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 BRONTE ELISE DE BEER, PETER WALTER STEVEN DE BEER

Property address (referred to as the "property" in this statement) UNIT 3 52 GRIFFITH ST, EVERTON PARK QLD 4053

Lot on plan description Lot 3 on GTP104150

Community titles scheme or BUGTA scheme:

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

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

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

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

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

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue to affect the property after **settlement**. ☐ **Yes** ☒ **No** **Note**—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.
	Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: NA » the amount of rent and bond payable: NA » whether the lease has an option to renew: NA
	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:* Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☐ **Yes** ☒ **No** If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)* **Note**—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*: Low-Medium Density Residential (2 or 3 storey mix) Zone		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	☐ **Yes**	☒ **No**
	The lot is affected by a notice of intention to resume the property or any part of the property.	☐ **Yes**	☒ **No**
	*If **Yes**, a copy of the notice, order, proposal or correspondence must be given by the seller.*		

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

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

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☐ **Yes**	☒ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ **Yes**	☒ **No**
	Pool compliance certificate is given.	☐ **Yes**	☒ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **Yes**	☒ **No**
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ **Yes**	☒ **No**
	A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☒ **No**
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ **Yes**	☒ **No**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates	**Whichever of the following applies—**
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is: Amount: $463.10 Date Range: 01/01/2026 - 31/03/2026 OR The property is currently a rates exempt lot.** ☐ OR The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. ☐

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

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

Water	**Whichever of the following applies—**
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is: Amount: $215.05 Date Range: 22/09/2025 - 11/12/2025 OR There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is: Amount: Insert estimated amount Date Range: Insert date range

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

Building Units and Group Titles Act 1980	**The property is included in a BUGTA scheme** ***(If Yes, complete the information below)***	☐ **Yes**	☒ **No**
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer. *If **No***— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot. **Note**—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	☐ **Yes** ☐ **Yes**	☐ **No**

Signatures – SELLER

Signed by: Bronte de Beer C345F944692E8A84

Signature of seller

Bronte de Beer

Name of seller

19/01/2026 01:56 pm

Date

Signed by: Peter de Beer 14D3BB1670F41B28

Signature of seller

Peter de Beer

Name of seller

19/01/2026 01:56 pm

Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 54695605
Search Date: 13/01/2026 23:51 Title Reference: 50121637
Date Created: 18/04/1996

Previous Title: 50098913

REGISTERED OWNER

Dealing No: 720841324 04/06/2021

BRONTE ELISE DE BEER
PETER WALTER STEVEN DE BEER JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 3 GROUP TITLES PLAN 104150
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 22835

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10641224 (POR 57)

2. MORTGAGE No 720841325 04/06/2021 at 14:37
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 6 Sheets

NAME OF PARCEL "GRIFFITH MEWS"

GROUP TITLES PLAN NO. 104150

SIGNATURE OF REGISTERED PROPRIETOR

Giuseppe Papa
all Papa

POLR

NAME OF REGISTERED PROPRIETOR GIUSEPPE PAPA
MARIA PAPA

ADDRESS: 131 TROUTS ROAD, STAFFORD HEIGHTS 4053

REFERENCE TO TITLE ~~VOLUME~~ ~~FOLIO~~ 50098913

DESCRIPTION OF PARCEL: LOT 13 ON RP 897071

COUNTY: STANLEY

PARISH: KEDRON

CITY:

NAME OF BODY CORPORATE THE PROPRIETORS "GRIFFITH MEWS"
GROUP TITLES PLAN N° 104150

ADDRESS at which documents may be served: C/- 52 GRIFFITH STREET, EVERTON PARK 4053

CMS22835
GTP104150

GROUP TITLES PLAN No. 104150
REGISTERED REGISTERED
16 APR 1996
EXAMINED REGISTRAR OF TITLES
LESLIE HOWARD ACWORTH
Appointed Officer
BRISBANE CITY COUNCIL

LJ HEWITT & CO
Surveyor's Reference: 95/114
Local Authority Reference:

c 139

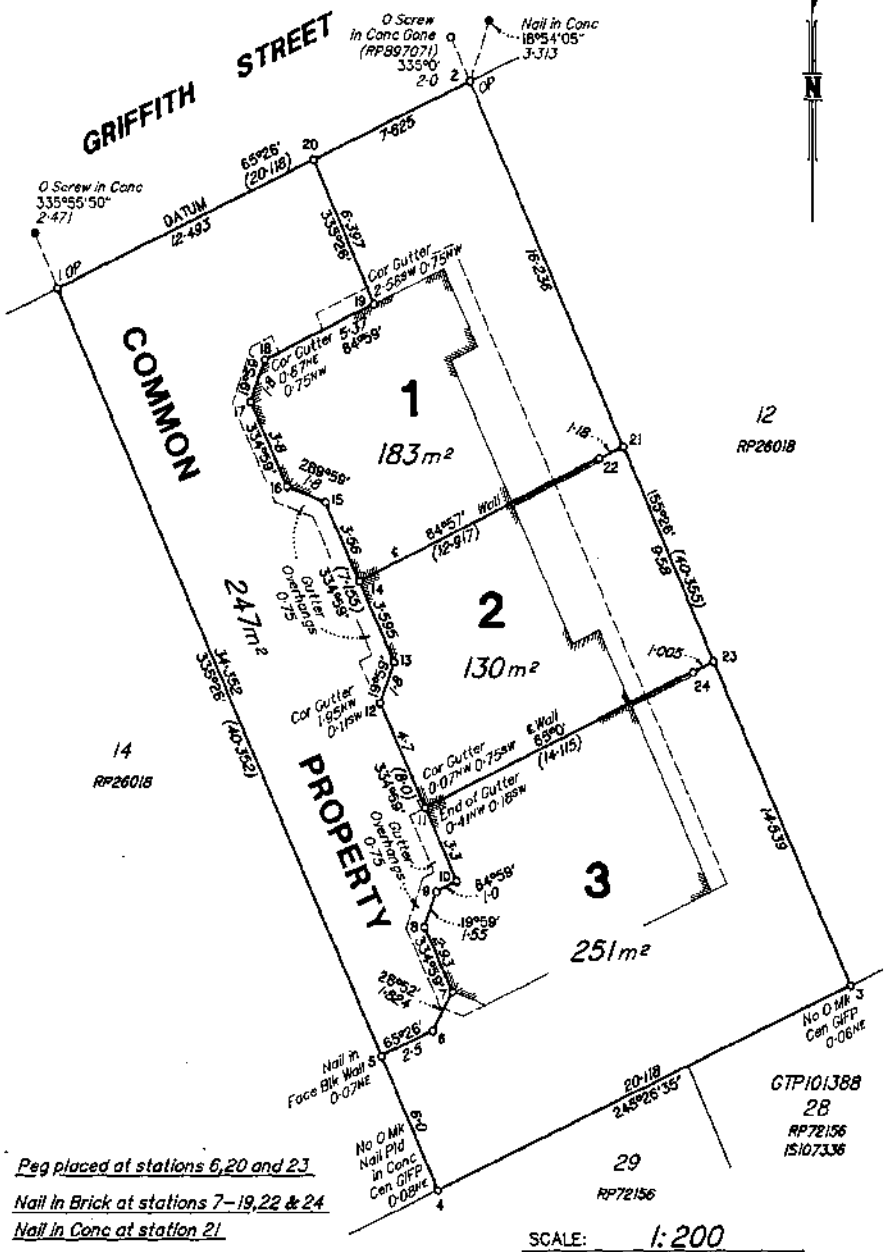
Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted

Building Units and Group Titles Act 1980 – 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: "GRIFFITH MEWS"

Regulation 8(1)
Sheet No. 2 of 6 Sheets

GROUP TITLES PLAN NO. 104150



Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Name of Parcel: "GRIFFITH MEWS" Sheet No 3 of 6 Sheets

GROUP TITLES PLAN NO. 104150

We, Tabwest Pty Ltd ACN 010 495 691

hereby certify that the Company has

surveyed the land comprised in this plan by Mark Robert Vroegop (Licensed Surveyor) and Shane Leslie (Surveying Graduate)

for whose work the Company accepts responsibility

and that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 24 November 1995

TABWEST PTY LTD A.C.N. 010 495 691 THE COMMON SEAL OF

Licensed Surveyor/
Director
Licensed Surveyor/
Director

Date 6 December 1995

LESLIE HOWARD ACWORTH
Appointed Officer
Chief Executive Officer
BRISBANE CITY COUNCIL

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

Regulation 8(1)

Name of Parcel: "GRIFFITH MEWS"

Sheet No. 4 of 6 Sheets

GROUP TITLES PLAN NO. 164150

CERTIFICATE OF LOCAL AUTHORITY

Brisbane City Council hereby certifies that the proposed subdivision of the parcel, as illustrated in the abovementioned plan has been approved by the Brisbane City Council and that all the requirements of the City of Brisbane Act 1924 /Local Government (Planning & Environment) Act 1990 as modified by the Building Units and Group Titles Act 1980 have been complied with in regard to the subdivision.

DATED this 21st day of March 1996

~~Lord Mayor~~

~~Deputy Town Clerk~~

LESLIE HOWARD ACWORTH
Appointed Officer
Brisbane City Council

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 7)

Name of Parcel: "GRIFFITH MEWS"

Regulation 8(1)
Sheet No 5 of 6 Sheets

GROUP TITLES PLAN NO. 104150

I, Glen Ellevsen, of 38 Elsanne Street, Aspley

a valuer registered under the provisions of the Valuers Registration Act 1965 do hereby certify that set forth in the following schedule is my opinion as to the unimproved value, and the lot entitlement, of each lot contained in the group titles plan to which this certificate is annexed.

SCHEDULE

LOT	UNIMPROVED VALUE	LOT ENTITLEMENT
1	$60,000	4
2	$45,000	3
3	$75,000	5
AGGREGATE	$180,000	12

DATED this FIFTEENTH day of DECEMBER 1995

REGISTERED VALUER.

LESLIE HOWARD ACWORTH
Appointed Officer
Chief Executive Officer
BRISBANE CITY COUNCIL

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 8)

Regulation 8 (1)

Name of Parcel: "GRIFFITH MEWS" Sheet No. 6 of 6 Sheets

GROUP TITLES PLAN NO. 184150

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO CURRENT CERTIFICATE OF TITLE

Lot No.	Entitlement	Current C's T.		Lot No.	Entitlement	Current C's T.	
		Vol.	Fol.			Vol.	Fol.
1	4						
2	3						
3	5						
AGGREGATE	12			AGGREGATE			

SIGNATURE OF REGISTERED PROPRIETOR:

Giuseppe Papa
on papa

LESLIE HOWARD ACWORTH
Appointed Officer
~~Chief Executive Officer~~

BRISBANE CITY COUNCIL

FORM 18 Version 3
Land Title Act 1994 and Land Act 1994

QUEENSLAND LAND REGISTRY

GENERAL CONSENT

1. Description of Lot	County	Parish	Title Reference
Lot 13 on RP 897071	STANLEY	KEDRON	50098913

2. Instrument being consented to

Instrument type	Group Titles Plan 104150
Dated	21st March 1996
Names of parties	GIUSEPPE PAPA, MARIA PAPA, NATIONAL AUSTRALIA BANK

3. Instrument under which consent required

Dealing Type	GROUP TITLES PLAN
Dealing No.	
Name of consenting party	NATIONAL AUSTRALIA BANK

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument identified in item 2.

Witnessing Officer	Execution Date	Consenting Party's Signature
..... Signature	3.4.96	National Australia Bank Limited by its Attorney Under Power of Attorney No K 616743M
SUSANNE JANETTE REDACTED Name		
..... JP(QUAL.) qualification		Christopher David Champion
as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)		Manager 420 George Street Qld

Property Fact Pack

develo

u3/52 Griffith Street
Everton Park QLD 4053

YOUR DIGITAL COPY

- Zoning
- Local Plans
- Easements
- Flood Risk
- Overland Flow Flood Risk
- Flood History
- Coastal Flood Risk
- Flood Planning Risk
- State Flood Planning

At a glance

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

Easements	NO CONSIDERATIONS IDENTIFIED
Flood Risk	NO CONSIDERATIONS IDENTIFIED
Character	NO CONSIDERATIONS IDENTIFIED
Vegetation	NO CONSIDERATIONS IDENTIFIED
Bushfire Risk	NO CONSIDERATIONS IDENTIFIED
Noise	CONSIDERATIONS IDENTIFIED

DATE OF REPORT
13th of January, 2026

ADDRESS
u3/52 GRIFFITH STREET

LOT PLAN
3/GTP104150

COUNCIL
Brisbane

ZONING
- Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)

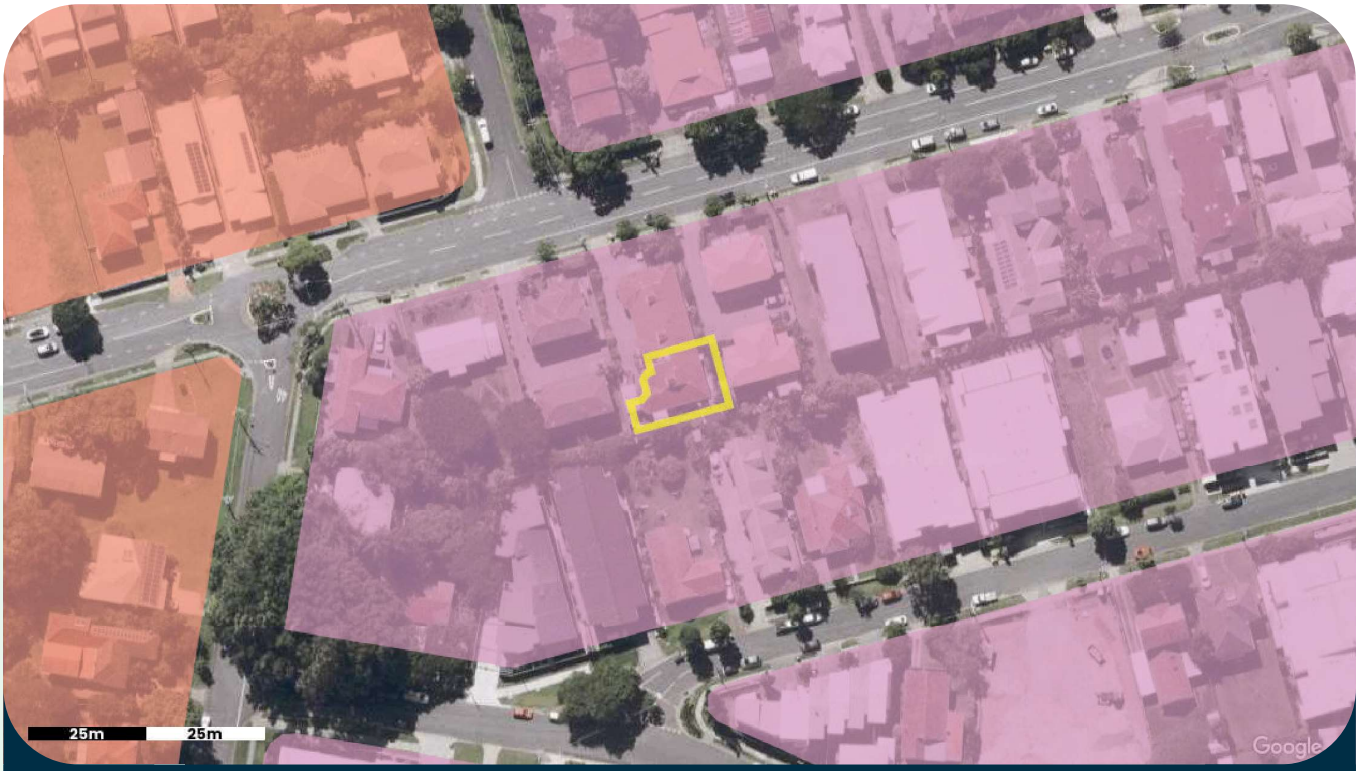
UTILITIES
- Sewer

SCHOOL CATCHMENTS
- Enoggera SS
- Everton Park SHS

CLOSEST CITY
Brisbane - 7km

Zoning

What zone is my property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

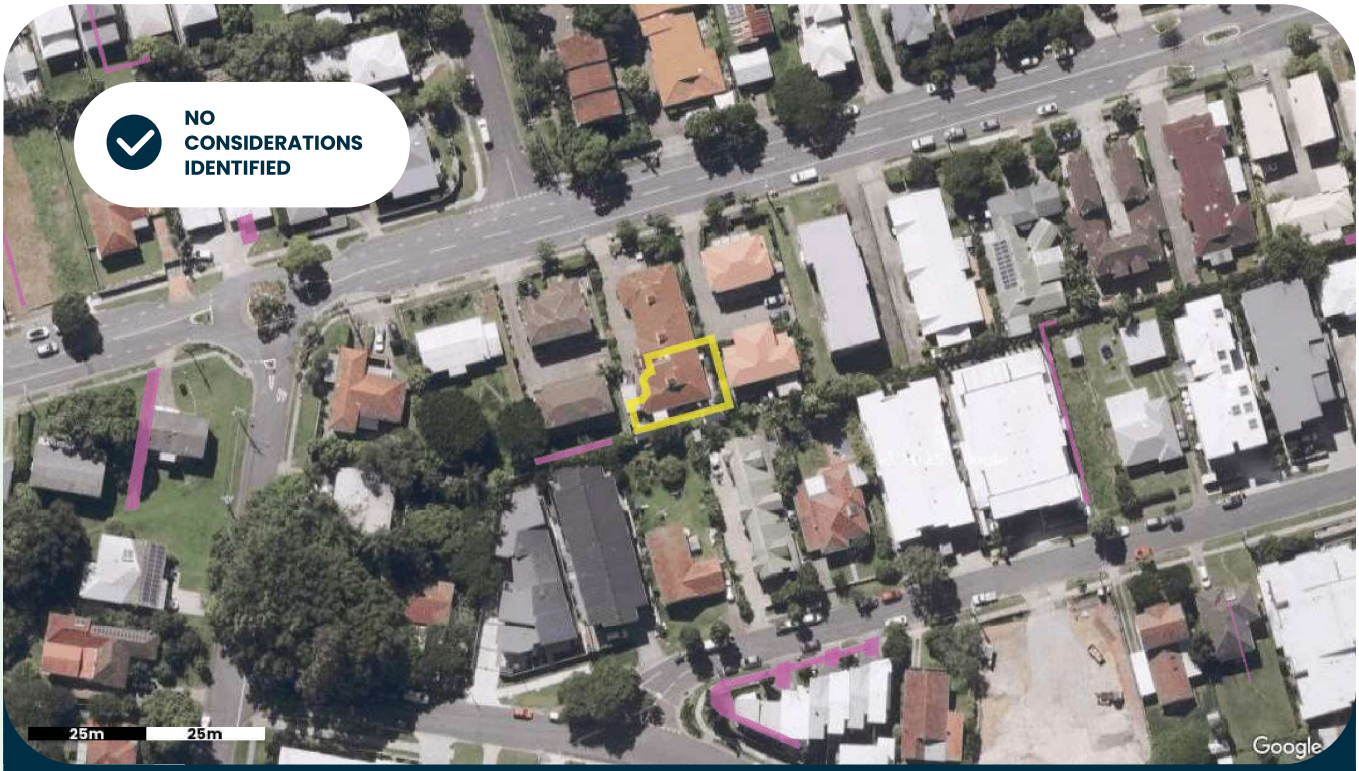
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

- Selected Property
- Ldr Low Density Residential
- Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)

Easements

What access rights exist over the property?



Sources: Qldspatial

THINGS TO KNOW

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

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

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

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

Questions to ask

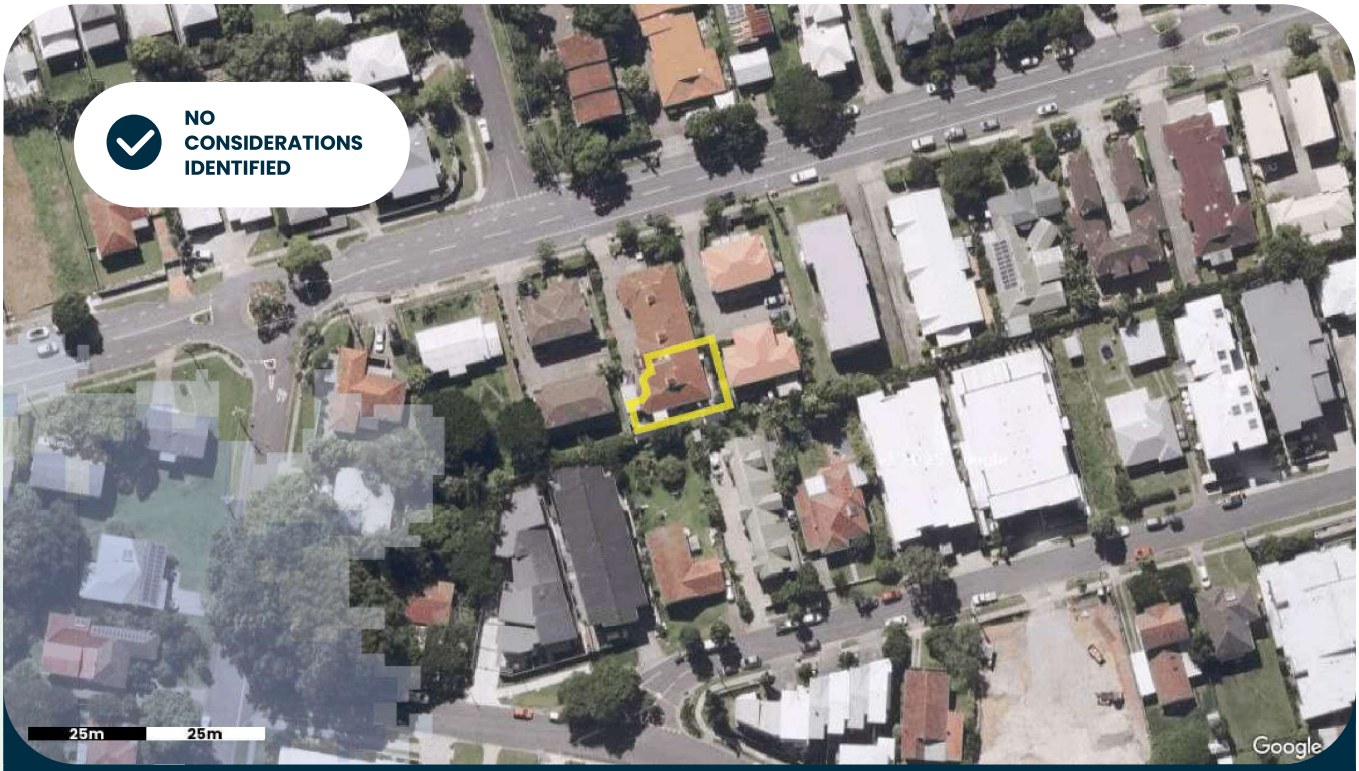
- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

LEGEND

- Selected Property
- Easements

Flood Risk

Is the property in a potential flood area?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

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

Questions to ask

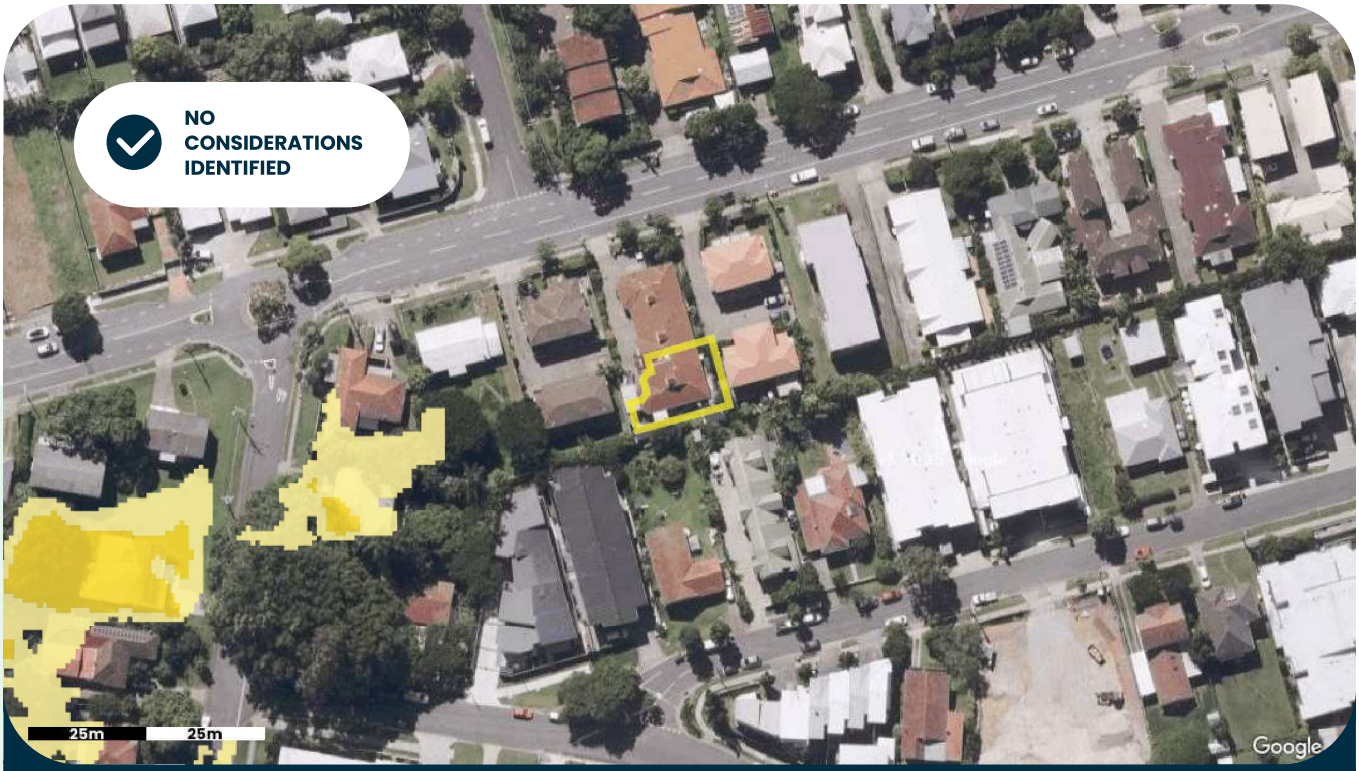
- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

LEGEND

- Selected Property
- Low Likelihood (0.2% Annual Chance)
- Very Low Likelihood (0.05% Annual Chance)

Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

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

Questions to ask

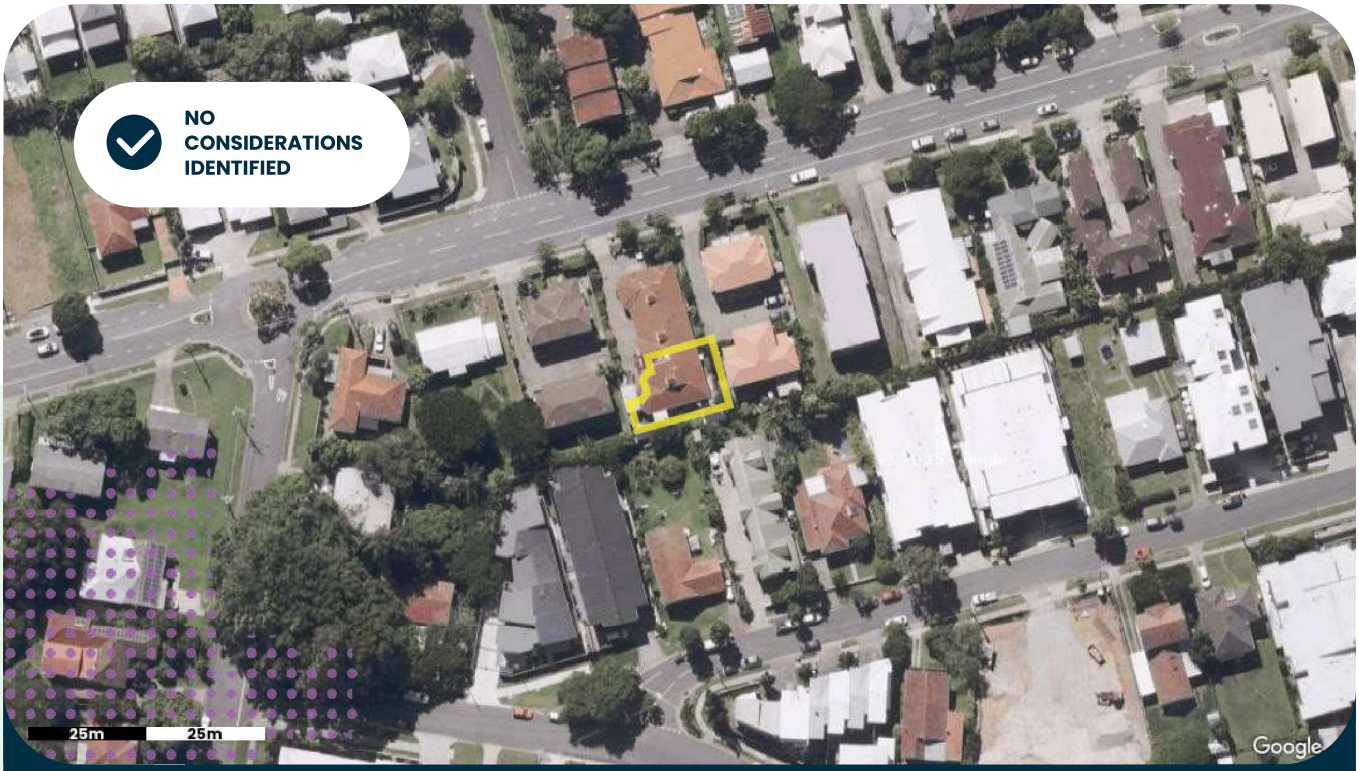
- Are there specific regulations for overland flow that affect your property?
- What building or landscaping measures can help manage water flow?

LEGEND

- Selected Property
- Overland Flow - Moderate Impact
- Overland Flow - Low Impact
- Overland Flow

Flood History

Has the property been impacted by historic flood events?



Sources: Brisbane City Council

THINGS TO KNOW

Knowing about past major flood events on or near a property is important for understanding the risk of future flooding. Government flood prediction models often show the worst-case scenarios, which may not always eventuate. However, knowing the highest previous water levels (flood risk vs flood reality) that have actually occurred can help you plan ways to protect yourself and your property.

Being well-prepared for floods is key to staying safe and reducing damage to property assets. It's important to know where higher ground is and plan safe routes to get there during an emergency.

Note: These reports only reflect major flood events mapped and published by government authorities in open data portals. Other rapid flash flood events that subsided quickly may not be documented.

Questions to ask:

- Where has flooding historically occurred on the property?
- What are the differences between government flood models and recorded flood events?
- Is the government flood model an acceptable level of risk when compared to actual flood events?

LEGEND

- Selected Property
- Flood Event - Feb 2022

Flood Planning Risk

What planning overlays impact development of this property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

Questions to ask

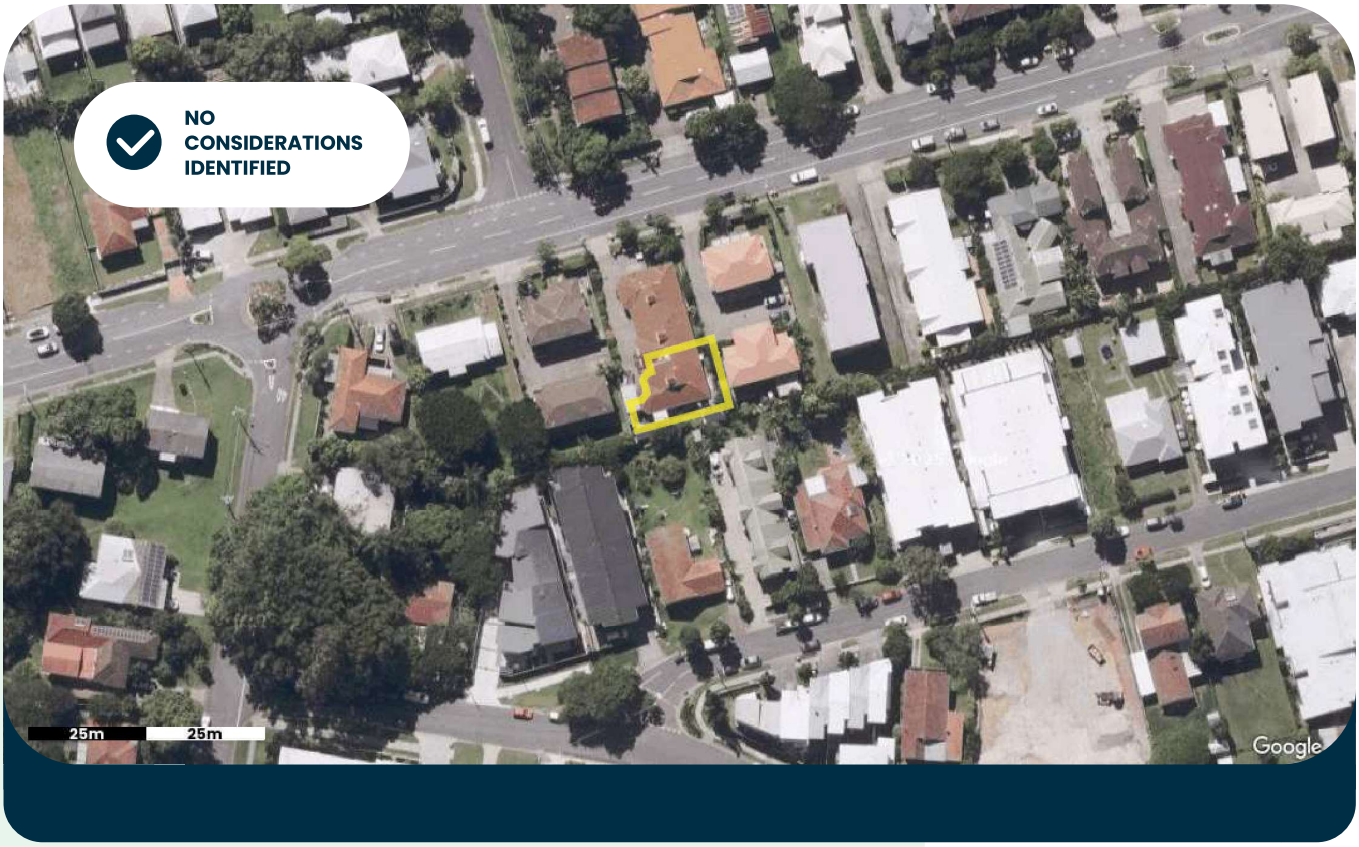
- What restrictions apply to developing in a Flood Planning area?
- Are there required flood immunity levels or design standards?
- How do overlays account for future changes like climate impacts or urban growth?

LEGEND

- Selected Property
- Planning Area 4 - Low Risk
- Planning Area 5 - Very Low Risk

Character

Is the property in a character or heritage area?



THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

Selected Property

Historic Imagery

Historic Aerial Imagery



THINGS TO KNOW

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

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

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

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

Questions to ask:

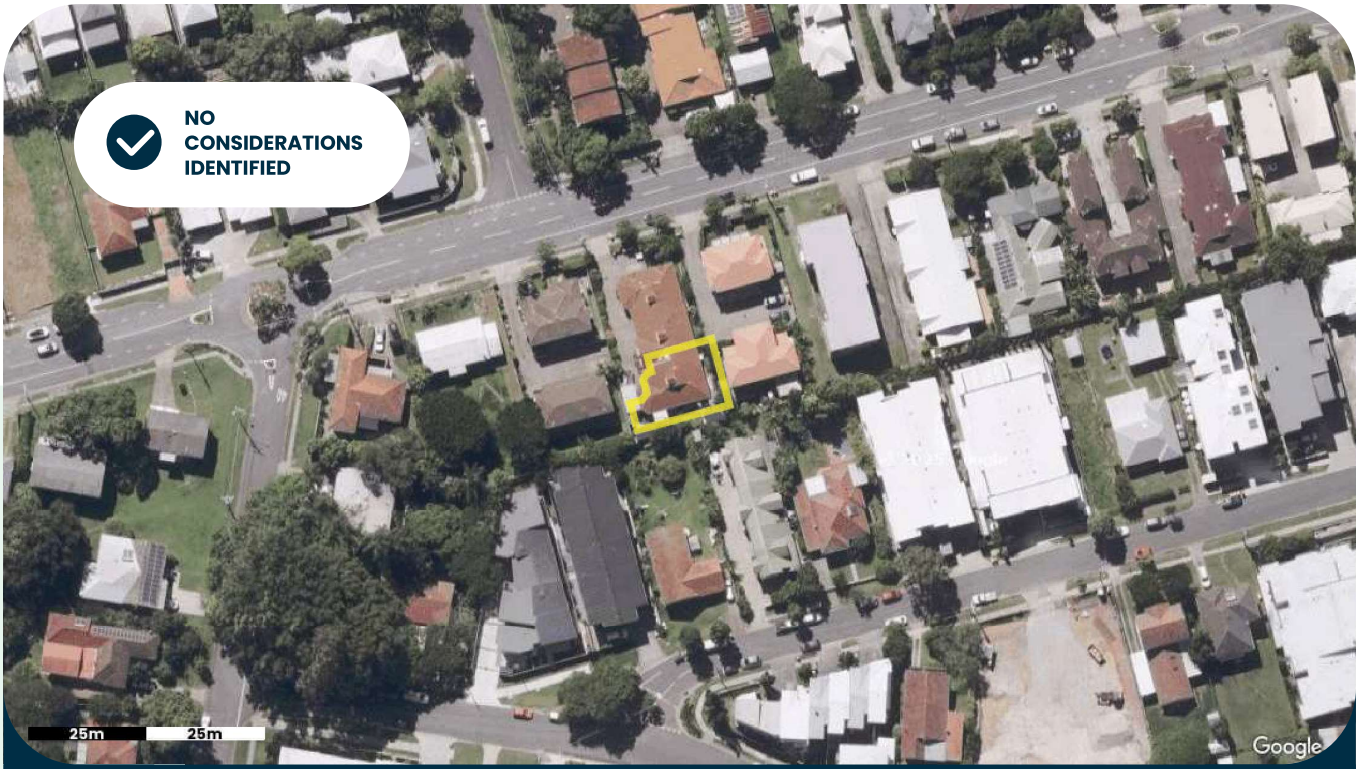
- Is the property protected by Character protection?
- Can the building be demolished or modified?
- How do these protections affect renovations, extensions, or new builds?

LEGEND

Selected Property

Vegetation

Is the property in an area with vegetation protection?



THINGS TO KNOW

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

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

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

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

Questions to ask

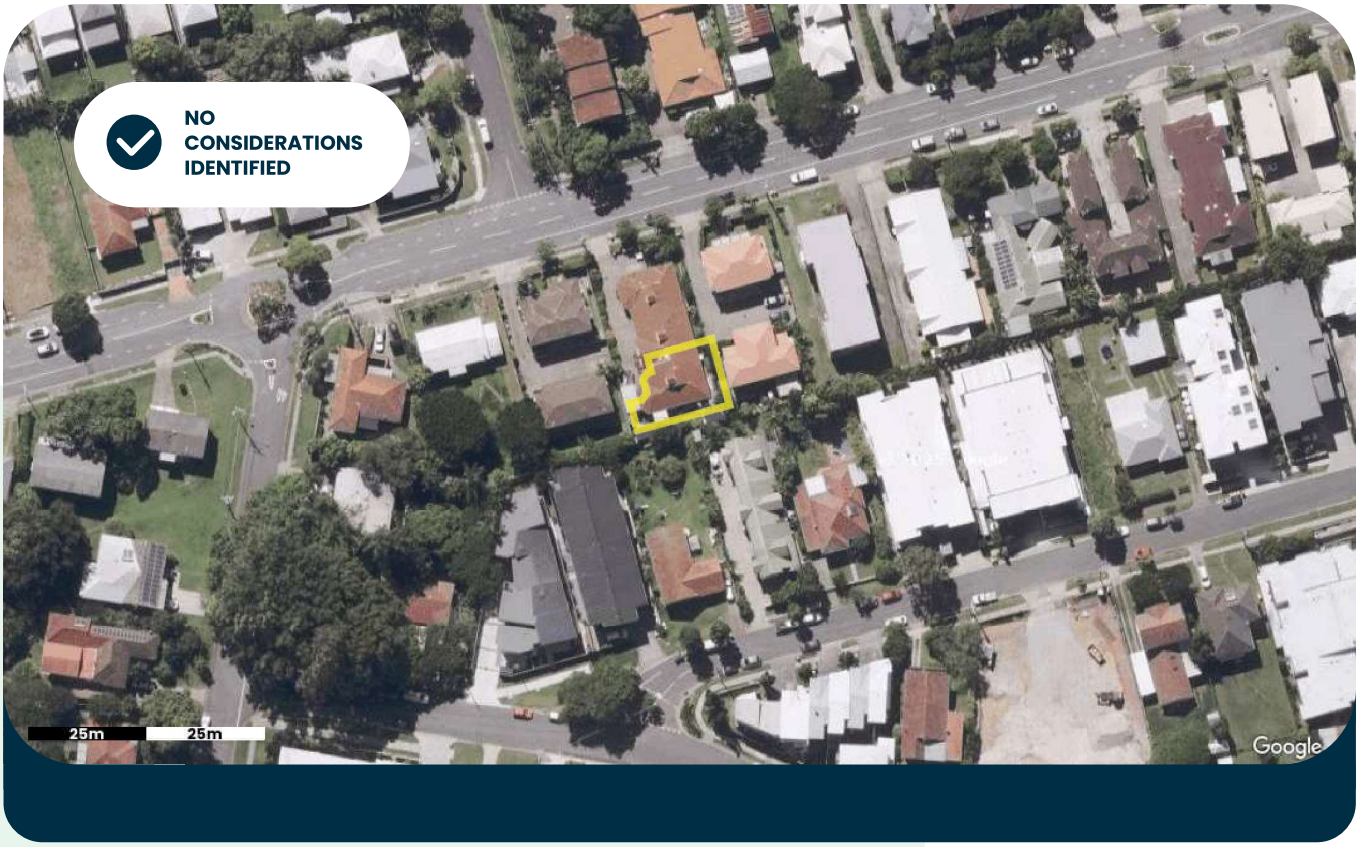
- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

LEGEND

Selected Property

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

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

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

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

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

Questions to ask

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

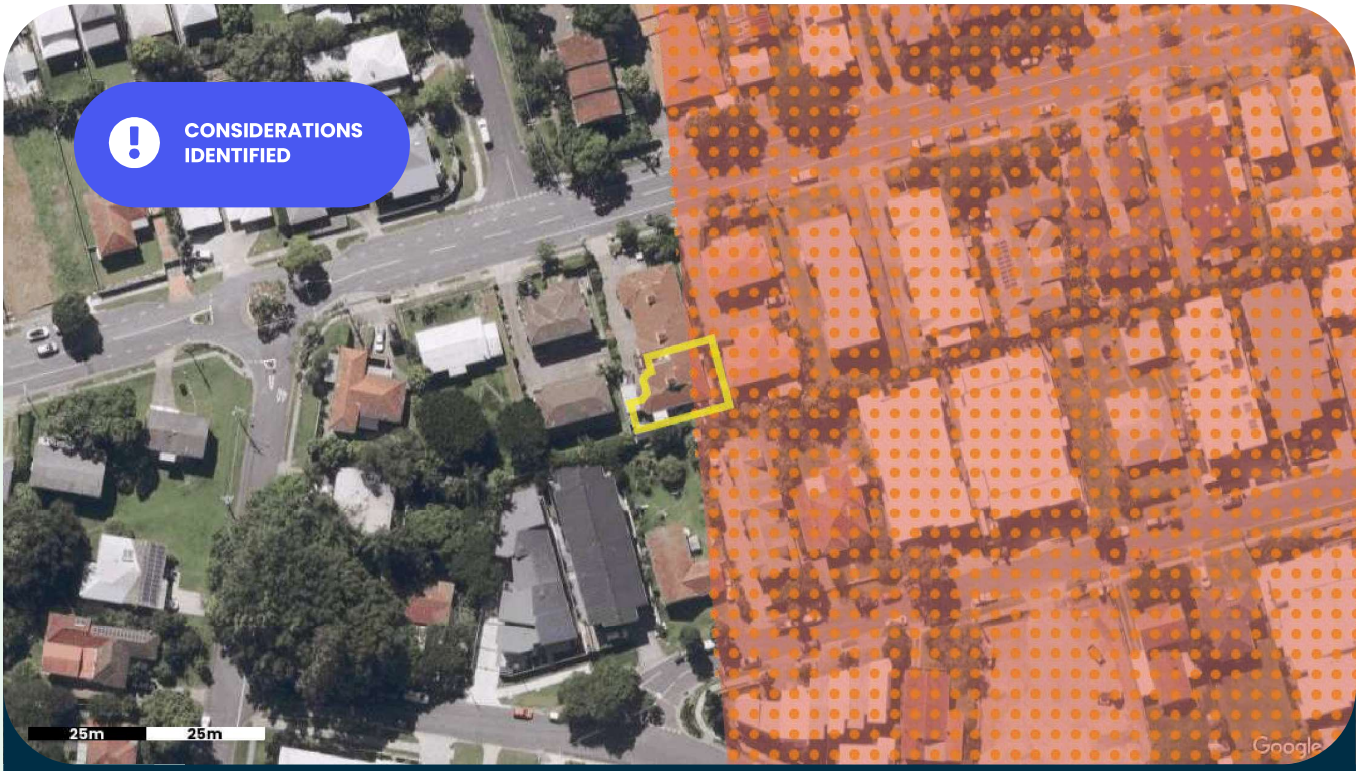
LEGEND

- Selected Property
- Property Est. Fall: ~1m
- Property High: ~36m
- Property Low: ~35m



Noise

Is the property in a potential noise area?



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

THINGS TO KNOW

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

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

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

Questions to ask

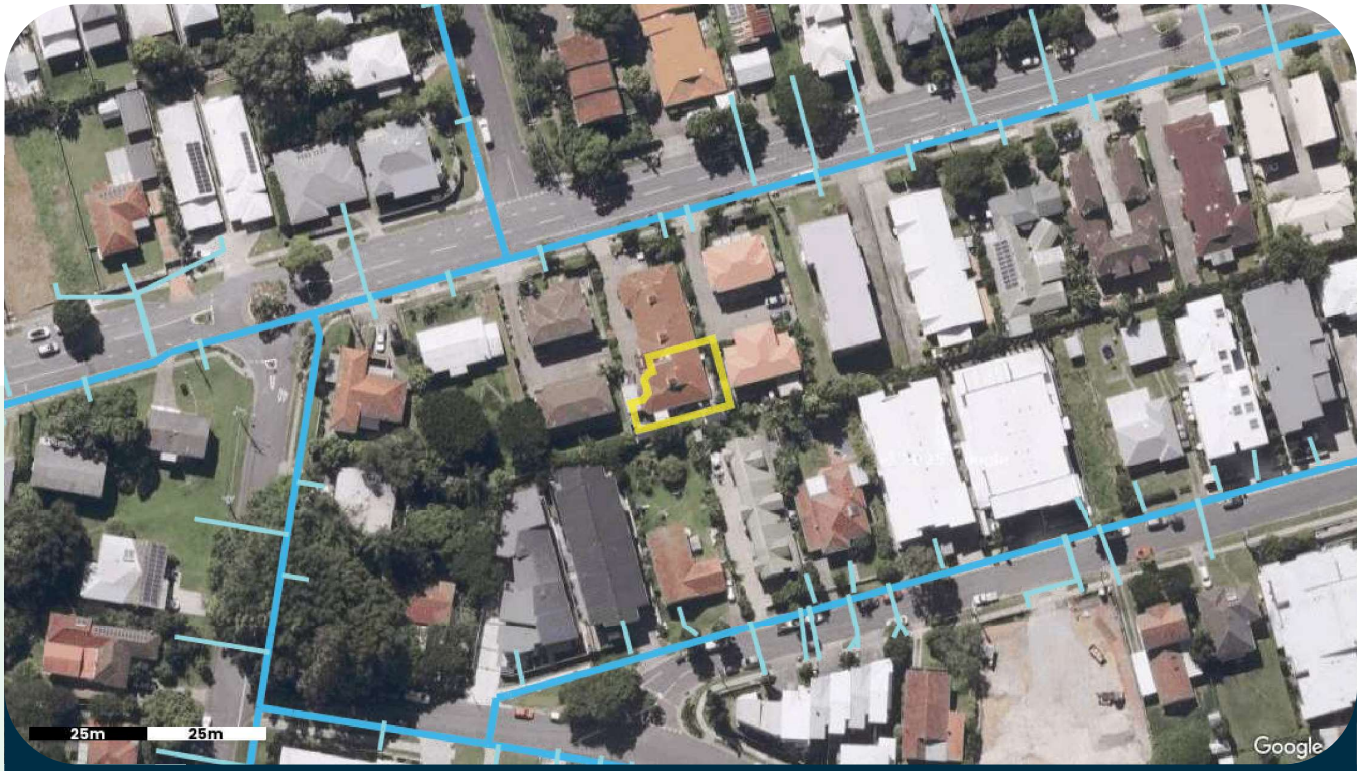
- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

LEGEND

- Selected Property
- Low Noise (Road)
- Mod. To Low Noise Area (Council)

Water

Are there any water pipes nearby?



Sources: Urban Utilities

THINGS TO KNOW

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

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

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

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

Questions to ask

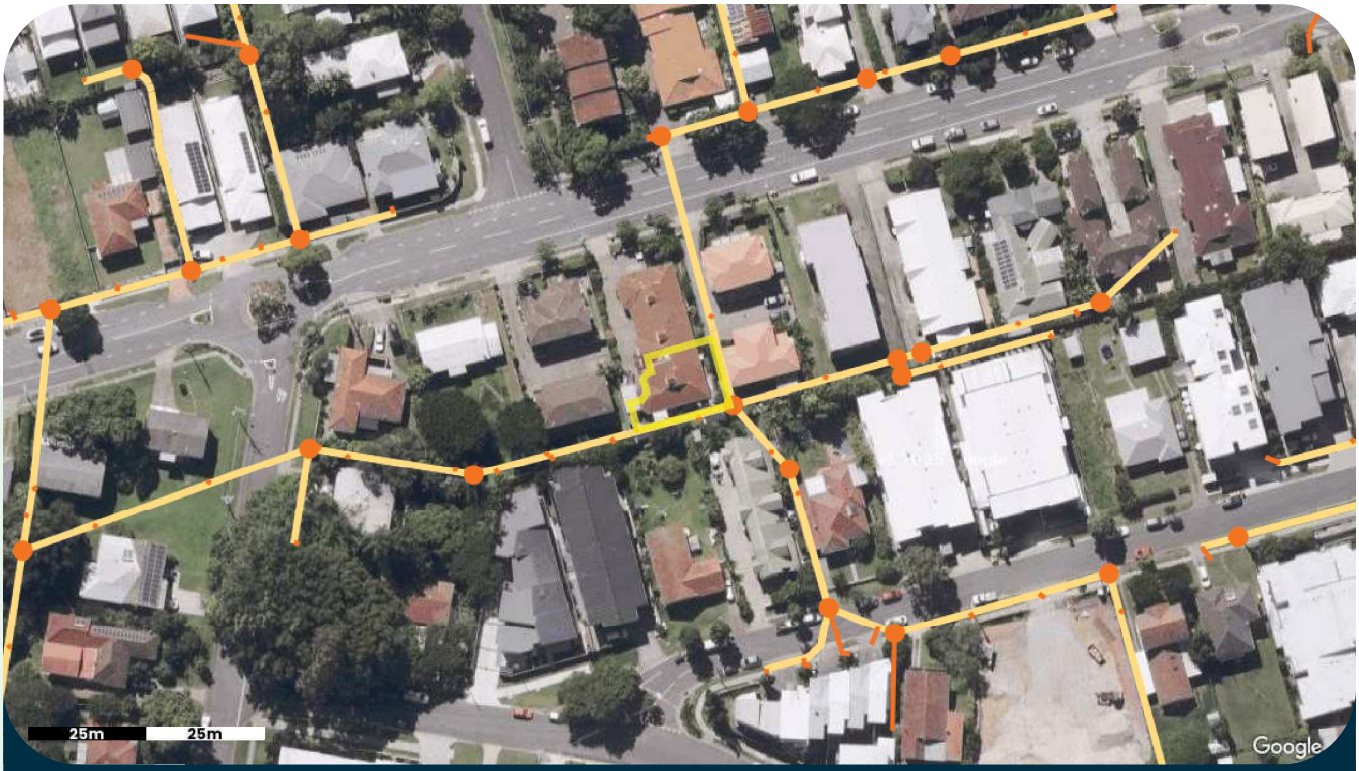
- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

LEGEND

- Selected Property
- Water Connection
- Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

THINGS TO KNOW

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

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

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

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

Questions to ask

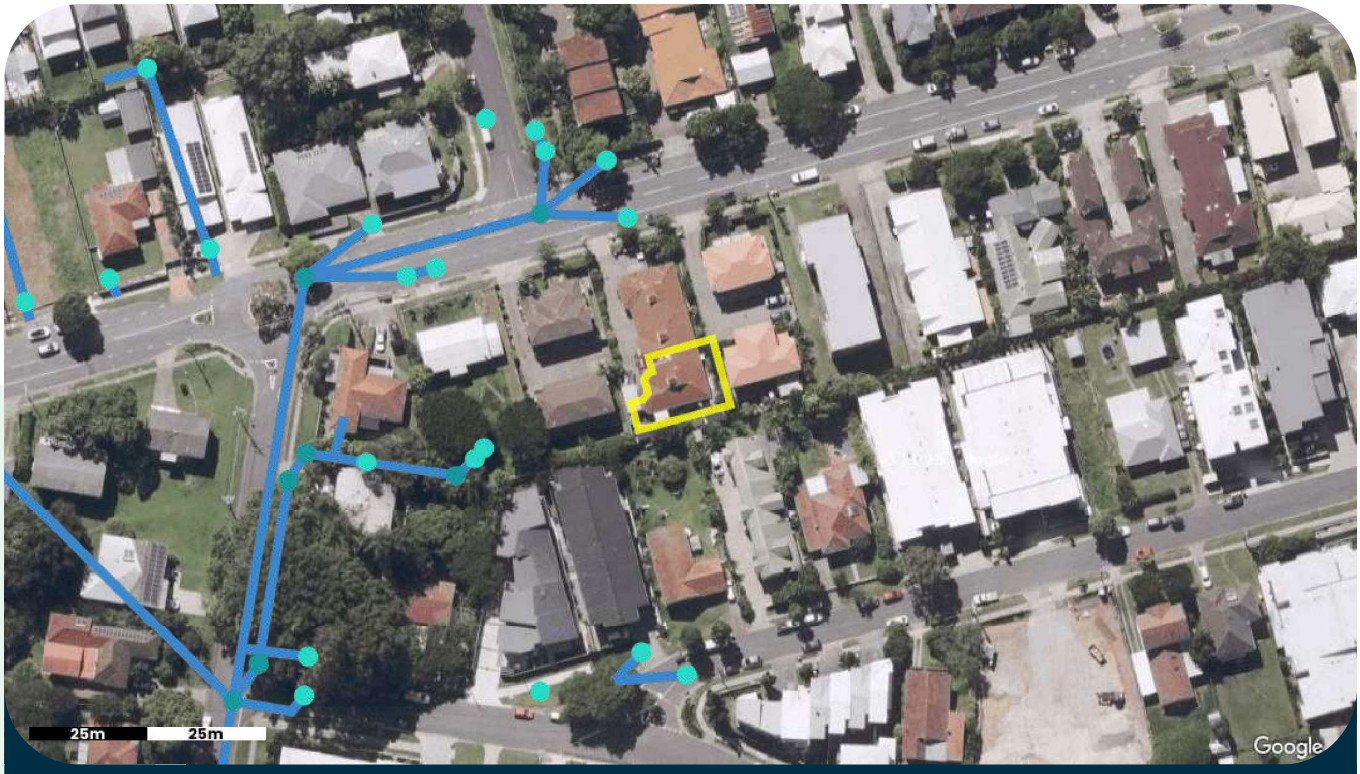
- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

LEGEND

- Selected Property
- Maintenance Structure
- Sewer Connection
- Sewer Pipe

Stormwater

Are there stormwater pipes on or near the property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

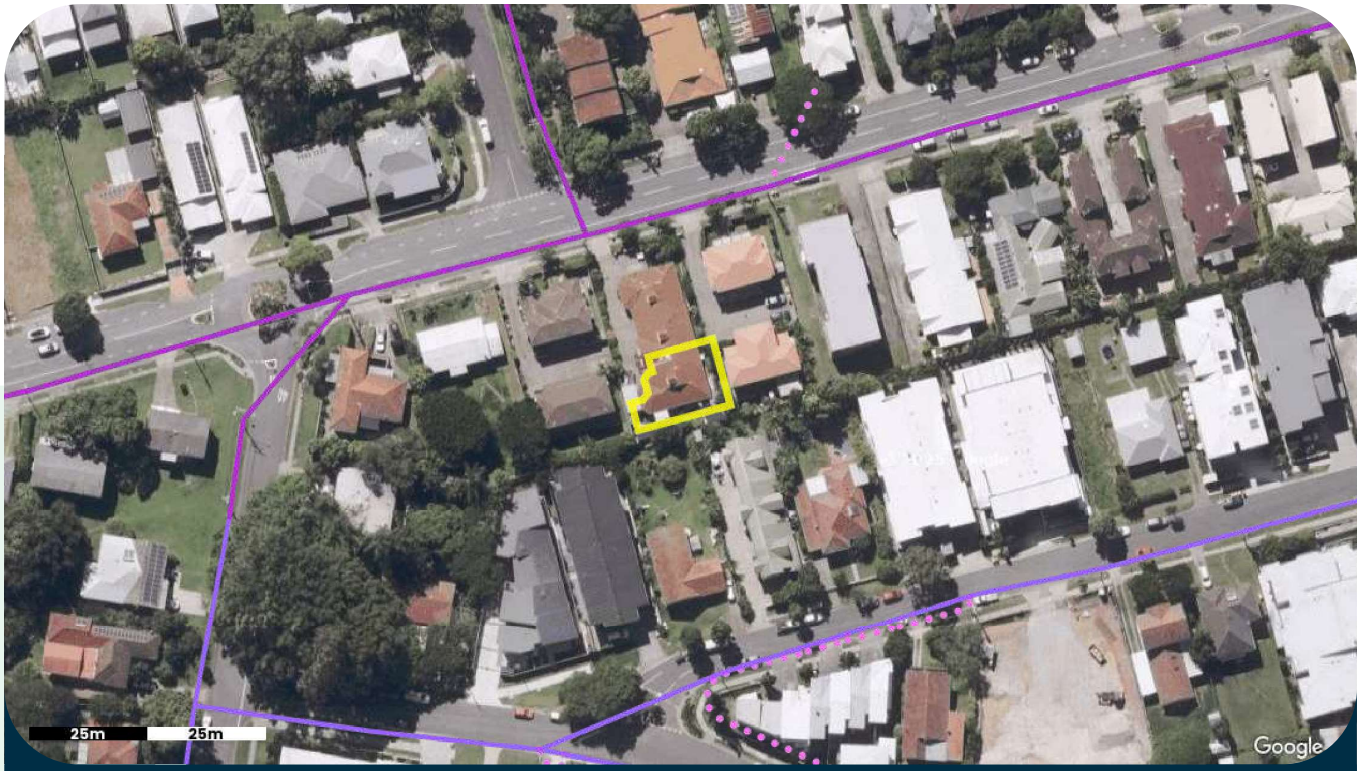
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

LEGEND

- Selected Property
- Inlet Structure
- Maintenance Structure
- Stormwater Pipe Or Culvert

Power

Are there any power lines on or near the property?



Sources: Energex

THINGS TO KNOW

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

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

Questions to ask

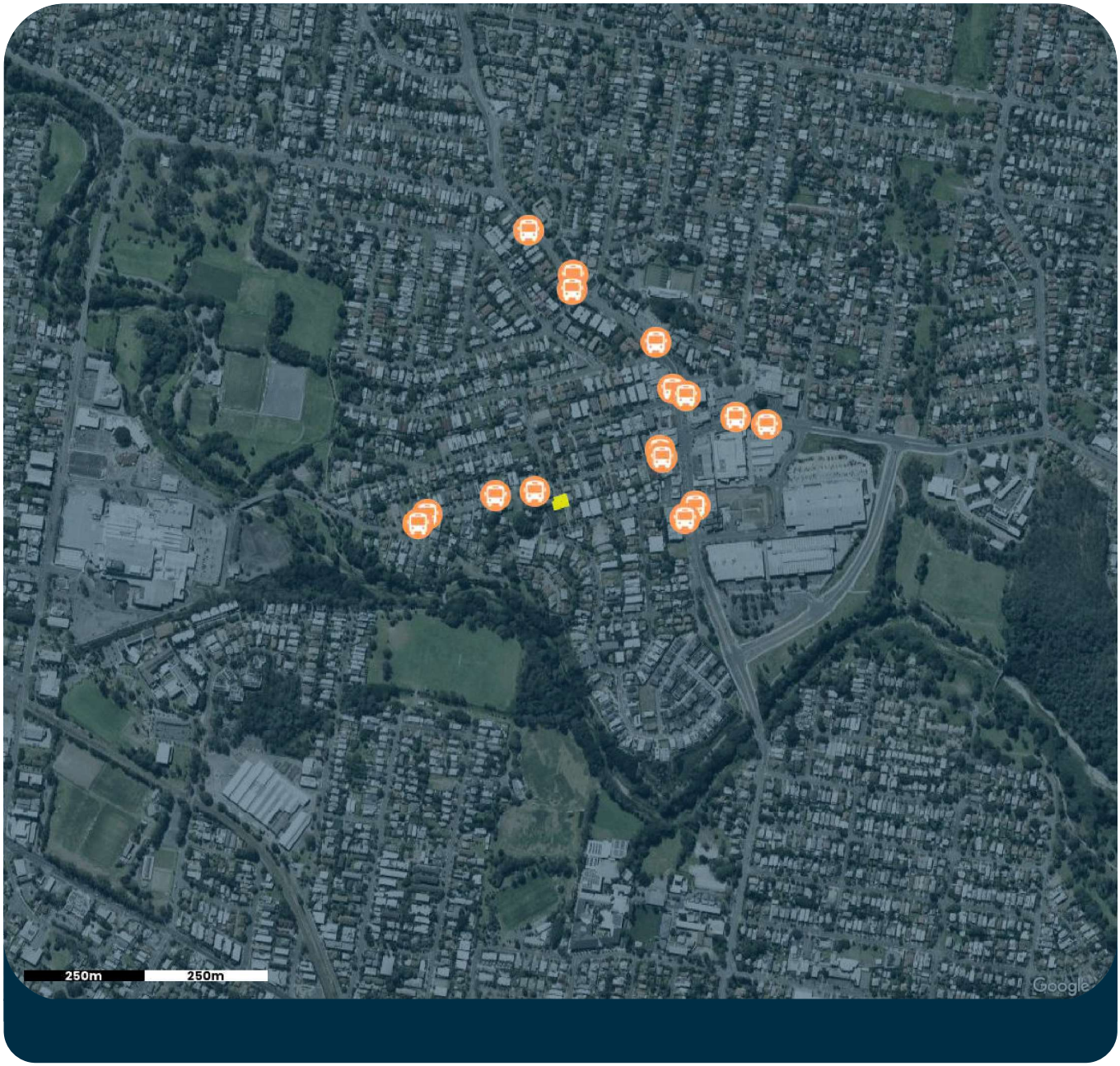
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

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

Public Transport

Is there any public transport stops nearby?



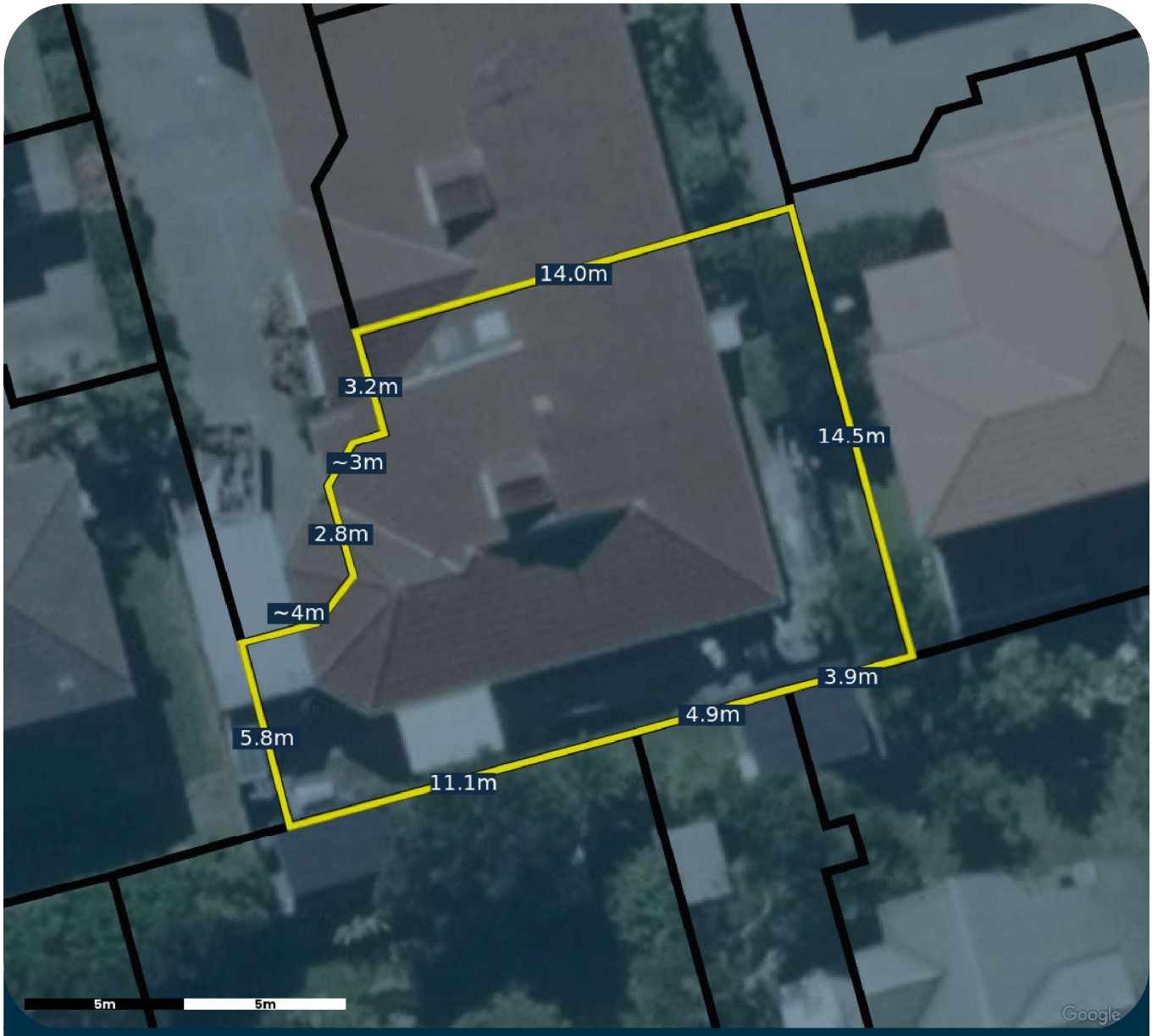
LEGEND

Selected Property

Bus Stop

Boundary

View your property boundaries



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

Area: ~248m2, Perimeter: ~67m

LEGEND

- Selected Property

DISCLAIMER

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

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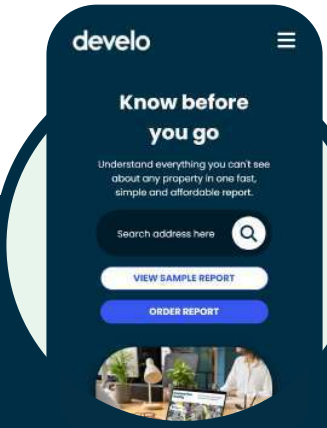
WHO ELSE COULD USE THIS REPORT

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



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

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

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

Transaction ID: 51102947 EMR Site Id: 14 January 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 3 Plan: GTP104150
3/52 GRIFFITH ST
EVERTON PARK

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

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

QUUR02_A4A01/E-2283/S-2291/I-4581/037
BRONTE E DE BEER & PETER W S DE BEER
UNIT 3/ 52 GRIFFITH ST
EVERTON PARK QLD 4053

PAID 5/1/26

Property Location: GRIFFITH MEWS 3
52 GRIFFITH STREET
EVERTON PARK 4053

Customer reference number	10 1102 5149 0000 2
Bill number	1102 5149 20
Date issued	23/12/2025
Total due	**$363.11**
Current charges due date	**22/01/2026**

Your water usage

Water usage (kL)	32.92
Days charged	81

Average daily water usage (litres)

Current period	406
Same period last year	467

Account Summary

Period 22/09/2025 - 11/12/2025

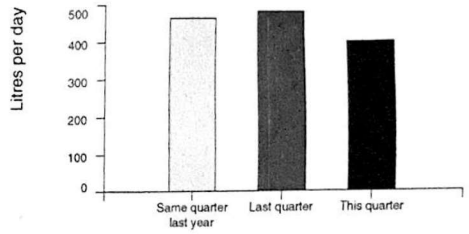
Your Last Account

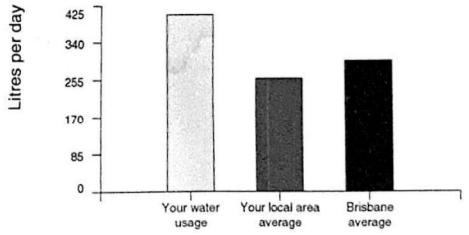
Amount Billed	$434.42
Amount Paid	$434.42CR

Your Current Account

Balance	$0.00
Current Charges	$363.11
Total Due	**$363.11**

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

YOUR CHARGES for 22/09/2025 - 11/12/2025 (81 days)

Customer ref. no. 10 1102 5149 0000 2

GRIFFITH MEWS 3
52 GRIFFITH STREET
EVERTON PARK 4053

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
BDB2001075	22/09/2025	2233		
	12/12/2025	2312	79kL	
Boundary Meter	Your share percentage is 41.670000			Your share of usage is 32.92

Your usage was 32.92 kilolitres.

That's an average of 406 litres per day.

Water Usage

State bulk water price

State Bulk Water Charge 2025/26	32.92kL @ $3.517000/kL	$115.77

Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	32.92kL @ $0.981000/kL	$32.29
	Subtotal	**$148.06**

Water Services

Urban Utilities water service charge

Water service charge 2025/26	81 days	$56.21
	Subtotal	**$56.21**

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2025/26	81 days	$158.84
	Subtotal	**$158.84**

Water usage	**$148.06**
Water services	**$56.21**
Sewerage services	**$158.84**
Your total charges 22/09/2025 - 11/12/2025	**$363.11**



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: BRONTE E DE BEER &
PETER W S DE BEER

BPAY Biller Code: 112144
Ref: 10 1102 5149 0000 2

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
22/01/2026

*4001 101102514900002

POST billpay

Teller Stamp & Initials

For Credit **Urban Utilities**

Trans Code	User ID	Customer Reference No.	Total Due
831	066840	101102514900002	$ 363.11

+757+

Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Mailing Code EMAIL

Property Location 3/52 GRIFFITH ST
EVERTON PARK

Issue Date 9 Jan 2026

Bill number
5000 1049 8155 659

Bill number **including donation**
5800 1049 8155 659

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jan 2026 - 31 Mar 2026

500010498155659/E-1/S-1/I-1/H-16

MRS BRONTE E DE BEER & MR PETER W DE BEER
GRIFFITH MEWS
3/52 GRIFFITH ST
EVERTON PARK QLD 4053

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

You can donate your $15 rates discount 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
$448.10

Due Date
9 Feb 2026

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	400.20
State Government Charges	62.90
Gross Amount	463.10
Discount and/or Rounding (where applicable)	15.00 CR
Nett Amount Payable	448.10
Optional Lord Mayor's Charitable Trust donation received by the Due Date	463.10

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 580010498155659

BPAY Biller Code: 319186
Ref: 5800 0000 1320 299
Amt: $463.10 by 9 Feb 2026

Excluding Lord Mayor's Charitable Trust $15 donation

POST billpay *439 500010498155659

BPAY Biller Code: 78550
Ref: 5000 0000 1320 299
Amt: $448.10 by 9 Feb 2026

Pay using your smartphone

Sniip · Google play · App Store

MRS BRONTE E DE BEER & MR PETER W DE BEER

Due Date		Gross Amount	Nett Amount
9 Feb 2026	50	$463.10	$448.10

<0000044810> <004440> <500010498155659> >

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。

CC144/2 (3 June 2025)
© Brisbane City Council - Corporate Forms

Property Details

Owner	**MRS BRONTE E DE BEER & MR PETER W DE BEER**	
Property Location	**3/52 GRIFFITH ST EVERTON PARK**	
Real Property Description	**L.3 GTP.104150 PAR KEDRON 5/12**	
Valuation effective from	1 Jul 2023	$345,833
	1 Jul 2024	$345,833
	1 Jul 2025	$412,500
Average Rateable Valuation (A R V)		$368,055

Account Details

Account Number 5000 0000 1320 299

Opening Balance		
Closing Balance Of Last Bill	463.10	
Payment Received - 09-Oct-2025	448.10	CR
Discount/Rounding Allowed	15.00	CR
Total	**0.00**	

Period: 1 Jan 2026 - 31 Mar 2026

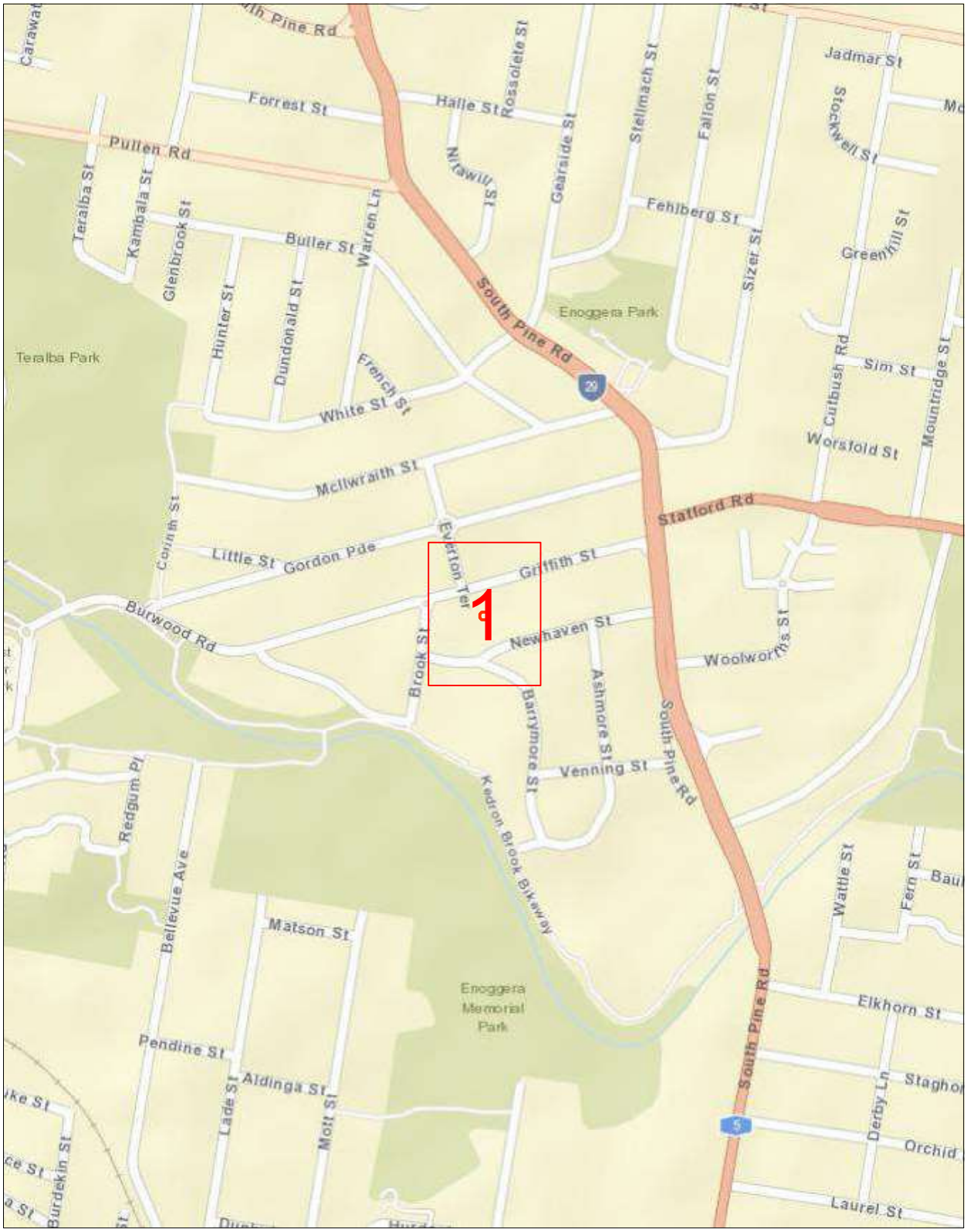
Brisbane City Council Rates & Charges		
General Rates - Category 10 (Annually 0.2661 Cents In The A R V $) @ Parity Factor (P/F) 1.000000	249.67	
Waste Utility Charge - 1 Charge(S) @ $128.24 Qtr	128.24	
Bushland Preservation Levy Category 10 (Annual 0.0098 Cents In The A R V $) @ P/F 1.000000	9.18	
Environmental Mgt Compliance Levy Category 10 (Annual 0.014 Cents In The A R V $) @ P/F 1.000000	13.11	
Total	**400.20**	
State Government Charges		
Emergency Management Levy - Group 2	62.90	
Total	**62.90**	

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.

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.

Site Address:	Unit 3 52 Griffith Street Everton Park QLD 4053	**Sequence Number:**	266625322



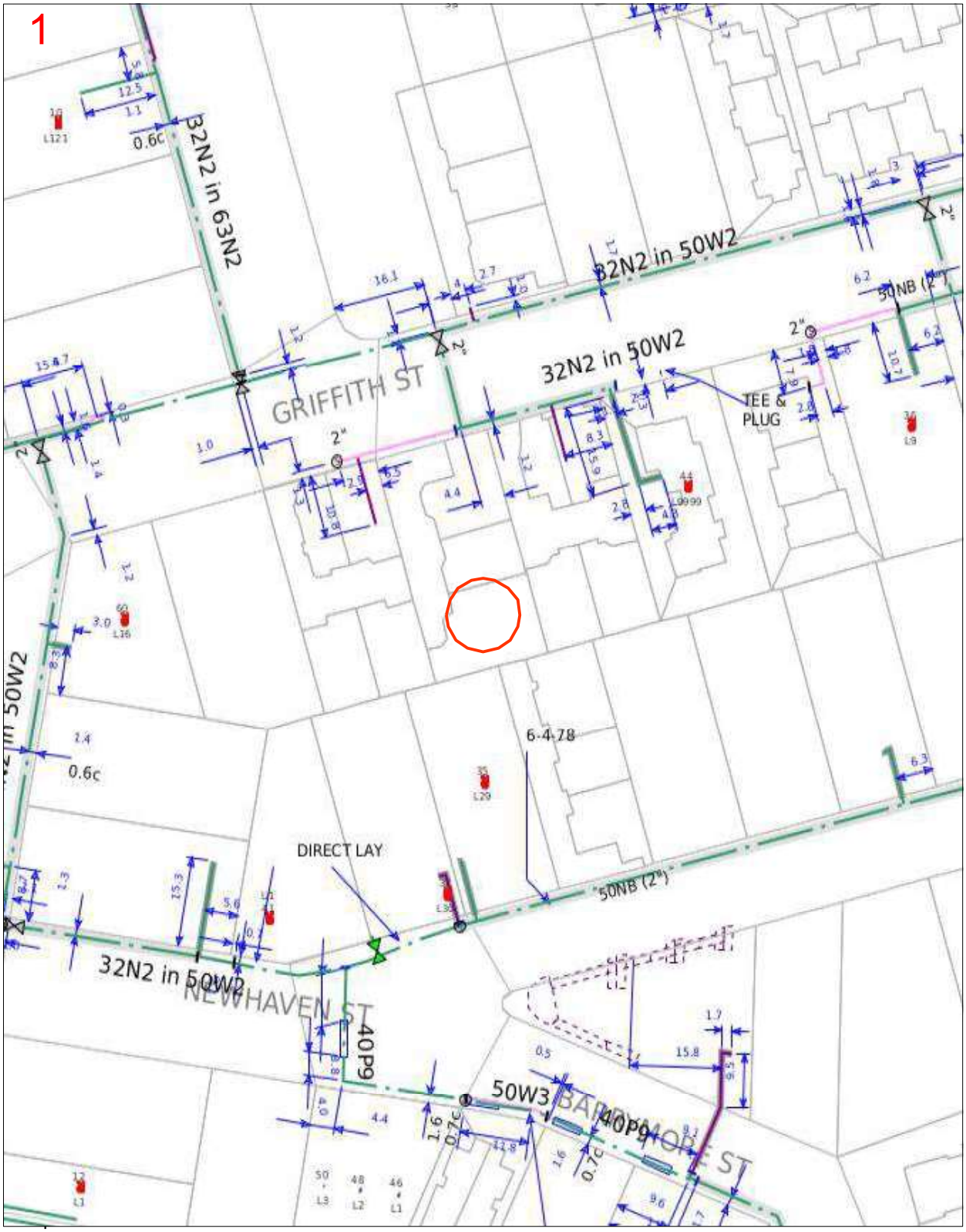
Scale 1: 6000

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

Enquiry Area

Map Key Area

Site Address:	Unit 3 52 Griffith Street Everton Park QLD 4053	**Sequence Number:**	266625322



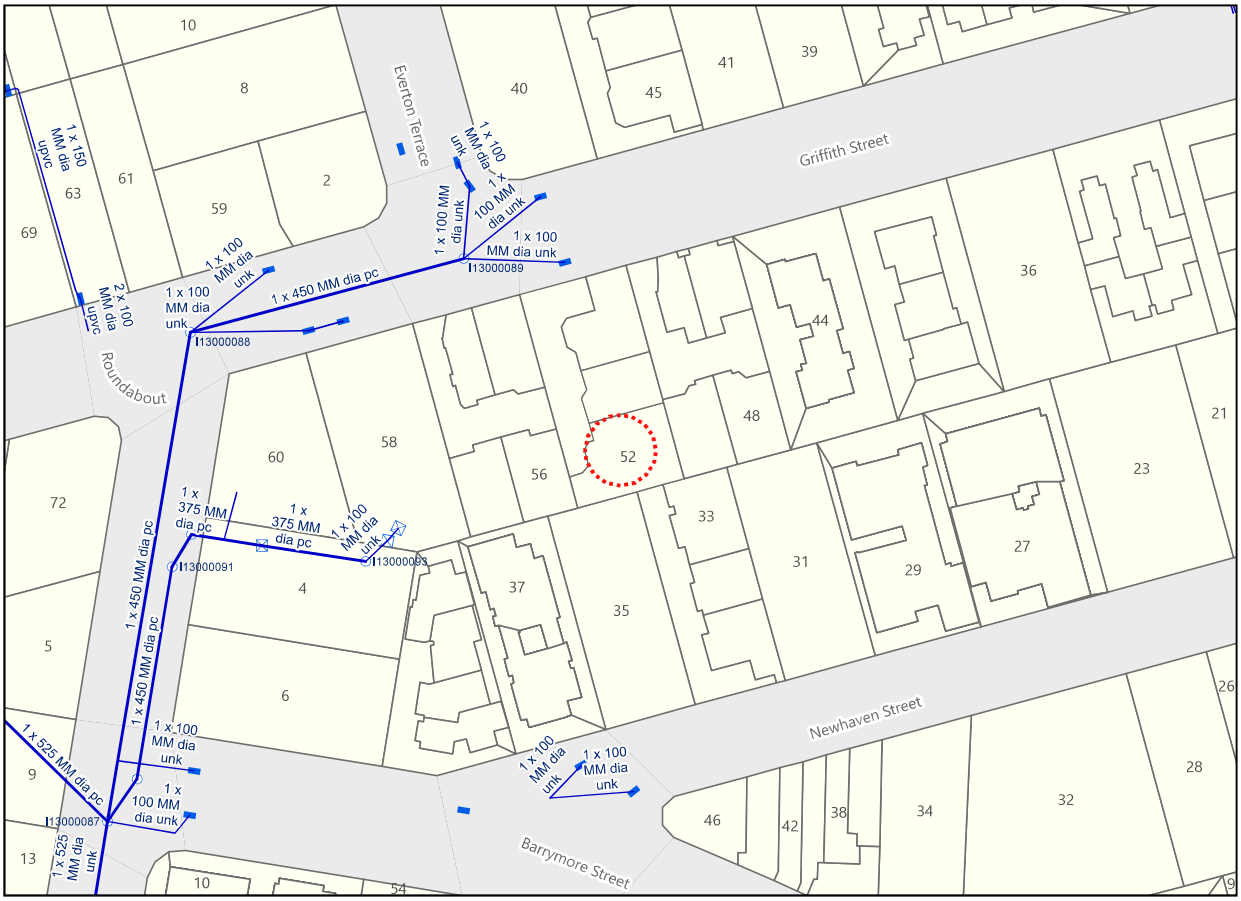
Scale 1: 700

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

Enquiry Area

Map Key Area

Job # 52101252
Seq # 266625319
Provider: Brisbane City Council
Telephone: (07) 3403 8888



Legend

BYDA Enquiry

Stormwater Network

- Stormwater Drain
- Stormwater Gully / Roofwater Connection
- Stormwater Maintenance Hole
- Stormwater Gully Pit
- Stormwater Field Inlet

Disclaimer:
© Brisbane City Council [2020]
In consideration of Council, and the copyright owners listed below, permitting the use of this data, you acknowledge and agree that Council, and the copyright owners, give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.
Data must not be used for direct marketing or be used in breach of the privacy laws.

Copyright of data is as follows:
Cadastre and Street Names © 2020 State of Queensland (Department of Natural Resources, Mines and Energy)

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

In an emergency contact Brisbane City Council on 07 3403 8888
14/01/26 (valid for 30 days)

0 10 20 40 m

Scale 1:1,000

Plans generated by SmarterWX™ Automate

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: 266625321
Date: 14/01/2026

Scale: 1:500
Tile No: 1

LEGEND

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

AS5488 Category "D" Plan

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 14/01/2026 by Pelicancorp TicketAccess Software | www.pelicancorp.com

LEGEND

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



Emergency Contacts

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

LEGEND

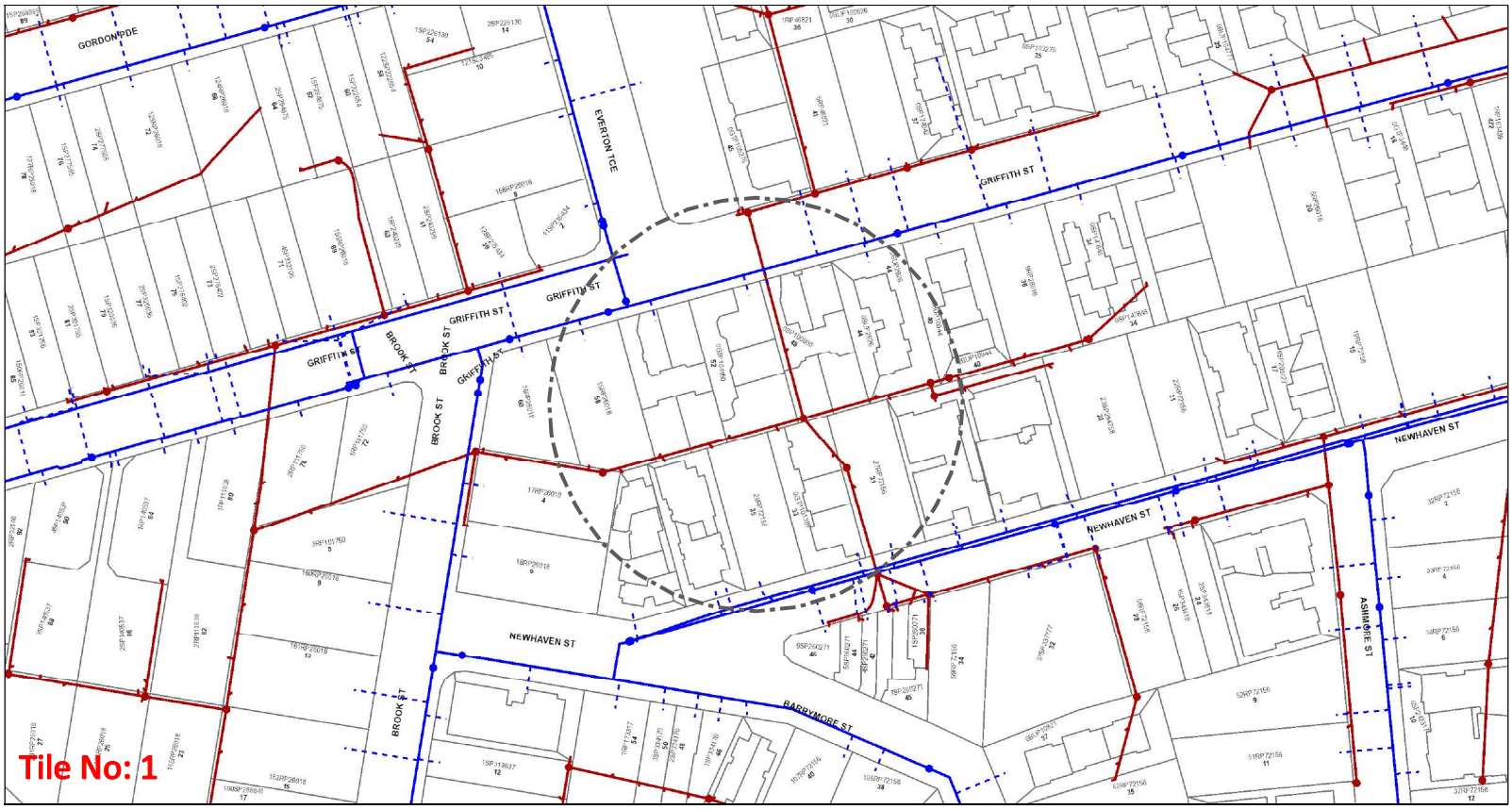
14	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m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



Emergency Contacts

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

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



UrbanUtilities

N

Map Scale
1:1000

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

BYDA Reference No: 266625320

Date BYDA Ref Received: 14/01/2026
Date BYDA Job to Commence: 14/01/2026
Date BYDA Map Produced: 13/01/2026

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.

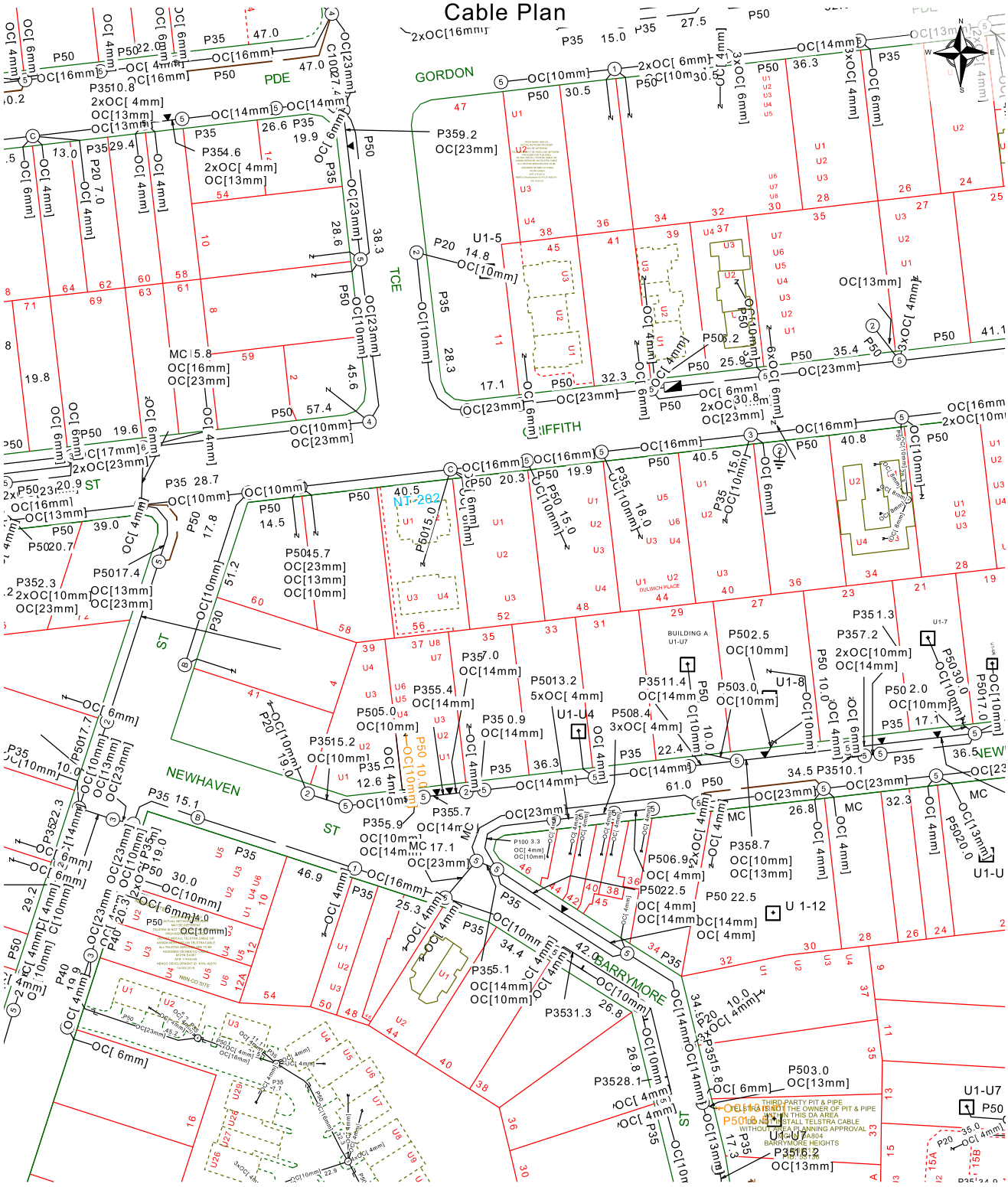
This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.

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

Cable Plan



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 14/01/2026 10:20:30

Sequence Number: 266625323

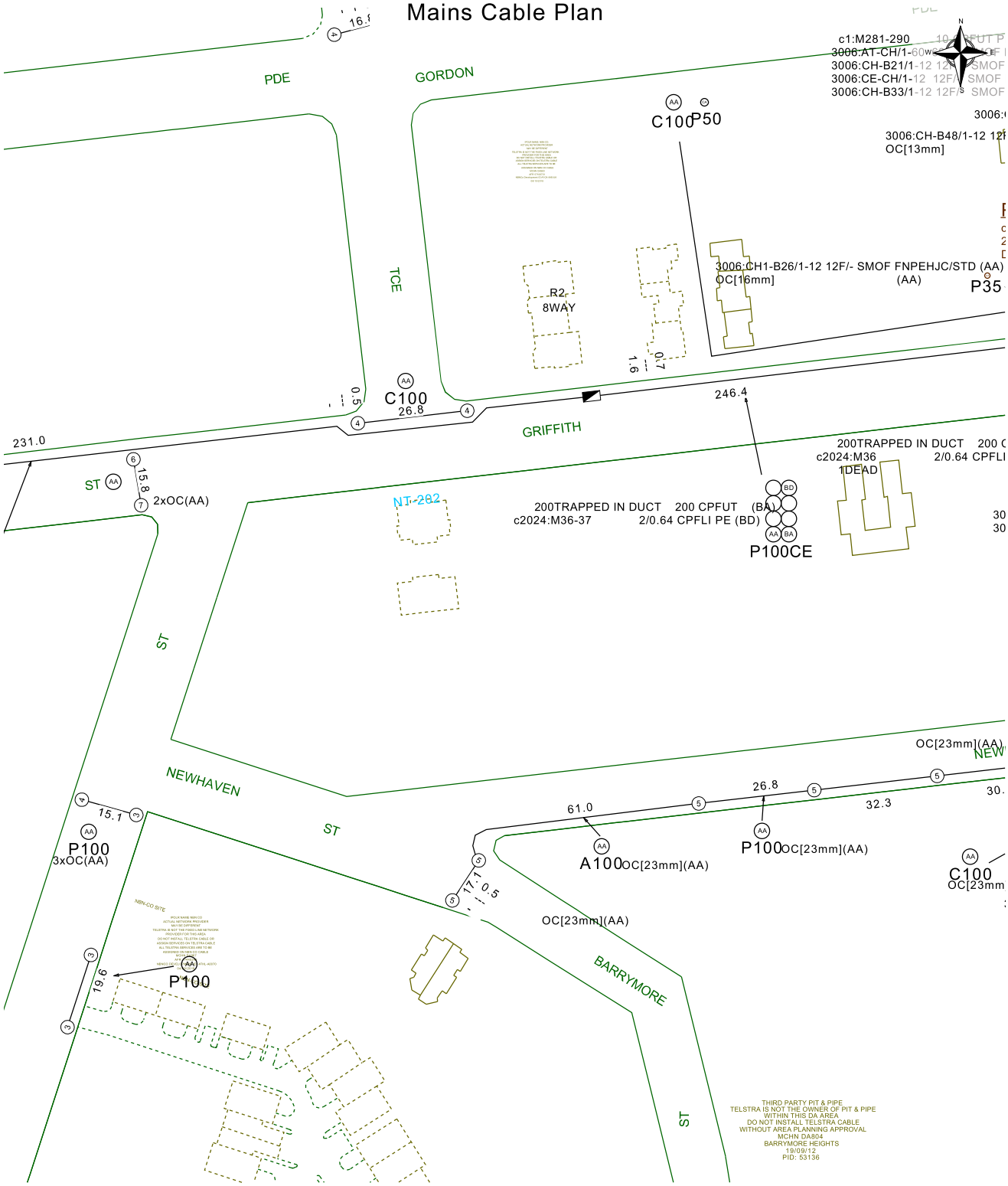
Please read Duty of Care prior to any excavating

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

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

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

Mains Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-e
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 14/01/2026 10:20:32

Sequence Number: 266625323

Please read Duty of Care prior to any excavating

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.

LEGEND

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

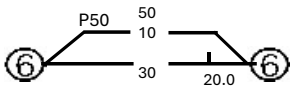
P100 — Single to Multiple Round Conduit Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)

E85 — Multiple Square Conduit configurations 2,4,6 respectively
(attached text denotes conduit type and size)

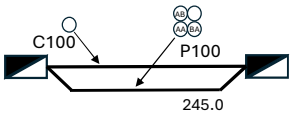
Some examples of conduit type and size:

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

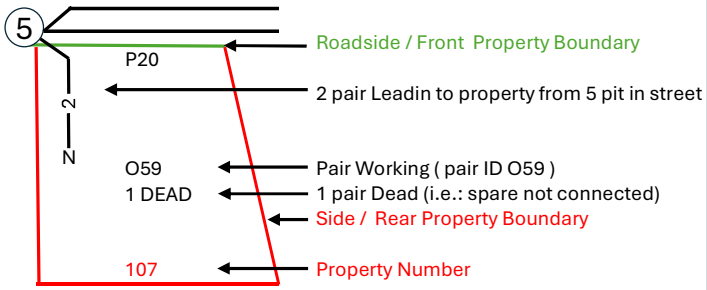
Some Examples of how to read Telstra Plans



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.

SearchX From Search to Signed

Statutory Encumbrances Overview

Property: UNIT 3 52 GRIFFITH ST, EVERTON PARK QLD 4053

This report details statutory encumbrances that directly impact the property.

1. Energex

The Energex statutory plans have been reviewed to determine the presence of electrical infrastructure within the subject property. Where underground electrical cables or related electrical assets are shown within the property boundaries, these assets represent a statutory encumbrance affecting the land. The presence of Energex infrastructure within the property may impose constraints on development or require consideration in future use of the land.

2. Telstra

The Telstra statutory plans have been reviewed for telecommunications infrastructure located within the subject property. Where Telstra-owned pits, conduits, cables, or associated assets are shown within the property boundaries, they constitute a statutory encumbrance affecting the land. This includes both distribution and lead-in infrastructure located on or passing through the property.

3. Brisbane City Council

The statutory mapping identifies local government infrastructure associated with Brisbane City Council that may be located within the boundaries of the subject property. Where stormwater drainage infrastructure, including underground stormwater pipes or associated drainage structures, is shown to traverse or be situated within the property boundaries, this infrastructure constitutes a statutory encumbrance affecting the land. Such infrastructure burdens the property for drainage purposes and may have implications for use or development of the affected area.

4. Urban Utilities

The Urban Utilities statutory mapping has been examined for water, recycled water, and sewer infrastructure. Where Urban Utilities assets, including water mains, sewer mains, or associated infrastructure, are located within the boundaries of the subject property, they constitute a statutory encumbrance affecting the land. These assets burden the property as part of the public utility network and are relevant to property due diligence and development considerations.

5. NBN Co

The statutory telecommunications mapping identifies infrastructure associated with NBN Co. Where NBN pits, conduits, cables, or related telecommunications infrastructure are shown within the property boundaries, these assets represent a statutory encumbrance affecting the land. The presence of such infrastructure indicates that part of the property is burdened by telecommunications assets forming part of the national broadband network.

6. APA Group

The statutory mapping has been reviewed to identify any gas infrastructure associated with APA Group. Where high-pressure or distribution gas pipelines, mains, or associated infrastructure owned or operated by APA Group are shown within the boundaries of the subject property, such infrastructure constitutes a statutory encumbrance affecting the land. The presence of APA Group

gas assets within the property boundaries burdens the land for gas transmission or distribution purposes and may impact future development or use of the affected area of the property.

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

Dealing: 704195116
Title Reference:50121634
Lodgment: 1079267
Date: 15/07/2000 13:56:56

1. Name of Community Title Scheme

   GRIFFITH MEWS.

2. Regulation Module

   Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

   BODY CORPORATE FOR GRIFFITH MEWS. COMMUNITY TITLES SCHEME 22835

4. Address for service of documents on the body corporate

   52 GRIFFITH STREET
   EVERTON PARK QLD 4053

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 GTP104150	4
2 in GTP104150	3
3 in GTP104150	5

Total Lots: 3 Aggregate 12

7. Interest Schedule

Lot	Entitlement
1 in GTP104150	4
2 in GTP104150	3
3 in GTP104150	5

Total Lots: 3 Aggregate 12

***** End *****

© Queensland Titles Registry Pty Ltd 2026

BCCM **Form 33**

Queensland
Department of Justice

Body corporate certificate

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

Department of
Justice and Attorney-General

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 16/ 1 / 2026

Becoming an owner

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

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

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

How to get more information

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

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

Contacting the body corporate

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

Name and number of the community titles scheme (Example – Seaview CTS 1234)

Griffith Mews CTS 22835

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: Peter de Beer Role: Chairman + Secretary + Treasurer

Phone: 0439410081 Email: peterdebeer7@gmail.com

Property and community titles scheme details

Lot and plan details

Lot number: 3

Plan type and number (Example – BUP 1234): GTP 104150

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: ....5.....

Total contribution schedule lot entitlements for all lots: ...12.....

Interest schedule

Interest schedule lot entitlement for the lot: .....5.....

Total interest schedule lot entitlements for all lots: .....12.....

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 3 for the current financial year: $ 1450

Number of instalments: 4 (outlined below)

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

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

Due date	Amount due	Amount due if discount applied	Paid
30/09/25	$ 362.50	$	☒ Yes ☐ No
31/12/25	$ 362.50	$	☒ Yes ☐ No
31/03/26	$ 362.50	$	☒ Yes ☐ No
30/06/26	$ 362.50	$	☐ Yes ☒ No

Sinking fund contributions

Total amount of contributions (before any discount) for lot 3 for the current financial year: $ 3150

Number of instalments: 4 (outlined below)

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

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

Due date	Amount due	Amount due if discount applied	Paid
30/09/25	$ 787.50	$	☐ Yes ☐ No
31/12/25	$ 787.50	$	☐ Yes ☐ No
31/03/26	$ 787.50	$	☐ Yes ☐ No
30/06/26	$ 787.50	$	☐ Yes ☐ No

Special contributions (IF ANY)

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

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

Number of instalments: ..... (outlined below)

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:

- [x] No other amounts payable for the lot.
- [x] Amounts payable under exclusive use by-laws, totalling $ .....
- [x] Amounts payable under service agreements (that are not included in body corporate contributions for the lot), totalling $ .....
- [x] 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:

- [x] 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: $ .....

Total amounts due but not paid: $ .....

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.
- ☒ No

Current sinking fund balance (as at date of certificate): $ 26,247.89

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: Peter de Beer

Position/s held: Chairman, Secretary, Treasurer

Signature/s: [signature]

Date: 16/11/25

Copies of documents given with this certificate:

n/a ☐ by-laws for the scheme in consolidated form (if applicable)

n/a ☐ details of exclusive use by-laws or other allocations of common property (if applicable)

☒ the most recent statement of accounts

n/a ☐ details of amounts payable to the body corporate for another reason (if applicable)

n/a ☐ details of improvements the owner is responsible for (if applicable)

n/a ☐ the register of assets (if applicable)

☒ insurance policy details

Current Body corporate matters for Griffith Mews:

Financial standings as of 16th December 2025:

Westpac Business Cash Reserve:
(Sinking fund)
$26247.66

WESTPAC BUSINESS ONE
(Everyday account)
$10267.05

1. Current Starta Insurance $2940/annum insured till 23/11/2026
Policy No.: QRSC1900549 with ALLIANZ AUSTRALIA INSURANCE LTD

2. Latest Termite Inspection 15th October 2025 - with TRUSTED PEST MANAGEMENT. Annual treatment review also after drill in chemical system installed recently.

3. Roof ridge capping was repointed and cracked tiles replaced, valleys clipped on 11 January 2024 ($3260.00)

4. Two council requests and inquiries are in motion due to the recent heavy rain and the replacement of the stormwater drain on the road. The properties almost flooded from the sheer velocity of the water on the road overflowing into the property. I am still waiting to here from the engineer on a verdict as to why this is occurring. Hence, the coir log on the footpath.

Peter de Beer
Chairman, Secretary, Treasurer for Body Corporate at Griffith Mews.

Griffith Mews Bodycorp AGM 4/4/2025

IN ATTENDANCE:

PHIL, LORRAINE AND PETER.

1. Land Valuation notice from local govt
- Current land valuation $830000, New land valuation $990000 (812 m2)

2. General maintenance:

- council FINALLY cut the trees back a bit off the road/footpath, after 3 months of waiting and phone calls, being told I was not allowed to cut them and had to wait.

- front carpark more accessible - plan is to remove the concrete edge on the left and allow bins to go behind that.

- I plan on painting the front fence soon and have started on a letterbox touch up. I also need to reshoot some palings.

- I apologise for the ugly coir log on the footpath, it saved us with the recent cyclone from major flooding. Council and I are 'discussing' why they

lifted the concrete edge and now our property is collecting all the excess water from the road. This has only been an issue for about 3 years since the drain "upgrade" and increases our risk of flooding. I am attempting to make a point with the engineers at council that they need to rectify this issue, but they seem to ignore this and not care at this stage. As with all things council, I was given a 6 month waiting window to deal with. In the mean time, with all the recent rains, I'm just grateful it didn't get anywhere near as bad as 2022, where it came 10mm from my weep holes and doors - it would have been very bad for all of us if it came any higher.

- as we continue to save in the sinking fund for future projects, eventually I'd like to do what the neighbours next door did recently and re-paint/clean the roof tiles. However, the re-pointing mortar guys came just in time before the rain to prevent any leaks, so for now this is very good.

- the driveway will also need to be looked at as the cracking is just getting worse with every heavy rain; I will clear silicon fill next time to make less nasty marking from the concrete bog.

3. Finance update:

Westpac business cash reserve: $26152.13

Westpac Business One $8281.05

4. Complex pest control visit due for mid year - no date as yet - we will advise when visit is booked

5. Flood cover is included for building and externals on latest **insurance:** latest premium was $2915.00 -remember this is not including anything internal - that is for each tenant to take out contents insurance

6. DRAINAGE DISCUSSED TOO.

PSC INSURANCE BROKERS SOUTH BRISBANE

PSC South Brisbane
Professional Services Corporation Pty Ltd T/as
ABN 88 119 835 611 AFSL 305491

Level 9, 154 Melbourne Street, South Brisbane QLD 4101
PO Box 3777, South Brisbane BC QLD 4101
P: 1300 908 404
E: insurance@psc.com.au

The policy mentioned below is due for renewal on and payable by 23/11/2025.

TAX INVOICE

This document will be a tax invoice for GST when you make payment

Body Corporate For Griffith Mews CTS 22835
C/ - Peter De Beer
52 Griffith Street
EVERTON PARK QLD 4053

Invoice Date: 14/10/2025
Invoice No: 0017741
Our Reference: CTS22835

Should you have any queries in relation to this account, please contact your Account Manager
Sharon Simeon

Class of Policy: Strata - Residential
Insurer: Allianz Australia Insurance Ltd
ABN: 15 000 122 850
The Insured: Body Corporate For Griffith Mews CTS 22835

RENEWAL
Policy No: QRSC19005649
Period of Cover:
From **23/11/2025**
to **23/11/2026** at 4:00 pm

DEFT PAYMENT SYSTEMS
Please turn over for further payment methods and instructions

BPAY
Biller Code: 20362
Ref: 40831081915069934
®Registered to BPAY Pty Ltd
ABN 69 079 137 518

Pay by credit card (Visa, Mastercard or Amex)
at **www.deft.com.au**
A surcharge may apply.
DEFT Reference Number: 40831081915069934

Post Billpay
*498 408310 81915069934
Pay in-store at Australia Post by cheque or eftpos

Professional Services Corporation Pty Ltd
Our Reference: CTS22835
Invoice No: 0017741
Due Date: 23/11/2025

Premium	**$1,944.22**
U'writer Levy	**$200.00**
Fire Levy	**$0.00**
GST	**$249.77**
Stamp Duty	**$192.48**
Broker Fee	**$353.53**
Admin Fee	**$0.00**

AMOUNT DUE $2,940.00

Schedule of Insurance

Class of Policy:	Strata - Residential	**Policy No:**	QRSC19005649
The Insured:	Body Corporate For Griffith Mews CTS 22835	**Invoice No:**	0017741
		Our Ref:	CTS22835

This policy has been placed through

Strata Community Insurance

Strata Community Insurance is an underwriting agency who has placed the policy with

Allianz Australia Insurance Ltd
ABN 15 000 122 850

SCI Residential Strata

Insured: Body Corporate For Griffith Mews CTS 22835

Period of Insurance: 23/11/2025 To 23/11/2026

Situation: 52 Griffith Street, Everton Park, QLD, 4053

		Sum Insured
Section 1	**PART A**	
	Building	$1,161,719
	Common Area Contents	$11,617
	Terrorism Cover Under Section 1 Part A2	Applies
	PART B	
	Loss of Rent/Temporary Accommodation	$158,056
	OPTIONAL COVERS	
	Flood	Insured
	Floating Floors	Not Insured
Section 2	Liability	$10,000,000
Section 3	Voluntary Workers	Included
Section 4	Workers Compensation (NSW, VIC, NT, ACT, TAS & WA only)	Not Insured
Section 5	Fidelity Guarantee	$100,000
Section 6	Office Bearers' Liability	Not Insured
Section 7	Machinery Breakdown	Not Insured
Section 8	Catastrophe	Not Insured
Section 9	**Part A** Government Audit – Professional Fees	$25,000
	Part B Appeal Expenses	$100,000
	Part C Legal Defences Expenses	$50,000
Section 10	Lot Owners' Fixtures and Improvements	$300,000
Section 11	Loss of Lot Market Value	Not Insured

Excesses

Schedule of Insurance

Class of Policy:	Strata - Residential	**Policy No:**	QRSC19005649
The Insured:	Body Corporate For Griffith Mews CTS 22835	**Invoice No:**	0017741
		Our Ref:	CTS22835

Section	Excess	
Section 1	Insured Property	$500
Section 9	Legal Defence Expenses and 10% Contribution	$1,000

Class of Policy:	Strata - Residential	**Policy No:**	QRSC19005649
The Insured:	Body Corporate For Griffith Mews CTS 22835	**Invoice No:**	0017741
		Our Ref:	CTS22835

Important Information

Please read the following important information. Contact your Broker if there is anything you do not understand, or if you have any questions.

DUTY OF DISCLOSURE

It is important that you provide us with complete and accurate information about the risk to be insured otherwise the advice we give you may not be appropriate for your needs. We rely on you to provide complete and accurate information.

Before you enter into, extend, vary or reinstate an insurance policy with an insurer, you have a legal duty to disclose information to the insurer (Duty of Disclosure). This Duty of Disclosure applies until the insurer agrees to either insure you or renew your insurance.

Your Duty of Disclosure requires you to disclose anything that you know, or you could reasonably be expected to know, as be relevant to the insurer's decision and terms to insure you.

Your Duty of Disclosure does not require you to tell the insurer anything:

- that reduces the risk it insures you for;
- is common knowledge;
- that the insurer knows or should know; or
- which the insurer waived you duty to tell it about.

DUTY NOT TO MAKE A MISREPRESENTATION

For Personal, Domestic and Household insurance contracts, You have a duty under the Insurance Contracts Act 1984 (ICA) to take reasonable care not to make a misrepresentation to the insurer (your duty). Your duty applies only in respect of a policy that is a consumer insurance contract, which is a term defined in the ICA. Your duty applies before you enter into the policy, and also before you renew, extend, vary, or reinstate the policy. Before you do any of these things, you may be required to answer questions and the insurer will use the answers you provide in deciding whether to insure you, and anyone else to be insured under the policy, and on what terms. To ensure you meet your duty, your answers to all the questions must be truthful, accurate and complete. If you fail to meet your duty, the insurer may be able to cancel your contract, or reduce the amount it will pay if you make a claim, or both. If your failure is fraudulent, the insurer may be able to refuse to pay a claim and treat the contract as if it never existed.

IF YOU DO NOT TELL THE INSURER SOMETHING

If you do not tell the insurer anything you are required to, they may cancel your contract, or reduce the amount they will pay you if you make a claim, or both. If your failure to tell the insurer is fraudulent, they may refuse to pay a claim and treat the contract as if it never existed.

UNDERINSURANCE

Your contract of insurance may contain an Average or Underinsurance provision. This means that if the amounts you insure for do not adequately reflect the full value of your property or the scale of your potential financial loss, you may have to bear a portion of any claim yourself.

Property and Business Interruption / Consequential Loss

Underinsurance occurs when the sums insured or declared values do not reflect the full replacement or repair cost of your property, or the actual potential loss of income, rent, or profits following an insured event. If the amounts you insure for are less than the true value, the insurer may reduce the amount payable on a claim in proportion to the degree of underinsurance. For example, if your insurance covers only 50% of the actual value, any claim payment may be reduced by up to 50%, leaving you to bear the remainder of the loss.

Common causes of underinsurance include:

- Not updating sums insured or declared values to reflect current replacement costs, inflation, or business growth.
- Failing to include additional costs such as demolition, debris removal, planning and compliance expenses, or increased working costs.
- Not allowing for seasonal fluctuations, rent reviews, or changes in turnover when setting Business Interruption values.

To avoid underinsurance:

- Review and update your sums insured and declared values annually and at each renewal.
- Consider obtaining professional valuations or risk engineering advice to confirm replacement and reinstatement costs.
- Ensure your insurance covers all relevant aspects of your property and operations, including potential loss of profits or rent.

If you are unsure of the Average or Co-Insurance conditions of your policy, please contact your Account Manager for assistance. Failure to insure adequately may result in reduced claim payments or, in some cases, refusal of cover.

INSURING THE INTEREST OF OTHER PARTIES

If you require another party to be covered by your policy, you must request this in advance. Insurance contracts generally provide cover only for the Named Insured shown in the schedule. Additional parties will not usually be protected unless their interest is disclosed to and agreed to by the insurer.

CLAIMS MADE POLICIES

Some policies (for example, Professional Indemnity, Management Liability, and Cyber Liability) are issued on a "claims made and notified" basis. This means the policy responds to claims that are first made against you and notified to the insurer during the period of insurance, even if the act, error, or omission giving rise to the claim occurred earlier. Cover will not apply to matters that occurred before any applicable retroactive date shown in the schedule. To protect your entitlement to claim, it is essential that you report all claims, and any circumstances that may give rise to a claim, to the insurer without delay and before the policy expires. Failure to do so may result in the insurer declining the claim.

Class of Policy:	Strata - Residential	**Policy No:**	QRSC19005649
The Insured:	Body Corporate For Griffith Mews CTS 22835	**Invoice No:**	0017741
		Our Ref:	CTS22835

COOLING OFF

All Retail Products are subject to a "cooling off period" of a minimum of 14 days and details of this are contained in the PDS. During this time, if you are not happy with a Retail Product, you may withdraw from the new contract at no cost to you other than our broker's fee, which is not refundable.

CANCELLATION OF YOUR POLICY

If there is a refund or reduction of your premium as the result of a cancellation or alteration to a policy or based on a term of your policy (such as a premium adjustment provision), we will retain any fee we have charged you. We will also retain our commission or charge you a cancellation fee equal to the reduction in commission. We will also retain any adviser fee we have charged you.

PREMIUM FUNDING

Premium funding allows you to spread out the cash flow associated with paying your insurance premiums over the next twelve months. We receive a commission from the funder for arranging the funding contract, full details are available on request. Please note that should the insurance policy be cancelled, before the expiry date for whatever reason, the Premium Funder will charge you the full interest applicable to the contract, as detailed in the Loan Application Form. Typically there will be no refund of our commission on the refund premium and no refund of any fee we may have charged you for arranging the cover. We also reserve the right to charge you a policy cancellation handling fee. In some cases insurers also apply minimum premiums to policies, which may further reduce the refund that you might otherwise receive.

The impact of the above on you is that any refund you receive for the mid-term cancellation of your policy will usually be significantly less than a pro rata calculation would produce and in extreme cases may involve you having to make an additional final payment even though the policy has been cancelled. Therefore prior to cancelling a policy and replacing it with another cover we strongly recommend that you discuss your situation with us so that we can advise the exact extent and impact of the early cancellation provisions mentioned above.

CREDIT TERMS & PAYMENT

Unless agreed otherwise, Credit Terms are strictly in accordance with the period specified on the invoice, if you fail to pay the full premium within the agreed period your cover will lapse. The insurer will be entitled to a premium for the time held covered but you will be uninsured from the date your cover was cancelled.

PRIVACY

We appreciate privacy is important to you. We are committed to protecting your personal information. For further information, please refer to our Privacy Statement by visiting www.pscinsurance.com.au/privacy or upon request.

Class of Policy:	Strata - Residential	**Policy No:**	QRSC19005649
The Insured:	Body Corporate For Griffith Mews CTS 22835	**Invoice No:**	0017741
		Our Ref:	CTS22835

Insurance Risks Checklist

Risks may be uninsured for a number of reasons, including:

- **Self-Insurance -** This is where you have elected NOT to insure certain risks. You will be responsible to cover all the losses yourself.
- **Under Insurance**: If your sums insured or declared insurable values are inadequate and the policy contains a co-insurance or average clause, you may not receive the full amount of the loss.
- **A Policy Deductible / Excess** – You must bear the first part of the loss up to the amount of the excess.
- **Inadequate Loss Limits**: If the sum insured is less than the amount of your exposure, any loss in excess of the sum insured will not be insured.
- **Excluded Perils**: Some policies exclude certain perils, example - flood, storm surge and subsidence. You will not be insured for an excluded peril unless you ask for the cover.

We have indicated below a number of risks we believe may be important for you to consider. This list does not include all the policies available in the various insurance markets and is only intended to provide a summary of covers to assist in your assessment of whether such insurance protection may be needed.

Please note this list includes covers that you may have already purchased.

- **Flood:** 'Flood' means the covering of normally dry land by water that has escaped or been released from the normal confines of any lake, river, creek or other natural watercourse, whether or not altered or modified; or any reservoir, canal or dam.
- **Cyber Insurance:** First Party Costs reimburses the Insured for the costs they would incur to respond to a breach, such as IT Forensic Costs, Credit Monitoring Costs, Public Relations Expenses and Cyber Extortion Costs (including ransom payments to hackers). Third Party Claims - covers the Insured's liability to third parties from a failure to keep data secure, such as claims for compensation by third parties, investigations, defence costs and fines and penalties from breaching the Privacy Act.

Management Liability: This policy incorporates - Directors & Officers Liability, Statutory Liability, Crime Cover, Employment Practices and Tax Audit expenses.

- **Business Interruption**: The Business Interruption policy covers the insurable profits that would have been earned if the business was operating as usual. It is designed to put a business in the same financial position that it would have been in if no loss had occurred.

All these covers may not apply to your circumstances. However, as a business can change, we suggest that this list be reviewed regularly to ensure that your current insurance program is still satisfactory in meeting your needs. Please contact your Broker if you require any additional information.

Property/Asset Protection • Burglary/Theft • Business Interruption • Business package • Commercial Strata • Contractors Plant & Equipment • Fidelity Guarantee / Employee Fraud • Fire & Perils / Industrial special Risks • Flood • General Property • Glass Breakage / Signs • Money	• Environmental Impairment Liability • Libel & Slander / Defamation • Management Liability • Public and Products Liability • Product Performance Guarantee • Product Recall • Professional Indemnity • Statutory Liability • Taxation & Audit Expenses • Trade Credit	**Machinery & Electronic Equipment** • Boiler & Pressure Vessel Explosion • Computer Breakdown & Business Interruption • Cyber Protection • Electronic Equipment / Breakdown • Machinery Breakdown & Business Interruption	**Construction** • Advanced Profits • Construction Risks and Liability • Contract Works **Personnel** • Corporate Travel • Group Personal Accident • Individual Personal Accident • Key Person Cover • Workers Compensation
Liability • Association Liability • Cyber Liability • Contractual Liability • Drone Liability • Directors & Officers Liability • Employment Practices Liability	**Marine** • Carriers Liability • Charters Legal Liability • Marine Hull • Marine Inland Transit • Marine Overseas Transit • Marine Liability	**Commercial Motor** • Heavy Motor / Machinery • Motor Vehicle • Motor Vehicle downtime	**Domestic** • Home – Building & Contents • Landlords • Strata • Motor / Boat • Caravan /Trailer

Schedule of Insurance

Class of Policy:	Strata - Residential	**Policy No:**	QRSC19005649
The Insured:	Body Corporate For Griffith Mews CTS 22835	**Invoice No:**	0017741
		Our Ref:	CTS22835

	Amount	GST	Total
Broker Fee	353.53	35.35	388.88
Commission	388.85	38.90	427.75
Total Income	**742.38**	**74.25**	**816.63**

Westpac Business One
Statement of recent transactions

BODY CORPORATE FOR
GRIFFITH MEWS COMMUNITY
TITLES SCHEME 104150
52 GRIFFITH ST
EVERTON PARK, QLD, 4053
AU

Account/Card number
034-038 122471

Account opened:26-Nov-1997

Transactions
This statement covers transactions from 16-Jan-2025 to 16-Jan-2026

Current balance: $13,027.05

Date	Description	Withdrawal	Deposit
15 Jan 2026	DEPOSIT BANK OF QLD 104150		$920.00
13 Jan 2026	DEPOSIT-OSKO PAYMENT 2902835 MRS BRONTE DE BEER Unit 3 Unit 3		$1150.00
29 Dec 2025	DEPOSIT BANK OF QLD UNIT 2		$690.00
16 Oct 2025	WITHDRAWAL MOBILE 1078082 BPAY DEFT INSUR	-$2940.00	
16 Oct 2025	WITHDRAWAL-OSKO PAYMENT 1447686 WT Management Pty Ltd	-$594.00	
16 Oct 2025	DEPOSIT BANK OF QLD UNIT 2		$690.00
14 Oct 2025	DEPOSIT BANK OF QLD 104150		$920.00
13 Oct 2025	DEPOSIT-OSKO PAYMENT 2158486 MRS BRONTE DE BEER Unit 3 Unit 3		$1150.00
21 Jul 2025	DEPOSIT BANK OF QLD 104150 UNIT 1		$920.00
17 Jul 2025	DEPOSIT BANK OF QLD UNIT 2		$690.00
14 Jul 2025	DEPOSIT-OSKO PAYMENT 2582709 MRS BRONTE DE BEER Unit 3 Unit 3		$1150.00
22 Apr 2025	WITHDRAWAL MOBILE 1884463 TFR Westpac Bus	-$5000.00	
07 Apr 2025	DEPOSIT BANK OF QLD UNIT 2		$690.00
07 Apr 2025	DEPOSIT-OSKO PAYMENT 2880270 MRS BRONTE DE BEER Unit 3 Unit 3 06 APR 2025		$1150.00
04 Apr 2025	DEPOSIT BANK OF QLD 104150		$920.00

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Date created: 16-Jan-2026 03:27 pm

Westpac Business Cash Reserve
Statement of recent transactions

BODY CORPORATE FOR
GRIFFITH MEWS COMMUNITY
TITLES SCHEME 104150
52 GRIFFITH ST
EVERTON PARK, QLD, 4053
AU

Account/Card number
034-054 291603

Account opened:03-Jan-2013

Transactions
This statement covers transactions from 16-Jan-2025 to 16-Jan-2026

Current balance: $26,247.89

Date	Description	Withdrawal	Deposit
31 Dec 2025	INTEREST PAID		$0.23
28 Nov 2025	INTEREST PAID		$0.20
31 Oct 2025	INTEREST PAID		$0.22
30 Sep 2025	INTEREST PAID		$4.65
29 Aug 2025	INTEREST PAID		$13.32
31 Jul 2025	INTEREST PAID		$17.37
30 Jun 2025	INTEREST PAID		$17.79
30 May 2025	INTEREST PAID		$22.58
30 Apr 2025	INTEREST PAID		$19.40
22 Apr 2025	DEPOSIT ONLINE 2884464 TFR Westpac Bus		$5000.00
31 Mar 2025	INTEREST PAID		$18.84
28 Feb 2025	INTEREST PAID		$18.62
31 Jan 2025	INTEREST PAID		$20.60

Things you should know

1. This interim statement shows only those transactions that have been processed and may not include intraday transactions.

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Date created: 16-Jan-2026 03:28 pm

Australian Government
Australian Taxation Office

MRS BRONTE E DE BEER
3 52 GRIFFITH ST
EVERTON PARK QLD 4053

Our reference: 7166367157196
Phone: **13 28 66**

14 January 2026

Your foreign resident capital gains withholding clearance certificate

› Purchasers are not required to withhold and pay an amount
› Provide a copy to the purchaser and retain a copy for your records

Hello BRONTE,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2411176081418
Vendor name	BRONTE ELISE DE BEER
Clearance Certificate Period	14 January 2026 to 14 January 2027

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,
Emma Rosenzweig
Deputy Commissioner of Taxation

Need help?

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

Contact us

In Australia? Phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00 am and 5:00 pm Australian Eastern Standard time, Monday to Friday.

Australian Government
Australian Taxation Office

MR PETER DE-BEER
3 52 GRIFFITH ST
EVERTON PARK QLD 4053

Our reference: 7166367168133
Phone: **13 28 66**

14 January 2026

Your foreign resident capital gains withholding clearance certificate

› Purchasers are not required to withhold and pay an amount
› Provide a copy to the purchaser and retain a copy for your records

Hello PETER,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2411176082106
Vendor name	PETER DE-BEER
Clearance Certificate Period	14 January 2026 to 14 January 2027

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,
Emma Rosenzweig
Deputy Commissioner of Taxation

Need help?

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

Contact us

In Australia? Phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00 am and 5:00 pm Australian Eastern Standard time, Monday to Friday.

GRIFFITH MEWS GTP 104150
NOTICE OF CONTRIBUTION - UNIT 3
==========
==

Peter and Bronte de Beer
Unit 3/52 Griffith Street
Everton Park QLD 4053

3 months 1/1/2026 – 31/3/26

Above Unit No. 3 has 5 units of entitlement
Admin Fund @ $290 per annum per entitlement $362.50
Sinking Fund @ $630 per annum per entitlement $787.50
AMOUNT NOW DUE $1150

Cheques should be made payable to:
GRIFFITH MEWS GTP 104150

Or electronically to
Westpac 034-038
Account: 122471
Name: Unit 3

Paid 13/01/26