Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

# 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 Mary Teresa Jackson and Colleen Shirley Moss

Property address (referred to as the "property" in this statement) Unit 1/10 Dwyer Street, Nundah

Lot on plan description 1/BUP2585

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**

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

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

**Unregistered encumbrances (excluding statutory encumbrances)**

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

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

**Unregistered lease (if applicable)**

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

» the start and end day of the term of the lease:

» the amount of rent and bond payable:

» whether the lease has an option to renew:

**Other unregistered agreement in writing (if applicable)**

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

**Unregistered oral agreement (if applicable)**

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

**Statutory encumbrances**

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

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

See attached plans for APA Group Gas Networks, Energex, NBN, Queensland Urban Utilities, Telstra

**Residential tenancy or rooming accommodation agreement**

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

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

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

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

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# Part 3 – Land use, planning and environment

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

| | | | |
|---|---|---|---|
| **Zoning** | The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*:<br>Medium Density Residential | | |
| **Transport proposals and resumptions** | The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. | ☐ **Yes** | ☒ **No** |
| | The lot is affected by a notice of intention to resume the property or any part of the property.<br>*If **Yes**, a copy of the notice, order, proposal or correspondence must be given by the seller.* | ☐ **Yes** | ☒ **No** |

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

| | | | |
|---|---|---|---|
| **Contamination and environmental protection** | The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994.* | ☐ **Yes** | ☒ **No** |
| | **The following notices are, or have been, given:** | | |
| | A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). | ☐ **Yes** | ☒ **No** |
| | A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies). | ☐ **Yes** | ☒ **No** |
| | A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies). | ☐ **Yes** | ☒ **No** |
| **Trees** | There is a tree order or application under the Neighbourhood *Disputes (Dividing Fences and Trees) Act 2011* affecting the property.<br>*If **Yes**, a copy of the order or application must be given by the seller.* | ☐ **Yes** | ☒ **No** |
| **Heritage** | The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth). | ☐ **Yes** | ☒ **No** |
| **Flooding** | Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal. | | |
| **Vegetation, habitats and protected plants** | Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency. | | |

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# Part 4 – Buildings and structures

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

| | | | |
|---|---|---|---|
| **Swimming pool** | There is a relevant pool for the property. | ☐ **Yes** | ☒ **No** |
| | If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. | ☐ **Yes** | ☐ **No** |
| | Pool compliance certificate is given. | ☐ **Yes** | ☐ **No** |
| | OR | | |
| | Notice of no pool safety certificate is given. | ☐ **Yes** | ☐ No |
| **Unlicensed building work under owner builder permit** | Building work was carried out on the property under an owner builder permit in the last 6 years. | ☐ **Yes** | ☒ **No** |
| | *A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.* | | |
| **Notices and orders** | There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168. | ☐ **Yes** | ☒ **No** |
| | The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. | ☐ **Yes** | ☒ **No** |
| | *If **Yes**, a copy of the notice or order must be given by the seller.* | | |
| **Building Energy Efficiency Certificate** | If the property is a commercial office building of more than 1,000m$^2$, 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—** |
|---|---|
| 31 | The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:<br>Amount: $550.80 Date Range: 1 October 2025 to 31 December 2025<br>OR<br>The property is currently a rates exempt lot.** ☐<br>OR<br>The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. ☐ |

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

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

| **Water** | **Whichever of the following applies—** |
|---|---|
| | The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:<br>Amount: $255.01 Date Range: 9 June 2025 to 31 August 2025<br>OR<br>There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:<br>Amount: Date Range: |

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

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# Part 6 – Community titles schemes and BUGTA schemes

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

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

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

| | | | |
|---|---|---|---|
| **Body Corporate and Community Management Act 1997** | **The property is included in a community titles scheme.** ***(If Yes, complete the information below)*** | ☒ **Yes** | ☐ **No** |
| **Community Management Statement** | A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* or another Act is given to the buyer.<br><br>**Note**—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas. | ☒ **Yes** | |
| **Body Corporate Certificate** | A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer. | ☒ **Yes** | ☐ **No** |
| | *If **No**—* An explanatory statement is given to the buyer that states:<br>» a copy of a body corporate certificate for the lot is not attached; and<br>» the reasons under section 6 of *the Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot. | ☐ **Yes** | |
| **Statutory Warranties** | **Statutory Warranties**—If you enter into a contract, you will have implied warranties under the *Body Corporate and Community Management Act 1997* relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract. | | |
| **Building Units and Group Titles Act 1980** | **The property is included in a BUGTA scheme** ***(If Yes, complete the information below)*** | ☐ **Yes** | ☒ **No** |
| **Body Corporate Certificate** | A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer. | ☐ **Yes** | ☐ **No** |
| | If **No**— An explanatory statement is given to the buyer that states:<br>» a copy of a body corporate certificate for the lot is not attached; and<br>» the reasons under section 7 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot. | ☐ **Yes** | |
| | **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. | | |

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# Signatures – SELLER

Signed by:
MTJackson
04064CB8611B420...
Signature of seller

Mary Teresa Jackson as personal representative
Name of seller

10/12/2025
Date

Signed by:
Colleen Shirley Moss
11CD3802B84C4F2...
Signature of seller

Colleen Shirley Moss as personal representative
Name of seller

10/12/2025
Date

# Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

Titles QUEENSLAND

# Registration Confirmation Statement

**Queensland Titles Registry Pty Ltd**
**ABN 23 648 568 101**

**Lodger Code: PX 02338**

| | |
|---|---|
| **Title Reference:** | **15672201** |
| **Lodgement No:** | 6806533 |
| **Office:** | PEXA |

COOKE & HUTCHINSON
SE 205 53 ENDEAVOUR BVD
NORTH LAKES 4509 QLD

***This is the current status of the title as at 12:46 on 28/08/2025***

## ESTATE AND LAND

Estate in Fee Simple

LOT 1 BUILDING UNIT PLAN 2585
Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 12553

## REGISTERED OWNER

Dealing No: 724305048 28/08/2025

MARY TERESA JACKSON
COLLEEN SHIRLEY MOSS PERSONAL REPRESENTATIVE
UNDER INSTRUMENT 724305048

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19559096 (ALLOT 6 POR 6)

## ADMINISTRATIVE ADVICES

NIL

## UNREGISTERED DEALINGS

NIL

## DEALINGS REGISTERED

724305048 TRANS DEATH 250098

** End of Registration Confirmation Statement **

Registrar of Titles and Registrar of Water Allocations

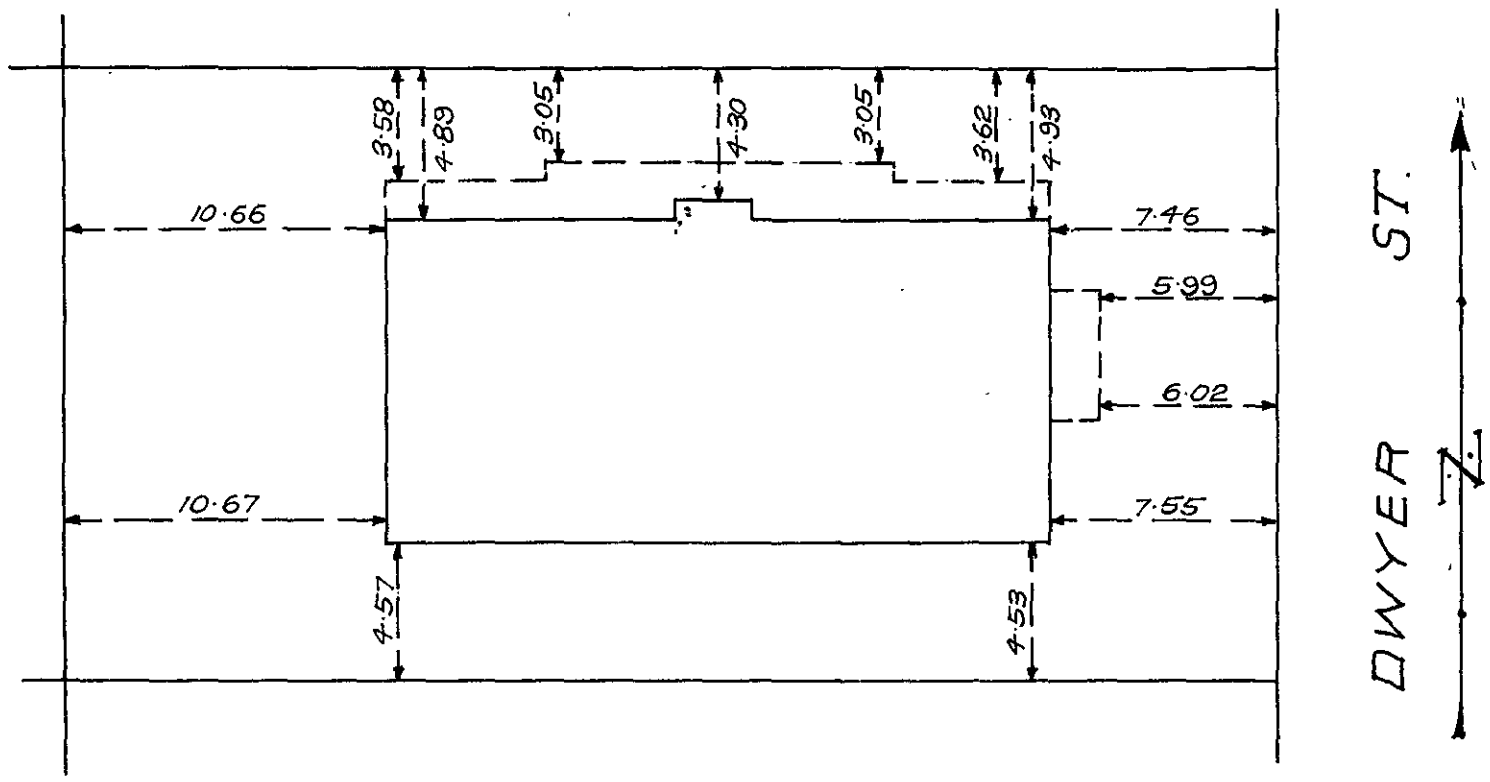
BUP2585 V1 REGISTERED Page 1 of 9 Not To Scale
Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

Charted on CG.42
Noted on R.P. 149629
8.8.77.

NAME OF BUILDING UNITS "STARLIGHT COURT" BUILDING UNITS PLAN NO. 2585

(Form 1)

Regulation 5(a)
Sheet 1 of 8 sheets




BUP2585

CMS12553

Scale 1:250.

SIGNATURE OF REGISTERED PROPRIETORS:

M Rossi
MARIO GIUSEPPE ROSSI.

M. Rossi
MARIA BATTISTINA ROSSI.

NAME OF REGISTERED PROPRIETORS: Mario Giuseppe ROSSI and Maria Battistina ROSSI, his wife, as joint tenants.

ADDRESS: Unit 3, 10 Dwyer Street, Toombul. 4012

DESCRIPTION OF PARCEL: Lot 1 on Registered Plan No. 149629

COUNTY: Stanley
PARISH: Toombul
CITY: Brisbane

Building units Plan No. 2585
Registered this 2 day of AUG. 1977
Registrar of Titles.

REGISTRAR OF TITLES QUEENSLAND

REFERENCE TO TITLE: Vol: 5488 Fol. 162

NAME OF BODY CORPORATE: The Proprietors "Starlight Court"
ADDRESS AT WHICH DOCUMENTS MAY BE SERVED: BUILDING UNITS PLAN NO. 2585
Unit 3, 10 Dwyer Street, TOOMBUL. 4012

DEPUTY TOWN CLERK.:

Office reference only.

CISP

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

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

(Form 2)

Regulation 12
Sheet 2 of 8 Sheets

BUILDING UNITS PLAN NO. 2585

I, JAMES VENNING LAWSON of Brisbane, Authorised Surveyor under the "Land Surveyor's Acts, 1908 to 1916", do hereby certify that the buildign shown on the Building Units Plan to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the Building UNits Plan.

DATED THIS seventh DAY OF April 1977

.....
J. V. LAWSON
Authorised Surveyor

.....
DEPUTY TOWN CLERK
Brisbane City Council

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6



BUILDING UNITS PLAN NO 2585

The Brisbane City Council certifies that the proposed subdivision of the parcel, as illustrated in the Building Units Plan, has been approved by the Brisbane City Council and that all requirements of "The City of Brisbane Acts, 1964 to 1967" AND "THE CITY OF BRISBANE: TOWN PLANNING ACT 1964-1971" have been complied with in regard to the subdivision.

F. Fleeman
.....
LORD MAYOR

.....
DEPUTY TOWN CLERK
Brisbane City Council

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

(Form 11)

Regulation 13a
Sheet 4 of 8 Sheets

BUILDING UNITS PLAN NO. 2585

I, R.A. PHILLIPS of BRISBANE. a Building Inspector appointed by the Brisbane City Council do hereby certify that the building shown on the Building Units Plan to which this certificate is annexed has been substantially completed in accordance with plans and specifications approved by the Brisbane City Council.

DATED THIS 22nd. DAY OF JUNE. 1977

R.A. Phillips
.....
BUILDING INSPECTOR
Brisbane City Council

Hawes
DEPUTY TOWN CLERK.

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

(Form 4)

Regulation 14
Sheet 5 of 8 sheets

2585

SCHEDULE OF UNIT ENTITLEMENT AND REFERENCE TO

CURRENT CERTIFICATE OF TITLE.

| Unit No. | Level | Entitlement | Current Volume | Current Folio |
|---|---|---|---|---|
| 1 | A & B | 1 | 5672 | 201 |
| 2 | A & B | 1 | 5672 | 202 |
| 3 | A & C | 1 | 5672 | 203 |
| 4 | A & C | 1 | 5672 | 204 |
| TOTAL | | 4 | | |

SIGNATURE OF REGISTERED PROPRIETORS:

X M. Rossi
MARIO GIUSEPPE ROSSI.

X M. Rossi
MARIA BATTISTINA ROSSI.

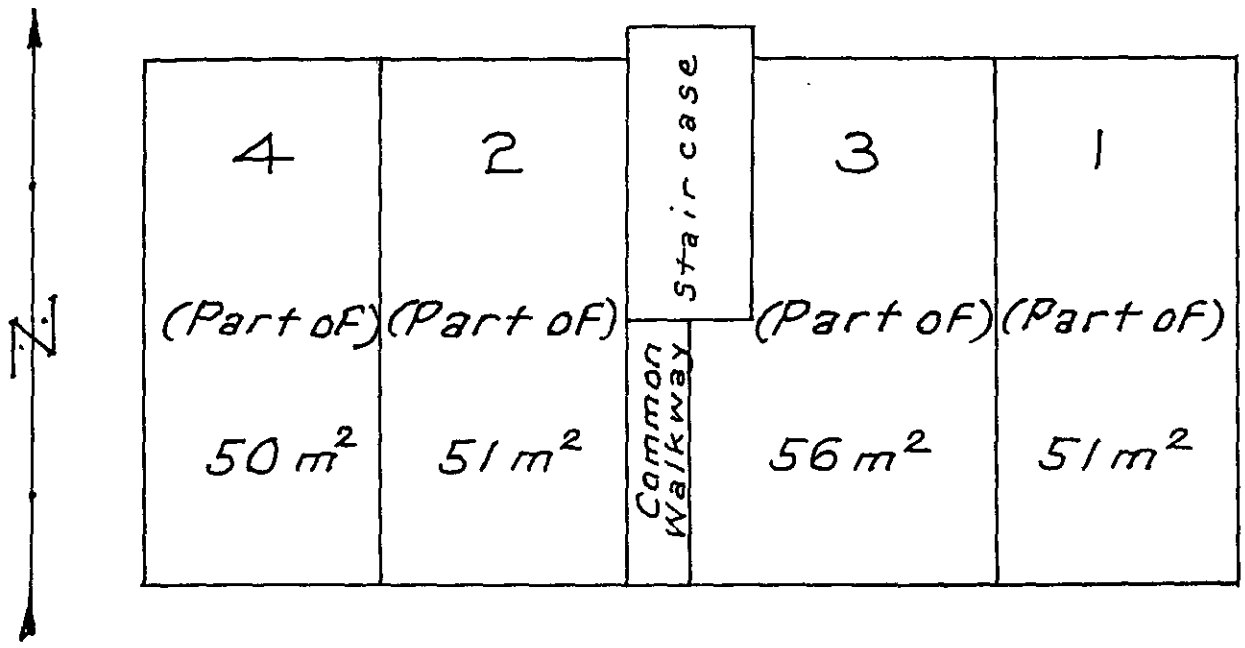
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DEPUTY TOWN CLERK.
Brisbane City Council.

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

BUILDING UNITS PLAN NO. 2585 (Form 5)

Regulation 15
Sheet 6 of 8 sheets

# LEVEL A.




Scale 1:150.

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETORS:

M Rossi
MARIO GIUSEPPE ROSSI.

M Rossi
MARIA BATTISTINA ROSSI.

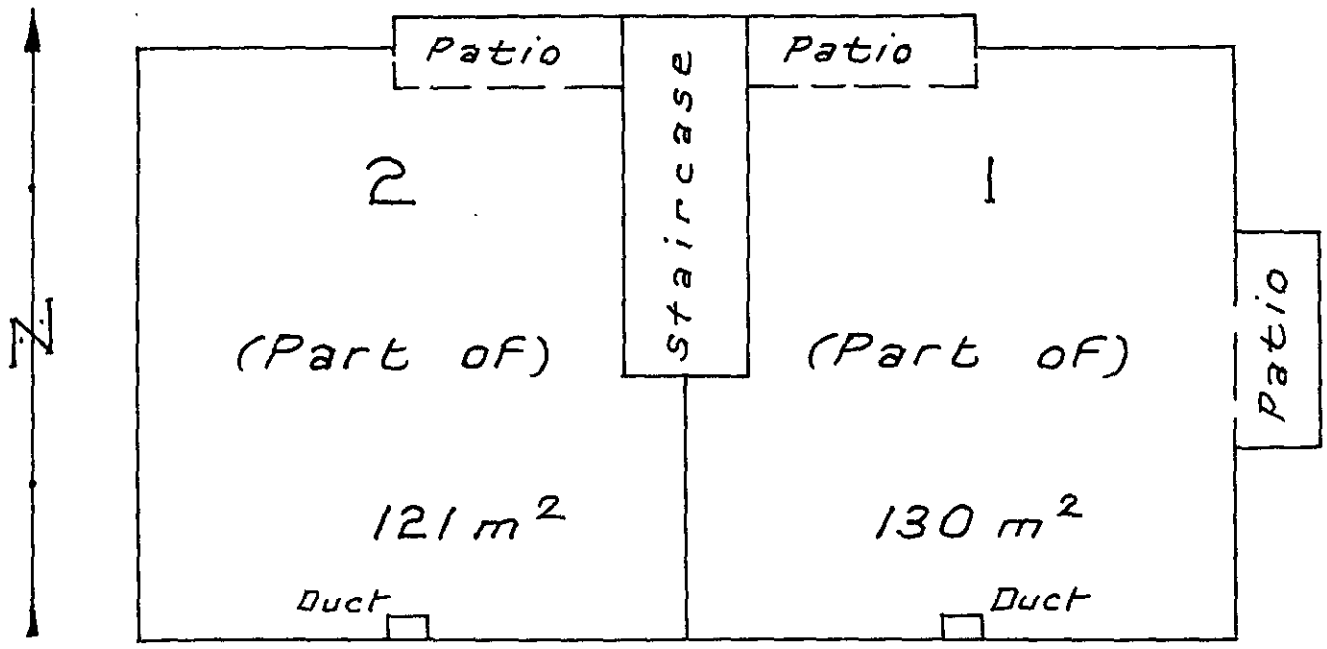
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Brisbane City Council.

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BUILDING UNITS PLAN NO. 2585 (Form 5)

Regulation 15
Sheet 7 of 8 sheets.

# LEVEL B.




Scale 1:150.

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETORS:

X M. Rossi
MARIO GIUSEPPE ROSSI.

Y M. Rossi
MARIA BATTISTINA ROSSI.

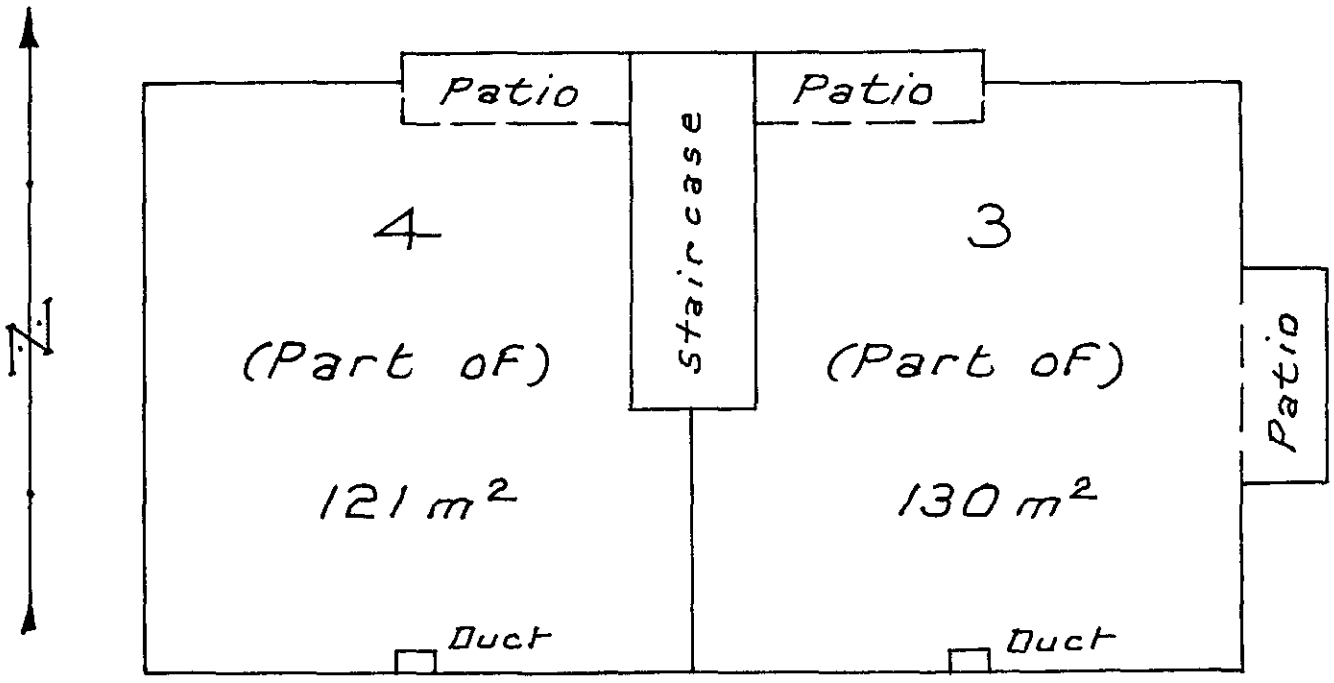
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Brisbane City Council.

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

BUILDING UNITS PLAN NO. 2585 (Form 5)

Regulation 15
Sheet 8 of 8 sheets

# LEVEL C.




Scale 1:150.

Floor areas are approximate only.

It is stipulated that the uncovered parts of the unit 3 on this level extends to a height of 2.44 metres above the floor.

SIGNATURE OF REGISTERED PROPRIETORS:

X M Rossi
.....
MARIO GIUSEPPE ROSSI.

X M Rossi
.....
MARIA BATTISTINA ROSSI.

.....
DEPUTY TOWN CLERK.
Brisbane City Council.

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

ANZ BANK

Australia and New Zealand Banking Group Limited
Queensland Administration
ANZ Centre, 324 Queen Street, Brisbane, Qld
P.O. Box 1051 Brisbane, Qld 4001, Telephone 221 6955

BRANCH SECURITIES DEPARTMENT

19 JUL 1977

2585

Registrar of Titles,
202 Adelaide Street,
B R I S B A N E. Qld. 4000.

Dear Sir,

re: ~~GROUP TITLES PLAN No.~~
BUILDING UNITS PLAN No. 2585

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED as Mortgagee under Bill of Mortgage No. F386653 hereby consents to the above Plan.

Yours faithfully,
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED,
by its Attorney

MANAGER BRANCH SECURITIES.

Witness:

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

**PLEASE NOTE:** This is an automated response. Please **DO NOT REPLY to this email**. If you require further information in relation to this Before You Dig response, please contact

BYDA_APA@apa.com.au

**Enquiry Details:**

| | |
|---|---|
| Impact | affected |
| Sequence Number | 265474825 |
| Enquirer Id | 3180200 |
| Activity | Conveyancing |
| Job Number | 51906991 |
| User Reference | 250312 |
| Message | |

**Site Details:**

| | |
|---|---|
| Address | 10 Dwyer Street<br>Nundah<br>QLD 4012 |

**Enquirers Details:**

| | |
|---|---|
| Contact | Julianne Turnbull |
| Company | Cooke & Hutchinson Lawyers |
| Email | julianne@cookehutchinson.com.au |
| Phone | +61732849433 |
| Address | Suite 205, 53 Endeavour Boulevard<br>North Lakes<br>QLD 4509 |

APA Group

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

APA
Australia's energy infrastructure partner

BEFORE YOU DIG
www.byda.com.au

# Before You Dig Australia

## Classification: Networks

| | |
|---|---|
| **Enquiry date** | 09/12/2025 |
| **Sequence number** | 265474825 |
| **Work site address** | 10 Dwyer Street<br>Nundah<br>QLD 4012 |



Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

APA Australia's energy infrastructure partner




**For your immediate information**

**THERE IS A GAS PIPELINE OR INFRASTRUCTURE ASSETS (GAS ASSETS)**

**located in close vicinity to your works.**

| | |
|---|---|
| **Enquiry Date:** | 09/12/2025 |
| **Enquirer:** | Julianne Turnbull |
| **Sequence Number:** | 265474825 |
| **Work Site Address:** | 10 Dwyer Street<br>Nundah<br>QLD 4012 |

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

**We confirm there are Gas Assets located in close vicinity of the above location.**

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

Please ensure you read all the relevant information contained in this response to your BYDA enquiry including reviewing the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand and comply with all requirements relating to your scope of work.

**If you have any queries relating to this information, or you are unable to comply with requirements of the APA Guidelines for Works Near Existing Gas Assets contact the APA Before You Dig Officer**

- **Phone 1800 085 628**
- **Email BYDA_APA@apa.com.au**

**for clarification before proceeding with any work.**

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

APA Australia's energy infrastructure partner

# Before You Dig Checklist



## 1. Plan

- Review maps provided with this BYDA response and confirm the location of your work site is correct.
- Review the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand requirements relating to my scope of work.



## 2. Prepare

- Electronically locate gas assets and mark locations.
- Note: Look for visible evidence of gas assets at the worksite which may not be shown on plans.



## 3. Pothole

- Physically confirm ('prove') the location of gas assets by potholing by hand excavation or non- destructive vacuum excavation methods in accordance with **APA Guidelines for Works Near Existing Gas Assets**.
- Road authorities, councils, utilities and their authorised contractors and agents are responsible to pothole or use other suitable methods to verify the location and depth of all gas assets, including gas (inlet) services, prior to commencing any works.



## 4. Protect

- Protect gas assets by maintaining clearances whilst excavating and following conditions provided by APA.
- Where required by APA, only conducting work in proximity to gas assets while Site Watch is on site.
- Where applicable, APA Authority To Work permit conditions are clearly understood and complied with.
- Strap and support exposed mains and inlet services. Cover exposed mains to prevent damage until the excavation can be permanently restored.



## 5. Proceed

- Only proceed with your work once you have completed all the planning, preparation, potholing and protection requirements.
- APA BYDA response (including maps) are on site for reference at all times, and less than 30 days old.

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# Contacts

| Contacts APA Group | |
|---|---|
| **Enquiry** | **Contact Numbers** |
| General enquiries or feedback regarding this information or gas assets. | APA – Before You Dig Officer<br>Phone: 1800 085 628<br>Email: BYDA_APA@apa.com.au |
| Gas Emergencies | Phone: 1800 GAS LEAK (1800 427 532) |

# Site Watch

Site Watch is where an APA field officer attends your work site to monitor and ensure controls are in place to protect critical gas assets from damage during work.

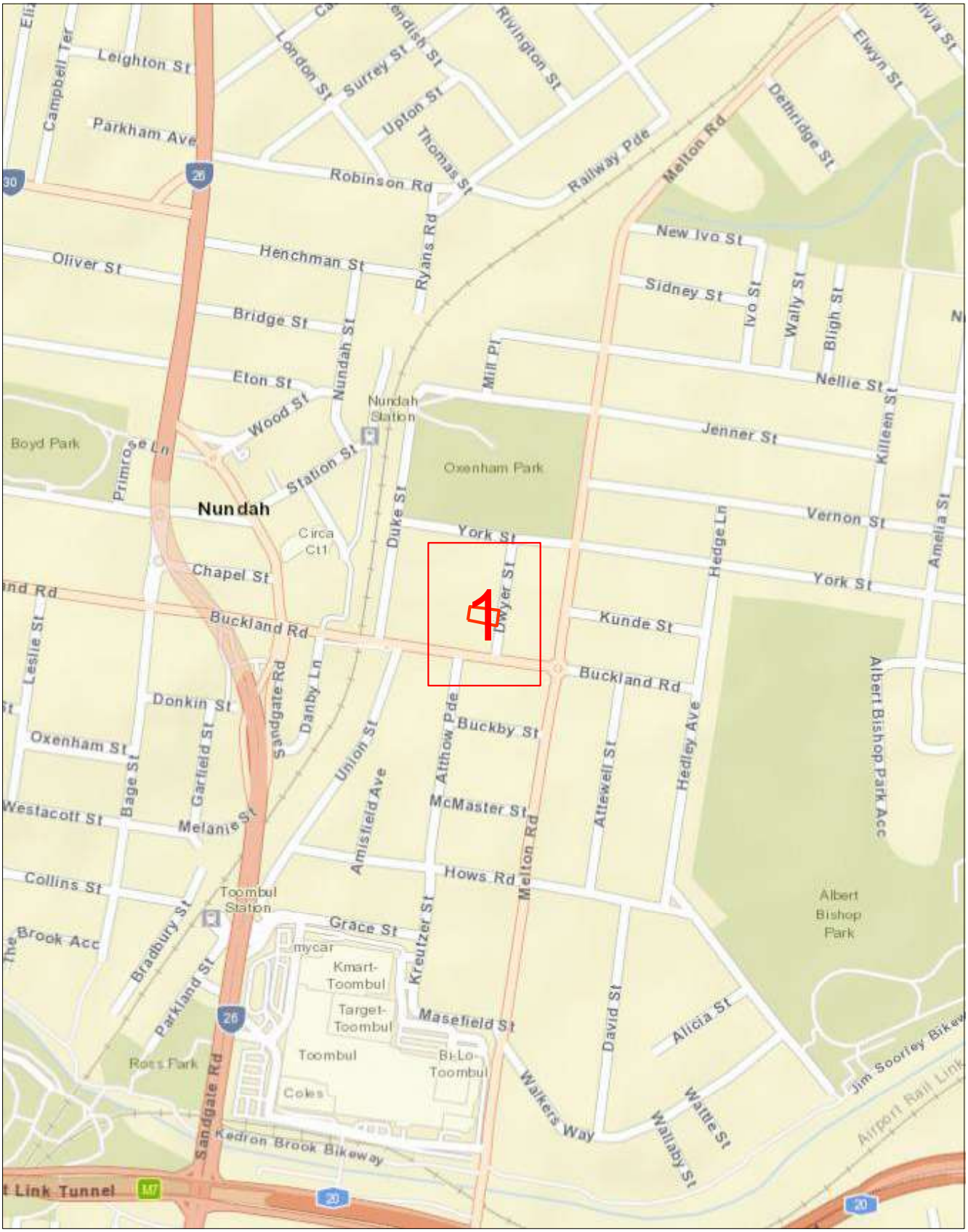
The following rates apply for this service (1 hour minimum charge):

| Item | Rate (excl. gst) |
|---|---|
| Site Watch – Business Hours | $143.42 per hour |
| Site Watch – After Hours | $175.06 per hour |
| Cancellation Fee<br>*Fee applies where cancelations received after 12pm (midday), 1 business day prior to the booking.* | $286.84 |

Contact APA – Before You Dig officer for state specific hours of business.

**Site Address:** 10 Dwyer Street
Nundah
QLD 4012

**Sequence Number:** 265474825




Scale 1: 6000

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

Enquiry Area

Map Key Area

**Site Address:** 10 Dwyer Street
Nundah
QLD 4012

**Sequence Number:** 265474825




Scale 1: 700

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

Enquiry Area

Map Key Area

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6



# Legend

### Pipe

- Low pressure
- Medium pressure
- High pressure
- Transmission pressure
- Critical main (behind pipe)
- Proposed (pressure by colour)
- LPG (pressure by colour)
- Hydrogen blended (pressure by colour)
- Abandoned
- Idle/inactive
- Sleeve
- Casing (behind pipe)

### Area

- BYDA area of interest

### Pipe code and material

| | |
|---|---|
| C* (for example, C2) | Cast iron |
| CU | Copper |
| N2 | Nylon |
| P* | Polyethylene (PE) |
| P3 | Polyvinyl chloride (PVC) |
| P6, P7, P9–P12 | Medium density PE |
| P2, P4, P8 | High density PE |
| S* | Steel |
| W2 | Wrought galv iron |
| W3 | PE coat wrought galv iron |

### Object

- Valve
- Buried valve
- Regulator
- Gas supplied = yes
- CP rectifier terminal
- CP test station
- CP anode
- CP bond wire
- Syphon
- Trace wire point

### Abbreviation

| | | | |
|---|---|---|---|
| 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*

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# Assets found

## Before You Dig Australia (BYDA) Request

**Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.**

The attached Plan details ENERGEX's Assets in relation to Your nominated search area.

Ensure You read and understand the important notes outlined below.

| | |
|---|---|
| **You:** | **BYDA Enquiry No:** |
| Julianne Turnbull | 265474824 |
| **Company:** | **Date of Response:** |
| Cooke & Hutchinson Lawyers | 09 Dec 2025 |
| **Search Location:** | **Period of Plan Validity:** |
| 10 Dwyer Street<br>Nundah,<br>QLD 4012 | 4 Weeks |

**External Comments (if any):**

**WARNING: When working in the vicinity of Energex's Assets You have a legal *Duty of Care* that must be observed.**

**It is important that You note:**

1. Immediately report life threatening emergencies to Emergency Services on **000** or to ENERGEX on **13 19 62**.
2. Please read and understand all the information and disclaimers provided - including the Terms and Conditions on the attached pages.
3. We have only searched the area which has been nominated in the request. If this nominated area is not what You require, please resubmit another enquiry with BYDA.
4. Plans provided by ENERGEX are only an indication of the presence of underground Assets within the nominated area. Locations provided are approximate and the plans are not suitable for scaling purposes, as exact ground cover and alignments cannot be provided. You must confirm the exact location of Assets by use of an electronic cable locator followed by careful, non-mechanical excavation (i.e. potholing).
5. Plans provided by ENERGEX do not encompass ENERGEX's overhead Assets.
6. ENERGEX, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and details supplied pursuant to the BYDA Request and You agree to indemnify ENERGEX against any claim or demand for any such loss or damage to You, Your servants or Your agents.
7. You are responsible for any damage to underground Assets caused by works pursuant to or in any way connected with this BYDA Request.

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8. In addition to underground cables marked on attached plan, there could be underground earth conductors, underground substation earth conductors, Multiple Earthed Networks (MEN) conductors, Single Wire Earth Return (SWER) Substation Earth Conductors, Air Break Switch (ABS) Earth Mats or Consumer Mains in the vicinity or private underground cables (inc. consumers' mains that may run from ENERGEX mains onto private property) in the vicinity of the nominated work area(s) that are not marked on the plans.
9. Independent underground cable locators can be found by using the "Find a locator" option available within the BYDA enquiry response with LV Cable (up to 1kV), HV Cable (1kV-<33kV) & HV cable (33kV and over) displayed.
10. The ENERGEX Before You Dig Australia (BYDA) information map(s) provide the vicinity of underground cable and will not be adequate for conveyancing purposes. A Request for Search (Property Search) can be arranged through ENERGEX.
11. The attached plans are only valid for a period of four weeks from receipt. If excavation does not commence within four weeks, a new plan should be obtained.
12. The ENERGEX BYDA map (named maps.pdf) may contain shaded area(s), indicating the location of planned work(s). Should You find planned works that You believe may affect Your planned work(s), please contact the ENERGEX BYDA team on the details listed below.
13. ENERGEX may contact You to discuss Your proposed excavation in the vicinity of feeders identified on the attached plan(s).
14. Do not access any Assets, for example, conduits, cables, pits or cabinets.
15. Your work will need to comply with:
    - Working near overhead and underground electric lines - Electrical safety code of practice 2020
    - Managing Electrical Risk in Workplace Electrical Safety Code of Practice (2013)
    - Excavation Work Code of Practice (2021)

**NOTE**: Where Your proposed work location contains ENERGEX 33kV or greater Underground cables please access the Energex before you dig Website for more information.


| | |
|---|---|
| General enquiries (7:00am - 5:30pm Mon to Fri) | **13 12 53** |
| Life threatening emergencies only triple zero (000) or | **13 19 62** |

To re-submit or change the nominated search area please visit **BYDA.com.au**

E: **custserve@energex.com.au**

E: **byda@energyq.com.au** ABN: 40 078 849 055


**Disclaimer:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex 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.

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as Adobe Acrobat Reader (for PDF files)

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PelicanCorp

Compiled with **TicketAccess** by PelicanCorp

BEFORE YOU DIG www.byda.com.au

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

For Emergency Situations
Please Call 13 19 62




energex

BYDA

Sequence: 265474824
Date: 09/12/2025

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

**CAUTION - HIGH VOLTAGE**

LEGEND

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

AS5488 Category "D" Plan

N
W E
S

**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.

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

Plans generated 09 Dec 2025 by Pelicancorp TicketAccess Software | www.pelicancorp.com

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Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6



## Responsibilities – (When Working in the Vicinity of Energex Assets)

Extreme care must be taken during non-mechanical or mechanical excavation as damage to Energex Assets can lead to injury or death of workers or members of the public. Assets include underground cables, conduits and other associated underground Asset used for controlling, generating, supplying, transforming or transmitting electricity.

In accordance with the Electrical Safety Act 2002, a Person Conducting a Business or Undertaking (**PCBU**) must ensure the person's business or undertaking is conducted in a way that is electrically safe. This includes:

a) ensuring that all Assets used in the conduct of the person's business or undertaking are electrically safe;

b) if the person's business or undertaking includes the performance of electrical work, ensuring the electrical safety of all persons and property likely to be affected by the electrical work; and

c) if the person's business or undertaking includes the performance of work, whether or not electrical work, involving contact with, or being near to, exposed parts, ensuring persons performing the work are electrically safe.

In addition, a PCBU at a workplace must ensure, so far as is reasonably practicable, that no person, Asset or thing at the workplace comes within an unsafe distance of an underground electric line.

Workers and other persons must also take reasonable care for their own and other person's electrical safety. This includes complying, so far as is reasonably able, with any reasonable instructions given by Energex to ensure compliance with the Electrical Safety Act 2002

General enquiries (7:00am - 5:30pm Mon to Fri) 13 12 53
Life threatening emergencies only triple zero (000) or 13 19 62

To re-submit or change the nominated search area please visit BYDA.com.au

**E:** custserve@energex.com.au
**E:** byda@energyq.com.au ABN: 40 078 849 055

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The following matters must be considered when working near Energex Assets:

The PCBU must ensure, so far as is reasonably practicable, that no person, Asset or thing at the workplace comes within an unsafe distance of an underground electric line (see section 68 of the Electrical Safety Regulation 2013)

1. It is the responsibility of the architect, consulting engineer, developer and head contractor in the project planning stages to design for minimal impact and protection of Energex Assets.
2. It is the constructor's responsibility to:
   a) Anticipate and request plans of Energex Assets for a location at a reasonable time before construction begins.
   b) Visually locate Energex Assets by hand or vacuum excavation where construction activities may damage or interfere with Energex Assets.
   c) notify Energex if the information provided is found to be not accurate or Assets are found on site that are not recorded on the Energex BYDA plans.
   d) Read and understand all the information and disclaimers provided.

   **Note**: A constructor may include but not limited to a PCBU, Designer, Project Manager, Installer, Contractor, Electrician, Builder, Engineer or a Civil Contractor

3. Comply with applicable work health and safety and electrical safety codes of practice including but not limited to:
   a) Working near Assets – Electrical safety codes of practice 2020
   b) Managing electrical risk in the workplace – Managing Electrical Risks in the workplace Code of Practice 2021
   c) Excavation work – Code of practice 2021

**IMPORTANT NOTES:**

- As the alignment and boundaries of roadways with other properties (and roads within roadways) frequently change, the alignments and boundaries contained within Energex plans and maps will frequently differ from present alignments and boundaries "on the ground". Accordingly, in every case where it appears that alignments and boundaries have shifted, or new roadways have been added, the constructor should obtain confirmation of the actual position of Energex cables and pipelines under the roadways. In no case should the constructor rely on statements of third parties in relation to the position of Energex cables and pipelines. It is the applicant's responsibility to accurately locate all services as part of the design and/or prior to excavation.
- Energex does not provide information on private underground installations, including consumers' mains that may run from Energex mains onto private property. Assets located on private property are the responsibility of the owner for identification and location.
- Energex plans are circuit diagrams or pipe indication diagrams only and indicate the presence of Asset in the general vicinity of the geographical area shown. Exact ground cover and alignments cannot be given with any certainty; as such levels can change over time.
- All underground conduits are presumed to contain asbestos. Refer to the:
  - Electrical safety codes of practice 2020
  - Model Code of Practice: How to manage and control asbestos in the workplace | Safe Work Australia
  - How to manage and control asbestos in the workplace code of practice 2021 (Workplace Health and Safety Queensland (WHSQ)
  - How to safely remove asbestos code of practice 2021 (WHSQ)
- Plans provided by Energex are not guaranteed to show the presence of above ground Assets.
- In addition to underground cables marked on attached plan there could be underground substation, underground earth conductors, Multiple Earthed Neutral(MEN) conductors, Single Wire Earth Return(SWER), substation Earth Conductors, ABS Earth Mats or Consumer Mains in the vicinity or private underground cables (inc. consumers' mains that may run from Energex mains onto private property) in the vicinity of the nominated work area(s) that are not marked on the plans.
- Being aware of Your obligations including but not limited to [ss 304, 305] Excavation work— underground essential services information under the Work Health and Safety Regulation 2011 , Chapter 6 Construction work, Part 6.3 Duties of person conducting business or undertaking. This includes but is not limited to taking reasonable steps to obtain the current information & providing this information to persons engaged to carry out the excavation work. For further information please refer to: - http://www.legislation.qld.gov.au/LEGISLTN/SLS/2011/11SL240.pdf
- Energex plans are designed to be printed in colour and as an A3 Landscape orientation.

General enquiries (7:00am - 5:30pm Mon to Fri) 13 12 53
Life threatening emergencies only triple zero (000) or 13 19 62

To re-submit or change the nominated search area please visit BYDA.com.au

**E:** custserve@energex.com.au
**E:** byda@energyq.com.au ABN: 40 078 849 055

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# Conditions – (When Working in the Vicinity of Energex Assets)

**Records:**
The first step before any excavation commences is to obtain records of Energex Assets in the vicinity of the work. For new work, records should be obtained during the planning and design stage. The records provided by Energex must be made available to all construction groups on site. Where Asset information is transferred to plans for the proposed work, care must be exercised to ensure that important detail is not lost in the process.

**Plans and or details provided by Energex are current for four weeks from the date of dispatch** and should be disposed of by shredding or any other secure disposal method after use. A new BYDA enquiry must be made for proposed works/activities to be undertaken outside of the four-week period.

Energex retains copyright of all plans and details provided in connection with Your request.

Energex plans or other details are provided for the use of the applicant, its servants, or agents, and shall not be used for any unauthorised purpose.

On receipt of BYDA plans and before commencing excavation work or similar activities near Energex's Assets check to see that it relates to the area You have requested and carefully locate this Asset first to avoid damage. If You are unclear about any information contained in the plan, You must contact Energex on the General Enquiries number listed below for further advice.

Energex, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Energex against any claim or demand for any such loss or damage.

The contractor is responsible for all Asset damages when works commence prior to obtaining Energex plans, or failure to follow agreed instructions, or failure to demonstrate all reasonable measures were taken to prevent the damage once plans were received from Energex.

Energex reserves all rights to recover compensation for loss or damage caused by interference or damage, including consequential loss and damages to its Assets, or other property.

**NOTE**: Where Your proposed work location contains Energex 33kV or greater Underground cables please access the Energex BYDA website for more information.

**Location of Assets:**
Examining the records is not sufficient, as reference points may change from the time of installation. Records must also be physically proven when working in close proximity to them. The exact location of Assets likely to be affected shall be confirmed by use of an electronic cable and pipe locater followed by **careful hand or vacuum excavation to the level of cable protection cover strips or conduits.** When conducting locations, please be aware that **no** unauthorised access is permitted to Energex Assets– including Pits, Low Voltage Disconnection Boxes, Low Voltage Pillars or High Voltage Link Boxes.

**Hand or vacuum excavation must be used in advance of excavators.** In any case, where any doubt exists with respect to interpretation of cable records, You must contact Energex on the General Enquires number listed below for further advice.

If the constructor is unable to locate Energex underground Assets within 5 metres of nominal plan locations, they must contact the Energex General Enquires number listed below for further advice.

If unknown cables or conduits (i.e. not shown on issued BYDA plans) are located during excavation:
1. Call the ELECTRICITY EMERGENCIES number listed below
2. Treat Assets as if alive, post a person to keep all others clear of the excavation until Energex crew attend to make safe.
3. All work in the vicinity of damaged Asset must cease and the area must be vacated until a clearance to continue work has been obtained from an Energex officer.

General enquiries (7:00am - 5:30pm Mon to Fri) 13 12 53
Life threatening emergencies only triple zero (000) or 13 19 62

To re-submit or change the nominated search area please visit BYDA.com.au

**E:** custserve@energex.com.au
**E:** byda@energyq.com.au ABN: 40 078 849 055

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**Asset Installation Methods:**
Energex Assets are installed with a variety of protection devices including:

1. Clay paving bricks or tiles marked "Electricity" or similar (also unmarked)
2. Concrete or PVC cover slabs
3. PVC, A/C or fibro conduit, fibre reinforced concrete, iron or steel pipe
4. Concrete encased PVC or steel pipe
5. Thin plastic marker tape
6. Large pipes housing multiple ducts
7. Multiple duct systems, including earthenware or concrete 2, 4, and 6-way ducts and shamrocks

*Note: Some Assets are known to be buried without covers and may change depth or alignment along the route.*

**Excavating Near Assets:**
For all work within 2.5 m of nominal location, the constructor is required to hand or vacuum excavate (pothole) and expose the Assett, hence proving its exact location before work can commence.

Cable protection cover strips shall not be disturbed. Excavation below these cover strips, or into the surrounding backfill material is not permitted.

**Excavating Parallel to Assets:**
If construction work is parallel to Energex cables, then hand or vacuum excavation (potholing) at least every 4m is required to establish the location of all cables, hence confirming nominal locations before work can commence. *Generally, there is no restriction to excavations parallel to Energex cables to a depth not exceeding that of the cable.* ***Note: Cable depths & alignment may change suddenly.***

**Separation from Assets:**
*Any service(s) must be located at the minimum separation as per the tables below:*

**Table 1. Minimum Separation Requirements for Underground Services Running Parallel with Energex Assets**

| **(Minimum Separation required in mm)** | | | | | | | |
|---|---|---|---|---|---|---|---|
| Voltage Level | **Gas** | **Communication or TV** | **Water** | | **Sanitary drainage** | | **Storm Water** |
| | | | **≤DN 200** | **>DN200** | **≤DN 200** | **>DN 200** | |
| **LV** | 250 | 100 | 500 | *1000 | 500 | 1000 | 500 |
| **HV** | | 300 | | | | | |
| *Contact Energex/council to obtain specific separation distances | | | | | | | |

**Table 2. Minimum Separation Requirements for Underground Services Crossing Energex Assets**

| **(Minimum Separation required in mm)** | | | | | |
|---|---|---|---|---|---|
| Voltage Level | **Gas** | **Communication or TV** | **Water** | **Sanitary drainage** | **Storm Water** |
| **LV & HV** | 100 | 100 | 300 | 300 | 100 |

Where the above table does not list a separation requirement for a particular underground service then 300mm shall be used.

**Excavating Across Assets:**
The standard clearance between services shall be maintained as set down in Table 2 above. If the width or depth of the excavation is such that the Asset will be exposed or unsupported, then Energex shall be contacted to determine whether the Assets should be taken out of service, or whether they need to be protected or supported. In no case shall an Asset cover be removed without approval. An Asset cover may only be removed under the supervision of an Energex authorised representative. Protective cover strips when removed must be replaced under Energex supervision. Under no circumstances shall they be omitted to allow separation between Energex Assets and other services.

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**Heavy Machinery Operation Over Assets:**
Where heavy "Crawler" or "Vibration" type machinery is operated over the top of Assets, a minimum cover of 450 mm to the cable protective cover mains must be maintained using load bearing protection whilst the machinery is in operation. For sensitive cables (i.e. 33 and 110kV fluid and gas filled cables), there may be additional constraints placed on vibration and settlement by Energex.

**Directional Boring Near Assets:**
When boring parallel to Assets, it is essential that trial holes are carefully hand or vacuum excavated at regular intervals to prove the actual location of the Asset before using boring machinery. Where it is required to bore across the line of Assets, the actual location of the Asset shall first be proven by hand or vacuum excavation. A trench shall be excavated 1m from the side of the Asset where the auger will approach to ensure a minimum clearance of 500mm above and below all LV, 11kV, 33kV & 110/132kV Asset shall be maintained.

**Explosives:**
*Explosives must not be used within 10 metres of Assets*, unless an engineering report is provided indicating that no damage will be sustained. Clearances should be obtained from Energex's Planning Engineer for use of explosives in the vicinity of Energex cables.

**Damage Reporting:**
All damage to Assets must be reported no matter how insignificant the damage appears to be. Even very minor damage to Asset protective coverings can lead to eventual failure of Assets through corrosion of metal sheaths and moisture ingress.

If any Damaged Asset is found:
1. Call the ELECTRICITY EMERGENCIES number listed below
2. Treat Assets as if alive, post a person to keep all others clear of the excavation until Energex crew attend to make safe.
3. All work in the vicinity of damaged Asset must cease and the area must be vacated until a clearance to continue work has been obtained from an Energex officer.

**Solutions and Assistance:**
If Asset location plans or visual location of Asset by hand or vacuum excavation reveals that the location of Energex Asset is situated wholly or partly where the developer or constructor plans to work, then Energex shall be contacted to assist with Your development of possible engineering solutions.

If Energex relocation or protection works are part of the agreed solution, then payment to Energex for the cost of this work shall be the responsibility of the, PCBU, principal developer or constructor. Energex will provide an estimated quotation for work on receipt of the PCBU's, developer's or constructor's order number before work proceeds.

It will be necessary for the developer or constructor to provide Energex with a written Safe Work Method Statement for all works in the vicinity of or involving Energex Assets. This Safe Work Method Statement should form part of the tendering documentation and work instruction. Refer Interactive Tool on Safe Work Australia site: Interactive SWMS guidance tool - Overview (safeworkaustralia.gov.au)

**Vacuum Excavations (Hydro Vac)**

When operating hydro vac equipment to excavate in vicinity of Assets fitted with:

- Nonconductive (neoprene rubber or equivalent) vacuum (suction) hose
- Oscillating nozzle on pressure wand with water pressure adjusted to not exceeding 2000 Pound force per Square Inch(PSI).

Maintain a minimum distance of 200mm between end of pressure wand and underground electrical Assets. DO NOT insert the pressure wand jet directly into subsoil.

Ensure pressure wand is not directly aimed at underground electrical Assets (cables/conduits).

**Safety Notices (Underground Work)**

It is recommended that You obtain a written Safety Advice from Energex when working close to Energex Assets. For Safety Advice please contact custserve@energex.com.au

**Further information on Working Safely around Energex Assets:** Working near powerlines | Energex

*Thank You for Your interest in maintaining a safe and secure Electricity Distribution network. Energex welcomes Your feedback on this document via email to* byda@energyq.com.au.

General enquiries (7:00am - 5:30pm Mon to Fri) 13 12 53
Life threatening emergencies only triple zero (000) or 13 19 62

To re-submit or change the nominated search area please visit BYDA.com.au

**E:** custserve@energex.com.au
**E:** byda@energyq.com.au ABN: 40 078 849 055

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Hi Julianne Turnbull,

Please find attached the response to your DBYD referral for the address mentioned in the subject line.
The location shown in our DBYD response is assumed based off the information you have provided. If the location shown is different to the location of the excavation then this response will consequently be rendered invalid.
Take the time to read the response carefully and note that this information is only valid for 28 days after the date of issue.
If you have any further enquiries, please do not hesitate to contact us.

Regards,
Network Services and Operations
NBN Co Limited
P: 1800626329
E: dbyd@nbnco.com.au
www.nbnco.com.au

Confidentiality and Privilege Notice
This e-mail is intended only to be read or used by the addressee. It is confidential and may contain legally privileged information. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone, and you should destroy this message and kindly notify the sender by reply e-mail. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of NBN Co Limited

Please Do Not Reply To This Mail

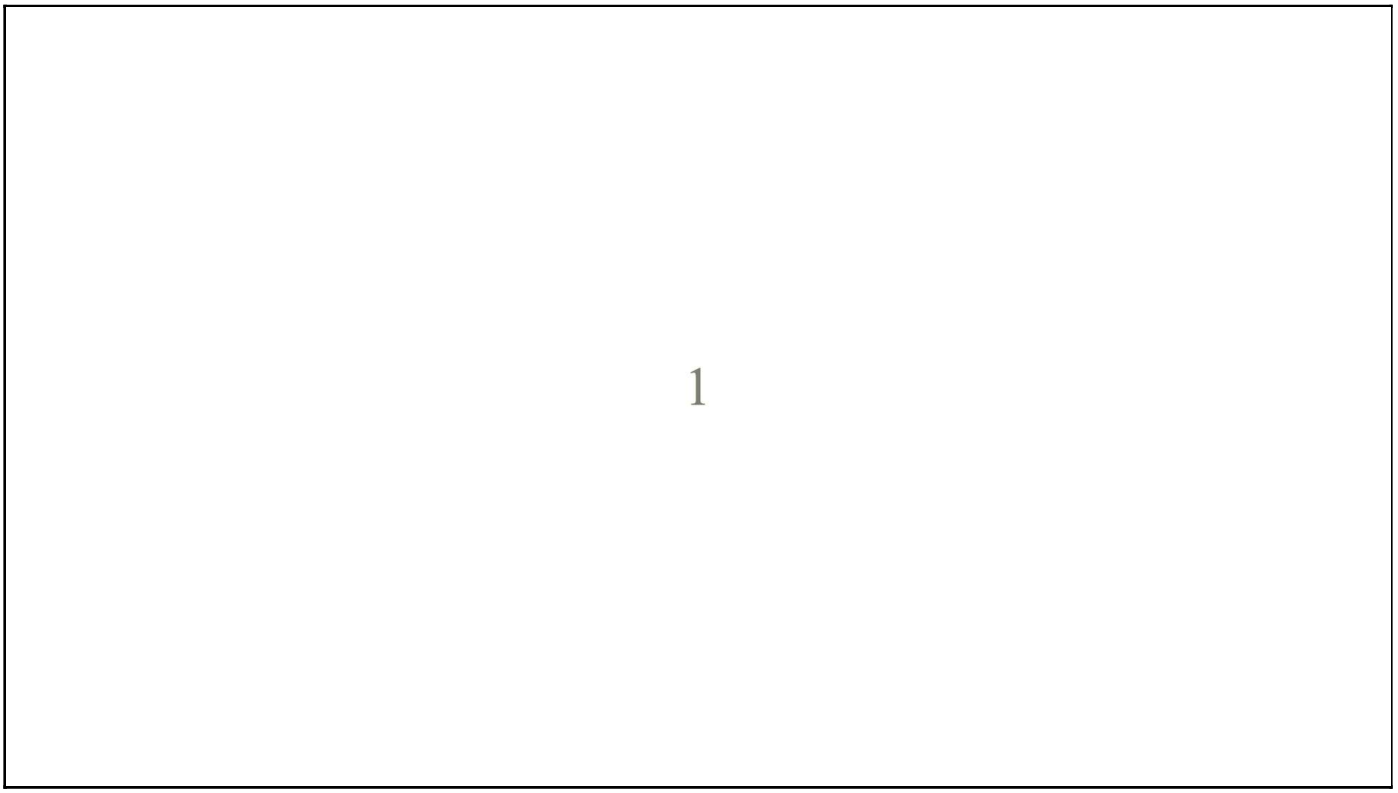
Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

**To:** Julianne Turnbull
**Phone:** Not Supplied
**Fax:** Not Supplied
**Email:** julianne@cookehutchinson.com.au

| | |
|---|---|
| **Dial before you dig Job #:** | 51906991 |
| **Sequence #** | 265474821 |
| **Issue Date:** | 09/12/2025 |
| **Location:** | 10 Dwyer Street , Nundah , QLD , 4012 |

BEFORE YOU DIG www.byda.com.au
Zero Damage - Zero Harm

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

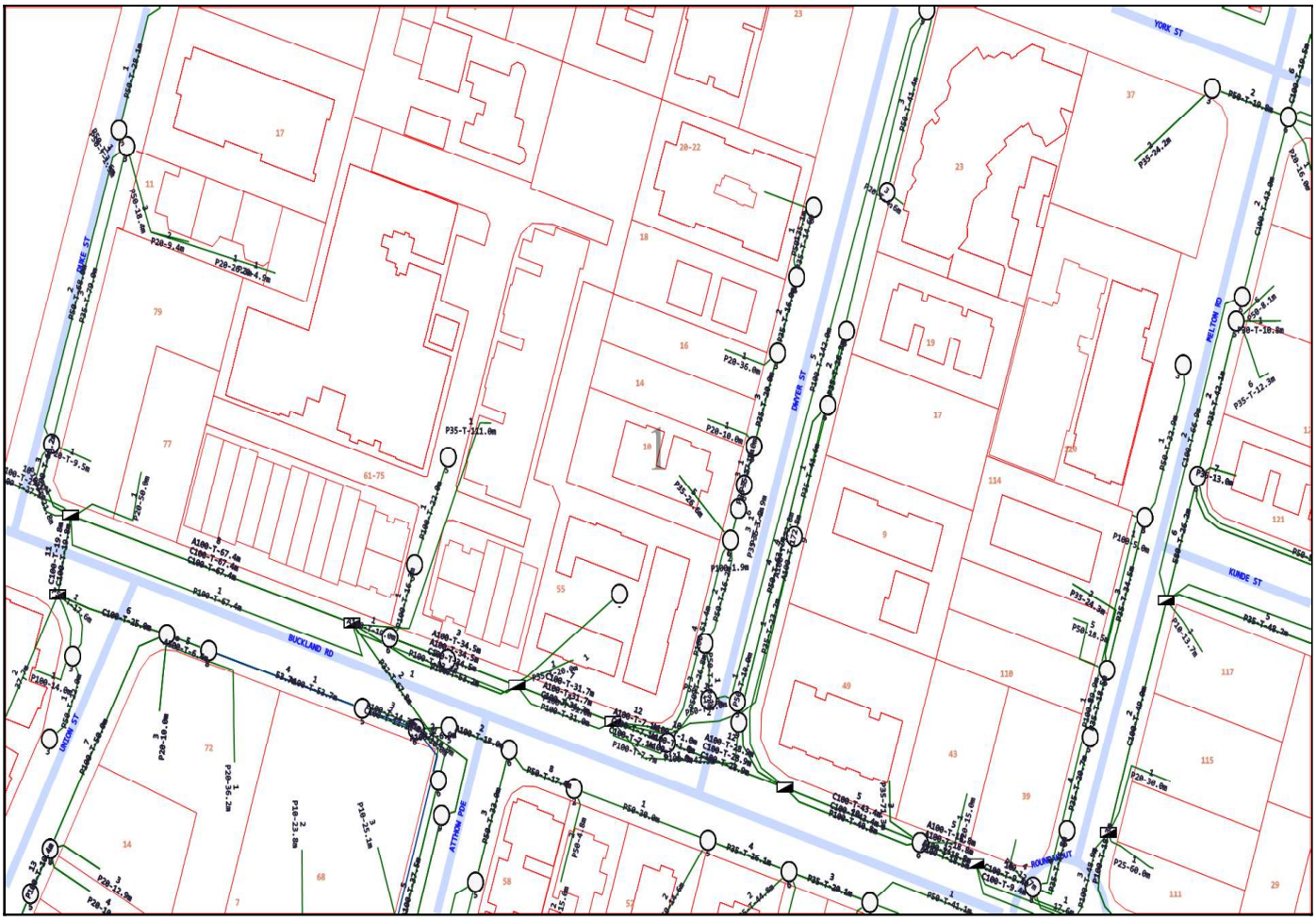


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# LEGEND

| | |
|---|---|
| 34 | Parcel and the location |
| 5 | Pit with size "5" |
| 2E | Power Pit with size "2E".<br>Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null. |
| | Manhole |
| | Pillar |
| 2<br>PO – T- 25.0m<br>P40 – 20.0m<br>5 9 | Cable count of trench is 2.<br>One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart.<br>One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart. |
| 2<br>10.0m<br>5 9 | 2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart. |
| 5 9 | Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables. |
| 5 9 | Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables. |
| 5 9 | Trench containing any INSERVICE/CONSTRUCTED (Power) cables. |
| BROADWAY ST | Road and the street name "Broadway ST" |
| Scale | 0 20 40 60 Meters<br>1:2000<br>1 cm equals 20 m |

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## 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.

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# Working near nbn™ cables

**nbn** has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

## Practice safe work habits

Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.

**Plan:** Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.

**Prepare:** Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.

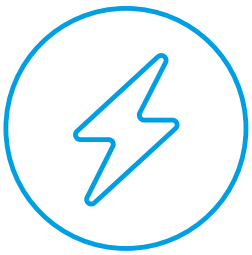
**Pothole:** Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.

**Protect:** Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.

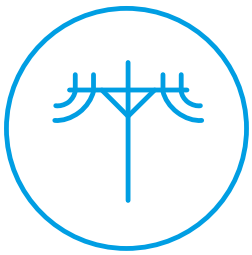
**Proceed:** Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

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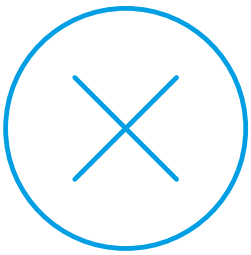
# Working near **nbn**™ cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

## Contact

All **nbn**™ network facility damages must be reported online here.
For enquiries related to your DBYD request please call 1800 626 329.

**Disclaimer**

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

**nbn** will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

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DIAL BEFORE YOU DIG
www.1100.com.au

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

| | |
|---|---|
| **To:** | Julianne Turnbull |
| **Phone:** | Not Supplied |
| **Fax:** | Not Supplied |
| **Email:** | julianne@cookehutchinson.com.au |

| | |
|---|---|
| **Before You Dig Australia Job #:** | 51906991 |
| **Sequence #** | 265474821 |
| **Issue Date:** | 09/12/2025 |
| **Location:** | 10 Dwyer Street , Nundah , QLD , 4012 |

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

## Information

The area of interest requested by you contains one or more assets.

| nbn™ Assets | Search Results |
|---|---|
| **Communications** | Asset identified |
| **Electricity** | No assets |

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by* ***nbn™***

## Location of **nbn™** Underground Assets

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We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above.You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Before You Dig Australia Service. For any enquiries related to moving assets or Planning and Design activities, please visit the **nbn** Commercial Works website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

**Notes:**

1. You are now aware that there are **nbn™** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

## Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans,you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn™** Facilities follow straight lines or are installed at uniformed depths

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along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.

4. In carrying out any works in the vicinity of **nbn** Facilities, you must maintain the following minimum clearances:
   - 300mm when laying assets inline, horizontally or vertically.
   - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
   - 1000mm when operating mechanical excavators.
   - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn**™ fibre optic,copper and coaxial cables,and power cable feed to **nbn**™ assets).Damage to underground electric cables may result in:
   - Injury from electric shock or severe burns, with the possibility of death.
   - Interruption of the electricity supply to wide areas of the city.
   - Damage to your excavating plant.
   - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn**™ Facilities. These precautions may include but not limited to the following:
   - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
   - If any undisclosed underground cables are located, notify **nbn** immediately.
   - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
   - The safety of the public and other workers must be ensured.
   - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn**™ Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
8. You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.
9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans(including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans(including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

| State/Territory | Documents |
|---|---|
| **National** | Work Health and Safety Act 2011 |
| | Work Health and Safety Regulations 2011 |
| | Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft) |
| | |

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| | |
|---|---|
| | Occupational Health and Safety Act 1991 |
| **NSW** | Electricity Supply Act 1995 |
| | Work Cover NSW - Work Near Underground Assets Guide |
| | Work Cover NSW - Excavation Work: Code of Practice |
| **VIC** | Electricity Safety Act 1998 |
| | Electricity Safety (Network Asset) Regulations 1999 |
| **QLD** | Electrical Safety Act 2002 |
| | Code of Practice for Working Near Exposed Live Parts |
| **SA** | Electricity Act 1996 |
| **TAS** | Tasmanian Electricity Supply Industry Act 1995 |
| **WA** | Electricity Act 1945 |
| | Electricity Regulations 1947 |
| **NT** | Electricity Reform Act 2005 |
| | Electricity Reform (Safety and Technical) Regulations 2005 |
| **ACT** | Electricity Act 1971 |

Thank You,

**nbn BYDA**

Date: 09/12/2025

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GPO Box 2765
Brisbane QLD 4001

Date: 09 Dec 2025

# Before You Dig Australia Response

**Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.**

Dear Julianne Turnbull

We appreciate your diligence in contacting the Before You Dig Australia service (**BYDA**) prior to engaging in work or activities which may affect the water and sewerage infrastructure of Urban Utilities.

| | |
|---|---|
| **Job Number:** | 51906991 |
| **Sequence Number:** | 265474823 |
| **Enquiry Date:** | 9/12/2025 7:54:00 PM |
| **Enquiry Location:** | 10 Dwyer Street<br>Nundah QLD 4012 |

**WARNING: When working in the vicinity of Urban Utilities' assets you have a legal *Duty of Care* that must be observed.**

**Our records indicate the presence of infrastructure owned by Urban Utilities within your nominated search area, as shown on the attached plan.**

Please note that you may be liable for any loss or damage to our infrastructure which is caused by any works or activities which you undertake over or near such infrastructure. Additionally, your works or activities may conflict with other works scheduled in your nominated search area. To avoid any unnecessary impacts, before any undertaking you must obtain the following approvals:

- And/or a Urban Utilities Network Access Permit for self assessable works or activities that are within two metres of our infrastructure (refer to Urban Utilities Network Access Permit Webpage)
- Either a Build Over Asset (BOA) Approval for assessable building works undertaken within specified distances of our infrastructure (refer to DHPW BOA Factsheet)

We have provided additional information about your responsibilities in relation to our infrastructure in the Important Information sheet attached to this letter. By accessing BYDA to obtain our records about our infrastructure, you warrant that you have read the sheet and agree to the terms and conditions set out therein.

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For further enquiries or assistance with interpretation of plans and search content please contact our BYDA Support Team by email networkaccess@urbanutilties.com.au. Alternatively, you can write to us at Urban Utilities, PO Box 2765, Brisbane QLD 4001.

Thank you for taking the time to consult the BYDA service.

Yours sincerely

Before You Dig Australia Support Team
**Urban Utilities**
networkaccess@urbanutilties.com.au

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To best manage the risk of damage and liabilitiy, we recommend that you engage the services of a BYDA Certified Locator

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**Important Notice**

This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. **Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.**

This response is intended for use only by the addressee. If you have received the enquiry response in error, please let us know by telephone and delete all copies; you are advised that copying, distributing, disclosing or otherwise acting in reliance on the response is expressly prohibited.

**Disclaimer:** 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.

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as Adobe Acrobat Reader (for PDF files)

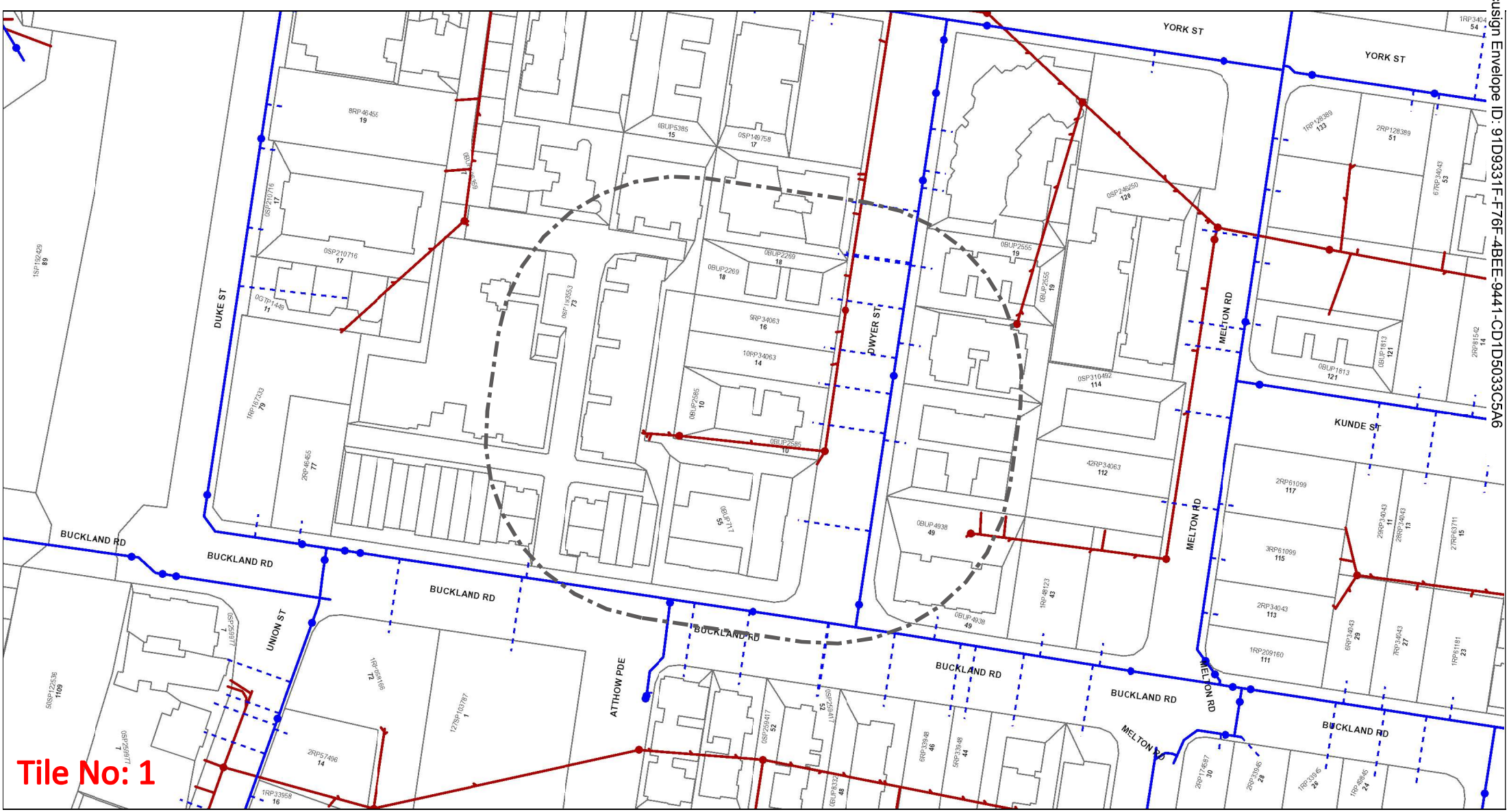
PelicanCorp

Compiled with **TicketAccess** by PelicanCorp

BEFORE YOU DIG www.byda.com.au

# Urban Utilities - Water, Recycled Water and Sewer Infrastructure

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UrbanUtilities

N

Map Scale
1:1000

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

**BYDA Reference No: 265474823**

Date BYDA Ref Received: 09/12/2025
Date BYDA Job to Commence: 09/12/2025
Date BYDA Map Produced: 09/12/2025

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

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GPO Box 2765
Brisbane QLD 4001

# Important Information

## Disclaimer

All Urban Utilities' records, data and information supplied via BYDA ("**Data**") is **indicative** only. You agree that any Data supplied to you has been or will be provided only for your convenience and has not been and will not be relied upon by you for any purpose.

You also agree that Urban Utilities does not assume any responsibility or duty of care in respect of, or warrant, guarantee or make any representation as to the Data (including its accuracy, reliability, currency or suitability).

Because the location of Urban Utilities' infrastructure shown on the Data is approximate only, you must first physically locate the infrastructure by utilising relevant site detection methodologies prior to performing any works or undertaking any activities near or adjacent to infrastructure. Possible site detection methodologies include hand digging, potholing, trenching and/or probing. You are solely responsible for the selection of appropriate site detection methodologies at all times.

To the fullest extent permitted by law, Urban Utilities will not be liable to you in contract, tort, equity, under statute or otherwise arising from or in connection with the provision of any Data to you via BYDA.

## Compliance with laws

There may be both indicated and unmarked hazards, dangers or encumbrances, including underground asbestos pipes and abandoned mains within your nominated search area. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including in relation to workplace health and safety.

## Damaged Infrastructure

Please note that it is an offence under Section 192 of the *Water Supply (Safety and Reliability) Act 2008* to interfere with our infrastructure without Urban Utilities' written consent.

You may be liable to Urban Utilities for any loss of or damage to our infrastructure, together with any consequential or indirect loss or damage (including without limitation, loss of use, loss of profits or loss of revenue) arising from or in connection with any interference with Urban Utilities' infrastructure by you or any other person for which you are legally responsible.

Any damage to Urban Utilities' Infrastructure must be reported immediately to the (24 Hours) Faults and Emergencies Team on 13 23 64.

## Links

Technical Standards: https://urbanutilities.com.au/development/help-and-advice/standards-and-guidelines

## Copyright

All Data is copyright.

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**Attention:** Julianne Turnbull

**Site Location:** 10 Dwyer Street, Nundah, QLD 4012

**Your Job Reference:** 250312

**Please do not reply to this email, this is an automated message -**
Thank you for requesting Telstra information via Before You Dig Australia (BYDA). This response contains Telstra Information relating to your recent request.

| | |
|---|---|
| Accredited Plant Locator | General Contact Information including applications required to view Cable Plans - DWF & PDF |
| Telstra Duty of Care V32 | Your responsibility and Legal requirements working near Telstra's Assets |
| Telstra Map Legend 4.0 | Common Symbols on Cable Plans and Safe Clearance distances when working near Telstra Assets |

Please note:
When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed.
Ensure you read all documents (attached) - they contain important information.
In particular please read and familiarise yourself with the Before you Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation https://www.byda.com.au/before-you-dig/best-practice-guides/, as these documents set out the essential steps that must be undertaken prior to commencing construction activities.

| | | |
|---|---|---|
| Best practice guides and the five P's of safe excavation | These are the essential steps to be undertaken prior to commencing construction activities | Essential Steps : Link<br>5 P's: Link |
| CERTLOC GLOBAL | We highly recommend using certified locators where possible. | CERTLOC : Link |
| **1800 653 935**<br>Telstra Plan Services | Whenever in doubt please contact this number for Telstra BYDA map related enquiries email Telstra.Plans@team.telstra.com | Note: that Telstra plans are only valid for **60** days from the date of issue |
| How to Report Damage to Telstra Equipment | If you think you have damaged Telstra Assets, please Report it ASAP. | Call: **13 22 03**<br>Report Online: Link |

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| | |
|---|---|
|  | It is a criminal offence under the 'Criminal code act 1995' to tamper or interfere with Telecommunications infrastructure. Telstra will take action to recover compensation for the damage caused to property and assets, and for interference with the operation of Telstra's networks and customer service. |
|  | Telstra plans contain confidential information and are provided on the basis that they are used solely for identifying location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause loss or damage. You must comply with any other terms of access to the data that have been provided by you by Telstra (including conditions of use or access). |

**WARNING - MAJOR CABLES and/or OPTIC FIBRE IN THE AREA.**
**Phone 1800 653 935 for further assistance.**

Note: In some areas Telstra fibre routes may be marked as "Amcom", as Telstra has purchased much of this infrastructure. If in doubt, please contact Telstra Plan services on the number above. Telstra plans and information are only valid for 60 days from the date of issue.

**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 them. 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 assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation** https://www.byda.com.au/before-you-dig/best-practice-guides/.

Please note that:
- it is a criminal offence under the *Criminal Code Act* 1995 (Cth) to tamper or interfere with telecommunications infrastructure.
- Telstra will take action to recover compensation for damage caused to property and assets, and for interference with the operation of Telstra's networks and customers' services.

Telstra's plans contain Telstra's confidential information and are provided on the basis that they are used solely for identifying the location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause Telstra loss or damage and you must comply with any other terms of access to the data that have been provided to you by Telstra (including Conditions of Use or Access).

*(See attached file: Telstra Duty of Care v33.0a.pdf)*

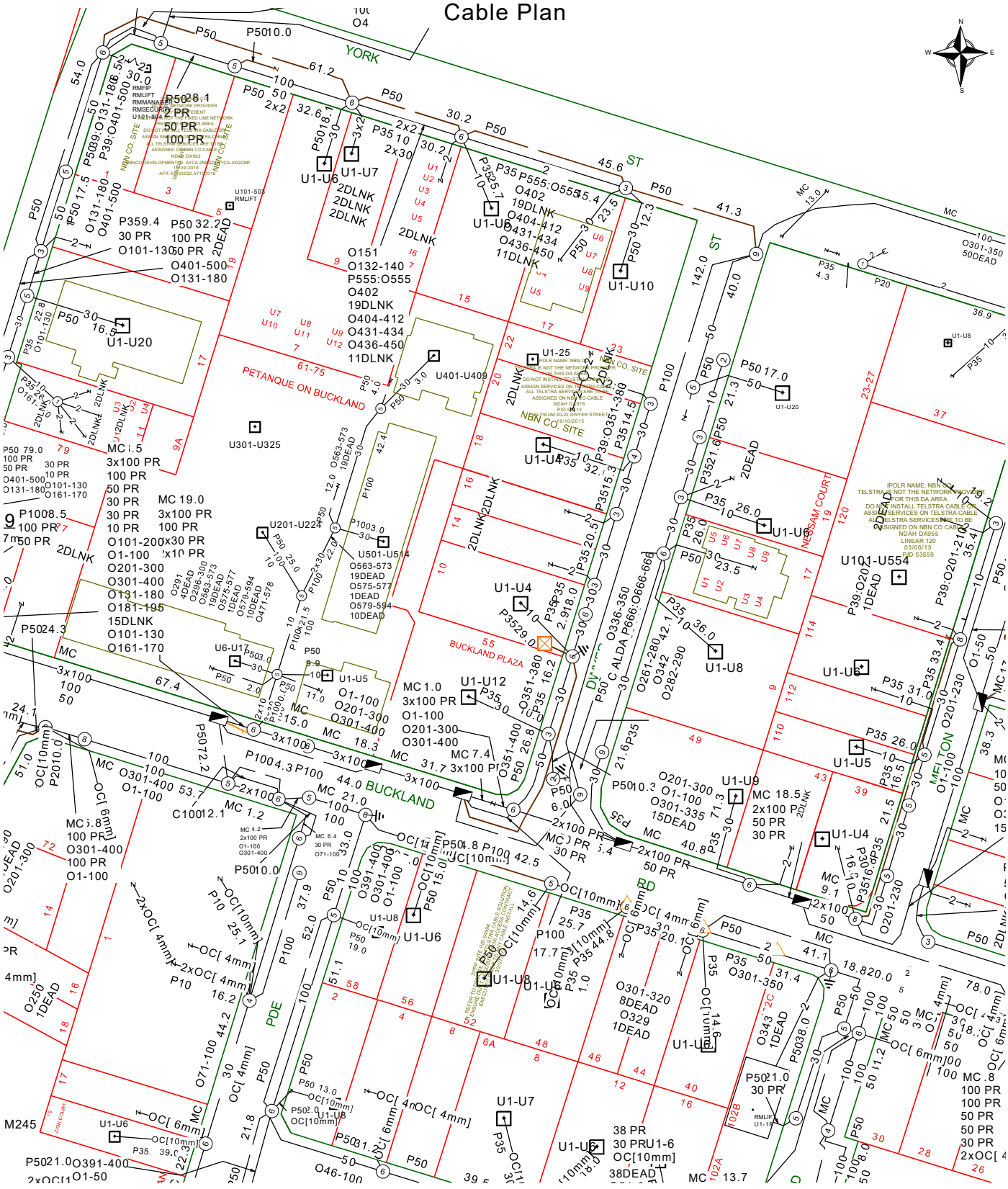
*(See attached file: Telstra Map Legend v4_0c.pdf)*

*(See attached file: AccreditedPlantLocators 2025-09-16a.pdf)*

*(See attached file: 265474826.pdf)*

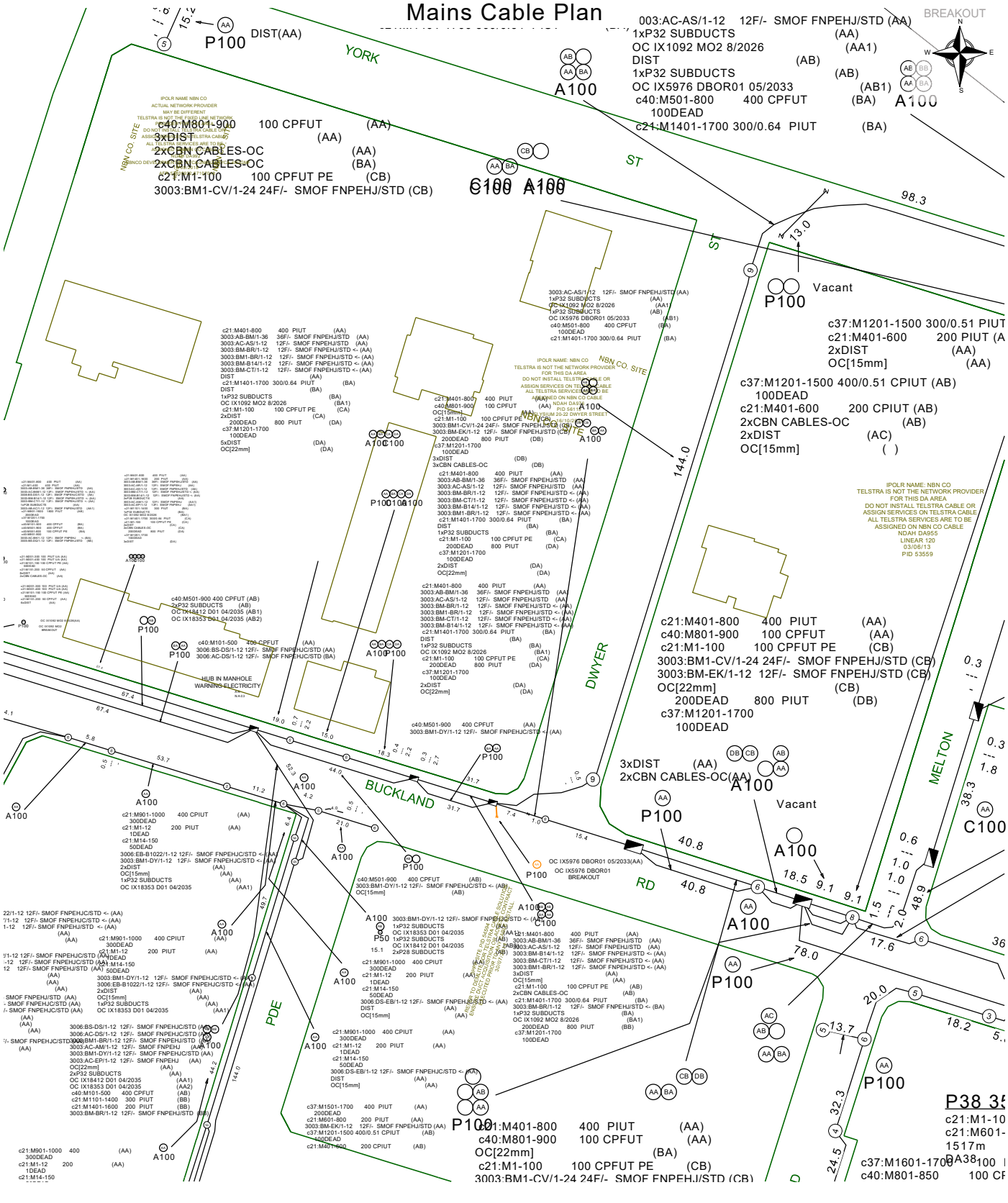
Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

# Cable Plan


YORK
PETANQUE ON BUCKLAND
BUCKLAND PLAZA
BUCKLAND
NBN CO SITE
U1-U6
U1-U7
U1-U10
U1-U20
U401-U409
U301-U325
U201-U224
U501-U514
U1-U4
U1-U12
U1-U5
U1-U8
U1-U9
U101-U554
U6-U11
U1-U25
U1-U3
U1-U2
U1-U1
U1-U4
U1-U8
U1-U6
U1-U7
U1-U8
U1-U5
U1-U4
U1-U8
U1-U7
U1-U6
U1-U8
U1-U5
U1-U4
U1-U8
U1-U6

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

# Mains Cable Plan




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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 09/12/2025 19:58:19

Sequence Number: 265474826

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.

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.

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

# General Information

Before you Dig Australia – BEST PRACTISE GUIDES
https://www.byda.com.au/before-you-dig/best-practice-guides/

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.




DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) https://viewer.autodesk.com/ or
Autodesk Design Review http://usa.autodesk.com/design-review/ for DWF files.
(Windows PC)




PDF Map Files (max size A3)
Adobe Acrobat Reader http://get.adobe.com/reader/



Telstra New Connections / Disconnections
13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
Email
Telstra Protection & Relocation Fact Sheet: Link
Telstra Protection & Relocation Home Page Link



Telstra Aerial Assets Group (overhead network)
1800 047 909

## Protect our Network:

**by maintaining the following distances from our assets:**

- **1.0m Mechanical Excavators, Farm Ploughing, Tree Removal**
- **500mmVibrating Plate or Wacker Packer Compactor**
- **600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.**
- **1.0mJackhammers/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**

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6



# Before You Dig Australia

## Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the **BYDA's Best Practices and 5 Ps of Safe Excavation** https://www.byda.com.au/before-you-dig/best-practice-guides/

can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

# Disclaimer and legal details

*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of **Telstra's** networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near **Telstra's** network and the importance of taking all the necessary steps to confirm the presence, alignments and various depths of **Telstra's** network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities arranging for the works to be performed, supervising the works, and undertaking the works to protect Telstra network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details. If the Applicant is aware of another party or parties about to perform or performing works at the location, it should ensure that the other party or parties have lodged a BYDA enquiry and obtained plans for that location. If you are undertaking excavations works you must follow the 5Ps of Safe Excavation. The 5 Ps of Safe Excavation are set out in the video in the below link.

https://www.byda.com.au/education/resources/

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

## Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Location Intelligence Team.

Telstra does not accept any liability or responsibility for the performance of or advice given by a CERTLOC Certified Locating Organisation (CLO). Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra.

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines

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. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

## Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

## LEGEND

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

P100 — Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

(attached text denotes conduit type and size)

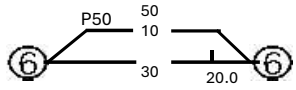
E85 — Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

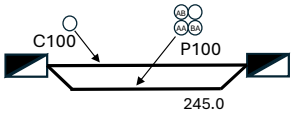
**Some examples of conduit type and size:**

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

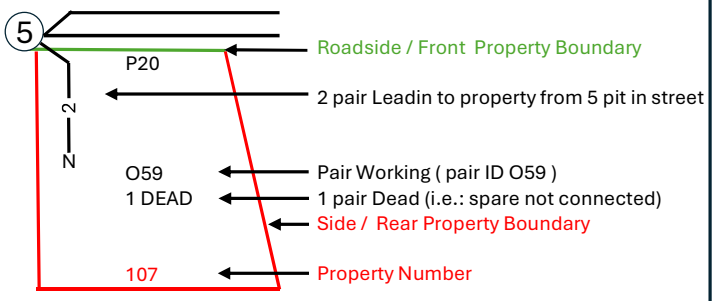
Some Examples of how to read Telstra Plans




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




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




# The 5 Ps of Safe Excavation

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

## Plan

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

## Prepare

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

## Pothole

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

## Protect

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

## Proceed

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

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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)

Julianne Turnbull
Suite 205 53 Endeavour Boulevard
NORTH LAKES QLD 4509

Transaction ID: 51090534 EMR Site Id: 30 November 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 1 Plan: BUP2585
1/10 DWYER ST
NUNDAH

## 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**

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

BRISBANE CITY

*Dedicated to a better Brisbane*

BRISBANE CITY COUNCIL ABN 72 002 765 795

# Rate Account Tax Invoice

**Property Location** 1/10 DWYER ST NUNDAH

**Issue Date** 12 Nov 2025

Bill number
**5000 1049 4099 799**

Bill number **including donation**
**5800 1049 4099 799**

RECEIVED
17 NOV 2025
COOKE & HUTCHINSON

**Enquiries**
(07) 3403 8888
***24 hours 7 days***

P314BCCRA235_A4MA01/E-668/S-1335/I-2669/H-6
EST HAZEL ANDERSON DECD
C/- MARY JACKSON & COLLEEN MOSS
AS PERSONAL REPRESENTATIVES
NORTH LAKES CENTRAL
UNIT 205 / 53 ENDEAVOUR BLVD
NORTH LAKES QLD 4509

Account Period
1 Oct 2025 - 31 Dec 2025

## Donate to the Lord Mayor's Charitable Trust to help those in need

You can make a $15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more about the work of the Trust visit **lmct.org.au**

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the *Collections Act 1966*.

LORD MAYOR'S CHARITABLE TRUST

*The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date.*
***Full payment by the Due Date includes Discount and/or Rounding (where applicable).***

*Payment assistance - If you would like to arrange a payment extension or a payment plan please contact Council on (07) 3403 8888.*

**Nett Amount Payable** **$550.70**

**Due Date** **12 Dec 2025**

## Summary of Charges

| | |
|---|---|
| Opening Balance | 0.06 CR |
| Brisbane City Council Rates & Charges | 485.92 |
| Brisbane City Council Miscellaneous Charges | 1.98 |
| State Government Charges | 62.90 |
| Total GST on this TAX INVOICE $0.18 | |
| **Gross Amount** | 550.74 |
| **Discount and/or Rounding (where applicable)** | 0.04 CR |
| **Nett Amount Payable** | 550.70 |
| **Optional Lord Mayor's Charitable Trust donation received by the Due Date** | 565.70 |

***If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.***

**Including Lord Mayor's Charitable Trust $15 donation**

POST billpay *439 580010494099799

BPAY Biller Code: 319186
Ref: 5800 0000 2039 764
Amt: $565.70 by 12 Dec 2025

**Excluding Lord Mayor's Charitable Trust $15 donation**

POST billpay *439 500010494099799

BPAY Biller Code: 78550
Ref: 5000 0000 2039 764
Amt: $550.70 by 12 Dec 2025

**Pay using your smartphone**

Snlip · Google play · App Store

EST HAZEL ANDERSON DECD

| Due Date | | Gross Amount | Nett Amount |
|---|---|---|---|
| 12 Dec 2025 | 50 | $550.74 | $550.70 |

<0000055070> <004440> <500010494099799> >

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## Rating and rebate information

As a ratepayer, it is your responsibility to ensure that the charges and rating category are correct and matches your property's predominant use.

**Rating information and Category** - general rates are calculated based on the land valuation issued by the Queensland Government and the rating category of the property. Please refer to the rating category statement or visit brisbane.qld.gov.au/rating-categories for more information.

**Change your contact details** - It is important you advise Council of changes to your phone number, postal and email addresses by phone on 07 3403 8888 or visit brisbane.qld.gov.au/change-rates-contact-details to notify us online.

**Rebates** - Council offers a range of rates rebates, including pensioner, not for profit and owner occupier. Phone 07 3403 8888 or visit brisbane.qld.gov.au/rates-rebates for more information.

**Interest** - Compounding interest of 12.12% per annum will accrue daily on any amount owing immediately after the due date.

## Payment options

### Online
To pay online go to brisbane.qld.gov.au/pay-rates Payment is accepted by American Express, MasterCard or Visa credit card*. Minimum payment $10.

### Direct Debit
Pay a nominated amount by Direct Debit transfer from your cheque or savings account. To apply please visit brisbane.qld.gov.au/pay-rates and complete the online form.

### By Mobile
Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. *(Sniip is not available for iPads or tablets.)* Payment is accepted by American Express, MasterCard or Visa credit card*. Minimum payment $10.

### Mail
***Allow sufficient time for mail delivery as payment must be received on or before the due date to receive discount.***

Return the bottom slip with cheque made payable to Brisbane City Council to:

**Brisbane City Council**
**GPO Box 1434**
**BRISBANE QLD 4001**

### Telephone and Internet Banking - BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: bpay.com.au
Minimum payment $10.
®Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAY VIEW
Contact your participating bank or financial institution to register to receive your future Rate Accounts electronically. When registering, your BPAY View Registration number is our Account number located on Page 3 of this account.

### Instore
Pay in-store at Australia Post
Billpay Code: *439

### Phone Pay
Call 1300 309 311 to pay by American Express, MasterCard or Visa credit card*. Minimum payment $10.

### Brisbane City Council Customer Centre
Pay at any Customer Centre. Payment is accepted by cash, cheque, debit card, MasterCard or Visa credit card*. Minimum payment $10.

* For credit and debit cards a surcharge may apply at time of payment. Details can be found at brisbane.qld.gov.au/about-council/rates-and-payments

## Use and Disclosure Notice

Your property ownership and rates details are used for a range of Council functions and to provide services to you.

**English**

If you need this information in another language, please phone the Translating and Interpreting Service (TIS) on 131450 and ask to be connected to Brisbane City Council on (07) 3403 8888.

**Italian**

Per avere queste informazioni in un'altra lingua, telefonate al TIS *(Translating and Interpreting Service*, cioè Servizio Traduttori e Interpreti) al numero 131450 e chiedete di essere collegati con il numero (07) 3403 8888 del municipio di Brisbane *(Brisbane City Council)*.

**Spanish**

Si necesitara esta información en otro idioma, se le ruega llamar al Servicio de Traducción e Interpretación *("TIS")*, teléfono 131450, y pedir conexión con el Municipio de Brisbane, teléfono (07) 3403 8888.

**Chinese**

如果您需要用另一種語言獲悉此文件的內容，請致電131450到翻譯與傳譯服務部（TIS），請他們給您轉接（07）34038888到布里斯本（Brisbane）市政廳。




© Brisbane City Council - Corporate Forms

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## Property Details

| | | |
|---|---|---|
| **Owner** | **EST HAZEL ANDERSON DECD** | |
| **Property Location** | **1/10 DWYER ST NUNDAH** | |
| **Real Property Description** | **L.1 BUP.2585 PAR TOOMBUL 1/4** | |
| Valuation effective from | 1 Jul 2023 | $242,500 |
| | 1 Jul 2024 | $242,500 |
| | 1 Jul 2025 | $287,500 |
| Average Rateable Valuation (A R V) | | $257,500 |

## Account Details

Account Number 5000 0000 2039 764

| | | |
|---|---|---|
| **Opening Balance** | 614.58 | |
| Closing Balance Of Last Bill | 599.55 | CR |
| Payment Received - 09-Oct-2025 | 15.03 | CR |
| Discount/Rounding Allowed | 2.59 | |
| Interest Charged On - State Government Charges | 4.98 | |
| Interest Charged On - Brisbane City Council Rates & Charges | 7.63 | CR |
| Projected Interest | | |
| **Total** | **0.06** | **CR** |

### Period: 1 Oct 2025 - 31 Dec 2025

| | |
|---|---|
| **Brisbane City Council Rates & Charges** | |
| General Rates - Category 14 (Annually 0.323 Cents In The A R V $) @ Parity Factor (P/F) 1.000000 | 328.37 |
| Waste Utility Charge - 1 Charge(S) @ $128.24 Qtr | 128.24 |
| Bushland Preservation Levy Category 14 (Annual 0.0119 Cents In The A R V $) @ P/F 1.000000 | 12.07 |
| Environmental Mgt Compliance Levy Category 14 (Annual 0.017 Cents In The A R V $) @ P/F 1.000000 | 17.24 |
| **Total** | **485.92** |

| | |
|---|---|
| **Brisbane City Council Miscellaneous Charges** | |
| Rate Notice Paper Fee | 1.98 * |
| **Total** | **1.98** |

| | |
|---|---|
| **State Government Charges** | |
| Emergency Management Levy - Group 2 | 62.90 |
| **Total** | **62.90** |

* Denotes items subject to GST.

## Other Information

Your rating category statement can be found by visiting our website at brisbane.qld.gov.au and entering 'how rates are calculated'. The category statement will provide information about each rating category.

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The Queensland Government waste levy for general waste is now $125 per tonne. Council has received a payment of $36,822,816 for the 2025-26 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 70% of the amount required to be paid by Council to the Queensland Government as a levy for household waste to landfill. The Waste Utility Charge covers costs associated with managing waste in Brisbane, including the gap between the Queensland Government levy charged to Council and the 70% rebate received by Council.

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6

UrbanUtilities

Urban Utilities
ABN 86 673 835 011

**Water and Sewerage Quarterly Account**

Account Enquiries 13 26 57
Faults and Emergencies 13 23 64
www.urbanutilities.com.au

QUUR79_A4A01/E-1384/S-1723/I-3445/036
EST MRS HAZEL ANDERSON
STARLIGHT COURT
1/10 DWYER ST
NUNDAH QLD 4012

| | |
|---|---|
| Customer reference number | 10 1026 3005 0000 9 |
| Bill number | 1026 3005 102 |
| Date issued | 12/09/2025 |
| **Total due** | **$741.96** |
| **Current charges due date** | **12/10/2025** |

**Property Location:** STAR LIGHT COURT 1
10 DWYER STREET
NUNDAH 4012

**Your water usage**

| | |
|---|---|
| Water usage (kL) | 7.75 |
| Days charged | 84 |

*Average daily water usage (litres)*

| | |
|---|---|
| Current period | 92 |
| Same period last year | 708 |

## Account Summary

Period 09/06/2025 - 31/08/2025

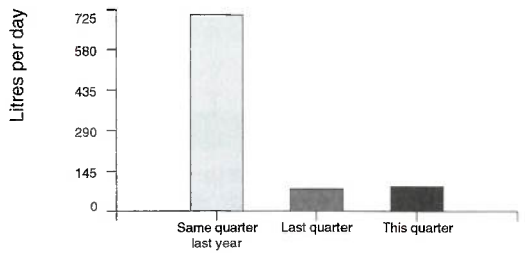
**Your Last Account**

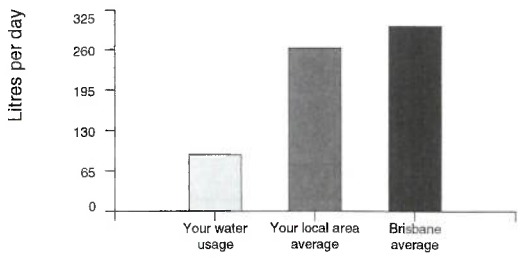
| | |
|---|---|
| Amount Billed | $253.68 |
| Amount Paid | $0.00 |

**Your Current Account**

| | |
|---|---|
| Interest On Overdue Balance | $0.98 |
| **Overdue Balance** | $485.97 |
| Current Charges | $255.01 |
| **Total Due** | **$741.96** |

***If full payment is not received by the due date, simple interest (at an annual interest rate of 11%) will apply to each outstanding transaction.***




BS0120




## 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

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# YOUR CHARGES for 09/06/2025 - 31/08/2025 (84 days)

Customer ref. no. 10 1026 3005 0000 9

STAR LIGHT COURT 1
10 DWYER STREET
NUNDAH 4012

## Your meter readings

| Serial Number | Read Date | Reading | Usage | Comment |
|---|---|---|---|---|
| BDB2001096 | 09/06/2025 | 1252 | | |
| | 01/09/2025 | 1283 | 31kL | |
| Boundary Meter | Your share percentage is 25.000000 | | | Your share of usage is 7.75 |

**Your usage was 7.75 kilolitres.**

**That's an average of 92 litres per day.**

## Water Usage

### State bulk water price

| | | |
|---|---|---|
| State Bulk Water Charge 2024/25 | 2.03kL @ $3.444000/kL | $6.99 |
| State Bulk Water Charge 2025/26 | 5.72kL @ $3.517000/kL | $20.11 |

### Urban Utilities distributor-retailer price

| | | |
|---|---|---|
| Tier 1 usage 2024/25 | 2.03kL @ $0.915000/kL | $1.85 |
| Tier 1 usage 2025/26 | 5.72kL @ $0.981000/kL | $5.61 |
| | **Subtotal** | **$34.56** |

## Water Services

### Urban Utilities water service charge

| | | |
|---|---|---|
| Water service charge 2024/25<br>This charge is for the period 09/06/2025 to 30/06/2025 | 22 days | $14.78 |
| Water service charge 2025/26<br>This charge is for the period 01/07/2025 to 31/08/2025 | 62 days | $43.02 |
| | **Subtotal** | **$57.80** |

## Sewerage Services

### Urban Utilities sewerage service charge

| | | |
|---|---|---|
| Sewerage service charge 2024/25<br>This charge is for the period 09/06/2025 to 30/06/2025 | 22 days | $41.07 |
| Sewerage service charge 2025/26<br>This charge is for the period 01/07/2025 to 31/08/2025 | 62 days | $121.58 |
| | **Subtotal** | **$162.65** |

| | |
|---|---|
| **Water usage** | **$34.56** |
| **Water services** | **$57.80** |
| **Sewerage services** | **$162.65** |
| **Your total charges 09/06/2025 - 31/08/2025** | **$255.01** |



**PRICES HAVE INCREASED FROM 1 JULY 2025**

Everything you need to know to understand your bill and charges

**SCAN FOR THE FULL BREAKDOWN**

**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.

UrbanUtilities

**Water and Sewerage Account**
In Person / Mail Payment Advice
Name: EST MRS HAZEL ANDERSON

BPAY Biller Code: 112144
Ref: 10 1026 3005 0000 9

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

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

Date

Cash

Cheques

Current charges due date
12/10/2025

*4001 101026300500009

POST billpay

Teller Stamp & Initials

For Credit **Urban Utilities**

| Trans Code | User ID | Customer Reference No. | Total Due |
|---|---|---|---|
| 831 | 066840 | 101026300500009 | $ 741.96 |

+757+

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6



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

Dealing: 704186715
Title Reference:19202585
Lodgment: 1070866
Date: 15/07/2000 12:18:04

1. Name of Community Title Scheme

   STARLIGHT COURT

2. Regulation Module

   Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

   BODY CORPORATE FOR STARLIGHT COURT COMMUNITY TITLES SCHEME 12553

4. Address for service of documents on the body corporate

   3/10 DWYER STREET
   TOOMBUL QLD 4012

5. By-Laws

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

6. Contribution Schedule

| Lot | Entitlement |
|---|---|
| 1 in BUP2585 | 1 |
| 2 in BUP2585 | 1 |
| 3 in BUP2585 | 1 |
| 4 in BUP2585 | 1 |

Total Lots: 4 Aggregate 4

7. Interest Schedule

| Lot | Entitlement |
|---|---|
| 1 in BUP2585 | 1 |
| 2 in BUP2585 | 1 |
| 3 in BUP2585 | 1 |
| 4 in BUP2585 | 1 |

Total Lots: 4 Aggregate 4

***** End *****

© Queensland Titles Registry Pty Ltd 2025

Docusign Envelope ID: 91D9331F-F76F-4BEE-9441-CD1D5033C5A6



**BCCM** **Form 33**

Queensland Government

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 …Page 2
- details of the property and community titles scheme …Page 3
- by-laws and exclusive use areas …Page 4
- lot entitlements and financial information …Page 5
- owner contributions and amounts owing …Page 6
- common property and assets …Page 8
- insurance …Page 9
- contracts and authorisations …Page 10


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 09 / 12 / 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 (Example – Seaview CTS 1234)**

Starlight Court CTS12553

**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: …… Company: ……..

Phone:……..……. Email: ……...….

☑ No

**Accessing records**

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

☐ The body corporate manager named above.

☑ The following person:

Name: Stephen Bowen …… Role: Chairman of Body Corporate

Phone: 0413841203 ……. Email: starlightcourtbc@gmail.com

# Property and community titles scheme details

## Lot and plan details

Lot number: 1

Plan type and number (Example – BUP 1234): BUP2585 Title Ref 15672201 Vol 5672 Folio 201

Plan of subdivision: ☐ Standard Format ☑ Building Format ☐ Volumetric Format

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:**

☐ Accommodation ☐ Commercial ☐ Small Schemes ☑ Standard

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

## Layered arrangements of community titles schemes

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

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

☐ Yes

☑ 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?**

☑ Yes

☐ 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.
- ☐ The community management statement specifies the by-laws in Schedule 4 of the *Body Corporate and Community Management Act 1997* apply to the scheme.
- ☐ A consolidated set of the by-laws for the scheme is given with this certificate.

### Exclusive use areas

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

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

- ☐ Yes
- ☑ No

**If yes, the exclusive use by-laws or other allocations of common property for the schemes are:** (*select all that apply*)

- ☐ listed in the community management statement.
- ☐ given with this certificate.

# Lot entitlements and financial information

## Lot entitlements

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

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

**Contribution schedule**

Contribution schedule lot entitlement for the lot: 1

Total contribution schedule lot entitlements for all lots: 4

**Interest schedule**

Interest schedule lot entitlement for the lot: 1

Total interest schedule lot entitlements for all lots: 4

## 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: $ 1600.00

Number of instalments: 4 (outlined below)

Monthly penalty for overdue contributions (if applicable): 0 %

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

| Due date | Amount due | Amount due if discount applied | Paid |
|---|---|---|---|
| 30 / 06 / 2025 | $ 400.00 | $ 400.00 | ☑ Yes ☐ No |
| 30 / 09 / 2025 | $ 400.00 | $ 400.00 | ☑ Yes ☐ No |
| 31 / 12 / 2025 | $ 400.00 | $ 400.00 | ☐ Yes ☑ No |
| 31 / 03 / 2026 | $ 400.00 | $ 400.00 | ☐ Yes ☑ No |

## Sinking fund contributions

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

Number of instalments: 4 (outlined below)

Monthly penalty for overdue contributions (if applicable): 0 %

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

| Due date | Amount due | Amount due if discount applied | Paid |
|---|---|---|---|
| 30 / 06 / 2025 | $ 200.00 | $ 200.00 | ☑ Yes ☐ No |
| 30 / 09 / 2025 | $ 200.00 | $ 200.00 | ☑ Yes ☐ No |
| 31 / 12 / 2025 | $ 200.00 | $ 200.00 | ☐ Yes ☑ No |
| 31 / 03 / 2026 | $ 200.00 | $ 200.00 | ☐ Yes ☑ No |

## Special contributions (IF ANY) None

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

Total amount of contributions (before any discount) for lot ___ : $ .....

Number of instalments: …… (outlined below)

None

Monthly penalty for overdue contributions (if applicable): …… %

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

| Due date | Amount due | Amount due if discount applied | Paid |
|---|---|---|---|
| …. / …. / ……. | $ | $ | ☐ Yes ☐ No |
| …. / …. / ……. | $ | $ | ☐ Yes ☐ No |
| …. / …. / ……. | $ | $ | ☐ Yes ☐ No |
| …. / …. / ……. | $ | $ | ☐ Yes ☐ No |

**Other amounts payable by the lot owner**

For the current financial year there are:

☒ No other amounts payable for the lot.

☒ Amounts payable under exclusive use by-laws, totalling $ .....

☒ Amounts payable under service agreements (that are not included in body corporate contributions for the lot), totalling $ .....

☒ Other amounts payable, totalling $ ..... (see explanation given with this certificate).

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

At the date of this certificate:

☐ All payments for the lot are up to date.

☑ The following amounts are due but not yet paid for the lot:

☒ Overdue contributions: $ .....

☒ Penalties on overdue contributions: $ .....

☑ Other amounts due but not paid: $ 600.00 BC Fee due 31/12/25 covers until 31/03/26

**Total amounts due but not paid:** $ 600.00

## Common property and assets

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

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

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

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

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

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

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

☐ No

**Current sinking fund balance (as at date of certificate):** $ 3205.00

### 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.

☑ There are no authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition.

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

### Body corporate assets

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

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

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

## 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, the:

- type of policy;
- name of the insurer;
- sum insured;
- amount of premium; and
- excess payable on a claim

are given with this certificate.

### 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?**

☐ Yes

☑ 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?**

☐ Yes - Name of caretaking service contractor engaged: .....

☑ No

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

☐ Yes - Name of authorised letting agent: .....

☑ No

## Embedded network electricity supply

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

☐ Yes

☑ 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:** Stephen Bowen

**Position/s held:** Chairman

**Signature/s:** 

**Date:** 09/12/2025

## Copies of documents given with this certificate:

☒ by-laws for the scheme in consolidated form (if applicable)

☒ details of exclusive use by-laws or other allocations of common property (if applicable)

☑ the most recent statement of accounts

☒ details of amounts payable to the body corporate for another reason (if applicable)

☒ details of improvements the owner is responsible for (if applicable)

☒ the register of assets (if applicable)

☑ insurance policy details

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# Starlight Court CTS 12553

AGM 08/10/2024, Opened at 6.03pm

Present:- Chris Hennessy, Hazel Anderson, Phil Savory, Fay Bowen and Stephen Bowen

Motion 1:- Balance of Body Corporate Bank Account Balance $55729.52 inclusive all B/C fee's to 31/12/24.

Financial commitments for B/Corp Building Insurance $4870.00

Motion 2:- Special Levy to be raised.

All agreed to raising a Special Levy of $500 per unit to top up a float for the body corporate bank account.

Motion 3:- MTEC new replacement roof amended quote of $51922.69 with 6 week lead time, 1 week to complete job start to finish.

All voted to accept this quote and action by sending a deposit cheque to MTEC.

Motion 4:- To engage Tracsafe B/C Managers as needed.

Discussed 3 months to Recovering an Existing B/C in Qld fee is $550 incl GST

All approved pending questions to be asked re any other costs that would be incurred. This would be used to get the B/C up to date with all affairs, then our committee would resume running of it.

Motion 5:- To contact Insurance Brokers and ask for quotes.

Stephen to obtain quotes.

Motion 6:- Discussion re replacing with a new Electrical Switchboard

All agreed, to obtain quotes once we have enough funds.

Motion 7:- Body Corporate Committee positions

It was passed that the following be adopted.

Chairperson - Stephen Bowen (acting as EPOA on behalf of Fay Bowen)

Treasurer – Chris Hennessy

Secretary – Phil Savory

Meeting closed at 7.17pm.

These Minutes are true and accurate.

Chairman:- Stephen Bowen Signature:- 

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# Starlight Court CTS 12553 EGM 15/04/2025

Present:- Chris Hennessy, Phil Savory and Stephen Bowen. Meeting Opened at 5pm.

Motion 1:- Discuss and Adopt Body Corporate Fee Increase

Effective from 01/04/2025 to increase the Quarterly Fee's from $500.00 to $800.00 to build up bank account to be able to cover projected future expenses.

Outcome:- Committee agreed to increase to $600.00 per quarter to start with and review at next AGM.

Vote:- 3 For, Nil Against. Motion Carried.

Motion 2:- Discuss and Adopt Body Corporate Fee Billing Cycle

A/. Effective from 01/04/2025, to bill the Body Corporate Fee's In Advance which is ordinarily the process, instead of post period.

Vote:- 3 For, Nil Against. Motion Carried.

B/. If agreed, due to late adoption, all Owners Body Corporate Fee's to be paid up to date and "in advance" by 31/05/2025.

Vote:- 3 For, Nil Against. Motion Carried.

C/. Body Corporate Fee notices to be issued one month before end of quarterly period.

Vote:- 3 For, Nil Against. Motion Carried.

Motion 3:- Confirm the $4600.00 debt owed by the Body Corporate to Stephen Bowen has been repaid in one full payment on 11/03/25.

Stephen confirmed payment received in full on 11/03/25.

Vote:- 3 For, Nil Against. Motion Carried.

Motion 4:- Confirming the death of Hazel Anderson – Owner Unit 1

Hazel passed away on 18/03/25 and any Body Corporate Fee invoices need to be sent to her estates Lawyers until a new Owner is advised to the Committee.
Dan Hutchinson (Managing Director) dan@cookehutchinson.com.au Ph 1800 000 993

Vote:- 3 For, Nil Against. Motion Carried.

Motion 5:- Discuss and Adopt Heritage Bank Body Corporate Account Authorised Persons

The currently listed Authorised Persons on the Heritage bank account are – Chris Hennessy, Fay Bowen and Hazel Anderson.

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A/. Discuss and agree to remove Fay Bowen and Hazel Anderson as Authorised Persons on the Heritage bank.

Vote:- 3 For, Nil Against. Motion Carried.

B/. Discuss and agree that the new Authorised Persons are to be Chris Hennessy, Phil Savory and Stephen Bowen.

Vote:- 3 For, Nil Against. Motion Carried.

Motion 6:- Discuss and Adopt Heritage Bank Body Corporate Account Internet Banking Access needs of the Body Corporate

A/. Agree that Heritage Internet Banking paperwork to be completed reflecting the new Authorised persons, providing it and a copy of these Minutes to the bank as well.

Vote:- 3 For, Nil Against. Motion Carried.

B/. To ensure Internet Banking security is maintained for the Body Corporate Committee, the following committee members be assigned as follows.

Phil Savory and Stephen Bowen to be both having the Login Password.

Chris Hennessy to have the Authorisation password only.

Vote:- 3 For, Nil Against. Motion Carried.

General Business - Any other Motions to be added from other Owners for discussion.

Motion 7:- Leak in New Roof over Unit 3

Phil Savory raised continued leak in Access cavity and roofers had been twice before and done repair, but still leaking.

Phil reported water stains on ceiling of kitchen and bathroom has flaking paint.

Outcome:- Roofers have been contacted already to return and further investigate and resolve leak.

Vote:- 3 For, Nil Against. Motion Carried.

Meeting Closed at 5.30pm.

These Minutes are true and accurate.

Chairman:- Stephen Bowen Signature:- 

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Heritage Bank

**Starlight Court Cts 12553 Body Corporate For**

**Member Number:** 9236082

**Heritage Bank**
**400 Ruthven Street, TOOWOOMBA QLD 4350**
**PO Box 190, TOOWOOMBA QLD 4350**
**Phone: (07) 4690 9000 Fax: (07) 4694 9780**
**ABN 11 087 651 125**
**info@heritage.com.au**

**Member Residential Address**
**10 DWYER ST**
**NUNDAH QLD 4012**

**Transaction BEGIN Date 2/10/2025**

**Transaction END Date 6/12/2025**

**Your Transaction Listing on Saturday, 6 December 2025, at 1:24 AM are:**

**S24 638-080 Money Manager**

| Date | Description | Debit | Credit | Balance |
|---|---|---|---|---|
| 03/10/2025 | BANK OF QLD;U4 QTRLY | | $500.00 | $12,619.49 |
| 18/10/2025 | HOL Bpay 1840501853_20362 to DEFT INSURANCE (Building Insurance) | -$4,705.00 | | $7,914.49 |
| 28/11/2025 | Interest credit | | $0.41 | $7,914.90 |
| 28/11/2025 | Working rate 0.010% term content $7419.49 extra 0.010% | | | $0.00 |
| 02/12/2025 | BANK OF QLD;BCFU4AUDITQ325 | | $1,100.00 | $9,014.90 |
| 04/12/2025 | Transfer from S J BOWEN BCFU2Q126 #0440609404 | | $600.00 | $9,614.90 |
| | CLOSING BALANCE... | | | $9,614.90 |

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# Building Details & Report Inputs

## Supplied information

| | |
|---|---|
| Building Name | Starlight Court |
| Building Address | 10 Dwyer Street, Nundah QLD 4012 |
| Building Format Plan (formerly Building Unit Plan) | CTS 12553 |
| Registered Plan Date/Year of Construction | 1975 |
| Number of Lot Entitlements | 4 |
| Number of Units | 4 |
| Estimated Starting Sinking Fund Balance | As at 01/06/2024 $44729.52 |
| Starting date of Financial Year for Report | 1/04/2024 |
| GST Status | Not Registered for GST |
| Current Sinking Fund Levy per Lot Entitlement | $500.00 |

## Report assumptions & information

| | |
|---|---|
| Assumed Interest Rate on invested funds (For funds over $10,000) | 0.02% |
| Contingency Allowance - For minor and/or unforeseen expenses | 0% |
| Assumed Rate of Inflation for Building Maintenance Costs | 3.80% |
| Forecast Period - Number of years the forecast looks out | 15 years |

## 15 Year Levy Table

| Year | Year To | Total Contribution | Contribution per Lot Entitlement | Quarterly Contribution |
|---|---|---|---|---|
| 1 | 31/03/2025 | 8000.00 | 2000.00 | 500.00 |
| 2 | 31/03/2026 | ~~12800.00~~ 9600 | ~~3200.00~~ 2400 | ~~800.00~~ 600 Actual $ |
| 3 | 31/03/2027 | 12800.00 | 3200.00 | 800.00 |
| 4 | 31/03/2028 | 12800.00 | 3200.00 | 800.00 |
| 5 | 31/03/2029 | 12800.00 | 3200.00 | 800.00 |
| 6 | 31/03/2030 | 12800.00 | 3200.00 | 800.00 |
| 7 | 31/03/2031 | 12800.00 | 3200.00 | 800.00 |
| 8 | 31/03/2032 | 12800.00 | 3200.00 | 800.00 |
| 9 | 31/03/2033 | 12800.00 | 3200.00 | 800.00 |
| 10 | 31/03/2034 | 12800.00 | 3200.00 | 800.00 |
| 11 | 31/03/2035 | 12800.00 | 3200.00 | 800.00 |
| 12 | 31/03/2036 | 9600.00 | 2400.00 | 600.00 |
| 13 | 31/03/2037 | 9600.00 | 2400.00 | 600.00 |
| 14 | 31/03/2038 | 9600.00 | 2400.00 | 600.00 |
| 15 | 31/03/2039 | 9600.00 | 2400.00 | 600.00 |

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## 15 Year Anticipated Expenditures Table

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

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

| Expenditure Item | Current Cost | Year 1 (2025) | Year 2 (2026) | Year 3 (2027) | Year 4 (2028) | Year 5 (2029) | Year 6 (2030) | Year 7 (2031) | Year 8 (2032) | Year 9 (2033) | Year 10 (2034) | Year 11 (2035) | Year 12 (2036) | Year 13 (2037) | Year 14 (2038) | Year 15 (2039) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1. Building exterior** | | | | | | | | | | | | | | | | |
| Repaint building exterior | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Repaint stairwells | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Repaint timber fascia and gutters | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Repaint downpipes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Repaint eaves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Repaint Garage tilt-a-doors | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Repaint Unit / Garage wooden doors | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Repaint/Replace balcony balustrades | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maintain balcony tiles | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maintain fascia, gutter and downpipes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Replace Roof | 51923 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **2. Yard** | | | | | | | | | | | | | | | | |
| Maintenance - Mowing | 0 | 1200 | 1200 | 1246 | 1293 | 1342 | 1393 | 1446 | 1501 | 1558 | 1617 | 1679 | 1742 | 1809 | 1877 | 1949 |
| Maintenance - Tree's and bushes | 0 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| **3. Driveway, Pathways and Fences** | | | | | | | | | | | | | | | | |
| Cleaning program | 0 | 0 | 800 | 0 | 0 | 800 | 0 | 0 | 800 | 0 | 0 | 800 | 0 | 0 | 800 | 0 |
| **4. Fence maintenance** | | | | | | | | | | | | | | | | |
| Maintain chain wire fence | 0 | 0 | 0 | 0 | 40 | 0 | 0 | 40 | 0 | 0 | 40 | 0 | 0 | 40 | 0 | 0 |
| Maintain brick fence | 0 | 0 | 0 | 0 | 40 | 0 | 0 | 40 | 0 | 0 | 40 | 0 | 0 | 40 | 0 | 0 |
| **5. Fixtures and fittings** | | | | | | | | | | | | | | | | |
| Replace Switchboard | 0 | 0 | 0 | 6000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maintain Lights/Switches/TV Antennae | 0 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Replace Clothesline lines | 0 | 0 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **6. Strata Building Insurance** | 4870 | 4800 | 4900 | 5000 | 5100 | 5200 | 5300 | 5400 | 5500 | 5600 | 5700 | 5800 | 5900 | 6000 | 6100 | 6200 |
| **Sub Total (Incl. GST)** | 56793 | 6100 | 7150 | 12346 | 6573 | 7442 | 6793 | 7026 | 33901 | 7258 | 7497 | 8379 | 7742 | 7989 | 8877 | 8249 |
| **Contingency Allowance (Incl.GST)** | 0 | 4600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total Expenses (Incl. GST)** | 56793 | 10700 | 7150 | 12346 | 6573 | 7442 | 6793 | 7026 | 33901 | 7258 | 7497 | 8379 | 7742 | 7989 | 8877 | 8249 |

Some figures will need to be adjusted at next AGM.

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Level 14, 260 Queen Street
Brisbane QLD 4000

# Certificate of Currency

## CHU Residential Strata Insurance Plan

| | |
|---|---|
| **Policy No** | **HU**0045385 |
| **Policy Wording** | CHU RESIDENTIAL STRATA INSURANCE PLAN |
| **Period of Insurance** | 23/10/2025 to 23/10/2026 at 4:00pm |
| **The Insured** | BODY CORPORATE FOR STARLIGHT COURT COMMUNITY TITLE SCHEME 12553 |
| **Situation** | 10 DWYER STREET NUNDAH QLD 4012 |

## Sections

### Section 1 – Insured Property

Building: $1,918,937
Common Area Contents: $19,189
Loss of Rent & Temporary Accommodation (total payable): $287,840
Lot Owners' Fixtures and Improvements (per lot): $250,000

**Optional Extensions:**
Catastrophe Insurance Sum Insured: $287,840
- Extended Cover - Loss of Rent & Temporary Accommodation: $43,176
- Escalation in Cost of Temporary Accommodation: $14,392
- Cost of Removal, Storage and Evacuation: $14,392

Machinery Breakdown: Not Selected
Lot Owners' Contents inclusion (per lot): Not Selected

### Section 2 – Liability to Others

Sum Insured: $10,000,000

### Section 3 – Voluntary Workers

Death: $300,000
Total Disablement: $3,000 per week

### Section 4 – Fidelity Guarantee

Sum Insured: $250,000

### Section 5 – Office Bearers' Legal Liability

Sum Insured: $5,000,000

### Section 6 – Government Audit Costs and Legal Expenses

Government Audit Costs: $25,000
Appeal expenses – common property health & safety breaches: $100,000
Legal Defence Expenses: $50,000

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

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**Flood Cover is included.**

Date Printed 15/09/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

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# Starlight Court CTS 12553 (BUP2585) BY-LAWS

Schedule 3 **By-laws** for Schemes created before 1980

Section 30

**1** Noise

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

**2** Vehicles

Save where a by-law made pursuant to section 30(7) of this Act authorises a proprietor or occupier so to do, the proprietor or occupier of a lot shall not park or stand any motor or other vehicle upon common property except with the consent in writing of the body corporate.

**3** Obstruction

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

**4** Damage to lawns etc. on common property

A proprietor or occupier of a lot shall not—
(a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or

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

**5** Damage to common property

(1) A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the consent in writing of the body corporate, but this by-law does not prevent a proprietor or person authorised by the proprietor from installing—
(a) any locking or other safety device for protection of his or her lot against intruders; or

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

(2) Provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a competent manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the amenity of the building.

**6** Behaviour of invitees

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

**7** Depositing rubbish etc. on common property

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

https://www.legislation.qld.gov.au/view/html/inforce/current/act-1980-042#sch.3

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**8** Appearance of building

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

**9** Storage of flammable liquids etc.

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

**10** Garbage disposal

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

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

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

**11** Keeping of animals

Subject to Section 30(12) of this Act, a proprietor or occupier of a lot shall not, without the approval in writing of the body corporate, keep any animal upon his or her lot or the common property.

**20** [Repealed]

**21** [Repealed]