a particular purpose. They are commonly required for the maintenance of utilities including large water and sewer pipes, stormwater drains, and power lines. Easements are also created for shared vehicle access through a property or for maintenance of built to boundary walls.

Easements are recorded on a land title and agreed to by the landowner at the time of subdivision. The easement remains on the title even if the land is sold to someone else. Typically, a landowner cannot build permanent structures within an easement area or obstruct the access of the authorised party.



Before building within or over an easement, you must obtain approval from the easement owner and should speak to a building certifier to understand any specific considerations.

**Note:** The map identifies only publicly registered easements provided by the relevant authority and is not a definitive source of information. You should order a certificate of title & survey plan from the titles office to be sure. Although rare, private covenants or agreements over the land may exist. If you have specific concerns about land entitlements, please contact a solicitor.

### Questions to ask

- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

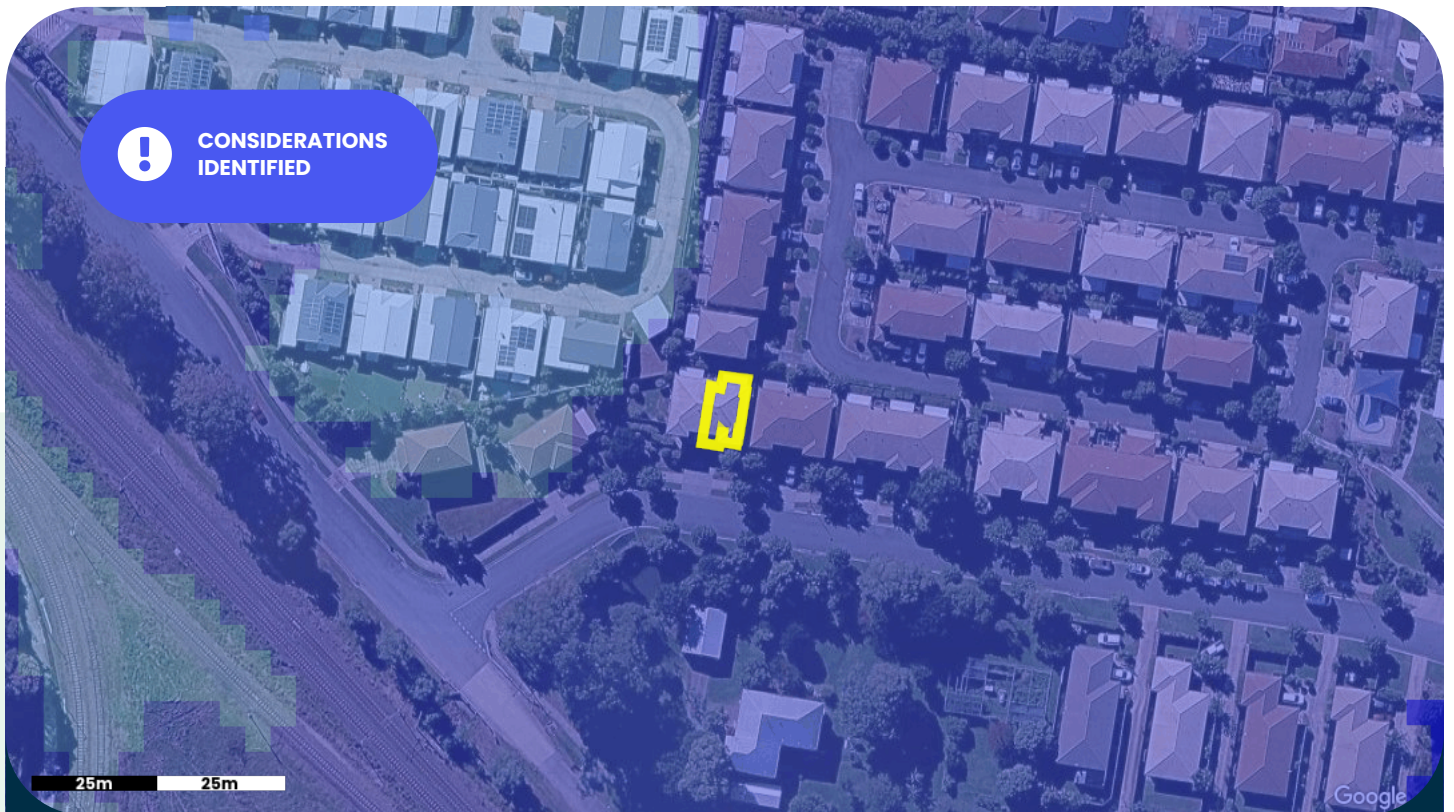
## LEGEND

-  Selected Property
-  Easement



# Flood Risk

Is the property in a potential flood area?



Sources: Logan City Council

## THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties.

The likelihood of a flood is often described using Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above flood levels, or structures designed to allow water to flow beneath raised buildings.





**It is important to check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.**

**Note:** Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels rendering the mapping invalid. For specific concerns, consult your local authority, local flood check or a qualified professional.

### Questions to ask

- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

## LEGEND

-  Selected Property
-  High Flood Risk Area - 5% Annual Chance
-  Moderate Flood Risk Area - 1% Annual Chance
-  Low Flood Risk Area - 0.5% Annual Chance



# Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Logan City Council

## THINGS TO KNOW

Overland flow refers to water running over the ground's surface during heavy rain. This can happen when stormwater systems are overwhelmed, drainage paths are blocked, or the land cannot absorb water quickly enough.

Unlike river or coastal flooding, overland flow is usually localised but can cause water pooling, damage to structures, and flooding of yards or low-lying areas. Urban areas are particularly vulnerable due to surfaces like roads and concrete, which prevent water from soaking into the ground.

If your property is in an overland flow area, future development of the site may require specific measures like improving drainage, raising building platforms, or adding landscaping features to safely redirect water.


**Check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.**

**Note:** Government overland flow maps are general guides and may not reflect site-specific conditions. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Flooding may still occur outside mapped areas due to local factors. Newly subdivided lots may have already considered flooding risks and designed flows away from residential lots, rendering the mapping invalid. For tailored advice, consult your local authority or a qualified professional.

### Questions to ask

- Are there specific regulations for overland flow that affect your property?
- What building or landscaping measures can help manage water flow?

## LEGEND

-  Selected Property
-  Overland Flow



# Flood Planning Risk

What planning overlays impact development of this property?



## THINGS TO KNOW

Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater, or coastal inundation. These overlays are used to guide land use and development to minimise flood impacts on people, property, and infrastructure.



Developments in Flood Planning areas must meet specific requirements, such as raising floor levels above designated flood immunity levels or using flood-resilient building materials. In some cases, developments may not be permitted in high-risk zones unless engineering solutions, such as stormwater detention basins or elevated structures, are implemented.

**Note:** Flood Planning overlays are based on broad modelling assumptions, are general in nature and are a tool for managing flood risk as it relates to development of the property. They do not guarantee individual property immunity from flooding or account for site-specific conditions. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

### Questions to ask

- What restrictions apply to developing in a Flood Planning area?
- Are there required flood immunity levels or design standards?
- How do overlays account for future changes like climate impacts or urban growth?

## LEGEND

-  Selected Property
-  Flood Assessment Area



# Character

Is the property in a character or heritage area?



Sources: Logan City Council

## THINGS TO KNOW

Heritage and character places are generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings should complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings.



If a property is identified in a character area, any new houses or an extension to a house **may** need to be designed to fit in with the existing building character of the area.

**Note:** It is not only houses or buildings that are protected by heritage values, there may be structures or landscape features on site that are protected by heritage values. It is essential to consult with the local authority, town planner or a building certifier for guidance on heritage places.

### Questions to ask

- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

## LEGEND

-  Selected Property
-  Local Heritage Place, Structure Or Landscaping



# Vegetation

Is the property in an area with vegetation protection?



Sources: Logan City Council, Queensland Government

## THINGS TO KNOW

Properties located in protected vegetation areas may have tree clearing restrictions over the native vegetation or significant vegetation on the property. Your property may have vegetation protection if it:

- is located near a river, creek or a waterway corridor
- is located in a bushland area or rural area with native vegetation
- contains large significant trees even in an urban area
- the trees have heritage values and cultural sentiment

If these features are present, your property may contribute to the preservation of important environmental or cultural values. In these cases, planning controls may apply to help guide how vegetation is managed or how land can be developed.

**Note:** The map provided identifies areas that may have restrictions on tree clearing of native vegetation or significant. The mapping is based on broad modelling assumptions and does not assess each site individually. Newly subdivided lots may already have considered protected vegetation in the design of the subdivision and removal of vegetation approved by Council. To obtain accurate information about tree clearing and building on a site with protected vegetation considerations, it is recommended to contact your local Council or a local arborist for guidance.

### Questions to ask

- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

## LEGEND

- Selected Property
- Regulated Vegetation Watercourse - Mses
- Local Environmental Significance Vegetation Area (Council)
- Minor Waterway



# Bushfire Risk

Is the property in a potential bushfire area?



## THINGS TO KNOW

Being located in a bushfire risk area does not guarantee a bushfire occurrence but signifies that the property has been identified as having conditions conducive to supporting a bushfire. Factors such as a dry climate, dense surrounding vegetation, and steep landscapes all contribute to the impact and intensity of a bushfire.

If you plan to build or develop in a bushfire area, your construction may need to adhere to specific requirements to ensure resident safety. This could involve proper building siting, creating barriers and buffer zones around your home, and using appropriate building design and materials to minimise the impact of bushfires.

**Note:** The map provided is based on broad government modelling assumptions and does not assess each site individually or guarantee bushfire immunity.

Newly subdivided lots may have already considered bushfire risk in the design of the subdivision, potentially involving vegetation removal, and gained approval from the Council. You should speak with the Council or a building certifier to identify any relevant safety requirements for your site.

### Questions to ask

- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

## LEGEND

 Selected Property



# Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

## THINGS TO KNOW

Understanding how the land slopes on your property is important to know for building construction, soil and rainwater management purposes. A sloping block is a title of land that has varying elevations. Whether the slope is steep or gradual, knowing the land's topography helps in planning and building structures on site.

A flat block of land is generally easier to construct on but sloping land has other benefits if the building is designed well, such as improved views, drainage and ventilation. Properties with steep slopes pose challenges, particularly regarding soil stability. Retaining walls and other stabilisation measures may be necessary to prevent erosion and ensure the safety of structures.

For an accurate assessment of your property's slopes and suitability for construction, consult a surveyor or structural engineer.

**Note:** The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

### Questions to ask

- Where is the steep land and/or landslide risk located?
- How does this affect what can be built on the property?
- Can the steep land and/or landslide risk be improved?

## LEGEND

 Selected Property

Property Est. Fall: ~0m





# Noise

Is the property in a potential noise area?



Sources: Department Of Transport And Main Roads, Logan City Council

## THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling.












Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

**Note:** The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

### Questions to ask

- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

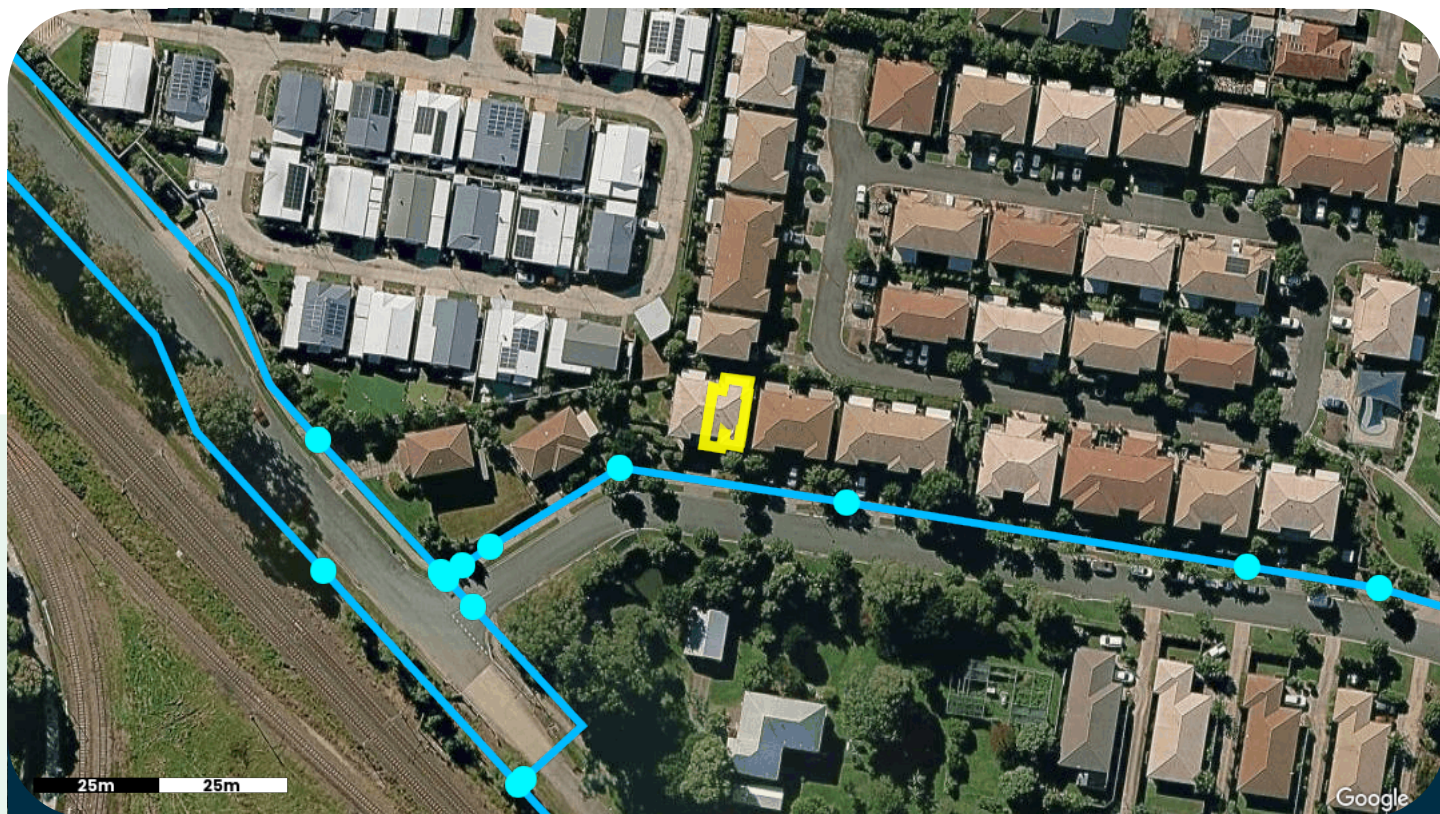
## LEGEND

-  Selected Property
-  Very High Noise (Rail)
-  High Noise (Rail)
-  Mod. To High Noise (Rail)
-  Moderate Noise (Rail)
-  Mod. To Low Noise (Rail)
-  High Noise Area - Rail (>85 Dba)
-  High To Mod. Noise Area - Rail (80-85 Dba)
-  Moderate Noise Area - Rail (75-80 Dba)
-  Moderate To Low Noise Area - Rail (70-75 Dba)
-  Low Noise Area - Rail (<70 Dba)



# Water

Are there any water pipes nearby?



Sources: Logan Water

## THINGS TO KNOW

Water mains carry potable water from water treatment facilities to properties to use for drinking, washing and watering of gardens. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.




**Note:** The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

### Questions to ask

- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

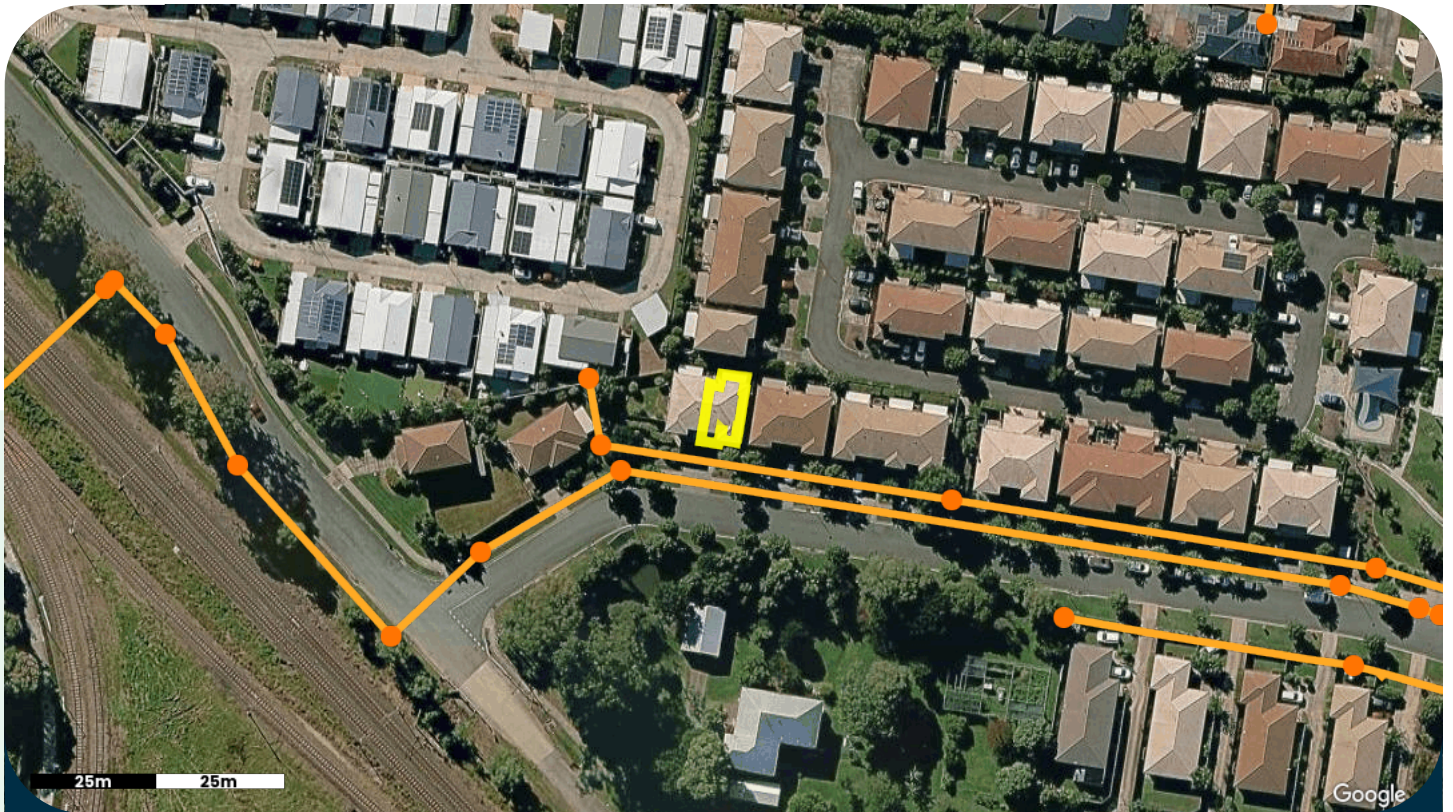
## LEGEND

-  Selected Property
-  Water Asset Point
-  Water Pipe



# Sewer

Are there any sewer pipes nearby?



Sources: Logan Water

## THINGS TO KNOW

**Sewer mains** carry wastewater away from properties to sewage treatment facilities. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.


**Note:** The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

### Questions to ask

- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

## LEGEND

-  Selected Property
-  Sewer Maintenance Structure
-  Sewer Pipe



# Stormwater

Are there stormwater pipes on or near the property?



Sources: Logan City Council

## THINGS TO KNOW

Council stormwater pipes collect piped roof water and surface water from a number of properties and direct flows away from buildings. These pipes are owned by Council and feed into large pipes which collect water from the street curb and channel.

You will need government approval to build over or near a large stormwater pipe. It is important to locate these pipes before digging to ensure they are not damaged. Please contact the local authority to access detailed plans that show the size and depth of pipes.

**Note:** The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground.

The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

### Questions to ask

- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

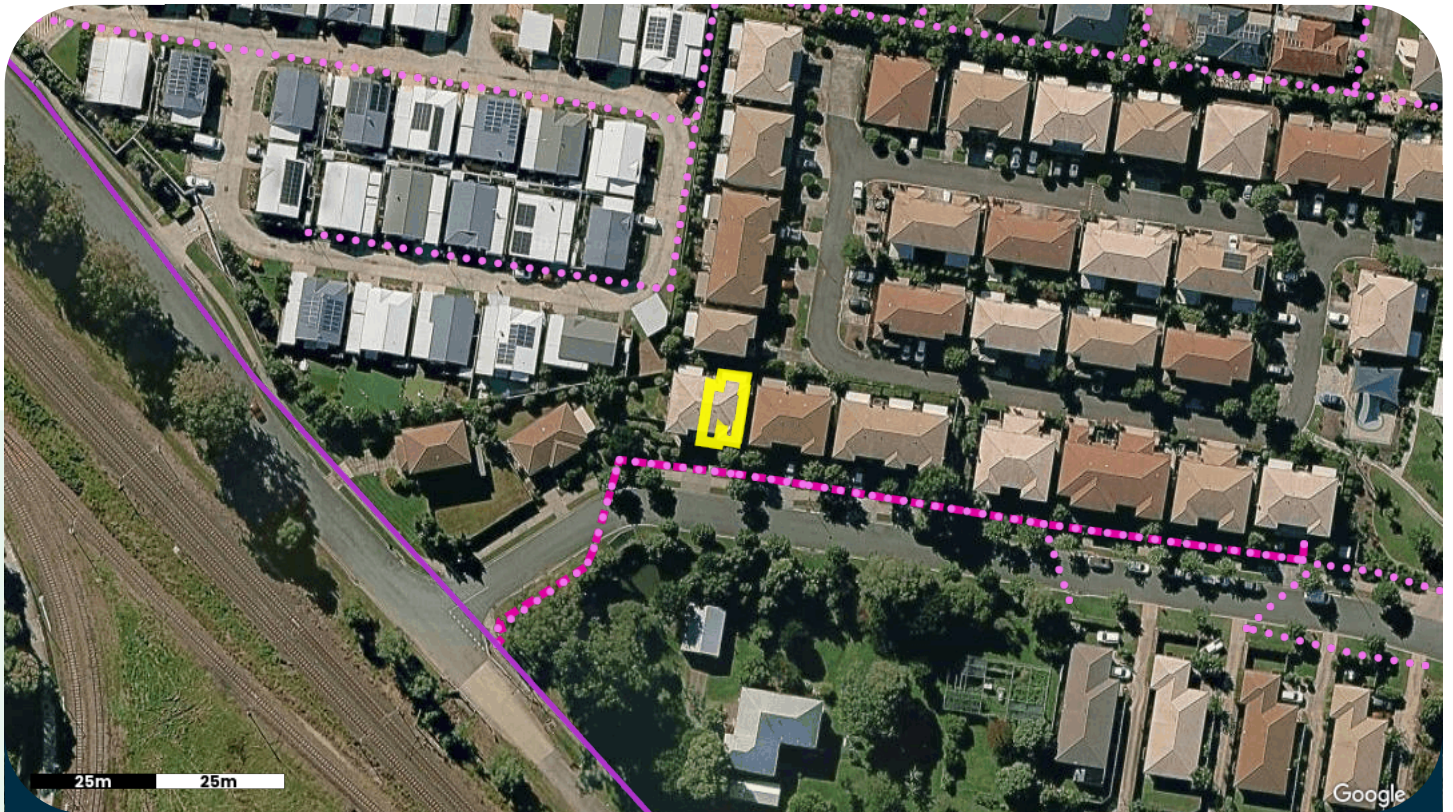
## LEGEND

- Selected Property
- Inlet Structure
- Open Drain
- Stormwater Pipe



# Power

Are there any power lines on or near the property?



Sources: Energex

## THINGS TO KNOW






Power lines (overhead or underground) transmit electricity from power stations through cables to individual properties. It is important to locate these cables before digging or undertaking overhead work near power lines, to ensure they are not damaged or workers injured.

**Note:** The map provided identifies the general location of large power mains identified by the service authority. The location of cables and power lines in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative cable location is provided as a guide only and not relied upon solely before undertaking work. Please contact the relevant Service Authority to find out further detailed information.

### Questions to ask

- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

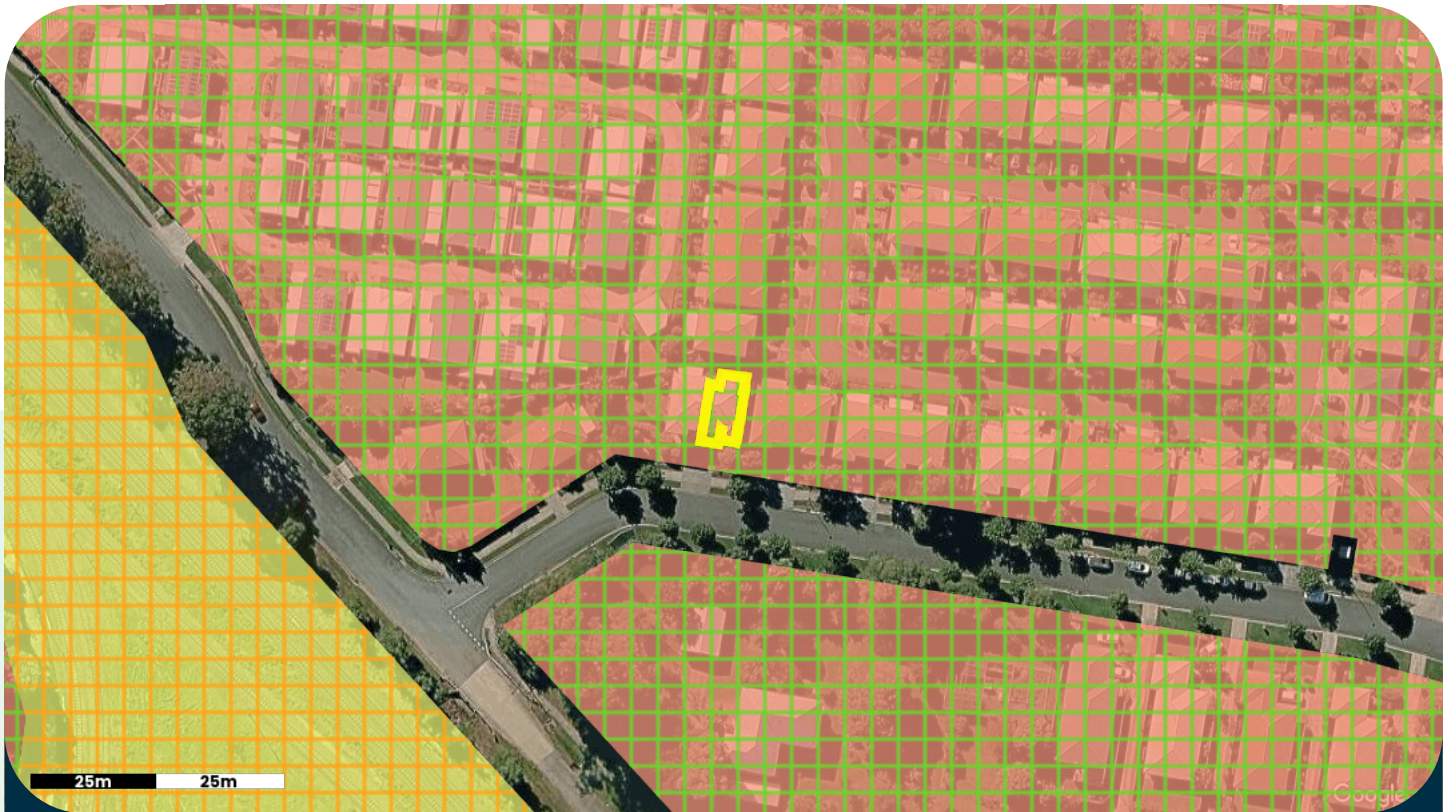
## LEGEND

-  Selected Property
-  Overhead Power Line (HV)
-  Overhead Power Line (LV)
-  Underground Power Cable (HV)
-  Underground Power Cable (LV)



# Zoning

What zone is my property?



Sources: Logan City Council

## THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.






Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

**Note:** To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

### Questions to ask

- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

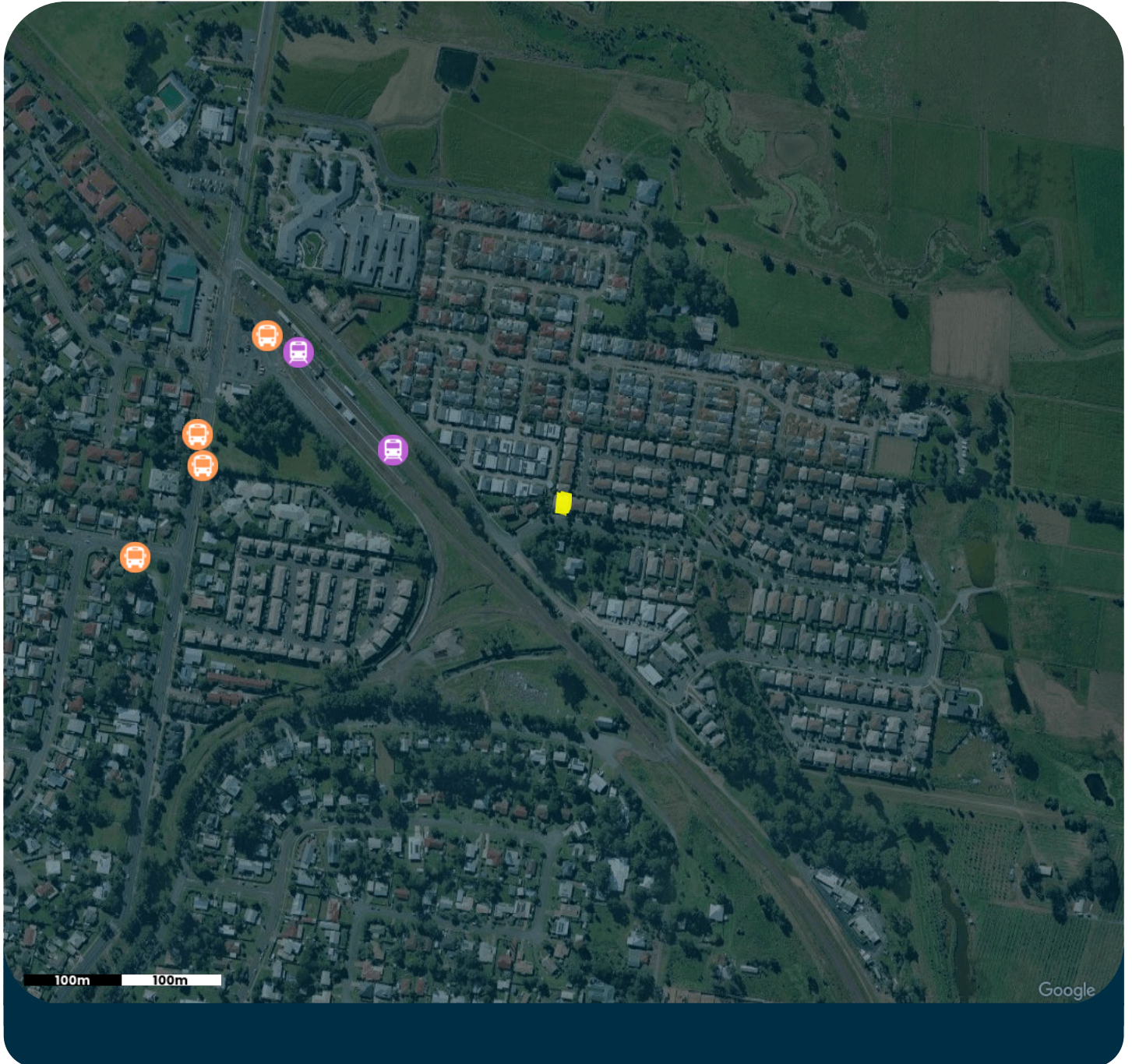
## LEGEND

-  Selected Property
-  Low Density Residential
-  Precinct - Rail
-  Precinct - Small Lot
-  Special Purpose






# Public Transport

Is there any public transport stops nearby?



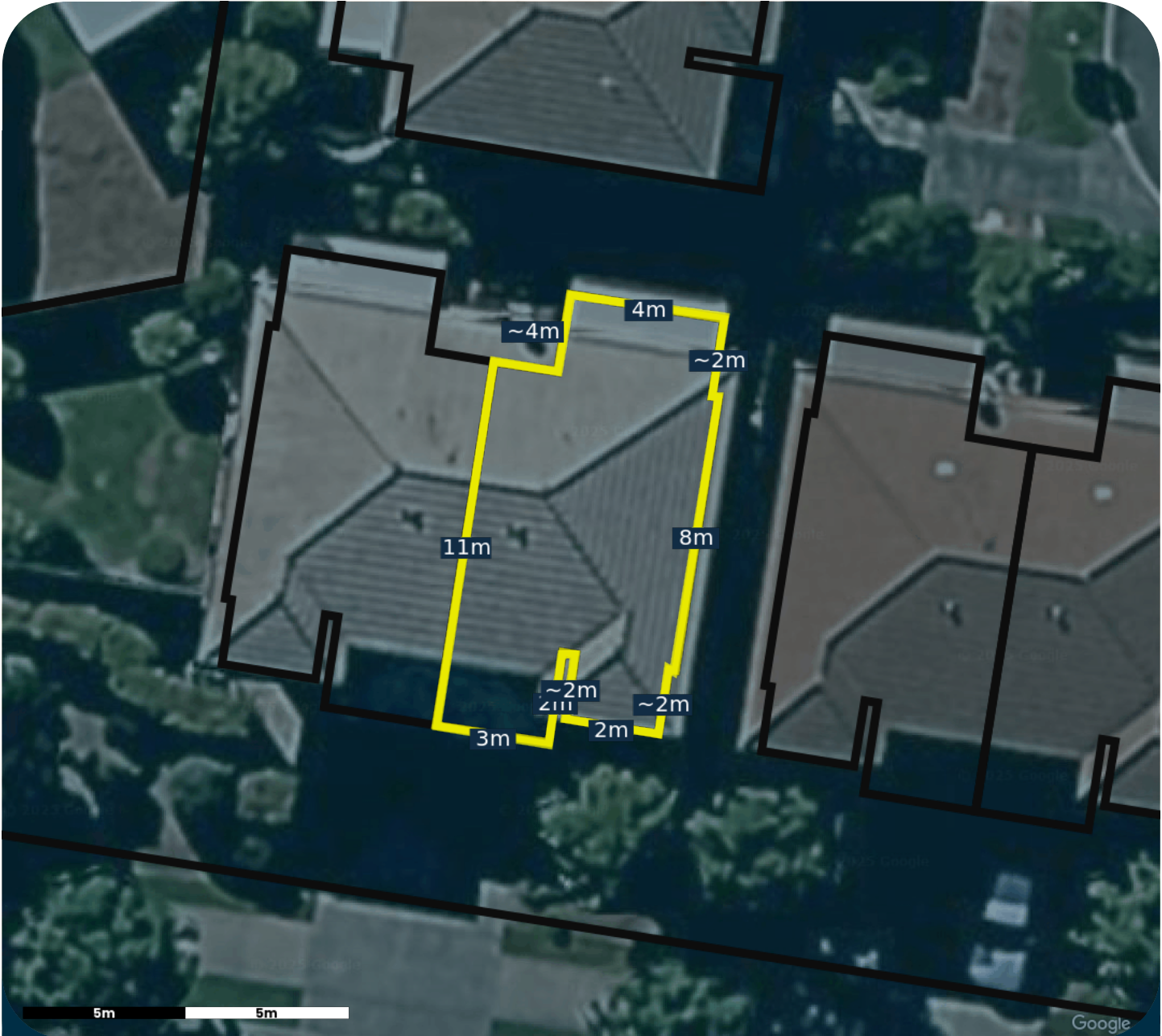
## LEGEND

-  Selected Property
-  Train Station
-  Bus Stop



# Boundary

View your property boundaries



Imagery may misalign with boundaries due to capture distortion.  
Note: All dimensions are estimates, not all dimensions may be shown.

Area: ~86m2, Perimeter: ~45m

## LEGEND

 Selected Property

## DISCLAIMER

This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd makes no representations or warranties about the accuracy, currency, completeness, or suitability of the information provided.

Information displayed in this report may be derived from third-party data modelling, automated algorithms, and publicly available or licensed third-party datasets. All data is subject to change without notice and may not reflect recent developments, site-specific conditions, or council-approved amendments. Due to the limitations of digital mapping, imagery distortion, and third-party data dependencies, all spatial data, infrastructure locations, distances, and risk indicators are indicative only.

This report does not constitute legal, financial, planning, or building advice, and must not be relied upon as a substitute for independent professional advice. Readers should conduct their own enquiries and seek qualified advice from a solicitor, town planner, surveyor, certifier, or relevant authority before making decisions or relying on this information.

To the maximum extent permitted by law, Develo Pty Ltd disclaims all liability for any loss, damage, cost, or expense incurred by any person arising from any use or reliance on this report or the data contained within it, including but not limited to errors, omissions, or inaccuracies. No liability is accepted for decisions made on the basis of this report or its contents.

By accessing this report, you acknowledge and accept the above terms and assume full responsibility for verifying all information independently prior to undertaking any development, renovation, or transaction.

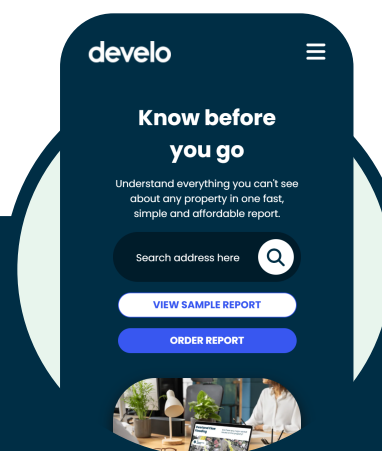
## WHO ELSE COULD USE THIS REPORT

- ✓ Your mortgage broker and bank
- ✓ Your building and pest inspector
- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

### YOUR DIGITAL COPY



d52c6b



Ordering your property report has never been easier.

[develo.com.au](https://develo.com.au)

FOLLOW US

   @developropertyreports

**develo**



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

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

InfoTrack PTY LTD  
PO Box 10314, Adelaide Street  
Brisbane QLD 4001

Transaction ID: 51035147      EMR Site Id: 08 August 2025  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 22      Plan: SP267645  
22/6 CLEARWATER ST  
BETHANIA

**EMR RESULT**

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

**CLR RESULT**

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

**ADDITIONAL ADVICE**

All search responses include particulars of land listed in the EMR/CLR when the search was generated.  
The EMR/CLR does NOT include:-

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

If you have any queries in relation to this search please email [emr.clr.registry@detsi.qld.gov.au](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**



# Department of Transport and Main Roads

## Property Search - Advice to Applicant

Property Search reference: 934730

Date: 12/08/2025

Search Request reference: 169746239

### Applicant Details

Applicant: SearchX Ltd  
orders@search-x.com.au  
Buyer: not supplied

### Search Response:

Your request for a property search on Lot 22 on Plan SP267645 at 6 CLEARWATER STREET, BETHANIA 4205 has been processed.

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

However, the property falls within a study area for the proposed Logan and Gold Coast Faster Rail project.

For further information regarding this project, you are encouraged to contact the project on 1800 957 066, or via email to [logangoldcoastrail@tmr.qld.gov.au](mailto:logangoldcoastrail@tmr.qld.gov.au). Information about the project can also be accessed on the department's website at:

<https://www.tmr.qld.gov.au/projects/programs/logan-and-gold-coast-faster-rail>

### **Note:**

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

### **Disclaimer:**

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

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

### **Privacy Statement:**

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

# Water and Wastewater Account Information



Distribution and retail charges for the period **01/07/2025 to 30/09/2025** have been totalled and are detailed below

| Property location                            | Lot on plan      |
|--|------------------|
| 22/6-44 Clearwater Street, BETHANIA QLD 4205 | Lot 22 SP 267645 |

## Local Government Distribution and Retail Charges

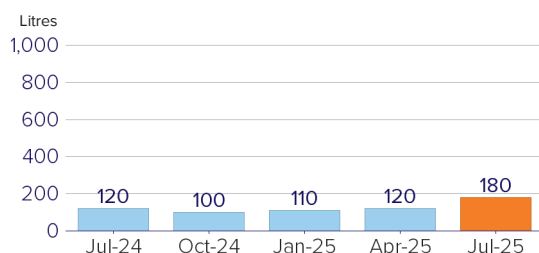
|  |                  |
|--|------------------|
| Water Service Charge - Res - amount charged to maintain the water network        | \$ 82.13         |
| Wastewater (Sewerage) Charge - amount charged to maintain the wastewater network | \$ 202.00        |
| Water Usage  | \$ 62.82         |
|  | <b>\$ 346.95</b> |

| Meter No.                           | Previous read date | Previous meter reading | Current read date     | Current meter reading | Usage | No. of days | Avg. daily usage (kL) |
|-------------------------------------|--------------------|------------------------|-----------------------|-----------------------|-------|-------------|-----------------------|
| ABG13107                            | 07 Jan 2025        | 982                    | 28 Mar 2025           | 996                   | 14    | 80          | 0.175                 |
| Council Sub-meter Water Cons Charge |                    |                        | 14.00 @ 1.0428 per kl |                       |       | \$          | 14.59                 |
| State Govt Bulk Water Charge        |                    |                        | 14.00 @ 3.4440 per kl |                       |       | \$          | 48.23                 |
|                                     |                    |                        |                       |                       |       | <b>\$</b>   | <b>62.82</b>          |

**Water usage detail** (PLEASE NOTE: Meters that have zero usage during the period are not shown)

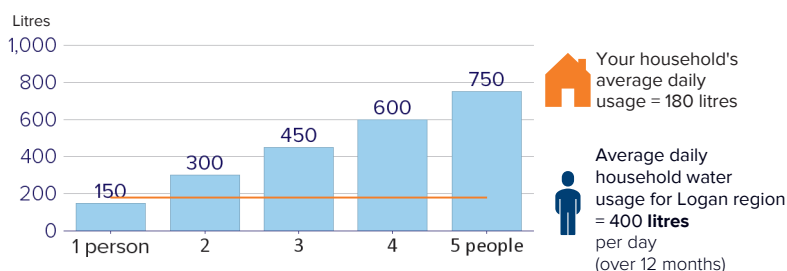
## Your water usage comparison

Compare your average daily usage over time



1 kilolitre = 1,000 litres

Compare your current daily usage with others in the Logan region



Please refer to the RTA for advice on the charges that can be passed on to tenants. Visit: [rta.qld.gov.au](https://rta.qld.gov.au) and search for 'Water charging fact sheet'.

You are using less water than the average Logan household, give yourself a pat on the back you're doing a great job! Check out our water saving tips on the next page to see how small changes can make a big difference.

## How you can save water

If you're using more than the average household, try these waterwise tips.

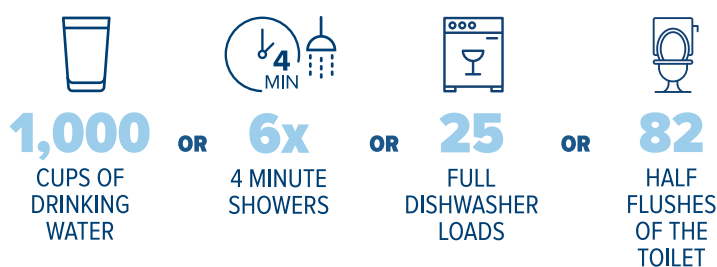
With small changes in your habits, you'll save money and we'll all save water.

|   |  |
|---|--|
|  Have shorter showers. Save 9 litres a min.                          |  Run the dishwasher only when full. Save 1,000s of litres a year.                 |
|  Fix a dripping tap. Save 50 litres a day.                           |  Turn off the tap when brushing your teeth. Save 5 litres a min.                  |
|  Use the half flush button on the toilet. Save 30 litres a day.      |  Run the washing machine only with full loads. Save 1,000s of litres a year.      |
|  Sweep your driveway rather than hose it down. Save 11 litres a min. |  Use a pressure cleaner to clean your car instead of a hose. Save 8 litres a min. |
|  Use a pool cover. Save 36,000 litres a year.                       |  Install a rainwater tank. Save 1000s of litres a year.                          |

For more information visit:  
[logan.qld.gov.au/waterwise](http://logan.qld.gov.au/waterwise)

## Do you know what \$1 of water usage charges buys you?

Because we use water for so many things in our households, it can be hard sometimes to see exactly what our water bill buys us. You might be surprised to learn just how much water you get for around \$1, here are a few examples:



## How to check for concealed water leaks

It's easy to check for concealed water leaks, and if your pipes are leaking you may be eligible for a reimbursement on your water usage costs.

We repair water leaks from the water supply system to (and including) your water meter. You are responsible for repairs from your water meter to your property.

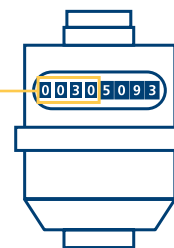
For more information visit:  
[logan.qld.gov.au/waterleaks](http://logan.qld.gov.au/waterleaks)

## How to read your water meter

Locate your meter and read the **BLACK NUMBERS ONLY** as per the images shown.

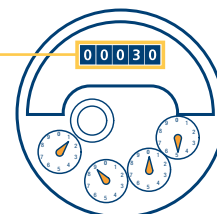
If your meter is this type, the reading would be

**0030**  
kilolitres



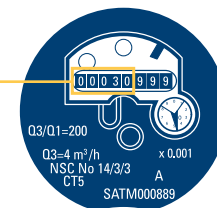
If your meter is this type, the reading would be

**0030**  
kilolitres



If your meter is this type, the reading would be

**0030**  
kilolitres



**Please make sure your water meter can be easily accessed by meter readers at all times.**



### Struggling to take a 4 minute shower?

Drop into your local library or nearest customer service centre to pick up a 4 minute shower timer. It's our gift to you to say thanks for working with us to better manage our precious water resources.

## Don't rush to flush

Disposing the wrong items down toilets, sinks and wastewater pipes can result in homeowners incurring expensive plumbing bills to unblock wastewater pipes on their property.

Correct disposal also reduces unnecessary damage to our wastewater network and the environment.



**Only flush toilet paper, pee and poo.**  
(No wet wipes, tissues or paper towels).



**Only water should go down the sink.**  
(No cooking oil, grease or food scraps).



**Take paint, fuel, engine oil and chemicals to Council's Waste and Recycling facility.**  
(Don't tip onto your grass).

For more information visit:  
[logan.qld.gov.au/dontrushtoflush](http://logan.qld.gov.au/dontrushtoflush)

# Logan City Council

## Domestic Waste Digital Vouchers 2025/26



These vouchers can be used to dispose of your domestic waste at Council's waste and recycling facilities.

You have 4 digital waste vouchers to use, and they all expire on 31 July 2026. Our waste voucher transaction recording system will track how many, when and where waste vouchers have been used.

### Recycling at Council's facilities

The following items are accepted at no charge as they can be recycled or reused. They are collected separately inside the waste and recycling facilities. Please follow the directions of site staff to drop off your items.

- > Cardboard and paper
- > Glass (bottles and jars only)
- > PET and HDPE plastics
- > Household and vehicle batteries (excluding electrical vehicle (EV) batteries)
- > Fluorescent tubes (residents and ratepayers only)
- > White goods
- > Metals
- > Mobiles, televisions, computers and accessories
- > Paint up to a maximum of 100 litres based on container size
- > Empty 9 kilograms or smaller BBQ gas bottles
- > Cooking oil and motor oil (up to 25 litres)
- > Empty motor oil containers

For a more detailed list of items we accept at our centres visit:

➤ [lccqld.com/sort-it](https://www.lccqld.com/sort-it)

### Council's waste and recycling facilities

🕒 **Open from 7:00 am to 5:30 pm**

Every day of the year (excluding some public holidays)

#### Beenleigh Waste and Recycling Facility

📍 15 Wuraga Road, (Cnr Beenleigh-Beaudesert Road), Beenleigh

#### Browns Plains Waste and Recycling Facility

📍 41 Recycle Way, Heritage Park (off Bayliss Road)

#### Carbrook Waste and Recycling Facility

📍 1801 Mount Cotton Rd, Cornubia

#### Greenbank Waste and Recycling Facility

📍 124-142 Pub Lane, (Corner of Equestrian Drive), Greenbank

#### Logan Village Waste and Recycling Facility

📍 1406-1432 Waterford-Tamborine Road, Logan Village

For more information on waste and recycling in Logan:

☎ 07 3412 3412

@ [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au)

🌐 [logan.qld.gov.au/waste-and-recycling](https://www.logan.qld.gov.au/waste-and-recycling)

### Keep our city beautiful

Illegal dumping may incur significant fines. Report it.

☎ 07 3412 3412 🌐 [logan.qld.gov.au/illegal-dumping](https://www.logan.qld.gov.au/illegal-dumping)

## Your waste vouchers are paperless!



Your waste vouchers are being provided to you in a digital format. Waste vouchers will not be mailed to you.

Digital vouchers not only reduce waste but it also means you'll never lose your vouchers again!

There's no need to install an App, you can save the vouchers on your smart device or print them straight from our website.

#### Existing users

If you used digital waste vouchers last year, scan the QR code or go to [logan.qld.gov.au/getvouchers](https://www.logan.qld.gov.au/getvouchers) and sign in to access your vouchers.

For more information:

☎ 07 3412 3412 🌐 [logan.qld.gov.au/digital-waste-vouchers](https://www.logan.qld.gov.au/digital-waste-vouchers)

#### New users

Follow these simple steps to access your digital waste vouchers now, ready for your next visit:

1. On your smart device, scan the QR code or go to [logan.qld.gov.au/getvouchers](https://www.logan.qld.gov.au/getvouchers)
2. Register as a new user and sign in.
3. Enter your property address and rate assessment number.
4. Your vouchers will be available to view on your smart device. You can also download and save the vouchers on your smart device.
5. Use your digital vouchers at our waste and recycling facilities, just present the voucher on your smart device.

**TERMS AND CONDITIONS:** 1. Each voucher entitles the Logan resident or ratepayer to dispose of one load of domestic waste up to a maximum Waste Large in size or value and in a vehicle 4.5 tonne GVM or less; 2. Waste Large means up to 2 cubic metres. For example, a load up to an overfull trailer, overfull utility tray, full commercial van, full utility with full trailer; 3. The voucher cannot be used for commercial waste. Commercial Waste means any type of waste that has been generated by or taken from any premises as part of a service that has been undertaken for fee or reward, regardless of whether the person delivering that waste to the transfer station is a Logan resident or not; 4. Voucher must be presented at time of disposal; 5. Vouchers cannot be redeemed or used for payment of any other Council account; 6. Not for resale; 7. Disposal of dead animals, asbestos, tyres and other hazardous waste is excluded; 8. Different Council waste facilities have different waste acceptance criteria and fees. Customers should check the acceptance criteria and fees of the waste facility before visiting at: [logan.qld.gov.au/waste/disposal-fees](https://www.logan.qld.gov.au/waste/disposal-fees); 9. Landlords can give vouchers to tenants, otherwise vouchers are not transferable; 10. Commercial operators cannot use a voucher on behalf of a Logan resident or ratepayer.

\*The above image is for EXAMPLE PURPOSES ONLY. Do not present this flyer at Council's waste and recycling facilities. Please follow the instructions to access your digital waste vouchers.



# Rate Notice

July - September 2025

Logan City Council ABN 21 627 796 435



166389/X/040574

H1

D-041

K L Chudleigh

11 Warrina Cres

BURLEIGH WATERS QLD 4220

Assessment number 11075046

Billing period 01 Jul 2025 - 30 Sep 2025

Issue date 21 Jul 2025

Due date **22 Aug 2025**

Amount due **\$1,051.93**

Interest of 12.12% pa compounding daily is charged on overdue rates and charges.

| Property location                            | Lot on plan      | Rating category                     | Rateable value |
|--|------------------|-------------------------------------|----------------|
| 22/6-44 Clearwater Street, BETHANIA QLD 4205 | Lot 22 SP 267645 | Residential<br>(Non-Owner-Occupied) | \$46,832       |

## Access the rates portal!

Log in to the portal to view your balance, payment history, and past rate notices. Please visit the link or scan the QR code below.

## Having trouble paying your rates?

If you are experiencing financial hardship, please visit the link or scan the QR code below.



[logan.qld.gov.au/rates](https://logan.qld.gov.au/rates)

## Summary of charges

Payments received after 3 July 2025 may not be included below.

|   |           |                 |
|---|-----------|-----------------|
| Balance as of 3 July 2025   | \$        | 1.00            |
| Council rates and charges   | \$        | 641.08          |
| State government charges  | \$        | 62.90           |
| Water and wastewater (sewerage) charges<br>This total consists of services and usage charges, refer to page 3 | \$        | 346.95          |
| <b>Amount payable if paid by 22 Aug 2025</b>  | <b>\$</b> | <b>1,051.93</b> |

See over the page for a breakdown and more payment options

This notice is registered to receive rates electronically. A printed version will not be posted.



Payment online



Payment by Bpay



Payment by phone



Payment at Australia Post



Use your credit or debit card to pay 24 hours, 7 days per week

Ref No: 1107 5046

[logan.qld.gov.au/online-payment](https://logan.qld.gov.au/online-payment)



Biller Code: 17392  
Ref: 5 1107 5046

Telephone & Internet Banking - BPAY®  
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)

\* Credit Card payments may incur a 0.34% surcharge.

Biller Code: 17392  
Ref: 5 1107 5046

Phone **1300 276 468** or from overseas **+61 1300 276 468**

**POST billpay™**



\*0459 11075046

Minimum payment \$50.00 unless the amount shown on the current rate notice is less.

| Breakdown of July to September 2025 rates and charges     | Amount    | Total              |
|---|-----------|--------------------|
| <b>Council rates and charges</b>                          |           |                    |
| General Rate - Residential (Non-Owner-Occupied)           | \$ 502.07 |                    |
| Garbage Charge – Residential Waste & Recycling            | \$ 111.50 |                    |
| Environmental Charge                                      | \$ 27.10  |                    |
| Volunteer Fire Brigade Separate Charge                    | \$ 0.41   | \$ 641.08          |
| <b>State government charges</b>                           |           |                    |
| State Emergency Levy Group 2                              | \$ 62.90  | \$ 62.90           |
| <b>Water and wastewater (sewerage) charges</b>            |           |                    |
| Water Service Charge - Res                                | \$ 82.13  |                    |
| Wastewater (Sewerage) Charge                              | \$ 202.00 |                    |
| Water Usage   | \$ 62.82  | \$ 346.95          |
| <b>Total rates and charges for July to September 2025</b> |           | <b>\$ 1,050.93</b> |

The Queensland Government waste levy for general waste has **increased from \$115 per tonne in 2024/25 to \$125 per tonne for 2025/26**. The Queensland Government has reduced the rebate provided to Council from \$12,381,830 in 2024/25 to \$11,083,480 in 2025/26 to mitigate impacts from the waste levy on households. Council's Waste Utility Charge covers costs associated with providing bin collection services and managing waste in the City of Logan, including the gap between the Queensland Government waste levy charged to Council and the rebate received by Council which is approximately 70% for the 2025/26 financial year.

## Council contact details

### Logan City Council Administration Centre and Customer Service Centres

150 Wembley Rd, Logan Central

Postal Address:

PO Box 3226, Logan City DC Qld 4114

Open: 8am–5pm Monday to Friday (AEST)

Website: [logan.qld.gov.au](https://logan.qld.gov.au)

Email: [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au)

Rates enquiries: **07 3412 5230**

### Beenleigh Customer Service

105 George St, Beenleigh  
(Cnr of George St and City Rd)

Open: 8am–4.45pm Monday to Friday (AEST)

### Jimboomba Customer Service

18–22 Honora St, Jimboomba

Open: 8am–4.45pm Monday to Friday (AEST)

Council offices are closed on public holidays

## Other ways to pay your rates

### AusPost app

Download the Australia Post app available on the App Store or Google Play. Use the app to pay your rates.



### Direct debit

To arrange automatic payment from your bank account, visit [logan.qld.gov.au/rates/payment-options](https://logan.qld.gov.au/rates/payment-options). Your application must be received at least seven days before the next due date. NOTE: Direct Debit can not be set up on a credit card account.



### In person

**Logan City Council Administration Centre or Customer Service Centres**

cash; cheque; money order; debit card; credit card



### By mail

Make your cheque or money order payable to Logan City Council and post it with details of your property address and rates assessment number to the postal address on this page.



A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool.  
This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

**1. Pool safety certificate number**

Identification number: PSC0244771

**2. Location of the swimming pool**

Property details are usually shown on the title documents and rates notices

Street address:

6 CLEARWATER ST

BETHANIA QLD

Postcode

Lot and plan details:

9999/SP/267645

Local government area:

LOGAN CITY

**3. Exemptions or alternative solutions for the swimming pool (if applicable)**

If an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

**4. Pool properties**

Shared pool

☒

Non-shared pool

☐

Number of pools

1

**5. Pool safety certificate validity**

Effective date:

05 / 03 / 2025

Expiry date:

05 / 03 / 2026

**6. Certification**

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

Adrian Knox

Pool safety inspector  
licence number:

PS102259

Signature:

**Other important information that could help save a young child's life**

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

**Privacy statement**

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

**RTI:** The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.



BYDA

Sequence: 259220814  
Date: 08/08/2025

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

**CAUTION - HIGH  
VOLTAGE**

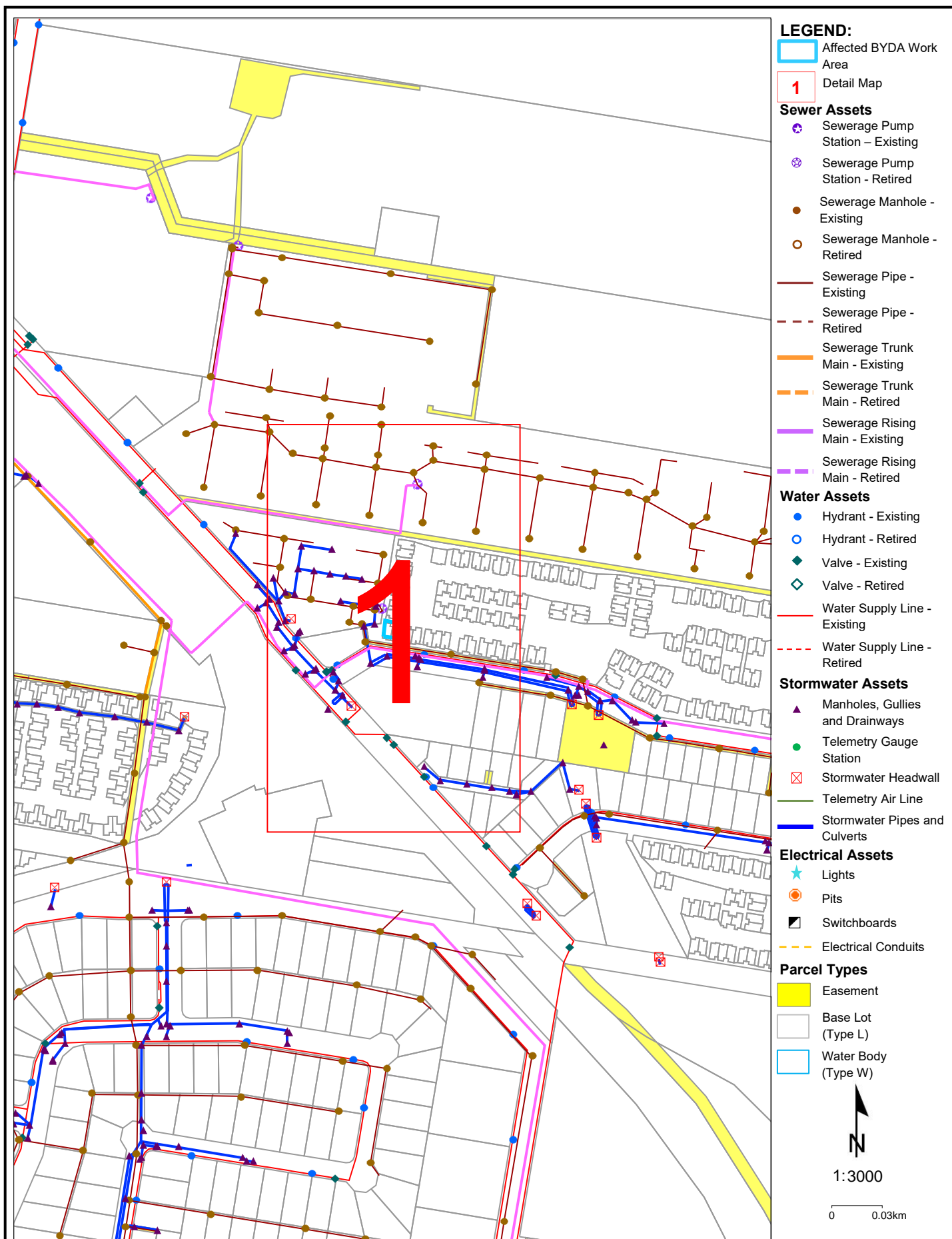
LEGEND

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

AS5488 Category "D" Plan

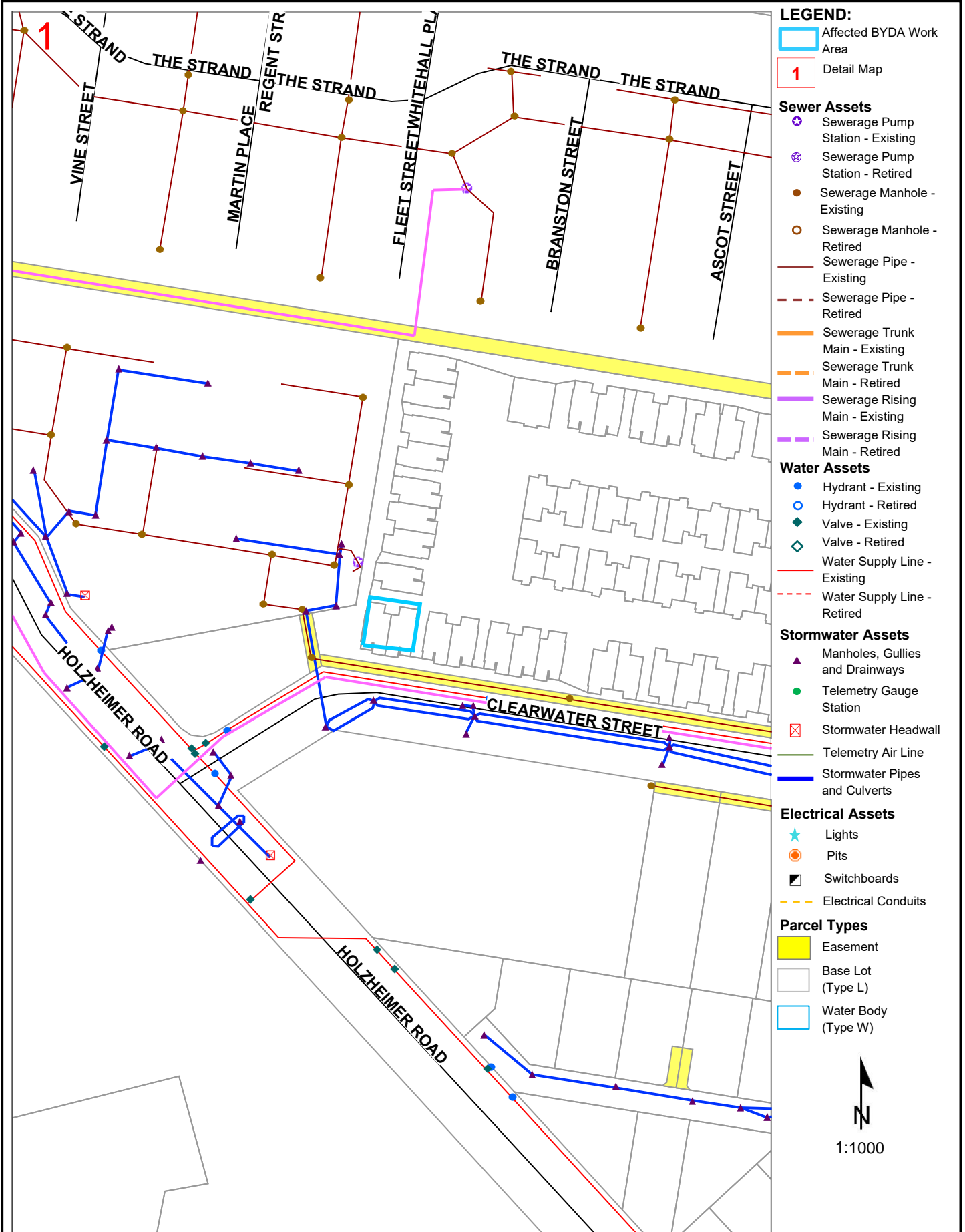


**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the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



**Disclaimer:** The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".



**Disclaimer:** The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".



## LEGEND

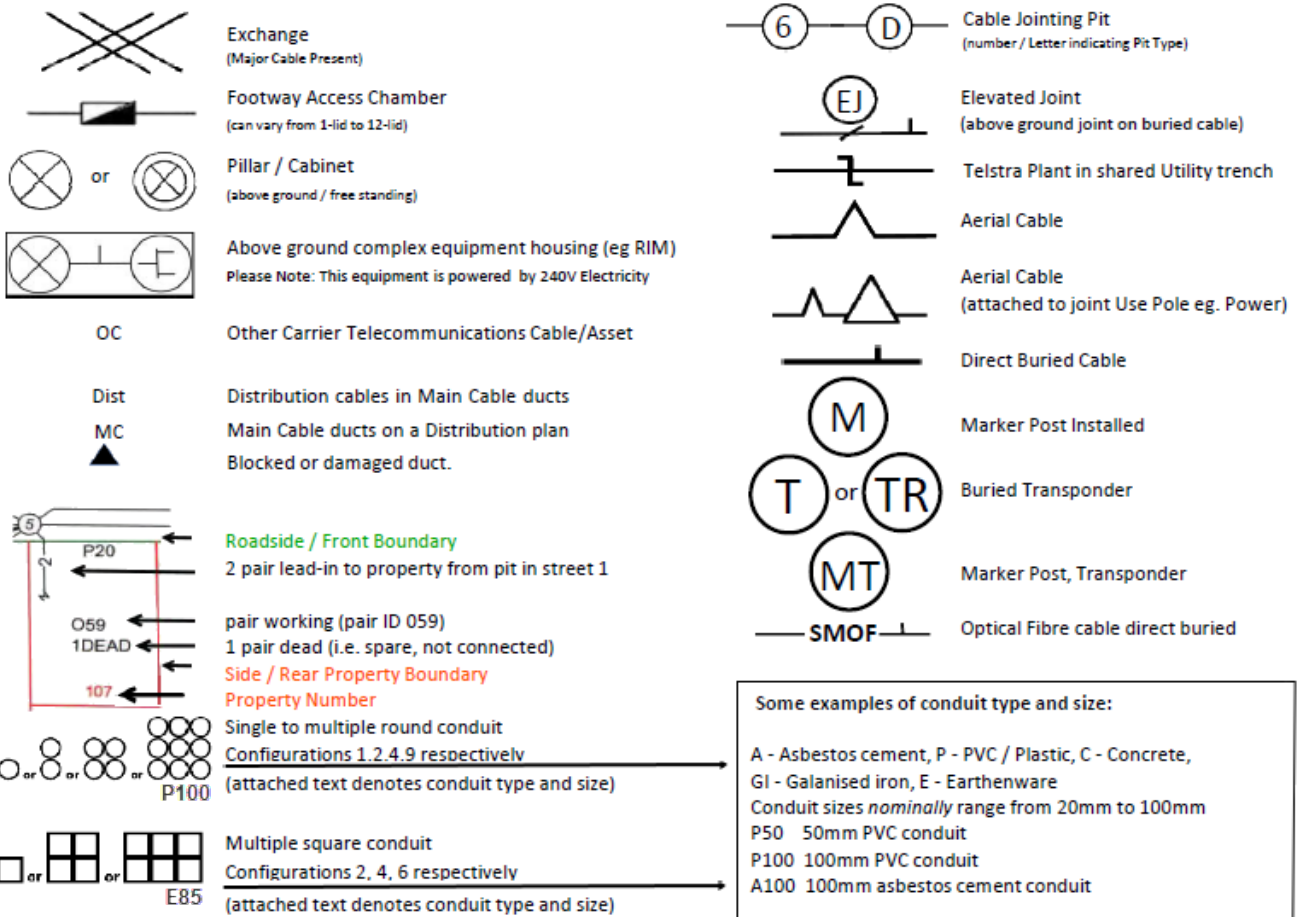


|       |  |
|-------|--|
|       | Parcel and the location  |
|       | Pit with size "5"  |
|       | Power Pit with size "2E".<br>Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.   |
|       | Manhole  |
|       | Pillar   |
|       | Cable count of trench is 2.<br>One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart.<br>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<br>1:2000<br><br>1 cm equals 20 m  |

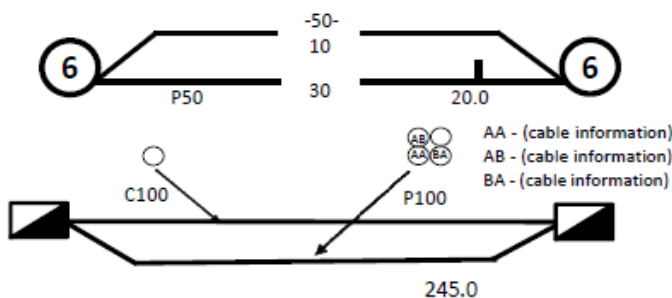




## LEGEND



### Some Examples of how to read Telstra Plans



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

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

## Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935





12 August 2025

BETHANIA MEADOWS CTS 47738  
Registered for GST

ABN: 67 946 140 298

## Tax Invoice

Ms K Chudleigh  
11 Warrina Crescent  
BURLEIGH ATERS QLD 2220

Ref

Re Lot 22 BETHANIA MEADOWS CTS 47738

Fee 114.10 Paid

Above Fee includes GST

Although all reasonable care has been taken in preparing this certificate, it is provided in good faith based solely on the records given to BCsystems (body corporate manager) by the body corporate, as at the date of issue. The body corporate manager cannot independently verify the accuracy or completeness of records provided to it by the body corporate.

The body corporate certificate is an extract of some information about the body corporate; it should not be relied upon as a comprehensive disclosure of all matters about the body corporate that may be relevant to a buyer. The buyer receiving the certificate should obtain their own legal or professional advice about the content of the certificate.

The buyer may inspect the body corporate records for important information that is not contained in the body corporate certificate, such as information about defects in the common property; expenses for which levies have not yet been fixed, disputes, and matters raised at recent body corporate meetings.

The buyer or their solicitor should request a second certificate before settlement, to confirm current amounts owed in respect of the lot for settlement adjustment calculation. If the second certificate is ordered within 3 months after the first certificate, a lesser fee applies to it.

Buyer's solicitor: Please provide a BCCM Form 8 promptly after settlement.

BCsystems  
info@bcsystems.com.au  
07 38990299

**BCCM****Form 33**

Department of Justice

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

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

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

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

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

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

This certificate does not include information about:

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

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

**The community management statement**

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

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

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

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

**The information in this certificate is issued on 12/08/2025**

### Becoming an owner

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

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

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

### How to get more information

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

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

## Contacting the body corporate

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

### Name and number of the community titles scheme

**Bethania Meadows**

CTS No. **47738**

### Body corporate manager

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

### Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Sonia de Gier**

Company: **BCsystems**

Phone: **07 3899 0299**

Email: **info@bcsystems.com.au**

### Accessing records

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

The body corporate manager named above.



## Property and community titles scheme details

### Lot and plan details

Lot number: **22**

Plan type and number: **SP 267645**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

### Regulation module

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

More information is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

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

**Accommodation**

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

### Layered arrangements of community titles schemes

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

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

**No**

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

### Building management statement

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

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

**No**

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

## By-laws and exclusive use areas

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

### What by-laws apply?

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

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

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

### General by-laws

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

### Exclusive use areas

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

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

Yes

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

listed in the Community Management Statement

## Lot entitlements and financial information

### Lot entitlements

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

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

## Contribution schedule

Contribution schedule lot entitlement for the lot: **10.00**

Total contribution schedule lot entitlements for all lots: **1,280.00**

## Interest schedule

Interest schedule lot entitlement for the lot: **152.00**

Total interest schedule lot entitlements for all lots: **19,474.00**

## Statement of accounts

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

## Owner contributions (levies)

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

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

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

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

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

## Body corporate debts

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

## Owner contributions and amounts owing

### Administrative fund contributions

Total amount of contributions (before any discount) for lot **22** for the current financial year: \$ **\$2,695.32**

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

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

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

| Due date | Amount due | Amount due if discount applied | Paid     |
|----------|------------|--------------------------------|----------|
| 01/09/24 | 594.73     | 594.73                         | 18/09/24 |
| 01/12/24 | 594.73     | 594.73                         | 17/12/24 |
| 01/03/25 | 752.93     | 752.93                         | 26/03/25 |
| 01/06/25 | 752.93     | 752.93                         | 01/07/25 |
| 01/09/25 | 707.52     | 707.52                         |          |
| 01/12/25 | 707.52     | 707.52                         |          |

Amount overdue **Nil**  
 Amount Unpaid including amounts billed not yet due **\$707.52**

### Sinking fund contributions

Total amount of contributions (before any discount) for lot **22** for the current financial year: \$ **\$1,007.82**

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

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

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

| Due date | Amount due | Amount due if discount applied | Paid     |
|----------|------------|--------------------------------|----------|
| 01/09/24 | 263.85     | 263.85                         | 18/09/24 |
| 01/12/24 | 263.85     | 263.85                         | 17/12/24 |
| 01/03/25 | 240.06     | 240.06                         | 26/03/25 |
| 01/06/25 | 240.06     | 240.06                         | 01/07/25 |
| 01/09/25 | 251.95     | 251.95                         |          |
| 01/12/25 | 251.95     | 251.95                         |          |

Amount overdue **\$0.00**  
 Amount Unpaid including amounts billed not yet due **\$251.95**

### Special contributions - Administrative Fund (IF ANY)

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

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

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

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

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

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

Amount overdue **Nil**  
 Amount Unpaid including amounts billed not yet due **\$0.00**

### Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

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



Amount overdue

Nil

Amount Unpaid including amounts billed not yet due

Nil

**Other contributions**

|           | Due date | Amount due | Amount due if discount applied | Paid     |
|-----------|----------|------------|--------------------------------|----------|
| Insurance | 01/09/24 | 153.98     | 153.98                         | 18/09/24 |
| Insurance | 01/12/24 | 153.98     | 153.98                         | 17/12/24 |
| Insurance | 01/03/25 | 128.59     | 128.59                         | 26/03/25 |
| Insurance | 01/06/25 | 128.59     | 128.59                         |          |
| Insurance | 01/09/25 | 169.63     | 169.63                         |          |
| Insurance | 01/12/25 | 169.63     | 169.63                         |          |

**Other amounts payable by the lot owner**

| Purpose | Fund  | Amount | Due date | Amount |
|---------|-------|--------|----------|--------|
| Other   | Other | 25.30  |          | 25.30  |

No other amounts payable for the lot.

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

At the date of this certificate

|   |         |
|---|---------|
| Annual contributions  | Nil     |
| Special contributions   | Nil     |
| Other contributions   | \$2.73  |
| Other payments  | \$25.30 |
| Penalties   | \$0.07  |
| Total amount overdue (Total Amount Unpaid including not yet due \$1,157.20) | \$28.10 |

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

**Common property and assets**

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

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

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

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

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

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

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

**Current sinking fund balance (as at date of certificate): \$ 659,826.59**

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

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

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

### **Body corporate assets**

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

A copy of the body corporate register assets is given with this certificate below

| Description      | Type                 | Acquisition | Supplier  | Original Cost | Cost To Date | Market Value |
|------------------|----------------------|-------------|---|---------------|--------------|--------------|
| Repl chlorinator | Plant and Machinery  | 13/02/19    | POOLWERX BEENLEIGH<br>Shop 8&9<br>140 Mt Warren Blvd<br>Mt Warren Park 4207 | 1,217.37      | 0.00         | 1,217.37     |
| CCTV-final       | Plant and Machinery  | 03/06/19    | MODERN ALARMS<br>PO BOX 1873<br>Cleveland 4163                              | 5,000.00      | 0.00         | 5,000.00     |
| Treadmill refurb | Furniture & Fittings | 31/03/20    | GYM CARE-SCOTTISH<br>PACIFIC<br>GPO Box 9969<br>BRISBANE QLD 4001           | 6,490.00      | 0.00         | 6,490.00     |
| Chlorinator      | Plant and Machinery  | 23/05/20    | POOLWERX BEENLEIGH<br>Shop 8&9<br>140 Mt Warren Blvd<br>Mt Warren Park 4207 | 4,136.89      | 0.00         | 4,136.89     |

## **Insurance**

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

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

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

## Body corporate insurance policies

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

| TYPE/COMPANY                                      | POLICY NO.   | SUM INSURED       | PREMIUM   | DUE DATE | EXCESS  |
|---|--------------|-------------------|-----------|----------|---|
| BUILDING<br>STRATA COMMUNITY INSURANCE            | QRSC20004691 | 55,219,234.00     | 75,912.00 | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| FLOOD<br>STRATA COMMUNITY INSURANCE               | QRSC20004691 | NOT INCLUDED      | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| FLOATING FLOORS<br>STRATA COMMUNITY INSURANCE     | QRSC20004691 | NOT INCLUDED      | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| PUBLIC LIABILITY<br>STRATA COMMUNITY INSURANCE    | QRSC20004691 | 20,000,000.00     | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| OFFICE BEARERS<br>STRATA COMMUNITY INSURANCE      | QRSC20004691 | 1,000,000.00      | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| COMMON CONTENTS<br>STRATA COMMUNITY INSURANCE     | QRSC20004691 | 552,192.00        | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| LOSS OF RENT<br>STRATA COMMUNITY INSURANCE        | QRSC20004691 | 8,282,885.00      | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| FIDELITY GUARANTEE<br>STRATA COMMUNITY INSURANCE  | QRSC20004691 | 100,000.00        | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| CATASTROPHE<br>STRATA COMMUNITY INSURANCE         | QRSC20004691 | 8,282,885.00      | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| GOV AUDIT COSTS<br>STRATA COMMUNITY INSURANCE     | QRSC20004691 | 25,000.00         | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| LOT OWNERS FIXTURES<br>STRATA COMMUNITY INSURANCE | QRSC20004691 | 300,000.00        | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| APPEAL EXPENSES<br>STRATA COMMUNITY INSURANCE     | QRSC20004691 | 100,000.00        | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| LEGAL DEFENCE EXP<br>STRATA COMMUNITY INSURANCE   | QRSC20004691 | 50,000.00         | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| VOLUNTARY WORKERS<br>STRATA COMMUNITY INSURANCE   | QRSC20004691 | \$200,000/\$2,000 | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |

## Alternative insurance

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

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

**No**

## Lot owner and occupier insurance

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

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

More information about insurance in community titles schemes is available from your solicitor or [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate)

## Contracts and authorisations

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

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

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.

A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.

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

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

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

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

**Yes - Name of caretaking service contractor engaged:** Glam Brothers Pty Ltd  
Glam Brothers Pty Ltd

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

**Yes - Name of authorised letting agent:** Glam Brothers Pty Ltd  
Glam Brothers Pty Ltd

### Embedded network electricity supply

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

**Yes**

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

### Body corporate authority

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

**Name/s** BCsystems

**Positions/s held** Body Corporate Manager

**Date** 12/08/2025

**Signature/s** \_\_\_\_\_





**Copies of documents given with this certificate:**

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

## **Details of improvements to common property that the lot owner is responsible for**

The prospective purchaser of the lot will automatically become responsible for any improvements to common property that were made by the current or previous owner/s of that lot.

By definition, any part of the building that is not original to the construction is an "improvement" - a thing that was added, modified, or removed later by an owner at the time of that lot. The responsibility for an improvement always rests with the current owner of the lot.

### ***Example of an improvement to common property by a lot owner:***

*In a building format plan townhouse scheme, Lot 1 requests approval to install an awning over their front entry door, so they can be protected from rain as they unlock their front door. The body corporate approves this request, but the installation is made by Lot 1 at their own cost.*

*The installation of the awning is technically located on the common property (being on the exterior of the lot). Had that awning been original to the development, it would have been a body corporate obligation to maintain it based on its location on common property.*

*However, as it is an 'improvement to common property' made by Lot 1 for their own benefit, that awning will forever be the maintenance responsibility of Lot 1. If Lot 1 sells, the future owner of Lot 1 will inherit the responsibility.*

### **The following information is provided by the Queensland Government:**

*An owner can make an improvement to common property if approved by the committee or the body corporate at a general meeting.*

*The committee can approve an improvement by an owner if the:*

- *total cost is less than \$3,000*
- *improvement does not detract from the appearance of a lot*
- *body corporate is satisfied that the use and enjoyment of the improvement is not likely to be a breach of the owner's duties as an occupier (e.g. by causing a nuisance to others in the scheme).*

*If the committee cannot approve the work it must be authorised by ordinary resolution at a general meeting.*

*The owner must:*

- *comply with any conditions of approval, and*
- *maintain the improvement.*

*When an improvement is made to the common property by a lot owner they must give the body corporate details of the type of work and value of the improvement.*

*If the improvement increases the body corporate's insurance premium, the owner may have to pay the extra.*

*From <<https://www.qld.gov.au/law/housing-and-neighbours/body-corporate/maintenance/improvements>>*

### **How to identify a specific obligation**

Improvements to common property include both:

- *Authorised improvements* (being approved at either a committee meeting or general meeting; AND
- *Unauthorised improvements* (i.e. improvements made without approval).

As improvements may have been made without obtaining the body corporate's approval (*unauthorised improvements*), the absence of approval records does not guarantee that the thing is an original part of the common property.

## **Common examples of improvements:**

The following are common examples of improvements made to common property by and for the benefit of a lot:

- Air-conditioner condensers situated on the exterior of a building
- Private (non-shared) hot water systems
- Additional door locks, electronic locks, peep-holes,
- Security screen doors, flyscreens or insect screens
- External shutters and blinds on windows, or on balconies or patios
- Solar panels and associated equipment
- Security cameras, electronic doorbells
- Motors on garage roller doors and tilt doors (where the original construction was manually operated doors)
- Internet cabling, TV antenna, satellite dish
- Enhanced or new areas of garden directly adjacent to the lot
- Changes to the exterior ground surface - Pavers, pathways, gravel, garden beds, fencing
- Changes to any patio, terrace, courtyard area which is subject to an exclusive use by-law
- Garden sheds
- Carports and carport slabs
- Window awnings

## Historical improvements

Improvements may have been made at any time from the original construction, to the current date. In older schemes, improvements may have been made over a very long period of time. The responsibility to maintain those aged improvements still transfers to the current owner of the lot, though they may be more difficult to identify with certainty.

By definition, any part of the building that is not original to the construction is an "improvement" - a thing that was added, modified, or removed later by an owner at the time of that lot.

## Improvement as a 'removal' of something

The *removal* of something may also be an 'improvement' for which a lot owner is responsible.

If for example a lot owner requested permission to remove some lattice or fencing from common property to improve the view out of their window, then a subsequent owner of that lot could not expect the body corporate to reinstate that lattice or fencing later.

If the reinstatement of the lattice or fencing was required later, that would be a cost for the owner of lot which originally had it removed.

## **Further right to information**

A prospective purchaser is eligible to inspect the full records of the body corporate for a minor statutory cost. The buyer may inspect personally, or may appoint an agent to inspect the records on their behalf.

A full records inspection may identify the relevant minutes of the meeting at which an improvement was approved (if it is an authorised improvement), or may identify other correspondence or records identifying improvements for which the lot owner is responsible to maintain.

# Bethania Meadows CTS 47738

## BALANCE SHEET

AS AT 31 AUGUST 2024

|  | ACTUAL<br>31/08/2024        | ACTUAL<br>31/08/2023        |
|--|-----------------------------|-----------------------------|
| <b><u>OWNERS FUNDS</u></b>                   |                             |                             |
| Administrative Fund                          | (8,904.79)                  | 29,758.26                   |
| Sinking Fund                                 | 577,968.63                  | 507,186.23                  |
| <b><u>TOTAL</u></b>                          | <b><u>\$ 569,063.84</u></b> | <b><u>\$ 536,944.49</u></b> |
| <b><u>THESE FUNDS ARE REPRESENTED BY</u></b> |                             |                             |
| <b><u>CURRENT ASSETS</u></b>                 |                             |                             |
| Gst On Capital                               | 11,951.52                   | 10,966.74                   |
| Cash At Bank                                 | 195,461.31                  | 310,717.21                  |
| Accrued Income                               | 13,546.32                   | 8,482.19                    |
| B O Q Stratacash A/C 1                       | 140,000.00                  | 0.00                        |
| B O Q Stratacash A/C2                        | 312,000.00                  | 300,000.00                  |
| Prepaid Expenses                             | 4,744.77                    | 5,918.17                    |
| Levies Billed Not Yet Due                    | 129,625.84                  | 120,093.09                  |
| Levies Pre-Paid                              | 1,841.71                    | 540.90                      |
| Levies In Arrears                            | 825.30                      | 785.52                      |
| Other Arrears                                | 753.30                      | 641.74                      |
| <b><u>NON-CURRENT ASSETS</u></b>             |                             |                             |
| <b><u>TOTAL ASSETS</u></b>                   | <b>810,750.07</b>           | <b>758,145.56</b>           |
| <b><u>LIABILITIES</u></b>                    |                             |                             |
| Gst Clearing A/C                             | 6,449.93                    | 5,516.15                    |
| Creditors                                    | 1,383.60                    | 1,484.66                    |
| Accrued Expenses                             | 18,946.60                   | 17,639.08                   |
| Levies Billed Not Yet Due                    | 129,625.84                  | 120,093.09                  |
| Levies Pre-Paid                              | 1,841.71                    | 540.90                      |
| Levies In Advance                            | 71,098.92                   | 65,926.72                   |
| Other Payments In Advance                    | 12,339.63                   | 10,000.47                   |
| <b><u>TOTAL LIABILITIES</u></b>              | <b>241,686.23</b>           | <b>221,201.07</b>           |
| <b><u>NET ASSETS</u></b>                     | <b><u>\$ 569,063.84</u></b> | <b><u>\$ 536,944.49</u></b> |



# Bethania Meadows CTS 47738

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2023 TO 31 AUGUST 2024

|  | ACTUAL<br>01/09/23-31/08/24 | BUDGET<br>01/09/23-31/08/24 | %      | ACTUAL<br>01/09/22-31/08/23 |
|--|-----------------------------|-----------------------------|--------|-----------------------------|
| <b><u>ADMINISTRATIVE FUND</u></b>          |                             |                             |        |                             |
| <b><u>INCOME</u></b>                       |                             |                             |        |                             |
| Levies - Administrative Fund               | 289,999.38                  | 290,000.00                  | 100.00 | 289,999.36                  |
| Insurance Premium Reimbursemnt             | 65,744.48                   | 65,756.39                   | 99.98  | 60,096.12                   |
| Interest On Overdue Levies                 | 1,384.53                    | 0.00                        |        | 1,429.48                    |
| Gst On Income                              | (32,340.36)                 | (32,341.49)                 | 100.00 | (31,826.88)                 |
| <b><u>TOTAL ADMIN. FUND INCOME</u></b>     | <b>324,788.03</b>           | <b>323,414.90</b>           |        | <b>319,698.08</b>           |
| <b><u>EXPENDITURE - ADMIN. FUND</u></b>    |                             |                             |        |                             |
| <b><u>AUDIT &amp; TAXATION COSTS</u></b>   |                             |                             |        |                             |
| Independent Audit Fee                      | 1,954.70                    | 1,851.30                    | 105.59 | 1,851.30                    |
| Independent Audit File Prep                | 985.60                      | 985.60                      | 100.00 | 0.00                        |
| Bas Lodgement                              | 1,012.00                    | 1,012.00                    | 100.00 | 979.00                      |
| Income Tax Return                          | 220.00                      | 220.00                      | 100.00 | 209.00                      |
| <b><u>BANK &amp; FINANCIAL CHARGES</u></b> |                             |                             |        |                             |
| Stratapay Transaction Fee                  | 699.80                      | 800.00                      | 87.48  | 791.95                      |
| <b><u>UTILITIES</u></b>                    |                             |                             |        |                             |
| Electricity - Common Areas                 | 3,518.92                    | 2,700.00                    | 130.33 | 2,460.19                    |
| Electricity Govt Rebate No Gst             | (650.00)                    | 0.00                        | 0.00   | 0.00                        |
| Cold Water - Common -No Gst                | 4,978.21                    | 3,700.00                    | 134.55 | 2,844.67                    |
| <b><u>INSURANCE</u></b>                    |                             |                             |        |                             |
| Insurance Premium                          | 65,765.26                   | 60,326.96                   | 109.01 | 57,461.71                   |
| Insurance Stamp Duty - No Gst              | 5,819.84                    | 5,429.43                    | 107.19 | 5,077.75                    |
| <b><u>CARETAKER/BUILDING MANAGER</u></b>   |                             |                             |        |                             |
| Caretaker Contract                         | 219,249.47                  | 216,831.21                  | 101.12 | 207,070.08                  |
| <b><u>PROFESSIONAL ADVICE/FEEES</u></b>    |                             |                             |        |                             |
| Legal Advice/Fees                          | 220.00                      | 0.00                        |        | 0.00                        |
| Debt Recovery                              | 38.50                       | 0.00                        |        | 0.00                        |
| Advice - Strata Additional                 | 1,768.60                    | 1,500.00                    | 117.91 | 1,244.20                    |
| Advice - Maintenance                       | 44.00                       | 0.00                        |        | 0.00                        |
| <b><u>LICENCES &amp; PERMITS FEE</u></b>   |                             |                             |        |                             |
| Backflow Registration - No Gst             | 0.00                        | 120.00                      | 0.00   | 0.00                        |
| Software & Records Storage                 | 2,956.80                    | 2,956.80                    | 100.00 | 2,956.80                    |
| <b><u>COMPLIANCE</u></b>                   |                             |                             |        |                             |
| Report - Insurance Valuation               | 0.00                        | 0.00                        | 0.00   | 1,251.00                    |
| Report - Sinking Fund                      | 0.00                        | 0.00                        | 0.00   | 2,703.00                    |
| Report - Whs                               | 1,002.00                    | 1,500.00                    | 66.80  | 0.00                        |
| Report - Others                            | 825.00                      | 0.00                        |        | 0.00                        |
| <b><u>PEST CONTROL</u></b>                 |                             |                             |        |                             |
| Pest Control Treatment                     | 0.00                        | 4,000.00                    | 0.00   | 3,637.00                    |
| Annual Termite Inspection                  | 10,890.00                   | 14,000.00                   | 77.79  | 12,672.00                   |
| <b><u>ELECTRICAL</u></b>                   |                             |                             |        |                             |

# Bethania Meadows CTS 47738

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2023 TO 31 AUGUST 2024

|   | ACTUAL<br>01/09/23-31/08/24 | BUDGET<br>01/09/23-31/08/24 | %      | ACTUAL<br>01/09/22-31/08/23 |
|---|-----------------------------|-----------------------------|--------|-----------------------------|
| R&M - Electrical General                  | 2,038.89                    | 2,000.00                    | 101.94 | 1,710.38                    |
| <b><u>PLUMBING</u></b>                    |                             |                             |        |                             |
| Plumbing General                          | 0.00                        | 3,500.00                    | 0.00   | 3,419.90                    |
| <b><u>BUILDING GENERAL</u></b>            |                             |                             |        |                             |
| R&M - Building General                    | 660.00                      | 500.00                      | 132.00 | 140.00                      |
| R&M - Doors                               | 2,992.00                    | 0.00                        |        | 0.00                        |
| R&M - Garage Doors                        | 22,485.00                   | 2,500.00                    | 899.40 | 2,060.00                    |
| R&M - Locks/Keys                          | 365.00                      | 0.00                        |        | 0.00                        |
| R&M - Roof/Gutters                        | 0.00                        | 500.00                      | 0.00   | 350.00                      |
| <b><u>GARDENS/GROUNDS</u></b>             |                             |                             |        |                             |
| R&M - Grounds General                     | 12,389.00                   | 4,000.00                    | 309.72 | 3,232.56                    |
| R&M - Trees                               | 1,375.00                    | 0.00                        |        | 0.00                        |
| <b><u>EQUIPMENT/FURNITURE</u></b>         |                             |                             |        |                             |
| R&M - Gym Equipment                       | 126.50                      | 1,000.00                    | 12.65  | 913.00                      |
| <b><u>POOL/SPA</u></b>                    |                             |                             |        |                             |
| Pool Maintenance                          | 2,940.33                    | 2,500.00                    | 117.61 | 2,006.81                    |
| Pool/Spa Chemical                         | 312.35                      | 0.00                        |        | 0.00                        |
| <b><u>SECURITY</u></b>                    |                             |                             |        |                             |
| R&M - Cctv                                | 550.00                      | 800.00                      | 68.75  | 746.00                      |
| <b><u>BODY CORPORATE MANAGEMENT</u></b>   |                             |                             |        |                             |
| Fixed Price -Management Time              | 22,012.67                   | 22,938.58                   | 95.96  | 21,562.53                   |
| Fixed Price - Disbursements               | 8,890.12                    | 9,262.12                    | 95.98  | 8,705.67                    |
| Variable Disbursements                    | 78.76                       | 1,000.00                    | 7.88   | 925.35                      |
| <b><u>GST</u></b>                         |                             |                             |        |                             |
| Gst On Expenses                           | (35,063.24)                 | (32,653.17)                 | 107.38 | (30,987.54)                 |
| <b><u>TOTAL ADMIN. EXPENDITURE</u></b>    | <b>363,451.08</b>           | <b>335,780.83</b>           |        | <b>317,994.31</b>           |
| <b><u>SURPLUS / DEFICIT</u></b>           | <b>\$ (38,663.05)</b>       | <b>\$ (12,365.93)</b>       |        | <b>\$ 1,703.77</b>          |
| Opening Admin. Balance                    | 29,758.26                   | 29,758.26                   | 100.00 | 28,054.49                   |
| <b><u>ADMINISTRATIVE FUND BALANCE</u></b> | <b>\$ (8,904.79)</b>        | <b>\$ 17,392.33</b>         |        | <b>\$ 29,758.26</b>         |

# Bethania Meadows CTS 47738

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2023 TO 31 AUGUST 2024

|  | ACTUAL<br>01/09/23-31/08/24 | BUDGET<br>01/09/23-31/08/24 | %      | ACTUAL<br>01/09/22-31/08/23 |
|--|-----------------------------|-----------------------------|--------|-----------------------------|
| <b><u>SINKING FUND</u></b>                 |                             |                             |        |                             |
| <b><u>INCOME</u></b>                       |                             |                             |        |                             |
| Levies - Sinking Fund                      | 128,396.77                  | 128,397.00                  | 100.00 | 108,183.04                  |
| <b><u>INTEREST</u></b>                     |                             |                             |        |                             |
| Interest Received                          | 14,393.42                   | 0.00                        |        | 1,450.00                    |
| Accrued Interest                           | 5,064.13                    | 0.00                        |        | 7,425.48                    |
| Gst On Income                              | (11,672.44)                 | (11,672.46)                 | 100.00 | (9,834.82)                  |
| <b><u>TOTAL SINKING FUND INCOME</u></b>    | <b>136,181.88</b>           | <b>116,724.54</b>           |        | <b>107,223.70</b>           |
| <b><u>EXPENDITURE - SINKING FUND</u></b>   |                             |                             |        |                             |
| <b><u>ELECTRICAL</u></b>                   |                             |                             |        |                             |
| Electrical General                         | 5,874.20                    | 0.00                        |        | 15,889.50                   |
| Electrical - Lighting                      | 20,931.20                   | 0.00                        |        | 0.00                        |
| <b><u>BUILDING</u></b>                     |                             |                             |        |                             |
| Building General                           | 19,802.00                   | 0.00                        |        | 7,623.00                    |
| Underpinning                               | 15,468.27                   | 17,300.00                   | 89.41  | 0.00                        |
| Painting - Linemarking                     | 0.00                        | 0.00                        | 0.00   | 3,473.91                    |
| <b><u>GARDENS/GROUNDS</u></b>              |                             |                             |        |                             |
| Grounds General                            | (1,484.66)                  | 0.00                        | 0.00   | 1,484.66                    |
| Fencing/Gates                              | 0.00                        | 0.00                        | 0.00   | 2,519.00                    |
| Driveway                                   | 0.00                        | 0.00                        | 0.00   | 1,705.00                    |
| <b><u>POOL/SPA</u></b>                     |                             |                             |        |                             |
| Pool - Equipment                           | 0.00                        | 0.00                        | 0.00   | 1,130.00                    |
| <b><u>SECURITY</u></b>                     |                             |                             |        |                             |
| Cctv Cameras                               | 10,970.00                   | 0.00                        |        | 475.00                      |
| Cctv Recorder/Computer                     | 0.00                        | 0.00                        | 0.00   | 830.00                      |
| <b><u>TAXATION</u></b>                     |                             |                             |        |                             |
| Payg Instalment Tax Adjustment             | 344.03                      | 0.00                        |        | 283.50                      |
| <b><u>GST</u></b>                          |                             |                             |        |                             |
| Gst On Expenses                            | (6,505.56)                  | (1,572.73)                  | 413.65 | (3,193.64)                  |
| <b><u>TOTAL SINK. FUND EXPENDITURE</u></b> | <b>65,399.48</b>            | <b>15,727.27</b>            |        | <b>32,219.93</b>            |
| <b><u>SURPLUS / DEFICIT</u></b>            | <b>\$ 70,782.40</b>         | <b>\$ 100,997.27</b>        |        | <b>\$ 75,003.77</b>         |
| Opening Sinking Fund Balance               | 507,186.23                  | 507,186.23                  | 100.00 | 432,182.46                  |
| <b><u>SINKING FUND BALANCE</u></b>         | <b>\$ 577,968.63</b>        | <b>\$ 608,183.50</b>        |        | <b>\$ 507,186.23</b>        |

12 August 2025

BETHANIA MEADOWS CTS 47738  
Registered for GST

ABN: 67 946 140 298

## Tax Invoice

Ms K Chudleigh  
11 Warrina Crescent  
BURLEIGH ATERS QLD 2220

Ref

Re Lot 22 BETHANIA MEADOWS CTS 47738

Fee 114.10 Paid

Above Fee includes GST

Although all reasonable care has been taken in preparing this certificate, it is provided in good faith based solely on the records given to BCsystems (body corporate manager) by the body corporate, as at the date of issue. The body corporate manager cannot independently verify the accuracy or completeness of records provided to it by the body corporate.

The body corporate certificate is an extract of some information about the body corporate; it should not be relied upon as a comprehensive disclosure of all matters about the body corporate that may be relevant to a buyer. The buyer receiving the certificate should obtain their own legal or professional advice about the content of the certificate.

The buyer may inspect the body corporate records for important information that is not contained in the body corporate certificate, such as information about defects in the common property; expenses for which levies have not yet been fixed, disputes, and matters raised at recent body corporate meetings.

The buyer or their solicitor should request a second certificate before settlement, to confirm current amounts owed in respect of the lot for settlement adjustment calculation. If the second certificate is ordered within 3 months after the first certificate, a lesser fee applies to it.

Buyer's solicitor: Please provide a BCCM Form 8 promptly after settlement.

BCsystems  
info@bcsystems.com.au  
07 38990299



**BCCM****Form 33**

Department of Justice

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

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

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

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

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

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

This certificate does not include information about:

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

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

**The community management statement**

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

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

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

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

**The information in this certificate is issued on 12/08/2025**

### Becoming an owner

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

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

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

### How to get more information

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

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

## Contacting the body corporate

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

### Name and number of the community titles scheme

**Bethania Meadows**

CTS No. **47738**

### Body corporate manager

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

### Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Sonia de Gier**

Company: **BCsystems**

Phone: **07 3899 0299**

Email: **info@bcsystems.com.au**

### Accessing records

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

The body corporate manager named above.

## Property and community titles scheme details

### Lot and plan details

Lot number: **22**

Plan type and number: **SP 267645**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

### Regulation module

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

More information is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

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

**Accommodation**

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

### Layered arrangements of community titles schemes

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

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

**No**

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

### Building management statement

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

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

**No**

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

## By-laws and exclusive use areas

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

### What by-laws apply?

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

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

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

### General by-laws

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

### Exclusive use areas

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

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

Yes

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

listed in the Community Management Statement

## Lot entitlements and financial information

### Lot entitlements

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

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

## Contribution schedule

Contribution schedule lot entitlement for the lot: **10.00**

Total contribution schedule lot entitlements for all lots: **1,280.00**

## Interest schedule

Interest schedule lot entitlement for the lot: **152.00**

Total interest schedule lot entitlements for all lots: **19,474.00**

## Statement of accounts

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

## Owner contributions (levies)

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

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

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

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

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

## Body corporate debts

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

## Owner contributions and amounts owing

### Administrative fund contributions

Total amount of contributions (before any discount) for lot **22** for the current financial year: \$ **\$2,695.32**

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

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

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

| Due date | Amount due | Amount due if discount applied | Paid     |
|----------|------------|--------------------------------|----------|
| 01/09/24 | 594.73     | 594.73                         | 18/09/24 |
| 01/12/24 | 594.73     | 594.73                         | 17/12/24 |
| 01/03/25 | 752.93     | 752.93                         | 26/03/25 |
| 01/06/25 | 752.93     | 752.93                         | 01/07/25 |
| 01/09/25 | 707.52     | 707.52                         |          |
| 01/12/25 | 707.52     | 707.52                         |          |



Amount overdue **Nil**  
 Amount Unpaid including amounts billed not yet due **\$707.52**

### Sinking fund contributions

Total amount of contributions (before any discount) for lot **22** for the current financial year: \$ **\$1,007.82**

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

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

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

| Due date | Amount due | Amount due if discount applied | Paid     |
|----------|------------|--------------------------------|----------|
| 01/09/24 | 263.85     | 263.85                         | 18/09/24 |
| 01/12/24 | 263.85     | 263.85                         | 17/12/24 |
| 01/03/25 | 240.06     | 240.06                         | 26/03/25 |
| 01/06/25 | 240.06     | 240.06                         | 01/07/25 |
| 01/09/25 | 251.95     | 251.95                         |          |
| 01/12/25 | 251.95     | 251.95                         |          |

Amount overdue **\$0.00**  
 Amount Unpaid including amounts billed not yet due **\$251.95**

### Special contributions - Administrative Fund (IF ANY)

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

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

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

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

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

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

Amount overdue **Nil**  
 Amount Unpaid including amounts billed not yet due **\$0.00**

### Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

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

Amount overdue

Nil

Amount Unpaid including amounts billed not yet due

Nil

**Other contributions**

|           | Due date | Amount due | Amount due if discount applied | Paid     |
|-----------|----------|------------|--------------------------------|----------|
| Insurance | 01/09/24 | 153.98     | 153.98                         | 18/09/24 |
| Insurance | 01/12/24 | 153.98     | 153.98                         | 17/12/24 |
| Insurance | 01/03/25 | 128.59     | 128.59                         | 26/03/25 |
| Insurance | 01/06/25 | 128.59     | 128.59                         |          |
| Insurance | 01/09/25 | 169.63     | 169.63                         |          |
| Insurance | 01/12/25 | 169.63     | 169.63                         |          |

**Other amounts payable by the lot owner**

| Purpose | Fund  | Amount | Due date | Amount |
|---------|-------|--------|----------|--------|
| Other   | Other | 25.30  |          | 25.30  |

No other amounts payable for the lot.

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

At the date of this certificate

|   |         |
|---|---------|
| Annual contributions  | Nil     |
| Special contributions   | Nil     |
| Other contributions   | \$2.73  |
| Other payments  | \$25.30 |
| Penalties   | \$0.07  |
| Total amount overdue (Total Amount Unpaid including not yet due \$1,157.20) | \$28.10 |

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

**Common property and assets**

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

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

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

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

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

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

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

**Current sinking fund balance (as at date of certificate): \$ 659,826.59**

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

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

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

### Body corporate assets

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

A copy of the body corporate register assets is given with this certificate below

| Description      | Type                 | Acquisition | Supplier  | Original Cost | Cost To Date | Market Value |
|------------------|----------------------|-------------|---|---------------|--------------|--------------|
| Repl chlorinator | Plant and Machinery  | 13/02/19    | POOLWERX BEENLEIGH<br>Shop 8&9<br>140 Mt Warren Blvd<br>Mt Warren Park 4207 | 1,217.37      | 0.00         | 1,217.37     |
| CCTV-final       | Plant and Machinery  | 03/06/19    | MODERN ALARMS<br>PO BOX 1873<br>Cleveland 4163                              | 5,000.00      | 0.00         | 5,000.00     |
| Treadmill refurb | Furniture & Fittings | 31/03/20    | GYM CARE-SCOTTISH<br>PACIFIC<br>GPO Box 9969<br>BRISBANE QLD 4001           | 6,490.00      | 0.00         | 6,490.00     |
| Chlorinator      | Plant and Machinery  | 23/05/20    | POOLWERX BEENLEIGH<br>Shop 8&9<br>140 Mt Warren Blvd<br>Mt Warren Park 4207 | 4,136.89      | 0.00         | 4,136.89     |

## Insurance

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

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

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

## Body corporate insurance policies

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

| TYPE/COMPANY                                      | POLICY NO.   | SUM INSURED       | PREMIUM   | DUE DATE | EXCESS  |
|---|--------------|-------------------|-----------|----------|---|
| BUILDING<br>STRATA COMMUNITY INSURANCE            | QRSC20004691 | 55,219,234.00     | 75,912.00 | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| FLOOD<br>STRATA COMMUNITY INSURANCE               | QRSC20004691 | NOT INCLUDED      | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| FLOATING FLOORS<br>STRATA COMMUNITY INSURANCE     | QRSC20004691 | NOT INCLUDED      | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| PUBLIC LIABILITY<br>STRATA COMMUNITY INSURANCE    | QRSC20004691 | 20,000,000.00     | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| OFFICE BEARERS<br>STRATA COMMUNITY INSURANCE      | QRSC20004691 | 1,000,000.00      | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| COMMON CONTENTS<br>STRATA COMMUNITY INSURANCE     | QRSC20004691 | 552,192.00        | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| LOSS OF RENT<br>STRATA COMMUNITY INSURANCE        | QRSC20004691 | 8,282,885.00      | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| FIDELITY GUARANTEE<br>STRATA COMMUNITY INSURANCE  | QRSC20004691 | 100,000.00        | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| CATASTROPHE<br>STRATA COMMUNITY INSURANCE         | QRSC20004691 | 8,282,885.00      | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| GOV AUDIT COSTS<br>STRATA COMMUNITY INSURANCE     | QRSC20004691 | 25,000.00         | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| LOT OWNERS FIXTURES<br>STRATA COMMUNITY INSURANCE | QRSC20004691 | 300,000.00        | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| APPEAL EXPENSES<br>STRATA COMMUNITY INSURANCE     | QRSC20004691 | 100,000.00        | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| LEGAL DEFENCE EXP<br>STRATA COMMUNITY INSURANCE   | QRSC20004691 | 50,000.00         | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |
| VOLUNTARY WORKERS<br>STRATA COMMUNITY INSURANCE   | QRSC20004691 | \$200,000/\$2,000 | Included  | 24/09/25 | \$1,000 All Claims, \$2,500 Theft/Malicious damage<br>\$1,000 Legal |

## Alternative insurance

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

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

**No**

## Lot owner and occupier insurance

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

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

More information about insurance in community titles schemes is available from your solicitor or [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate)

## Contracts and authorisations

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

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

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.

A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.

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

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

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

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

**Yes - Name of caretaking service contractor engaged:** Glam Brothers Pty Ltd  
Glam Brothers Pty Ltd

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

**Yes - Name of authorised letting agent:** Glam Brothers Pty Ltd  
Glam Brothers Pty Ltd

### Embedded network electricity supply

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

**Yes**

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

### Body corporate authority

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

**Name/s** BCsystems

**Positions/s held** Body Corporate Manager

**Date** 12/08/2025

**Signature/s** \_\_\_\_\_





**Copies of documents given with this certificate:**

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

## **Details of improvements to common property that the lot owner is responsible for**

The prospective purchaser of the lot will automatically become responsible for any improvements to common property that were made by the current or previous owner/s of that lot.

By definition, any part of the building that is not original to the construction is an "improvement" - a thing that was added, modified, or removed later by an owner at the time of that lot. The responsibility for an improvement always rests with the current owner of the lot.

### ***Example of an improvement to common property by a lot owner:***

*In a building format plan townhouse scheme, Lot 1 requests approval to install an awning over their front entry door, so they can be protected from rain as they unlock their front door. The body corporate approves this request, but the installation is made by Lot 1 at their own cost.*

*The installation of the awning is technically located on the common property (being on the exterior of the lot). Had that awning been original to the development, it would have been a body corporate obligation to maintain it based on its location on common property.*

*However, as it is an 'improvement to common property' made by Lot 1 for their own benefit, that awning will forever be the maintenance responsibility of Lot 1. If Lot 1 sells, the future owner of Lot 1 will inherit the responsibility.*

### **The following information is provided by the Queensland Government:**

*An owner can make an improvement to common property if approved by the committee or the body corporate at a general meeting.*

*The committee can approve an improvement by an owner if the:*

- *total cost is less than \$3,000*
- *improvement does not detract from the appearance of a lot*
- *body corporate is satisfied that the use and enjoyment of the improvement is not likely to be a breach of the owner's duties as an occupier (e.g. by causing a nuisance to others in the scheme).*

*If the committee cannot approve the work it must be authorised by ordinary resolution at a general meeting.*

*The owner must:*

- *comply with any conditions of approval, and*
- *maintain the improvement.*

*When an improvement is made to the common property by a lot owner they must give the body corporate details of the type of work and value of the improvement.*

*If the improvement increases the body corporate's insurance premium, the owner may have to pay the extra.*

*From <<https://www.qld.gov.au/law/housing-and-neighbours/body-corporate/maintenance/improvements>>*

### **How to identify a specific obligation**

Improvements to common property include both:

- *Authorised improvements (being approved at either a committee meeting or general meeting; AND*
- *Unauthorised improvements (i.e. improvements made without approval).*

As improvements may have been made without obtaining the body corporate's approval (*unauthorised improvements*), the absence of approval records does not guarantee that the thing is an original part of the common property.

## **Common examples of improvements:**

The following are common examples of improvements made to common property by and for the benefit of a lot:

- Air-conditioner condensers situated on the exterior of a building
- Private (non-shared) hot water systems
- Additional door locks, electronic locks, peep-holes,
- Security screen doors, flyscreens or insect screens
- External shutters and blinds on windows, or on balconies or patios
- Solar panels and associated equipment
- Security cameras, electronic doorbells
- Motors on garage roller doors and tilt doors (where the original construction was manually operated doors)
- Internet cabling, TV antenna, satellite dish
- Enhanced or new areas of garden directly adjacent to the lot
- Changes to the exterior ground surface - Pavers, pathways, gravel, garden beds, fencing
- Changes to any patio, terrace, courtyard area which is subject to an exclusive use by-law
- Garden sheds
- Carports and carport slabs
- Window awnings

## Historical improvements

Improvements may have been made at any time from the original construction, to the current date. In older schemes, improvements may have been made over a very long period of time. The responsibility to maintain those aged improvements still transfers to the current owner of the lot, though they may be more difficult to identify with certainty.

By definition, any part of the building that is not original to the construction is an "improvement" - a thing that was added, modified, or removed later by an owner at the time of that lot.

## Improvement as a 'removal' of something

The *removal* of something may also be an 'improvement' for which a lot owner is responsible.

If for example a lot owner requested permission to remove some lattice or fencing from common property to improve the view out of their window, then a subsequent owner of that lot could not expect the body corporate to reinstate that lattice or fencing later.

If the reinstatement of the lattice or fencing was required later, that would be a cost for the owner of lot which originally had it removed.

## **Further right to information**

A prospective purchaser is eligible to inspect the full records of the body corporate for a minor statutory cost. The buyer may inspect personally, or may appoint an agent to inspect the records on their behalf.

A full records inspection may identify the relevant minutes of the meeting at which an improvement was approved (if it is an authorised improvement), or may identify other correspondence or records identifying improvements for which the lot owner is responsible to maintain.

# Bethania Meadows CTS 47738

## BALANCE SHEET

AS AT 31 AUGUST 2024

|  | ACTUAL<br>31/08/2024        | ACTUAL<br>31/08/2023        |
|--|-----------------------------|-----------------------------|
| <b><u>OWNERS FUNDS</u></b>                   |                             |                             |
| Administrative Fund                          | (8,904.79)                  | 29,758.26                   |
| Sinking Fund                                 | 577,968.63                  | 507,186.23                  |
| <b><u>TOTAL</u></b>                          | <b><u>\$ 569,063.84</u></b> | <b><u>\$ 536,944.49</u></b> |
| <b><u>THESE FUNDS ARE REPRESENTED BY</u></b> |                             |                             |
| <b><u>CURRENT ASSETS</u></b>                 |                             |                             |
| Gst On Capital                               | 11,951.52                   | 10,966.74                   |
| Cash At Bank                                 | 195,461.31                  | 310,717.21                  |
| Accrued Income                               | 13,546.32                   | 8,482.19                    |
| B O Q Stratacash A/C 1                       | 140,000.00                  | 0.00                        |
| B O Q Stratacash A/C2                        | 312,000.00                  | 300,000.00                  |
| Prepaid Expenses                             | 4,744.77                    | 5,918.17                    |
| Levies Billed Not Yet Due                    | 129,625.84                  | 120,093.09                  |
| Levies Pre-Paid                              | 1,841.71                    | 540.90                      |
| Levies In Arrears                            | 825.30                      | 785.52                      |
| Other Arrears                                | 753.30                      | 641.74                      |
| <b><u>NON-CURRENT ASSETS</u></b>             |                             |                             |
| <b><u>TOTAL ASSETS</u></b>                   | <b>810,750.07</b>           | <b>758,145.56</b>           |
| <b><u>LIABILITIES</u></b>                    |                             |                             |
| Gst Clearing A/C                             | 6,449.93                    | 5,516.15                    |
| Creditors                                    | 1,383.60                    | 1,484.66                    |
| Accrued Expenses                             | 18,946.60                   | 17,639.08                   |
| Levies Billed Not Yet Due                    | 129,625.84                  | 120,093.09                  |
| Levies Pre-Paid                              | 1,841.71                    | 540.90                      |
| Levies In Advance                            | 71,098.92                   | 65,926.72                   |
| Other Payments In Advance                    | 12,339.63                   | 10,000.47                   |
| <b><u>TOTAL LIABILITIES</u></b>              | <b>241,686.23</b>           | <b>221,201.07</b>           |
| <b><u>NET ASSETS</u></b>                     | <b><u>\$ 569,063.84</u></b> | <b><u>\$ 536,944.49</u></b> |

# Bethania Meadows CTS 47738

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2023 TO 31 AUGUST 2024

|  | ACTUAL<br>01/09/23-31/08/24 | BUDGET<br>01/09/23-31/08/24 | %      | ACTUAL<br>01/09/22-31/08/23 |
|--|-----------------------------|-----------------------------|--------|-----------------------------|
| <b><u>ADMINISTRATIVE FUND</u></b>          |                             |                             |        |                             |
| <b><u>INCOME</u></b>                       |                             |                             |        |                             |
| Levies - Administrative Fund               | 289,999.38                  | 290,000.00                  | 100.00 | 289,999.36                  |
| Insurance Premium Reimbursemnt             | 65,744.48                   | 65,756.39                   | 99.98  | 60,096.12                   |
| Interest On Overdue Levies                 | 1,384.53                    | 0.00                        |        | 1,429.48                    |
| Gst On Income                              | (32,340.36)                 | (32,341.49)                 | 100.00 | (31,826.88)                 |
| <b><u>TOTAL ADMIN. FUND INCOME</u></b>     | <b>324,788.03</b>           | <b>323,414.90</b>           |        | <b>319,698.08</b>           |
| <b><u>EXPENDITURE - ADMIN. FUND</u></b>    |                             |                             |        |                             |
| <b><u>AUDIT &amp; TAXATION COSTS</u></b>   |                             |                             |        |                             |
| Independent Audit Fee                      | 1,954.70                    | 1,851.30                    | 105.59 | 1,851.30                    |
| Independent Audit File Prep                | 985.60                      | 985.60                      | 100.00 | 0.00                        |
| Bas Lodgement                              | 1,012.00                    | 1,012.00                    | 100.00 | 979.00                      |
| Income Tax Return                          | 220.00                      | 220.00                      | 100.00 | 209.00                      |
| <b><u>BANK &amp; FINANCIAL CHARGES</u></b> |                             |                             |        |                             |
| Stratapay Transaction Fee                  | 699.80                      | 800.00                      | 87.48  | 791.95                      |
| <b><u>UTILITIES</u></b>                    |                             |                             |        |                             |
| Electricity - Common Areas                 | 3,518.92                    | 2,700.00                    | 130.33 | 2,460.19                    |
| Electricity Govt Rebate No Gst             | (650.00)                    | 0.00                        | 0.00   | 0.00                        |
| Cold Water - Common -No Gst                | 4,978.21                    | 3,700.00                    | 134.55 | 2,844.67                    |
| <b><u>INSURANCE</u></b>                    |                             |                             |        |                             |
| Insurance Premium                          | 65,765.26                   | 60,326.96                   | 109.01 | 57,461.71                   |
| Insurance Stamp Duty - No Gst              | 5,819.84                    | 5,429.43                    | 107.19 | 5,077.75                    |
| <b><u>CARETAKER/BUILDING MANAGER</u></b>   |                             |                             |        |                             |
| Caretaker Contract                         | 219,249.47                  | 216,831.21                  | 101.12 | 207,070.08                  |
| <b><u>PROFESSIONAL ADVICE/FEEES</u></b>    |                             |                             |        |                             |
| Legal Advice/Fees                          | 220.00                      | 0.00                        |        | 0.00                        |
| Debt Recovery                              | 38.50                       | 0.00                        |        | 0.00                        |
| Advice - Strata Additional                 | 1,768.60                    | 1,500.00                    | 117.91 | 1,244.20                    |
| Advice - Maintenance                       | 44.00                       | 0.00                        |        | 0.00                        |
| <b><u>LICENCES &amp; PERMITS FEE</u></b>   |                             |                             |        |                             |
| Backflow Registration - No Gst             | 0.00                        | 120.00                      | 0.00   | 0.00                        |
| Software & Records Storage                 | 2,956.80                    | 2,956.80                    | 100.00 | 2,956.80                    |
| <b><u>COMPLIANCE</u></b>                   |                             |                             |        |                             |
| Report - Insurance Valuation               | 0.00                        | 0.00                        | 0.00   | 1,251.00                    |
| Report - Sinking Fund                      | 0.00                        | 0.00                        | 0.00   | 2,703.00                    |
| Report - Whs                               | 1,002.00                    | 1,500.00                    | 66.80  | 0.00                        |
| Report - Others                            | 825.00                      | 0.00                        |        | 0.00                        |
| <b><u>PEST CONTROL</u></b>                 |                             |                             |        |                             |
| Pest Control Treatment                     | 0.00                        | 4,000.00                    | 0.00   | 3,637.00                    |
| Annual Termite Inspection                  | 10,890.00                   | 14,000.00                   | 77.79  | 12,672.00                   |
| <b><u>ELECTRICAL</u></b>                   |                             |                             |        |                             |



# Bethania Meadows CTS 47738

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2023 TO 31 AUGUST 2024

|   | ACTUAL<br>01/09/23-31/08/24 | BUDGET<br>01/09/23-31/08/24 | %      | ACTUAL<br>01/09/22-31/08/23 |
|---|-----------------------------|-----------------------------|--------|-----------------------------|
| R&M - Electrical General                  | 2,038.89                    | 2,000.00                    | 101.94 | 1,710.38                    |
| <b><u>PLUMBING</u></b>                    |                             |                             |        |                             |
| Plumbing General                          | 0.00                        | 3,500.00                    | 0.00   | 3,419.90                    |
| <b><u>BUILDING GENERAL</u></b>            |                             |                             |        |                             |
| R&M - Building General                    | 660.00                      | 500.00                      | 132.00 | 140.00                      |
| R&M - Doors                               | 2,992.00                    | 0.00                        |        | 0.00                        |
| R&M - Garage Doors                        | 22,485.00                   | 2,500.00                    | 899.40 | 2,060.00                    |
| R&M - Locks/Keys                          | 365.00                      | 0.00                        |        | 0.00                        |
| R&M - Roof/Gutters                        | 0.00                        | 500.00                      | 0.00   | 350.00                      |
| <b><u>GARDENS/GROUNDS</u></b>             |                             |                             |        |                             |
| R&M - Grounds General                     | 12,389.00                   | 4,000.00                    | 309.72 | 3,232.56                    |
| R&M - Trees                               | 1,375.00                    | 0.00                        |        | 0.00                        |
| <b><u>EQUIPMENT/FURNITURE</u></b>         |                             |                             |        |                             |
| R&M - Gym Equipment                       | 126.50                      | 1,000.00                    | 12.65  | 913.00                      |
| <b><u>POOL/SPA</u></b>                    |                             |                             |        |                             |
| Pool Maintenance                          | 2,940.33                    | 2,500.00                    | 117.61 | 2,006.81                    |
| Pool/Spa Chemical                         | 312.35                      | 0.00                        |        | 0.00                        |
| <b><u>SECURITY</u></b>                    |                             |                             |        |                             |
| R&M - Cctv                                | 550.00                      | 800.00                      | 68.75  | 746.00                      |
| <b><u>BODY CORPORATE MANAGEMENT</u></b>   |                             |                             |        |                             |
| Fixed Price -Management Time              | 22,012.67                   | 22,938.58                   | 95.96  | 21,562.53                   |
| Fixed Price - Disbursements               | 8,890.12                    | 9,262.12                    | 95.98  | 8,705.67                    |
| Variable Disbursements                    | 78.76                       | 1,000.00                    | 7.88   | 925.35                      |
| <b><u>GST</u></b>                         |                             |                             |        |                             |
| Gst On Expenses                           | (35,063.24)                 | (32,653.17)                 | 107.38 | (30,987.54)                 |
| <b><u>TOTAL ADMIN. EXPENDITURE</u></b>    | <b>363,451.08</b>           | <b>335,780.83</b>           |        | <b>317,994.31</b>           |
| <b><u>SURPLUS / DEFICIT</u></b>           | <b>\$ (38,663.05)</b>       | <b>\$ (12,365.93)</b>       |        | <b>\$ 1,703.77</b>          |
| Opening Admin. Balance                    | 29,758.26                   | 29,758.26                   | 100.00 | 28,054.49                   |
| <b><u>ADMINISTRATIVE FUND BALANCE</u></b> | <b>\$ (8,904.79)</b>        | <b>\$ 17,392.33</b>         |        | <b>\$ 29,758.26</b>         |

# Bethania Meadows CTS 47738

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2023 TO 31 AUGUST 2024

|  | ACTUAL<br>01/09/23-31/08/24 | BUDGET<br>01/09/23-31/08/24 | %      | ACTUAL<br>01/09/22-31/08/23 |
|--|-----------------------------|-----------------------------|--------|-----------------------------|
| <b><u>SINKING FUND</u></b>                 |                             |                             |        |                             |
| <b><u>INCOME</u></b>                       |                             |                             |        |                             |
| Levies - Sinking Fund                      | 128,396.77                  | 128,397.00                  | 100.00 | 108,183.04                  |
| <b><u>INTEREST</u></b>                     |                             |                             |        |                             |
| Interest Received                          | 14,393.42                   | 0.00                        |        | 1,450.00                    |
| Accrued Interest                           | 5,064.13                    | 0.00                        |        | 7,425.48                    |
| Gst On Income                              | (11,672.44)                 | (11,672.46)                 | 100.00 | (9,834.82)                  |
| <b><u>TOTAL SINKING FUND INCOME</u></b>    | <b>136,181.88</b>           | <b>116,724.54</b>           |        | <b>107,223.70</b>           |
| <b><u>EXPENDITURE - SINKING FUND</u></b>   |                             |                             |        |                             |
| <b><u>ELECTRICAL</u></b>                   |                             |                             |        |                             |
| Electrical General                         | 5,874.20                    | 0.00                        |        | 15,889.50                   |
| Electrical - Lighting                      | 20,931.20                   | 0.00                        |        | 0.00                        |
| <b><u>BUILDING</u></b>                     |                             |                             |        |                             |
| Building General                           | 19,802.00                   | 0.00                        |        | 7,623.00                    |
| Underpinning                               | 15,468.27                   | 17,300.00                   | 89.41  | 0.00                        |
| Painting - Linemarking                     | 0.00                        | 0.00                        | 0.00   | 3,473.91                    |
| <b><u>GARDENS/GROUNDS</u></b>              |                             |                             |        |                             |
| Grounds General                            | (1,484.66)                  | 0.00                        | 0.00   | 1,484.66                    |
| Fencing/Gates                              | 0.00                        | 0.00                        | 0.00   | 2,519.00                    |
| Driveway                                   | 0.00                        | 0.00                        | 0.00   | 1,705.00                    |
| <b><u>POOL/SPA</u></b>                     |                             |                             |        |                             |
| Pool - Equipment                           | 0.00                        | 0.00                        | 0.00   | 1,130.00                    |
| <b><u>SECURITY</u></b>                     |                             |                             |        |                             |
| Cctv Cameras                               | 10,970.00                   | 0.00                        |        | 475.00                      |
| Cctv Recorder/Computer                     | 0.00                        | 0.00                        | 0.00   | 830.00                      |
| <b><u>TAXATION</u></b>                     |                             |                             |        |                             |
| Payg Instalment Tax Adjustment             | 344.03                      | 0.00                        |        | 283.50                      |
| <b><u>GST</u></b>                          |                             |                             |        |                             |
| Gst On Expenses                            | (6,505.56)                  | (1,572.73)                  | 413.65 | (3,193.64)                  |
| <b><u>TOTAL SINK. FUND EXPENDITURE</u></b> | <b>65,399.48</b>            | <b>15,727.27</b>            |        | <b>32,219.93</b>            |
| <b><u>SURPLUS / DEFICIT</u></b>            | <b>\$ 70,782.40</b>         | <b>\$ 100,997.27</b>        |        | <b>\$ 75,003.77</b>         |
| Opening Sinking Fund Balance               | 507,186.23                  | 507,186.23                  | 100.00 | 432,182.46                  |
| <b><u>SINKING FUND BALANCE</u></b>         | <b>\$ 577,968.63</b>        | <b>\$ 608,183.50</b>        |        | <b>\$ 507,186.23</b>        |

# STATUTORY ENCUMBRANCE REPORT

Unit 22, 6–44 Clearwater Street, Bethania QLD 4205

**Energex** – Underground high-voltage and low-voltage electrical infrastructure is located within the property boundaries. These assets form part of the electricity distribution network and must remain accessible for operation, maintenance, and upgrade activities.

**Logan City Council** – Stormwater drainage, potable water supply pipelines, wastewater mains, and other council-owned infrastructure are located within the property boundaries. These assets must remain unobstructed to ensure service delivery and maintenance access.

**NBN Co** – Telecommunications infrastructure operated by NBN Co is situated within the property. This includes underground fibre optic cabling and associated pits that provide broadband services to the premises.

**Telstra** – Telecommunications infrastructure operated by Telstra is situated within the property. This includes underground communication cabling, ducts, and associated assets that must remain accessible for maintenance and upgrade.

# FIRST REMINDER OF OVERDUE LEVY CONTRIBUTIONS

Issued by Body Corporate Systems Pty Ltd on behalf of the Body Corporate for

# Bethania Meadows CTS 47738

Ms K Chudleigh  
11 Warrina Cresnet  
BURLEIGH ATERS QLD 2220

| Date         |    |        |    |
|--------------|----|--------|----|
| 19 June 2025 |    |        |    |
| A/c No       | 22 | Lot No | 22 |
| Unit         | 22 | Page   | 1  |

| Unpaid Levies  |                      |          |        |          |            |            | Account Balances   |        |
|--|----------------------|----------|--------|----------|------------|------------|--------------------|--------|
| Account  | Period               | Due Date | Amount | Discount | If paid by | Net Amount |                    |        |
| Admin Fund   | 01/06/25 to 31/08/25 | 01/06/25 | 752.93 | 0.00     |            | 752.93     | Admin Fund         | 752.93 |
| Sinking Fund   | 01/06/25 to 31/08/25 | 01/06/25 | 240.06 | 0.00     |            | 240.06     | Sinking Fund       | 240.06 |
| Insurance  | 01/06/25 to 31/08/25 | 01/06/25 | 128.59 | 0.00     |            | 128.59     | Insurance          | 128.59 |
| Arrears Notice Fee   |                      |          | 25.30  | 0.00     |            | 25.30      | Arrears Notice Fee | 25.30  |
| <b>Gross Amount Due: \$1,146.88    Discount: Nil    Net Amount Due: \$1,146.88</b> |                      |          |        |          |            |            |                    |        |












Applicable Interest is payable to the Administrative Fund for all overdue levies

|                           |  |             |
|---------------------------|--|-------------|
| Teller stamp and initials |  | Amount Paid |
|                           |  | \$          |
|                           |  | Date Paid   |
|                           |  | / /         |

Payments are to be RECEIVED by the DUE DATE as shown above. Please take into consideration banking processing times.  
**FIRST ARREARS NOTICE AT 15 DAYS OVERDUE \$25.30 - SECOND ARREARS NOTICE AT 35 DAYS OVERDUE \$38.50**  
**FINAL ARREARS NOTICE AT 55 DAYS OVERDUE \$71.50 - LETTER OF DEMAND AT 75 DAYS OVERDUE \$148.50**  
 07 3899 0299 or levies@bcsystems.com.au

Please deposit your payment directly into the body corporate bank account using the detachable deposit slip below.

## Payment Options

|  |   |  |   |
|--|---|--|---|
|  | Tel: 1300 552 311<br>Ref: 1401 6493 5                               | Telephone: Call this number to pay by credit card.<br>International: +613 8648 0158 (charges apply).   |  |
|  | www.stratamax.com.au<br>Ref: 1401 6493 5                            | Internet: Make credit card payments online (charges apply).<br>Visit www.stratamax.com.au  |  |
|  | www.stratapay.com/ddr<br>Ref: 1401 6493 5                           | Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register<br>*Credit card charges apply.  |  |
|  | Billcode: 74625<br>Ref: 1401 6493 5                                 | BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.<br>BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518      |  |
|  | Billpay Code: 3599<br>Ref: 1401 6493 5                              | In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.   |   |
|  | Make cheque payable to:<br>StrataPay 1401 6493 5                    | Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia  |   |
|  | BSB: 067-970<br>Acct No: 1401 6493 5<br>(Applies to this bill only) | Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).<br>Account Name: StrataPay Bank: CBA, Sydney, Australia. |   |



StrataPay Reference

**1401 6493 5**

Amount

Due Date

**\$1,146.88****Due Immediately**

BODY CORPORATE SYSTEMS PTY LTD  
47738/02100022 Lot 22/22

Ms K Chudleigh  
11 Warrina Cresnet  
BURLEIGH ATERS QLD 2220



\*3599 140164935