

Seller Disclosure Report

Vendor/s

LISA MARY KELLY

Property Address

UNIT 1 27 BAYVIEW TCE, WAVELL HEIGHTS QLD 4012

Prepared On

Wednesday, August 6, 2025

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Disclosure Statement

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 LISA MARY KELLY

Property address 1/27 BAYVIEW TCE, WAVELL HEIGHTS QLD 4012
(referred to as the
“property” in this
statement)

Lot on plan description Lot 1 on SP130724

Community titles scheme
or BUGTA scheme:

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

☒ **Yes**

☐ **No**

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

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ **Yes**

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

☒ **Yes**

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <p>APA Gas Infrastructure.</p> <p>NBN and Telstra Telecommunication Infrastructure.</p> <p>Urban Utilities water service and sewer network pipelines.</p> <p>** Please refer to the attached Statutory Encumbrance Maps for further information.</p>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	<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-medium density residential (2 or 3 storey mix) zone</p>		
Transport proposals and resumptions	<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"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>		
Contamination and environmental protection	<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"/> Yes <input checked="" type="checkbox"/> No</p> <p>The following notices are, or have been, given:</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"/> Yes <input checked="" type="checkbox"/> No</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"/> Yes <input checked="" type="checkbox"/> No</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"/> Yes <input checked="" type="checkbox"/> No</p>		
Trees	<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"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>		
Heritage	<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"/> Yes <input checked="" type="checkbox"/> No</p>		
Flooding	<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 FloodCheck Queensland portal or the Australian Flood Risk Information portal.</p>		
Vegetation, habitats and protected plants	<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.

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

Part 5 – Rates and services

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

Rates	Whichever of the following applies—
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:
	Amount: \$424.50 Date Range: 1/04/2025 to 30/06/2025
	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*.

Water	Whichever of the following applies—
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: \$228.51 Date Range: 28/02/2025 to 28/05/2025
	OR
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:
	Amount: <input type="text" value="Insert estimated amount"/> Date Range: <input type="text" value="Insert date range"/>

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

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

Signatures – SELLER

Signed by:

22C5D7003352BE77

Signature of seller

Lisa Kelly

Name of seller

07/08/2025 06:51 am

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

Searches

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 52672100
Search Date: 21/07/2025 15:27

Title Reference: 50322346
Date Created: 25/07/2000

Previous Title: 12480014

REGISTERED OWNER

Dealing No: 722258770 30/01/2023

LISA MARY KELLY

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 130724
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 28375

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10061091 (POR 363)
2. MORTGAGE No 722258771 30/01/2023 at 13:10
ING BANK (AUSTRALIA) LIMITED A.C.N. 000 893 292

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

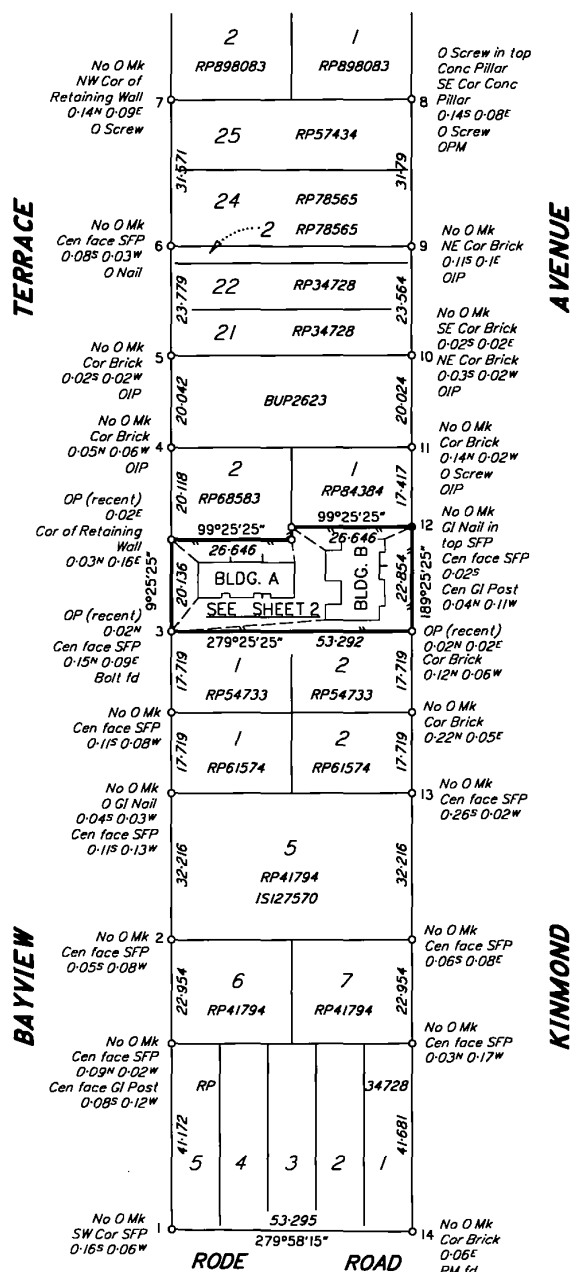
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ INFOTRACK PTY LIMITED

SURVEY PLAN

Sheet	of
1	3



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	Screw in Conc		213°01'	2.878
2	Nail in Conc		244°05'	216.4
3	Path			
4	Bolt in Kerb fd		248°31'	18.39
5	OIP	RP152176	279°25'25"	2.02
5	OIP	RP152176	279°25'25"	2.016
5	Screw in Kerb		258°20'	16.663
6	O Nail in Kerb	RP78565	279°40'25"	4.349
7	O Screw in Conc	RP898083	224°01'05"	3.551
8	O Screw in Kerb	RP898083	99°25'25"	3.958
9	OIP	RP78565	99°40'25"	1.006
10	OIP	RP898083	94°09'55"	0.995
11	OIP	RP84384	99°25'25"	2.618
11	O Screw in Conc	RP898083	88°28'55"	2.037
12	Screw in Kerb		69°27'	18.908
13	Screw in Kerb		100°48'	16.175
14	Screw in Conc		162°43'	2.715

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
8-OPM	SPII7773	17°20'30"	132-782	135021
14-PM fd		102°33'25"	16-296	43285

MERIDIAN

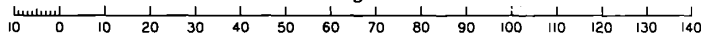
LINE	PLAN BEARING	A.M.G. BEARING
8-14	189°25'25"	189°25'25"

by Sun Observation

BASE PARCEL AREA

1146 m²

Scale 1:1000 - Lengths are in Metres.



I, Malcolm John HEDGES hereby certify that I have surveyed the land comprised in this plan personally and by Jason Andrew HACK, Surveying Associate for whose work I accept responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 9/6/2000.

Date 27-6-00

Licensed Surveyor

Plan of Lots 1 to 6 and Common Property

Cancelling Lot 3 on RP68583 and Lot 2 on RP84384

PARISH: **TOOMBUL**

COUNTY: *Stanley*

Meridian: *AMG*

F/N's:	No
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Scale: **1:1000**

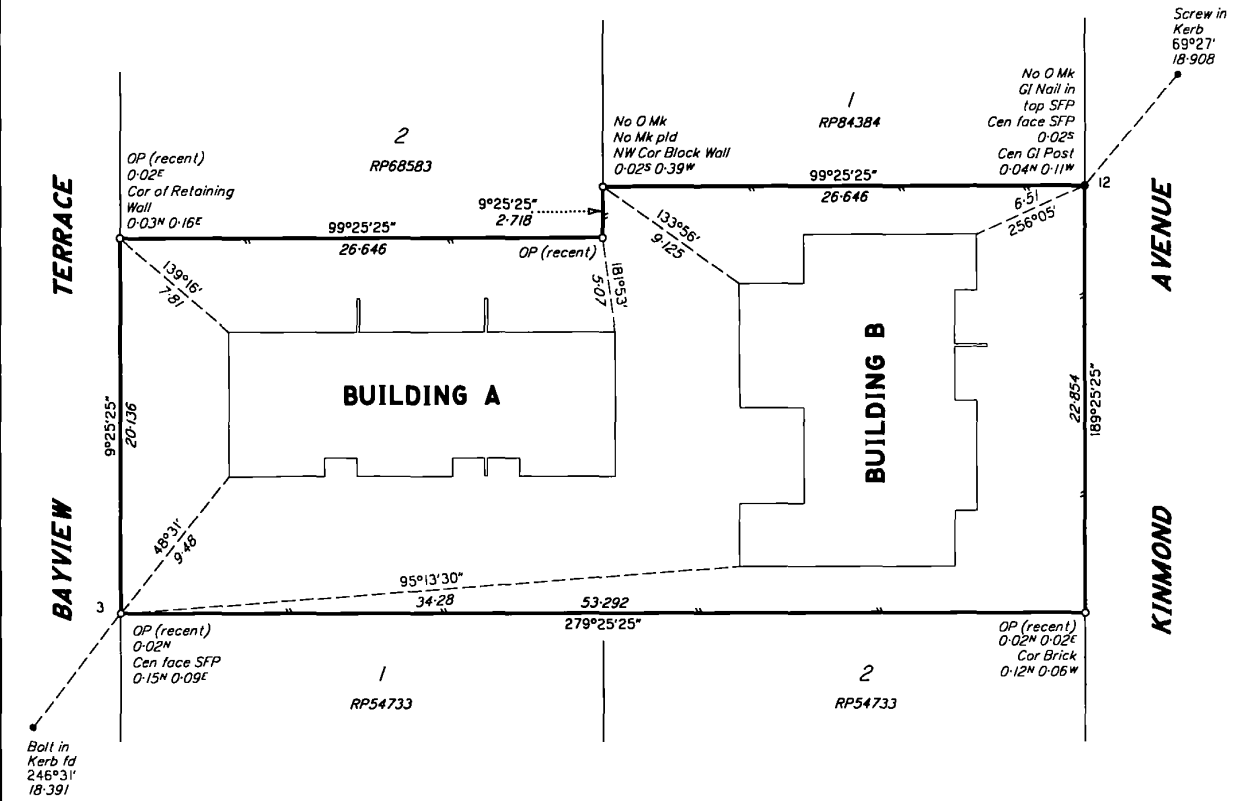
Format: **BUILDING**



SP 130724

Plan Status:

<div>704210677</div> <div>\$527.00</div> <div>24/07/2000 13:32</div>		<div>WARNING : Folded or Mutilated Plans will not be accepted.</div> <div>Plans may be rolled.</div> <div>Information may not be placed in the outer margins.</div>																			
<div>BE 400 NT</div>		<div>Registered</div> <div>5. Lodged by</div> <div>Westside Legal Services Pty. Ltd.</div> <div>ACN 081 392 118</div> <div>45</div> <div>CSM(S)</div> <div>(Include address, phone number, reference, and Lodger Code)</div>																			
<div>1. Certificate of Registered Owners or Lessees.</div> <div>+We GOLIARD PTY LTD A. C. N. 052 266 261.</div> <div>(Names in full)</div> <div>* 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.</div> <div>* as Lessees of this land agree to this plan.</div> <div>Signature of *Registered Owners *Lessees.</div> <div>Goliard Pty Ltd ACN 052 266 261 by its attorney Gregory Paul Mellifont pursuant to registered power of attorney no 702821327 who declares he has received no notice of revocation of the said power of attorney.</div> <div>* Rule out whichever is inapplicable</div>		<div>6. Existing</div> <table border="1"><thead><tr><th>Title Reference</th><th>Lot</th><th>Plan</th><th>Lots</th><th>Emts</th><th>Road</th></tr></thead><tbody><tr><td>I2480014</td><td>3</td><td>RP68583</td><td>1,2,3 and Common Property</td><td></td><td></td></tr><tr><td>I5995030</td><td>2</td><td>RP84384</td><td>3,4,5,6 and Common Property</td><td></td><td></td></tr></tbody></table>		Title Reference	Lot	Plan	Lots	Emts	Road	I2480014	3	RP68583	1,2,3 and Common Property			I5995030	2	RP84384	3,4,5,6 and Common Property		
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I2480014	3	RP68583	1,2,3 and Common Property																		
I5995030	2	RP84384	3,4,5,6 and Common Property																		
<div>2. Local Government Certificate.</div> <div>* BRISBANE CITY COUNCIL</div> <div>hereby approves this plan in accordance with the:</div> <div>% INTEGRATED PLANNING ACT 1997</div> <div>Dated this 7th day of July, 2000</div> <div>LESLIE HOWARD ACWORTH</div> <div>Appointed Officer</div> <div>* Insert the name of the Local Government.</div> <div>% Insert Integrated Planning Act 1997 or Local Government (Planning & Environment) Act 1990</div>		<div>7. Portion Allocation :</div> <div>8. Map Reference : 9543-33412</div> <div>9. Locality : WAVELL HEIGHTS</div> <div>10. Local Government : BRISBANE C. C.</div> <div>11. Passed & Endorsed :</div> <div>By: M.J. Hedges</div> <div>Date: 11-7-00</div> <div>Signed: M.J. Hedges</div> <div>Designation: Licensed Surveyor</div>																			
<div>3. Plans with Community Management Statement :</div> <div>CMS Number : 28375</div> <div>Name : BAYVIEW VISTA</div>		<div>12. Building Format Plans only.</div> <div>I certify that :</div> <div>* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;</div> <div>* Part of the building shown on this plan encroaches onto adjoining lots and road.</div> <div>27-6-00</div> <div>Licensed Surveyor/Director</div> <div>* delete words not required</div> <div>13. Lodgement Fees :</div> <table border="1"><tr><td>Survey Deposit</td><td>\$ 191</td></tr><tr><td>Lodgement</td><td>\$ 96</td></tr><tr><td>6 New Titles</td><td>\$ 240</td></tr><tr><td>Photocopy</td><td>\$ -</td></tr><tr><td>Postage</td><td>\$ -</td></tr><tr><td>TOTAL</td><td>\$ 527.00</td></tr></table> <div>14. Insert Plan Number</div> <div>SP130724</div>		Survey Deposit	\$ 191	Lodgement	\$ 96	6 New Titles	\$ 240	Photocopy	\$ -	Postage	\$ -	TOTAL	\$ 527.00						
Survey Deposit	\$ 191																				
Lodgement	\$ 96																				
6 New Titles	\$ 240																				
Photocopy	\$ -																				
Postage	\$ -																				
TOTAL	\$ 527.00																				



Scale 1:250 - Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36

50mm 100mm 150mm

State copyright reserved.

Insert
Plan
Number **SP130724**

N

Insert Plan Number **SP130724**

Property Fact Pack

develo

u1/27 Bayview Terrace
Wavell Heights QLD 4012

YOUR DIGITAL COPY



Easements



Flood History



Character



Flooding



Flood Coastal



Historic Imagery



Overland Flow Flooding



Flood Planning



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



Flooding



NO
CONSIDERATIONS
IDENTIFIED



Character



NO
CONSIDERATIONS
IDENTIFIED



Vegetation



NO
CONSIDERATIONS
IDENTIFIED



Bushfire



NO
CONSIDERATIONS
IDENTIFIED



Noise



NO
CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

21st of July, 2025

ADDRESS

u1/27 BAYVIEW TERRACE

LOT/PLAN

1/SP130724

COUNCIL

Brisbane

ZONING

- Low-Medium Density Residential (2 Or 3 Storey Mix)
- Nundah District Neighbourhood Plan

SCHOOL CATCHMENTS

- Nundah SS
- Wavell SHS

CLOSEST CITY

Brisbane – 8km

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

Flooding

Is the property in a potential flood area?



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.

Note: Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. 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 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

Character

Is the property in a character or heritage area?



Sources: Brisbane City Council

THINGS TO KNOW

Heritage and character places are 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 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
-  Traditional Building Character - Neighbourhood

Historic Imagery

Historic Aerial Imagery



THINGS TO KNOW

Houses built before a certain historical period (e.g., pre-1946) are generally required to be preserved, with any extensions or alterations designed to complement their original architectural style.

If historic records or aerial imagery show a house on the site and the original structure remains, it may be protected by heritage regulations. Heritage and character provide a vital link to the past, showcasing a city's evolution while offering opportunities to celebrate and shape its future identity.

New homes in these areas should be designed to complement the existing streetscape and maintain the area's character and charm.

Advice from a town planner or heritage architect is recommended if the property is identified as built in or before a historical period to ensure compliance with regulations.

Questions to ask:

- Is the property protected by Character protection?
- Can the building be demolished or modified?
- How do these protections affect renovations, extensions, or new builds?

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



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

Bushfire

Is the property in a potential bushfire area?



THINGS TO KNOW

Being located in a bushfire 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
-  Property High: ~33m
-  Property Low: ~33m



Noise

Is the property in a potential noise area?



Sources: Brisbane 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
-  High To Mod. Noise Area (Council)
-  Moderate Noise Area (Council)

Water

Are there any water pipes nearby?



Sources: Urban Utilities

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 Connection
-  Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

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
-  Maintenance Structure
-  Sewer Connection
-  Sewer Pipe

Stormwater

Are there stormwater pipes on or near the property?



Sources: Brisbane 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
-  Stormwater Pipe Or Culvert

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 (LV)

Zoning

What zone is my property?



Sources: Brisbane 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

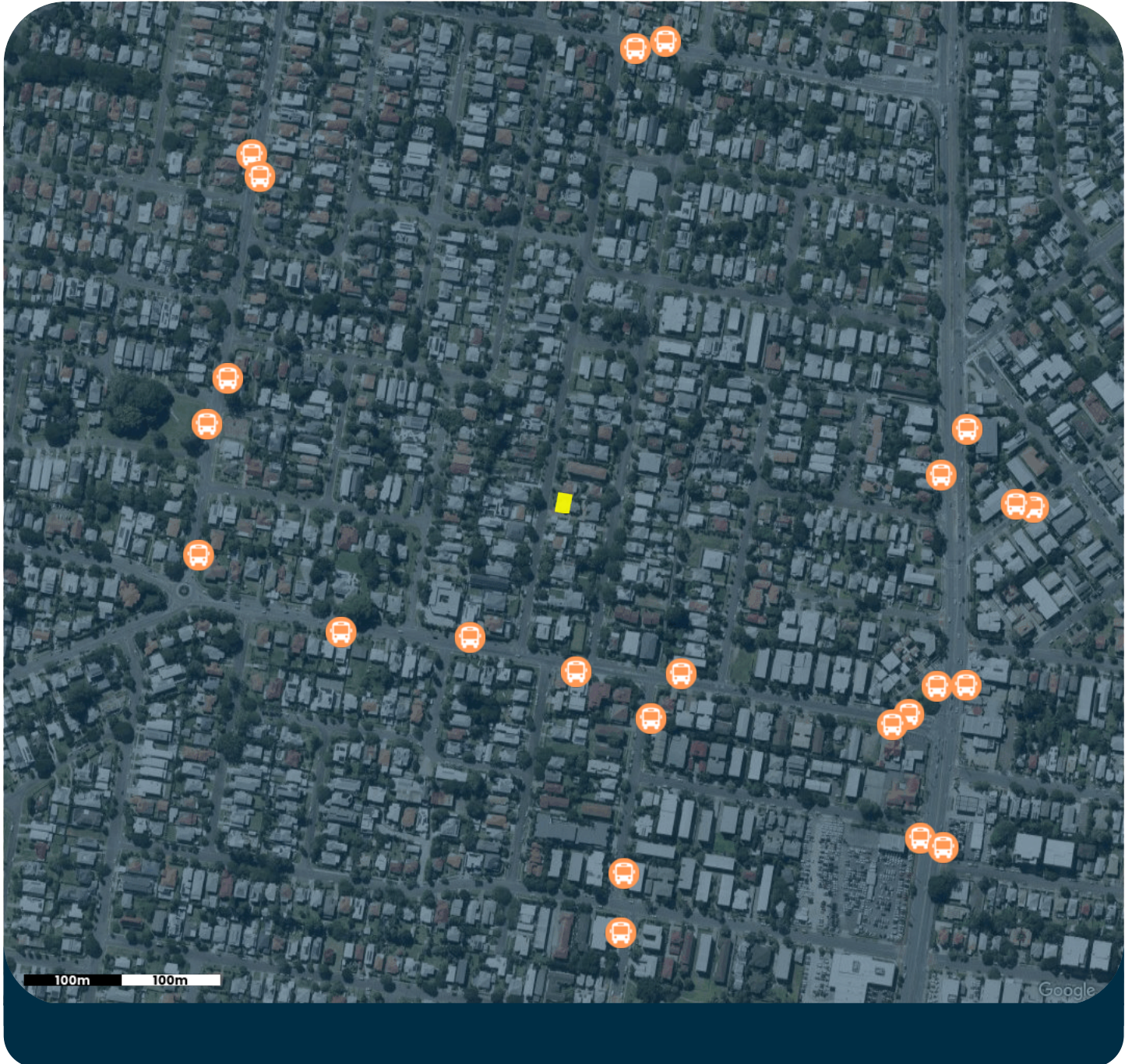
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

-  Selected Property
-  Character Residential (Character)
-  Low Density Residential
-  Low-Medium Density Residential (2 Or 3 Storey Mix)
-  Nundah District Neighbourhood Plan

Public Transport

Is there any public transport stops nearby?



LEGEND

 Selected Property

 Bus Stop

Boundary

View your property boundaries



LEGEND

 Selected Property

YOUR DIGITAL COPY



0f68f5

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.

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

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

Infotrack Pty Ltd
PO Box 10314
BRISBANE QLD 4001

Transaction ID: 51025925 EMR Site Id: 21 July 2025
Cheque Number:
Client Reference:

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

Lot: 1 Plan: SP130724
1/27 BAYVIEW TCE
WAVELL HEIGHTS

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority

Search results for enforcement actions

[← Return to the main page](#)

[Search again](#)

Showing result(s) for: **Location:** BAYVIEW TCE, WAVELL HEIGHTS ✕

Data last refreshed:

Show records

[Export view](#)

Enforcement number	Enforcement type	Issued to	Issued date	Status
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Your search did not match any records... [return to search page](#)

Showing 0 to 0 of 0 entries

[Previous](#)

[Next](#)



QUEENSLAND
GOVERNMENT

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **901653**

Date: 21/07/2025

Search Request reference: **168087326**

Applicant details

Applicant: SearchX Ltd
orders@search-x.com.au

Buyer: SearchX Pty Ltd

Search response:

Your request for a property search on Lot 1 on Plan SP130724 at Unit 1 27 Bayview Tce, Wavell Heights Qld 4012 has been processed.

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

Note:

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

Disclaimer:

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

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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.

QUUR52_A4B/E-1/S-1/I-1/
LISA M KELLY
1/27 BAYVIEW TCE
WAVELL HEIGHTS QLD 4012

Property Location: BAYVIEW VISTA 1
27 BAYVIEW TERRACE
WAVELL HEIGHTS 4012

Customer reference number	10 1114 0104 0000 7
Bill number	1114 0104 15
Date issued	04/06/2025
Total due	\$328.76
Current charges due date	10/07/2025

Your water usage

Water usage (kL)	23
Days charged	90

Average daily water usage (litres)

Current period	256
Same period last year	261

Account Summary Period 28/02/2025 - 28/05/2025

Your Last Account

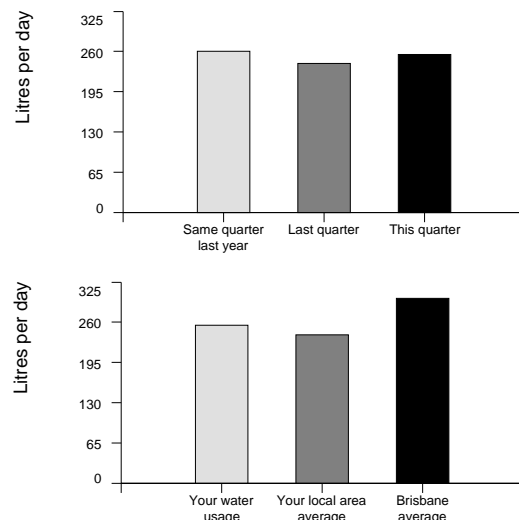
Amount Billed	\$316.39
Amount Paid	\$316.39CR

Your Current Account

Balance	\$0.00
Current Charges	\$328.76

Total Due **\$328.76**

If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.





NEED HELP UNDERSTANDING YOUR BILL?

GET THE FULL BREAKDOWN HERE



Payment options

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

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

Amount paid

Date paid

Receipt number

YOUR CHARGES for 28/02/2025 - 28/05/2025 (90 days)

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
HBP2400088	28/02/2025	563		
	29/05/2025	701	138kL	
Boundary Meter	Your share percentage is 16.666660			Your share of usage is 23.00

Water Usage

State bulk water price

State Bulk Water Charge 2024/25	23kL @ \$3.444000/kL	\$79.21
---------------------------------	----------------------	---------

Urban Utilities distributor-retailer price

Tier 1 usage 2024/25	23kL @ \$0.915000/kL	\$21.04
Subtotal		\$100.25

Water Services

Urban Utilities water service charge

Water service charge 2024/25	90 days	\$60.48
Subtotal		\$60.48

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2024/25	90 days	\$168.03
Subtotal		\$168.03

Water usage	\$100.25
Water services	\$60.48
Sewerage services	\$168.03
Your total charges 28/02/2025 - 28/05/2025	\$328.76

Customer ref. no.	10 1114 0104 0000 7
BAYVIEW VISTA 1 27 BAYVIEW TERRACE WAVELL HEIGHTS 4012	



Your usage was 23 kilolitres.

That's an average of 256 litres per day.

MEET THE LEGENDS
WORKING 24/7 TO
KEEP THE WATER
RUNNING AND
TOILETS FLUSHING
ACROSS SEQ

Scan to read
their stories



INTERPRETER SERVICE 13 14 50

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

© Urban Utilities 2025

Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.



Water and Sewerage Account
In Person / Mail Payment Advice
Name: LISA M KELLY



Billers Code: 112144
Ref: 10 1114 0104 0000 7



BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au



*4001 101114010400007



Current charges due date
10/07/2025

For Credit Urban Utilities

Trans Code

831

User ID

066840

Customer Reference No.

101114010400007

Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124
240 Queen Street, Brisbane, QLD



Credit

Date
Cash
Cheques

Teller Stamp
& Initials

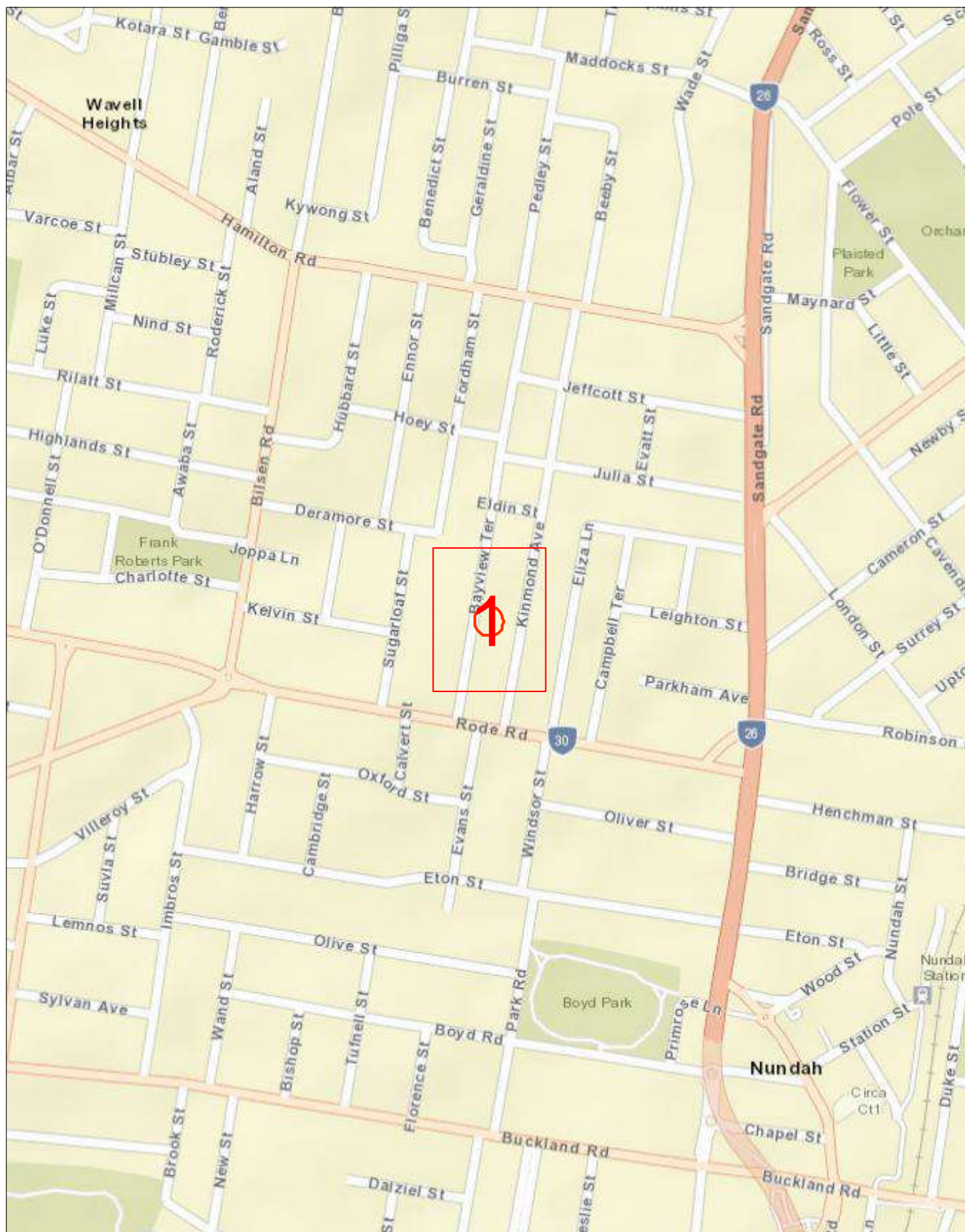
Total Due

\$ 328.76

+757+

Site 27 Bayview Terrace
Address: Wavell Heights
QLD 4012

Sequence 258272025
Number:



Scale 1: 6000

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



Enquiry Area

Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Enquiry Area

Map Key Area

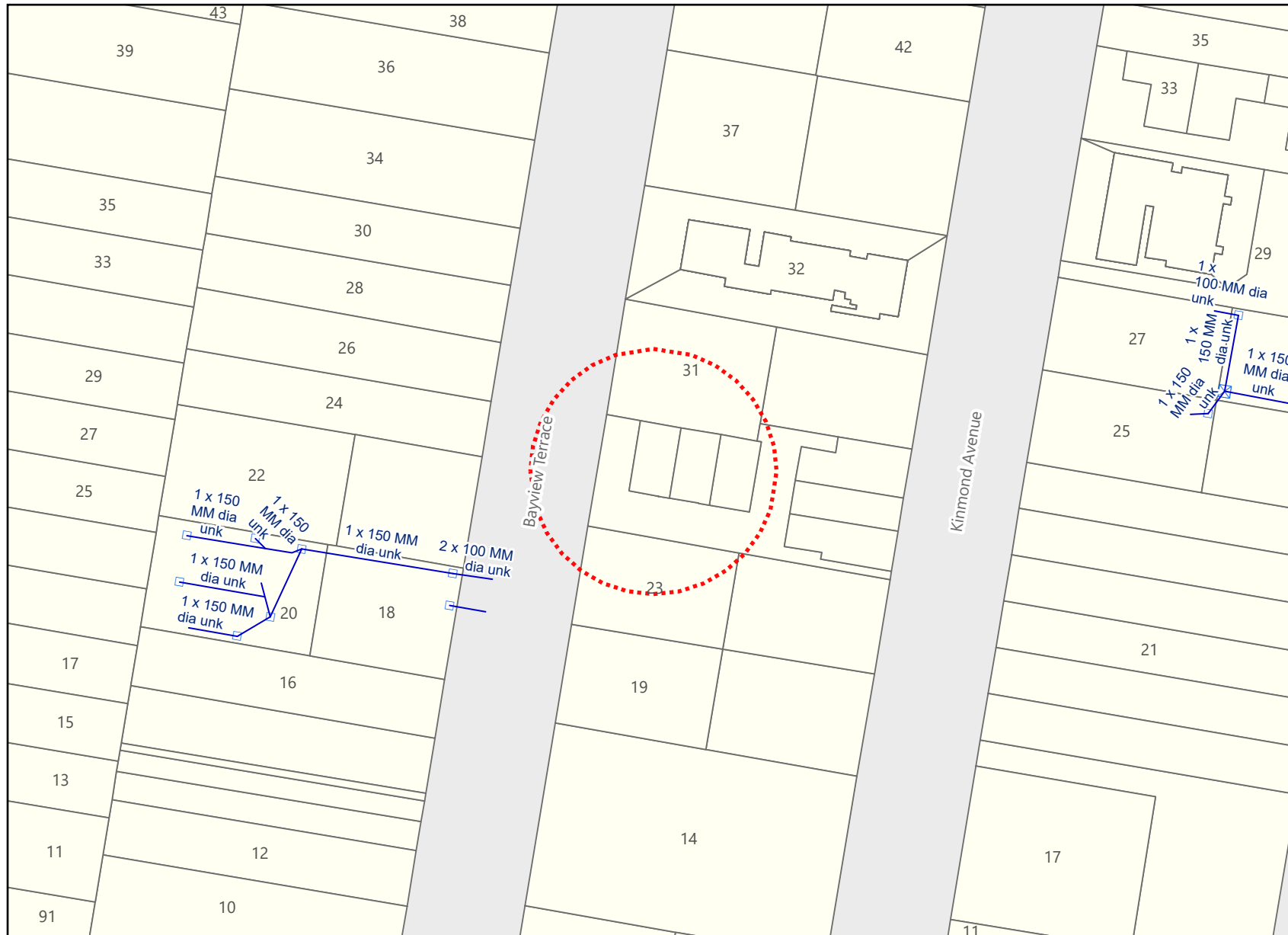


Legend

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



Job # 50709027
Seq # 258272020
Provider: Brisbane City Council
Telephone: (07) 3403 8888



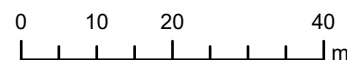
- Legend**
- BYDA Enquiry
 - Stormwater Network**
 - Stormwater Gully / Roofwater Connection
 - Stormwater Roofwater Pit
 - Stormwater Field Inlet

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Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.

In an emergency contact Brisbane City Council on 07 3403 8888
21/07/25 (valid for 30 days)



Scale 1:1,000



Plans generated by
SmarterWX™ Automate



BYDA

Sequence: 258272021
Date: 21/07/2025

Scale: 1:1025
Tile No: **OVERVIEW**

LEGEND

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

AS5488 Category "D" Plan



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.



BYDA

Sequence: 258272021
Date: 21/07/2025
Scale: 1:500
Tile No: 1

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



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BYDA

Sequence: 258272021
Date: 21/07/2025
Scale: 1:500
Tile No: 2

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






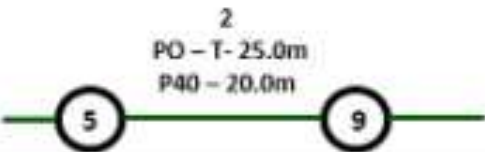








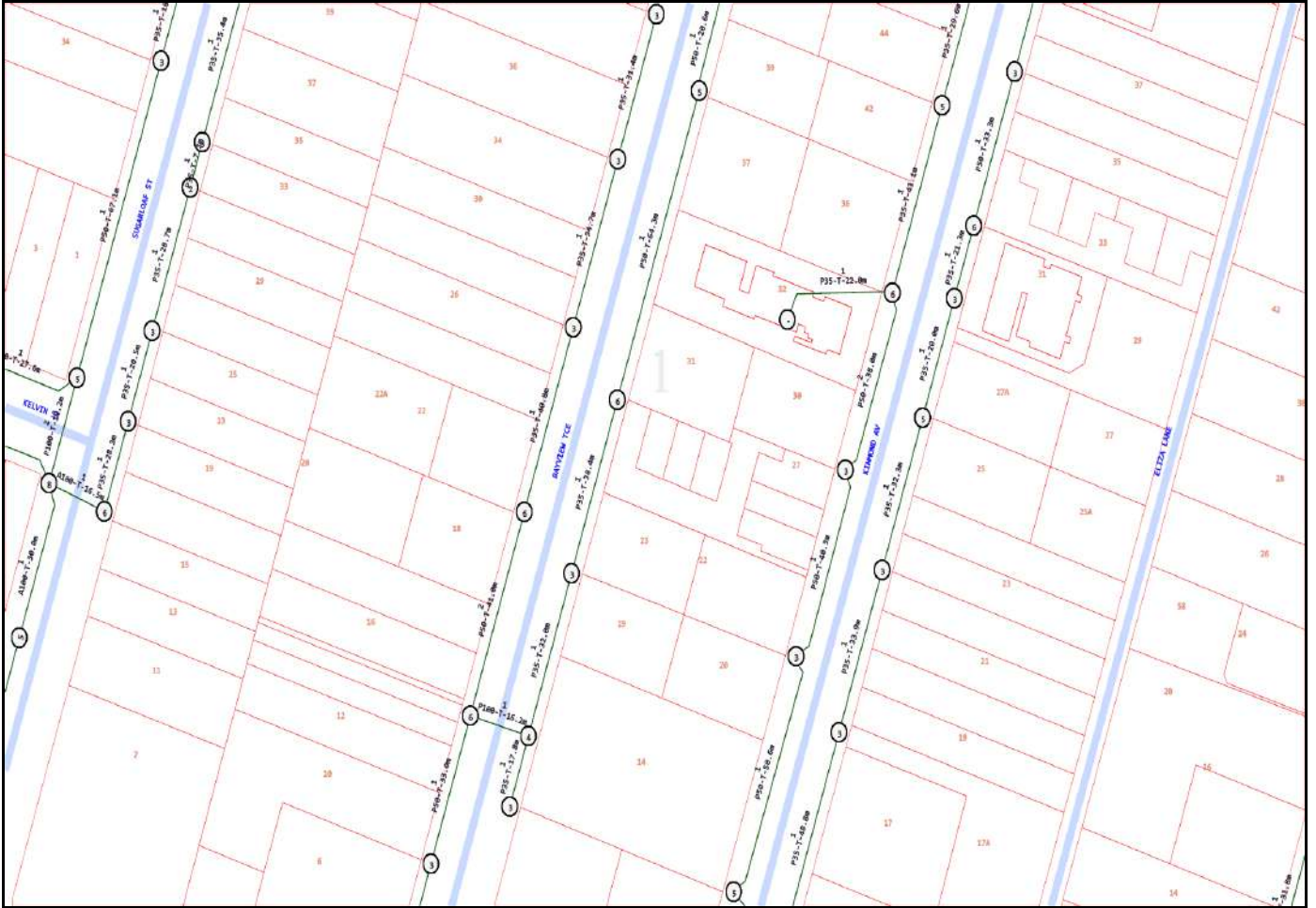
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information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



LEGEND



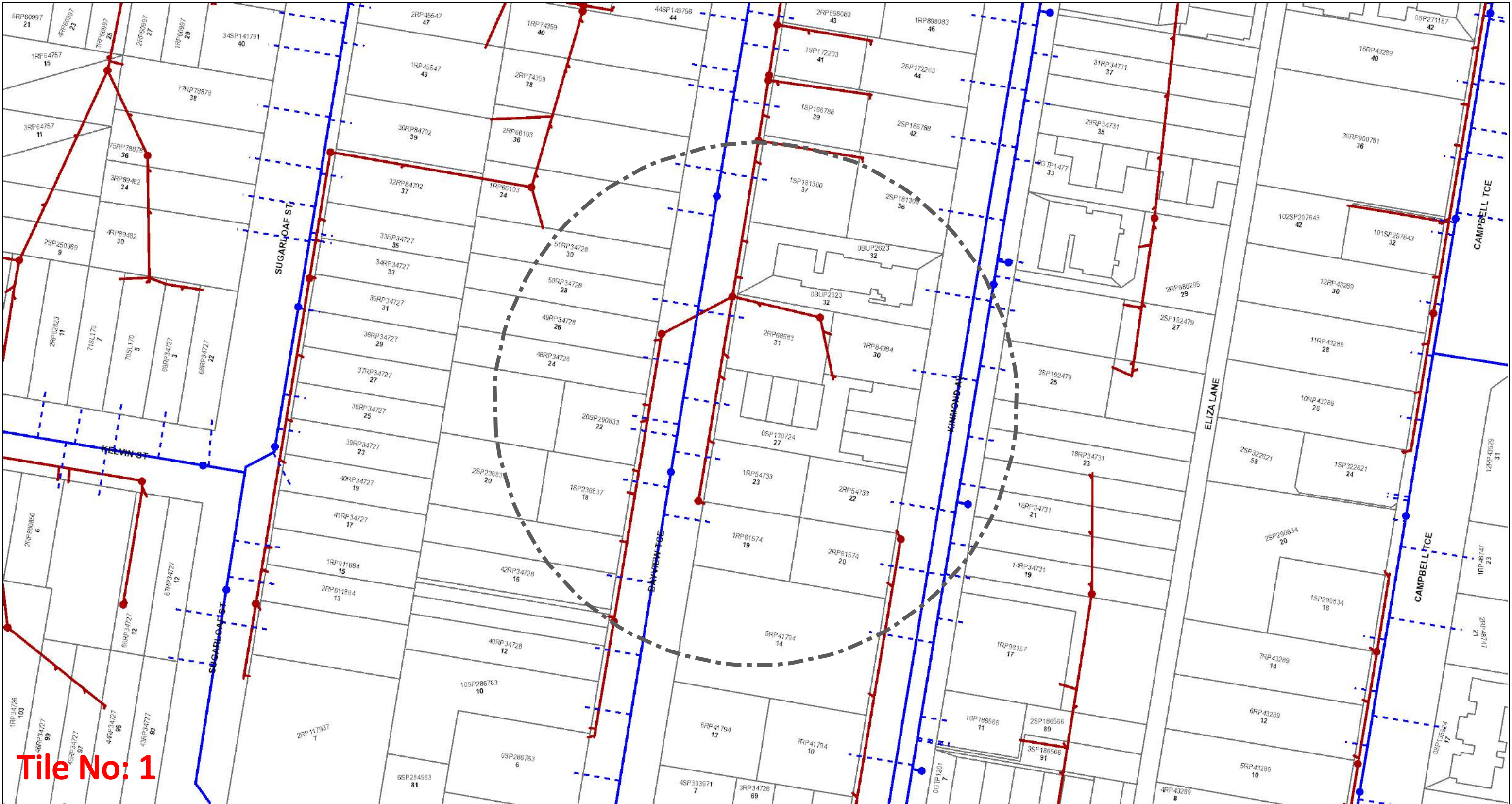
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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




Emergency Contacts

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

Urban Utilities - Water, Recycled Water and Sewer Infrastructure





UrbanUtilities

N

Map Scale
1:1000

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

BYDA Reference No: 258272023

Date BYDA Ref Received: 21/07/2025

Date BYDA Job to Commence: 21/07/2025

Date BYDA Map Produced: 21/07/2025

This Map is valid for 30 days

Produced By: Urban Utilities

Sewer	Water	Recycled Water
● Infrastructure	● Infrastructure	● Infrastructure
● Major Infrastructure	● Major Infrastructure	● Major Infrastructure
— Network Pipelines	— Network Pipelines	— Network Pipelines
▨ Network Structures	▨ Network Structures	▨ Network Structures
	--- Water Service (Indicative only)	

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp 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.

The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.

Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.

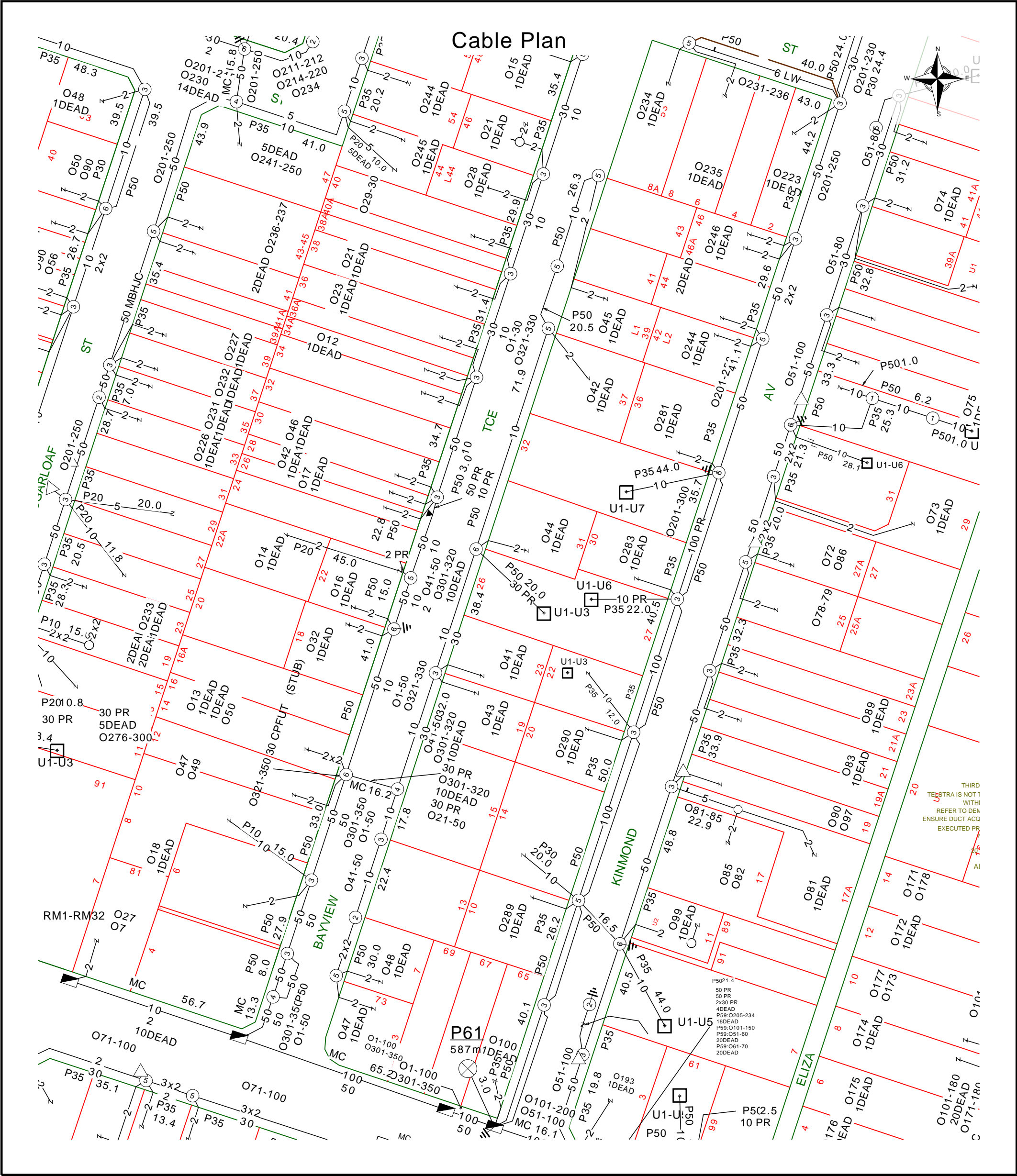
This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.


Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]

For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).

www.urbanutilities.com.au

ABN 86 673 835 011





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

Sequence Number: 258272022

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

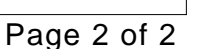
TELSTRA LIMITED A.C.N. 086 174 781

Generated On 21/07/2025 15:50:02

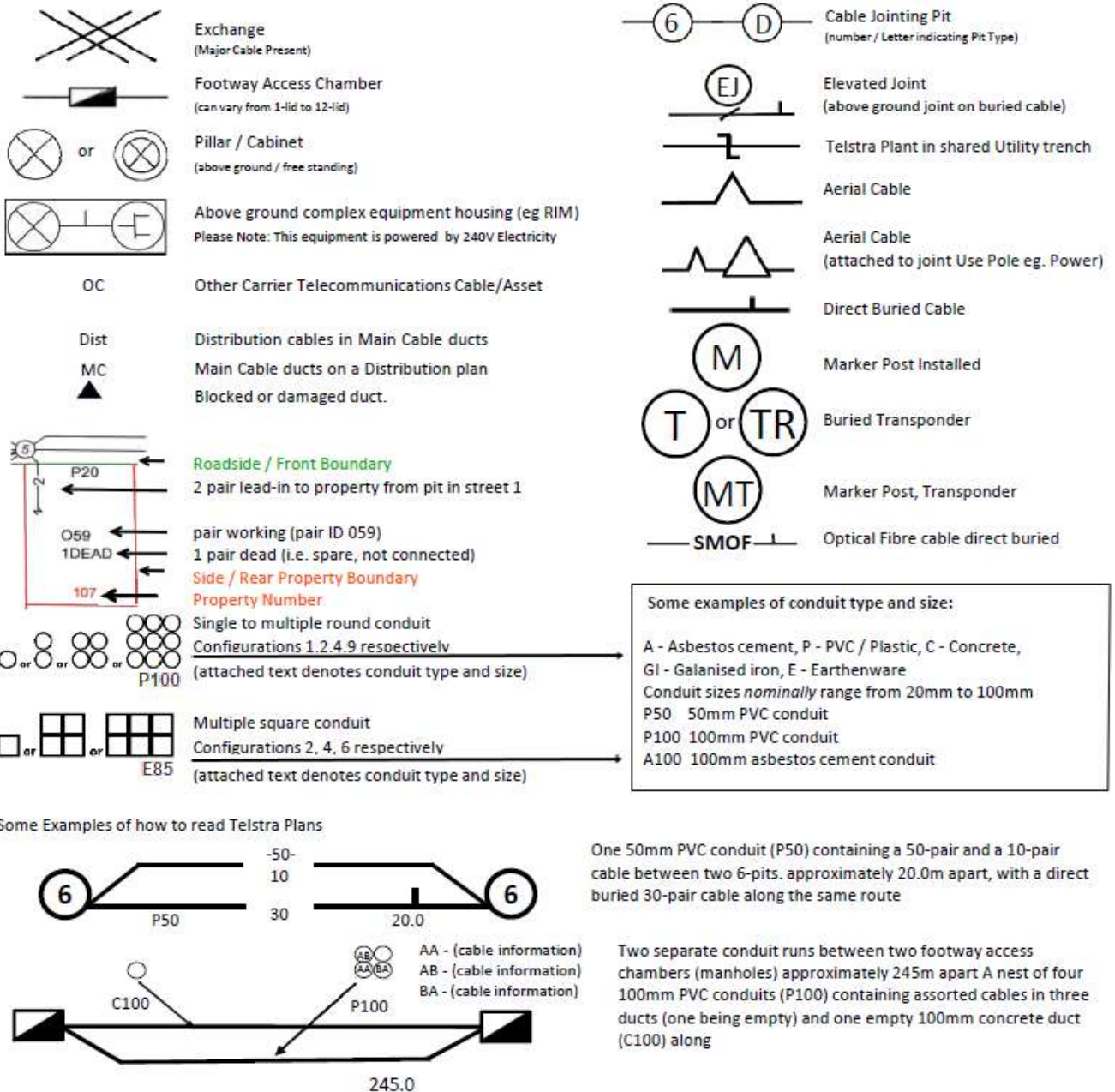
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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

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

[illegible]

LEGEND



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

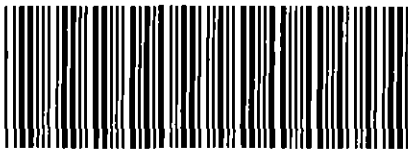
FORM 14 Version 2

Land Title Act 1994 and Land Act 1994

GENERAL REQUEST

QUEENSLAND LAND REGISTRY

Page 1 of 1



704210661

\$88.00

24/07/2000 13:27

BE 460

Stamp Duty Imprint

5

7

**Westside Legal
Services Pty. Ltd.**

AGN 081 392 118

1. Nature of request

Request to Record First Community Management Statement for
Bayview Vista

Lodger Name, address & phone number

Campbell Staines & Mellifont
PO Box 1174
Springwood 4127
Phone: 32091133Lodger
Code

45

-20

2. Description of Lot

County

Parish

Title
Reference

Lot 3 RP 68583

Stanley

Toombul

12480014

Lot 2 RP 84384

Stanley

Toombul

15995030

3. Registered Proprietor/Crown Lessee

Goliard Pty Ltd ACN 052 266 261

4. Interest

Fee simple

5. Applicant

Goliard Pty Ltd ACN 052 266 261

6. Request

I hereby request that: the First CMS deposited herewith be recorded as the community management statement for Bayview Vista community titles scheme and that C/- Campbell J Staines & Mellifont PO Box 1174 Springwood 4127 be recorded as the address for service of the body corporate for the scheme.

7. Execution by applicant

Execution Date

24/ 7 /00

Applicant's or Solicitor's Signature

Gregory Paul Mellifont

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

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

Page 1 of

28375

This statement incorporates and must include the following:

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

1. Name of community titles scheme

Bayview Vista

2. Regulation module

Small Schemes

3. Name of body corporate

Body Corporate of Bayview Vista

4. Scheme land

Description of Lot	County	Parish	Title Reference
Lots 1 - 6 on SP 130724 and Common Property of Bayview Vista CTS 130724	Stanley	Toombul	

5. Name and address of original owner #

Goliard Pty Ltd ACN 052 266 261
C/- Campbell J Staines & Mellifont
PO Box 1174, Springwood 4127

6. Reference to plan lodged with this statement

SP 130724

first community management statement only

7. Local Government community management statement notation

.....signed
TRACY POINDY, TOWN PLANNER, CUSTOMER + COMMUNITY SERVICES name and designation
BRISBANE CITY COUNCIL name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date

27/ 4 /00

*Execution

Goliard Pty Ltd ACN 052 266 261 by its attorney Gregory Paul Mellifont pursuant to registered power of attorney no 702821327 who declares he has received no notice of revocation of the said power of attorney.

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
1 on SP 130724	1	1
2 on SP 130724	1	1
3 on SP 130724	1	1
4 on SP 130724	1	1
5 on SP 130724	1	1
6 on SP 130724	1	1
TOTALS	6	6

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

The development will consist of 6 constructed lots and common property.

SCHEDULE C BY-LAWS**NOISE**

1. The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.

VEHICLES

2. (1) The occupier of a lot must not, without the body corporate's written approval:-

- (a) park a vehicle, allow a vehicle to stand, on the common property; or
- (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, except for the designated visitor parking which must remain available at all times for the sole use of visitors vehicles.

(2) An approval under subsection (1) must state the period for which it is given with the exception of designated visitor parking.

(3) However, the body corporate may cancel the approval by giving seven (7) days written notice to the occupier, with the exception of designated visitor parking.

OBSTRUCTION

3. The occupier of a lot must not obstruct the lawful use of the the common property by someone else.

DAMAGE TO LAWNS ETC.

4.(1) The occupier of a lot must not, without the body corporate's written approval-

- (a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or
- (b) use a part of the common property as a garden.

(2) An approval under subsection (1) must state the period for which it is given.

(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

DAMAGE TO COMMON PROPERTY

5.(1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.

(2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.

(3) The owner of a lot must keep a device or installed under subsection (2) in good order and repair.

BEHAVIOUR OF INVITEES

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

LEAVING OF RUBBISH ETC. ON THE COMMON PROPERTY

7. The occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

APPEARANCE OF LOT

8.(1) The occupier of a lot must not, with the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.

(2) The occupier of a lot must not, without the body corporate's written approval-

(a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or

(b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.

(3) This section does not apply to a lot created under a standard format plan of subdivision.

STORAGE OF FLAMMABLE MATERIALS

9.(1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.

(2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.

(3) However, this section does not apply to the storage of fuel in-

(a) the fuel tank of a vehicle, boat, boat, or internal combustion engine; or

(b) a tank kept on a vehicle or boat in which fuel is stored under the requirements of the law regulating the storage of flammable liquid.

GARBAGE DISPOSAL

10.(1) Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for the purpose.

(2) The occupier of a lot must-

(a) comply with all government local laws about disposal or garbage; and

(b) ensure that the occupier does not, in disposing or garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

KEEPING OF ANIMALS

11.(1) The occupier of a lot must not, without the body corporate's written approval-

- (a) bring or keep an animal on the lot or the common property; or
- (b) permit an invitee to bring or keep an animal on the lot or the common property.

(2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

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

Nil

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

Nil

e. ernstlevies@ebcm.com.au
t. +61 07 5519 2900
w. ebcm.com.au
a. PO BOX 10374 Southport QLD 4215

06 August 2025

BAYVIEW VISTA CTS 28375
Not registered for GST

ABN: 28 937 609 117

SUN CITY LEGAL SERVICES
PO Box 301
BURPENGARY QLD 4505

Ref	helpdesk@scls.com.au		
Re	Lot 1	BAYVIEW VISTA CTS 28375	
Fee	114.10	Paid	

Please find enclosed BCCM Form 33 Body Corporate Certificate pursuant to Section 205 of the Body Corporate and Community Management Act 1997.

Fees paid pursuant to Section 205 are payable to Ernst Body Corporate Management Pty Ltd ABN 87 010 209 784.

It is recommended that confirmation of balances due should be checked again as close as possible to the actual settlement date.

Finally, please ensure that the prescribed change of ownership form (BCCM 8) is sent to our office within 28 days of settlement so that all future correspondence relating to this lot is issued correctly to the new owner. Please direct your Form 8 to our Gold Coast office at PO Box 10374 Southport Qld 4215 and copy via email to updates@smartercommunities.com.au.

Should you require any further information regarding this document, please contact Ernst Body Corporate Management on (07) 5519 2988.

BCCM**Form 33**

Department of Justice

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

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 06/08/2025

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

BAYVIEW VISTA

CTS No. **28375**

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: **Emily Harrison**

Phone: **0755192900**

Company: **Ernst Body Corporate Mgt P/L**

Email: **goldcoast@ebcm.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **1**

Plan type and number: **130724**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Small

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

No

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

Date of Resolution	Lot	Description	Conditions
--------------------	-----	-------------	------------

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: **1.00**

Total contribution schedule lot entitlements for all lots: **6.00**

Interest schedule

Interest schedule lot entitlement for the lot: **1.00**

Total interest schedule lot entitlements for all lots: **6.00**

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 **1** for the current financial year: \$ **\$1,900.00**

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

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

Monthly penalty for overdue contributions (if applicable): **0.00** %

Due date	Amount due	Amount due if discount applied	Paid
01/08/24	420.00	420.00	26/07/24
01/11/24	420.00	420.00	28/10/24
01/02/25	530.00	530.00	28/01/25
01/05/25	530.00	530.00	28/04/25
01/08/25	475.00	475.00	22/07/25
01/11/25	475.00	475.00	
Amount overdue			Nil
Amount Unpaid including amounts billed not yet due			\$0.00

Sinking fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: \$ **\$1,800.00**

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

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

Monthly penalty for overdue contributions (if applicable): **0.00** %

Due date	Amount due	Amount due if discount applied	Paid
01/08/24	440.00	440.00	26/07/24
01/11/24	440.00	440.00	28/10/24
01/02/25	460.00	460.00	28/01/25
01/05/25	460.00	460.00	28/04/25
01/08/25	450.00	450.00	22/07/25
01/11/25	450.00	450.00	
Amount overdue			\$0.00
Amount Unpaid including amounts billed not yet due			\$0.00

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): %

Monthly penalty for overdue contributions (if applicable): **0.00** %

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): %

Monthly penalty for overdue contributions (if applicable): **0.00** %

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

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

Other amounts payable by the lot owner

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

Summary of amounts due but not paid by the current owner

At the date of this certificate

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

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 16/01/23

Current sinking fund balance (as at date of certificate): \$ 19,705.52

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions
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Body corporate assets

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

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

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
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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 BUP SCI (DIRECT INS)	QRSC20003613	2,898,693.00	5,837.00	01/08/25	\$1,000
CONTENTS BUP SCI (DIRECT INS)	QRSC20003613	23,237.00	Included	01/08/25	\$1,000
PUBLIC LIABILITY SCI (DIRECT INS)	QRSC20003613	20,000,000.00	Included	01/08/25	See policy wording
OFFICE BEARERS SCI (DIRECT INS)	QRSC20003613	1,000,000.00	Included	01/08/25	See policy wording
VOLUNTARY WORKERS SCI (DIRECT INS)	QRSC20003613	200,000.00	Included	01/08/25	See policy wording
CATASTROPHY INS. SCI (DIRECT INS)	QRSC20003613	869,608.00	Included	01/08/25	See policy wording
FIDELITY GUARANTEE SCI (DIRECT INS)	QRSC20003613	100,000.00	Included	01/08/25	See policy wording
LOSS OF RENT SCI (DIRECT INS)	QRSC20003613	434,804.00	Included	01/08/25	\$1,000
APPEAL EXPENSES SCI (DIRECT INS)	QRSC20003613	100,000.00	Included	01/08/25	See policy wording
LEGAL DEFENCE EXPENS SCI (DIRECT INS)	QRSC20003613	50,000.00	Included	01/08/25	\$1,000 + 10% contribution
GOVERNMENT AUDIT SCI (DIRECT INS)	QRSC20003613	25,000.00	Included	01/08/25	See policy wording
LOT OWNERS FIXTURES SCI (DIRECT INS)	QRSC20003613	300,000.00	Included	01/08/25	See policy wording

Alternative insurance

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

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

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

No

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

No

Embedded network electricity supply

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

No

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

Body corporate authority

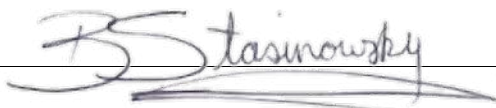
This certificate is signed and given under the authority of the body corporate.

Name/s Ernst Body Corporate Mgt P/L

Positions/s held Body Corporate Manager

Date 06/08/2025

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

CONTRACTS REGISTER

BAYVIEW VISTA CTS 28375

Contractor Name and Address Ernst Body Corporate Management Pty Ltd HQ South, Level 2, 520 Wickham Fortitude Valley QLD 4006	Details of Duties	Delegated Powers	Basis of Remuneration As per Agreement
Commencement Date	15/02/24	Termination Date	
Term of Contract	1	Finance	
Options		Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
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Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

BAYVIEW VISTA CTS 28375

BALANCE SHEET

AS AT 06 AUGUST 2025

	ACTUAL 06/08/2025	ACTUAL 31/07/2025
<u>OWNERS FUND</u>		
Administrative Fund	(3,345.57)	204.18
Sinking Fund	19,705.52	17,005.52
<u>TOTAL</u>	<u>\$ 16,359.95</u>	<u>\$ 17,209.70</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	15,468.24	21,867.99
Levies - Billed Not Due	0.00	5,550.00
Levies - In Arrears	925.00	0.00
<u>TOTAL ASSETS</u>	<u>16,393.24</u>	<u>27,417.99</u>
<u>LIABILITIES</u>		
Creditors	33.29	33.29
Levies - Billed Not Due	0.00	5,550.00
Levies - In Advance	0.00	4,625.00
<u>TOTAL LIABILITIES</u>	<u>33.29</u>	<u>10,208.29</u>
<u>NET ASSETS</u>	<u>\$ 16,359.95</u>	<u>\$ 17,209.70</u>

BAYVIEW VISTA CTS 28375

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2025 TO 06 AUGUST 2025

	ACTUAL 01/08/25-06/08/25	BUDGET 01/08/25-31/07/26	%	ACTUAL 01/08/24-31/07/25
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	2,850.00	11,254.20	25.32	11,400.00
<u>TOTAL ADMIN. FUND INCOME</u>	2,850.00	11,254.20		11,400.00
<u>EXPENDITURE - ADMIN. FUND</u>				
Bank Charges	0.00	50.00	0.00	4.62
Insur. - Premium	5,912.65	4,900.00	120.67	6,394.59
Insur. - Stamp Duty - No Gst	487.10	490.00	99.41	442.41
Electronic Records	0.00	140.00	0.00	156.17
P P & O - General	0.00	0.00	0.00	10.42
P P & O - Fixed Contract	0.00	0.00	0.00	231.12
R & M - Gardens & Grounds	0.00	1,000.00	0.00	492.50
Secretarial - Admin	0.00	0.00	0.00	1,739.04
Secretarial - Additional	0.00	0.00	0.00	1,595.89
Tax Fee - Income Tax	0.00	0.00	0.00	66.00
<u>TOTAL ADMIN. EXPENDITURE</u>	6,399.75	6,580.00		11,132.76
<u>SURPLUS /(DEFICIT)</u>	<u>\$ (3,549.75)</u>	<u>\$ 4,674.20</u>		<u>\$ 267.24</u>
Opening Admin. Balance	204.18	204.18	100.00	(63.06)
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ (3,345.57)</u>	<u>\$ 4,878.38</u>		<u>\$ 204.18</u>

BAYVIEW VISTA CTS 28375

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2025 TO 06 AUGUST 2025

	ACTUAL 01/08/25-06/08/25	BUDGET 01/08/25-31/07/26	%	ACTUAL 01/08/24-31/07/25
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	2,700.00	0.00		10,800.00
<u>TOTAL SINKING FUND INCOME</u>	<u>2,700.00</u>	<u>0.00</u>		<u>10,800.00</u>
<u>EXPENDITURE - SINKING FUND</u>				
Building	0.00	0.00	0.00	6,897.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	<u>0.00</u>	<u>0.00</u>		<u>6,897.00</u>
<u>SURPLUS/(DEFICIT)</u>	<u>\$ 2,700.00</u>	<u>\$ 0.00</u>		<u>\$ 3,903.00</u>
Opening Sinking Fund Balance	17,005.52	17,005.52	100.00	13,102.52
<u>SINKING FUND BALANCE</u>	<u>\$ 19,705.52</u>	<u>\$ 17,005.52</u>		<u>\$ 17,005.52</u>

e. ernstlevies@ebcm.com.au
t. +61 07 5519 2900
w. ebcm.com.au
a. PO BOX 10374 Southport QLD 4215

BAYVIEW VISTA CTS 28375

ACCOUNTS SUMMARY

1 August 2025 to 6 August 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
14101	Administrative Fund	INSUR. - PREMIUM	
01/08/25	01/08/25 - 01/08/26	Direct Insurance Brokers	5,912.65
	Total:		5,912.65
1420	Administrative Fund	INSUR. - STAMP DUTY - NO GST	
01/08/25	01/08/25 - 01/08/26	Direct Insurance Brokers	487.10
	Total:		487.10

BAYVIEW VISTA CTS 28375

ABN 28 937 609 117
1/27 BAYVIEW TERRACE WAVELL HEIGHTS QLD 4102

Managed by Ernst Body Corporate Management ABN 87 010 209 784 on behalf of the Body Corporate.

e. levies@ebcm.com.au
t. +61 7 5519 2991
w. ebcm.com.au
a. PO Box 10374 Southport QLD 4215



Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS

Lisa Kelly
1/27 Bayview Terrace
WAVELL HEIGHTS QLD 4012

Date of Notice	20 June 2025		
A/c No	1		
Lot No	1	Unit No	1
Contrib Ent.	1		
Interest Ent.	1		

Account	Period	Due Date	Amount	Discount	If received by	Net Amount
Administrative Fund	01/08/25 to 31/10/25	01/08/2025	\$475.00	\$0.00		\$475.00
Sinking Fund	01/08/25 to 31/10/25	01/08/2025	\$450.00	\$0.00		\$450.00

Totals			\$925.00	\$0.00		\$925.00
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Please see below payment information

Teller stamp and initials

Amount Paid

\$

Date Paid

/ /

Tel: 1300 552 311
Ref: 9730 8548 7

www.stratamax.com.au
Ref: 9730 8548 7

www.stratapay.com/ddr
Ref: 9730 8548 7

Telephone: Call this number to pay by credit card. International +613 8648 0158

Internet: Visit this website to make a secure credit card payment over the internet.

Direct Debit: Make auto payments directly from your nominated bank account or credit card.

LOT/UNIT

Lot 1/ Unit 1

BAYVIEW VISTA

MANAGED BY

EBCM

STRATAPAY REFERENCE NO.

9730 8548 7

DUE DATE

01 Aug. 25

AMOUNT

\$925.00

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

Billers Code: 96503
Ref: 269306643 1000 0000 012

In Person: Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to: The Owners
BAYVIEW VISTA

BPay: Contact your participating financial institution to make a payment from your cheque or savings account.
BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518

*496 269306643 10000000012

Account History

Date	Description	Administrative Fund	Sinking Fund	Other	Total	Balance
	Brought forward				0.00	0.00
23/04/24	01/05/24 To 31/07/24	473.33	440.17		913.50	913.50
27/05/24	Receipt	-473.33	-440.17		-913.50	0.00
21/06/24	01/08/24 To 31/10/24	420.00	440.00		860.00	860.00
26/07/24	Receipt	-420.00	-440.00		-860.00	0.00
19/09/24	01/11/24 To 31/01/25	420.00	440.00		860.00	860.00
28/10/24	Receipt	-420.00	-440.00		-860.00	0.00
17/12/24	01/02/25 To 30/04/25	530.00	460.00		990.00	990.00
28/01/25	Receipt	-530.00	-460.00		-990.00	0.00
20/03/25	01/05/25 To 31/07/25	530.00	460.00		990.00	990.00
28/04/25	Receipt	-530.00	-460.00		-990.00	0.00
20/06/25	01/08/25 To 31/10/25	475.00	450.00		925.00	925.00



Vendor/s

LISA MARY KELLY

Property Address

UNIT 1 27 BAYVIEW TCE, WAVELL HEIGHTS QLD 4012
