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	**KATHLEEN ELIZABETH TAYLOR**
Property address (referred to as the "property" in this statement)	**1/24 FAHEYS ROAD, ALBANY CREEK QLD 4035**
Lot on plan description	**1/GTP105684**

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:

» the amount of rent and bond payable:

» whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

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

Unregistered oral agreement (if applicable)

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

Statutory encumbrances

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

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

Refer to the Dial Before you Dig Report

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 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*:

General Residential - Next Generation Neighbourhood

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. ☐ **Yes** ☒ **No**

If **Yes**, *a copy of the order or application must be given by the seller.*

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: $397 Date Range: 01/04/2026 - 30/06/2026

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: $380 Date Range: 16/01/2026 - 17/04/2026

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: 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.	☒ **Yes**	
	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.		
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer.	☒ **Yes**	☐ **No**
	If No— An explanatory statement is given to the buyer that states:	☐ **Yes**	
	» 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.		
Statutory Warranties	**Statutory Warranties**—If you enter into a contract, you will have implied warranties under the *Body Corporate* and *Community Management Act 1997* relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		
Building Units and Group Titles Act 1980	**The property is included in a BUGTA scheme** *(If Yes, complete the information below)*	☐ **Yes**	☒ **No**
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer.	☐ **Yes**	☐ **No**
	If No— An explanatory statement is given to the buyer that states:	☐ **Yes**	
	» 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.		

Signatures – SELLER

K. & Taylor
Signature of seller

K & Taylor
Signature of seller

KATHLEEN TAYLOR
Name of Seller

KATHLEEN TAYLOR
Name of Seller

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Titles QUEENSLAND

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**50167600**	**Search Date:**	30/06/2026 11:10
Date Title Created:	28/04/1997	**Request No:**	56706944
Previous Title:	50144866		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 GROUP TITLES PLAN 105684
Local Government: MORETON BAY

COMMUNITY MANAGEMENT STATEMENT 22528

REGISTERED OWNER

Dealing No: 704146341 30/06/2000

KATHLEEN ELIZABETH TAYLOR

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10112124 (POR 21)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** 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 14 Sheets
Annexure 1 of Sheet 11
made 28 APR 1997

NAME OF PARCEL: "Alba Ville"

GROUP TITLES PLAN NO. 105684

SIGNATURE OF REGISTERED PROPRIETOR: GOLDHILL CORPORATION PTY LTD by ITS DULY CONSTITUTED ATTORNEY BARRY LINDREA UNDER POWER OF ATTORNEY NO. L409728T

B. Lindrea

NAME OF REGISTERED PROPRIETOR: Gold Hill Corporation Pty Ltd ACN

ADDRESS: Cnr Dawn Road & The Boulevard
Albany Hills Qld 4035

REFERENCE TO TITLE ~~VOLUME~~ , ~~FOLIO~~ 50144866

DESCRIPTION OF PARCEL: Lot 3 on RP 883064

COUNTY: Stanley

PARISH: Bunya

CITY: Pine Rivers Shire

NAME OF BODY CORPORATE: The Proprietors
"Alba Ville"
Group Title Plan No. 105684

ADDRESS at which documents may be served.
c/- Ernst Body Corporate Management Pty Ltd
PO Box 1972
G.C.M.C.
BUNDALL QLD 9726

~~Gold Hill Corporation Pty Ltd~~
~~Cnr Dawn Road & The Boulevard~~
~~Albany Hills Qld 4035~~

CMS22528
GTP105684

GROUP TITLES PLAN No.: 105684

REGISTERED
28 APR 1997
EXAM. INTR.
REGISTRAR OF TITLES

A/Chief Executive Officer

Surveyor's Reference: 4195
Local Authority Reference:

Council of the Shire of Pine Rivers

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

ANNEXURE 1 TO SHEET No. 1 OF GROUP TITLES PLAN No. 105684 ON 28 APR 1997

REGISTRAR OF TITLES.

No. 701573758 Easement burdening the land to Council of the Shire of Pine Rivers over Easement A on RP 883064 Produced 27 SEPT 1996 Recorded 17 OCT 1996

N° 701961750 NOTIFICATION OF CHANGE OF BY LAWS RECORDED -9 MAY 1997

N° 702020472 NOTIFICATION OF CHANGE OF ADDRESS RECORDED 11 JUN 1997

G 357—Govt Printer, Qld

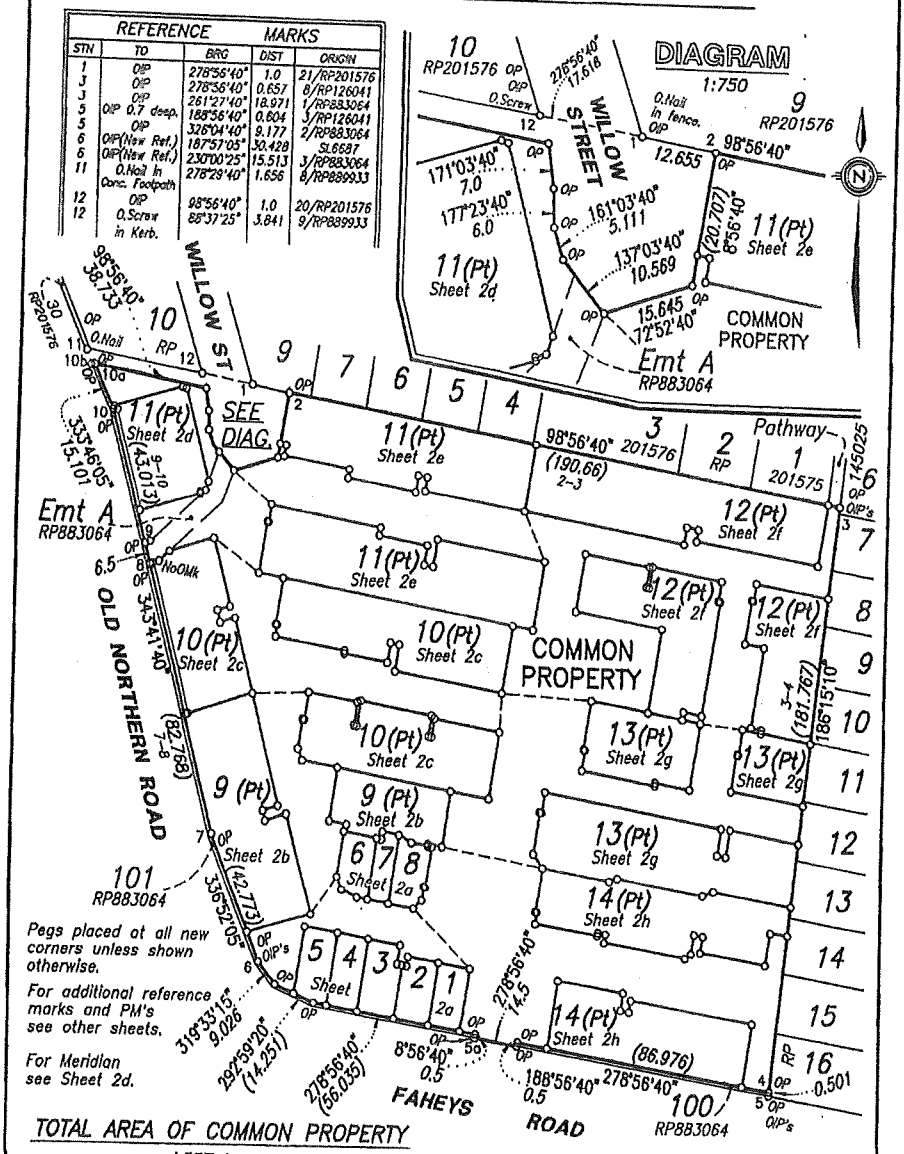
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: "Alba Ville"

Regulation 8(1)
Sheet No. 2 of 14 Sheets

GROUP TITLES PLAN NO. 105684

REFERENCE MARKS				
STN	TO	BRG	DIST	ORIGIN
1	OIP	278°56'40"	1.0	21/RP201576
3	OIP	278°56'40"	0.657	8/RP126041
3	OIP	261°27'40"	18.971	1/RP883064
5	OIP 0.7 deep.	188°56'40"	0.604	3/RP126041
5	OIP	326°04'40"	9.177	2/RP883064
6	OIP(New Ref.)	187°57'05"	30.428	SL6687
6	OIP(New Ref.)	230°00'25"	15.513	3/RP883064
11	O.Nail in Conc. Footpath	278°29'40"	1.656	8/RP889933
12	OIP	98°56'40"	1.0	20/RP201576
12	O.Screw in Kerb.	88°37'25"	3.841	9/RP889933



TOTAL AREA OF COMMON PROPERTY
1·557 ha

SCALE: 1:1500

SIGNATURE OF REGISTERED PROPRIETOR:

GOLDHILL CORPORATION PTY LTD BY
ITS DULY CONSTITUTED ATTORNEY
BARRY LINDREA UNDER POWER OF
ATTORNEY NO. L409728T

Chief Executive Officer
Council of the Shire of Pine Rivers

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

Name of Parcel. "Alba Ville"

Regulation 8(1)
Sheet No. 2 of 14 Sheets

GROUP TITLES PLAN NO. 105684

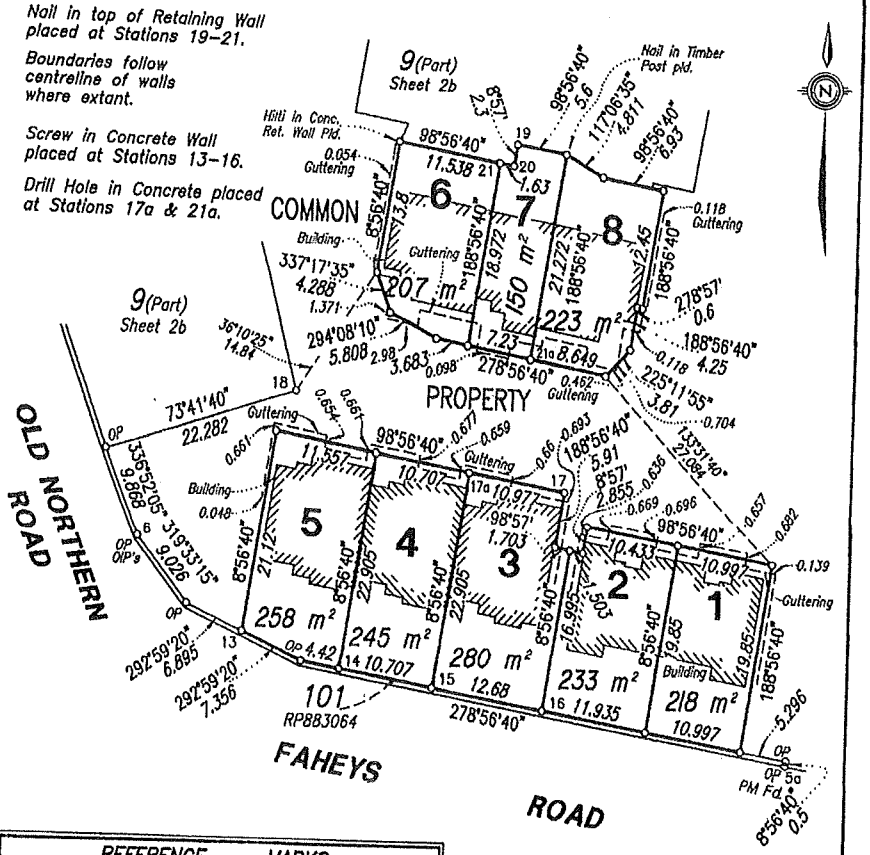
Pegs placed at all new corners unless shown otherwise.

Nail in top of Retaining Wall placed at Stations 19–21.

Boundaries follow centreline of walls where extant.

Screw in Concrete Wall placed at Stations 13–16.

Drill Hole in Concrete placed at Stations 17a & 21a.



REFERENCE MARKS				
STN	TO	BRG	DIST	ORIGIN
6	OIP (New Ref.)	187°57'05"	30.428	SL6687
6	OIP (New Ref.)	230°00'25"	15.513	3/RP883064
6	Screw In Conc.	280°20'	3.68	
17	Screw In Kerb.	34°49'	3.791	
18	Screw In Kerb.	354°29'	12.745	

PERMANENT MARKS			
PM	Brg.	Dist.	No.
5a–PM Fd	202°40'05"	86.555	56228

SCALE. 1 : 500

SIGNATURE OF REGISTERED PROPRIETOR:

GOLDHILL CORPORATION PTY LTD BY
ITS DULY CONSTITUTED ATTORNEY
BARRY LINDREA UNDER POWER OF
ATTORNEY NO. L409728T

B. L

A/Chief Executive Officer

Council of the Shire of Pine Rivers

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

Regulation 8(1)

Name of Parcel. "Alba Ville" Sheet No. 3 of 14 Sheets

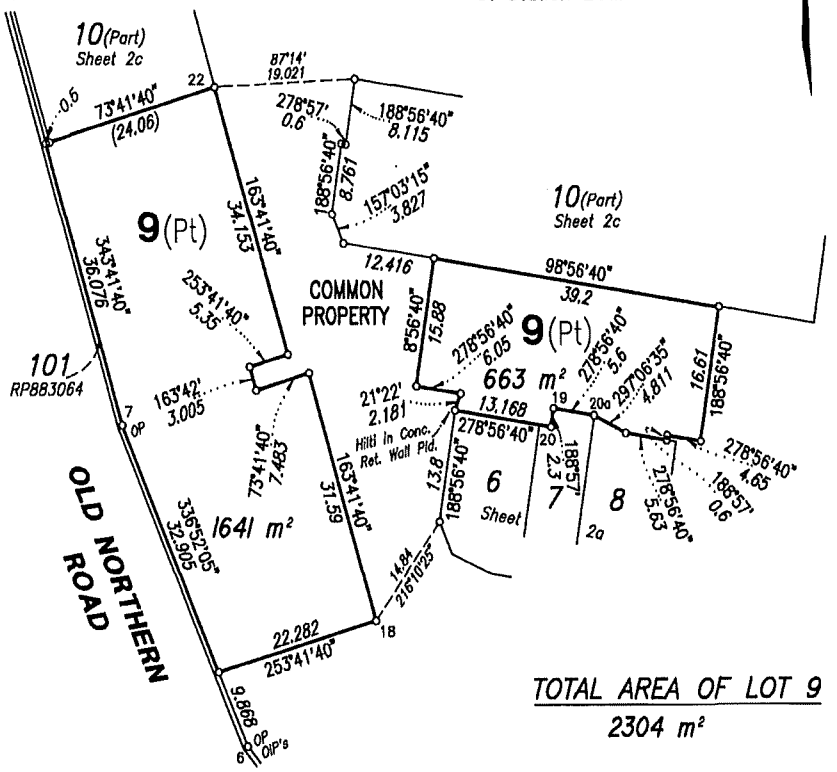
GROUP TITLES PLAN NO. 105684

REFERENCE MARKS			
STN	TO	BRG	DIST
6	OIP (New Ref.)	187°57'05"	30.428
6	OIP (New Ref.)	230°00'25"	15.513
6	Screw in Kerb.	280°20'	3.68
18	Screw in Kerb.	354°29'	12.745
22	Screw in Kerb.	143°04'	6.336

Pegs placed at all new corners unless shown otherwise.

Nail in top of Retaining Wall placed at Stations 19 & 20.

Nail in Timber Post placed at Station 20a.



TOTAL AREA OF LOT 9
2304 m²

SCALE: 1 : 600

SIGNATURE OF REGISTERED PROPRIETOR

GOLDHILL CORPORATION PTY LTD BY
ITS DULY CONSTITUTED ATTORNEY
BARRY LINDREA UNDER POWER OF
ATTORNEY NO. L409728T

Chief Executive Officer

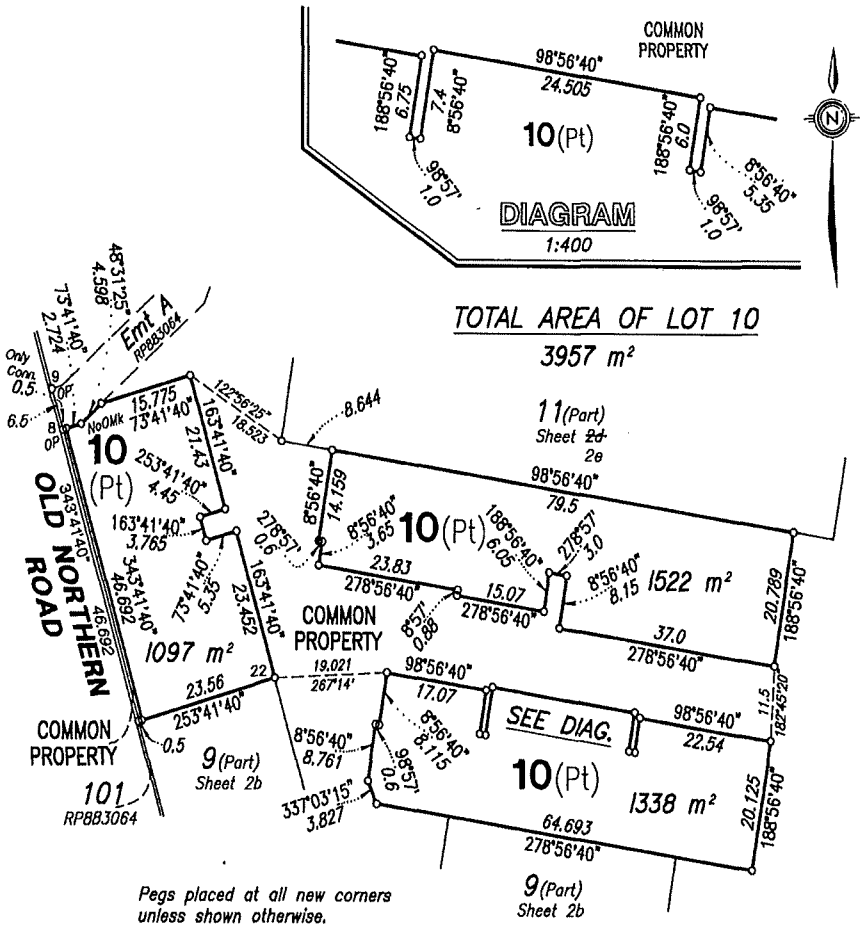
Council of the Shire of Pine Rivers

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

Regulation 8(1)

Name of Parcel. "Alba Ville" Sheet No. 2 of 14 Sheets

GROUP TITLES PLAN NO. 105684



Pegs placed at all new corners unless shown otherwise.

REFERENCE MARKS			
STN	TO	BRG	DIST
8a	Screw in Conc.	254°13'	4.486
22	Screw in Kerb.	143°04'	6.336

SCALE. 1 : 750

SIGNATURE OF REGISTERED PROPRIETOR:

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BARRY LINDREA UNDER POWER OF
ATTORNEY NO. L409728T

B. L

Chief Executive Officer

Council of the Shire of Pine Rivers

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

Regulation 8(1)

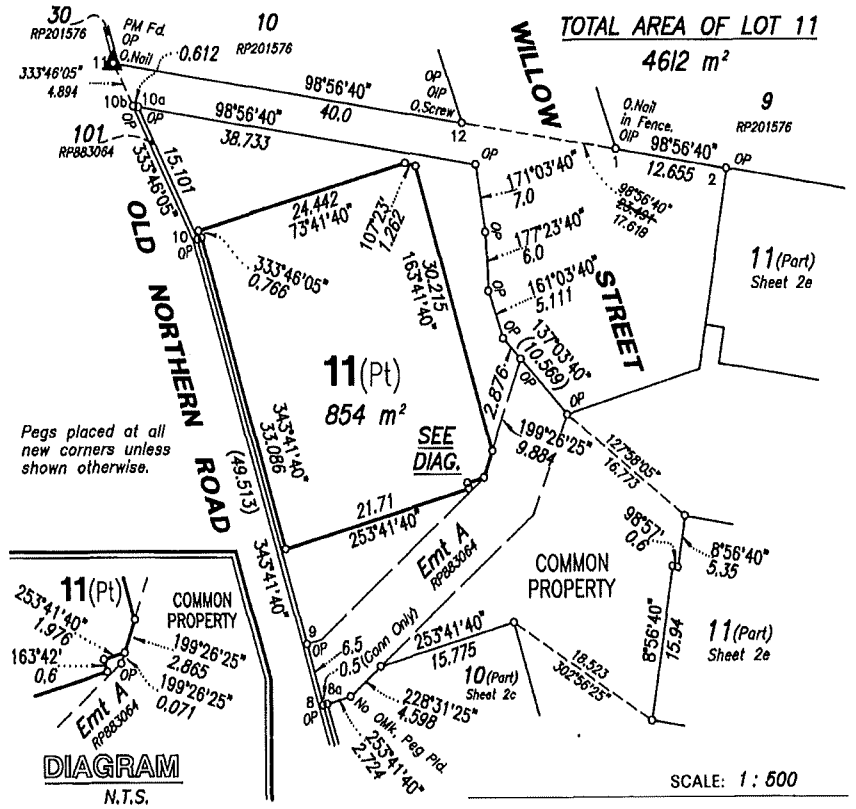
Name of Parcel: "Alba Ville" Sheet No. 2 of 14 Sheets

GROUP TITLES PLAN NO. 105684

REFERENCE MARKS				
STN	TO	BRG	DIST	ORIGIN
1	OIP	278°56'40"	1.0	21/RP201576
8a	Screw in conc	254°13'	4.486	
11	O.Nail in Conc. Footpath	278°29'40"	1.656	8/RP889933
12	OIP	98°56'40"	1.0	20/RP201576
12	O.Screw in Kerb.	88°37'25"	3.841	9/RP889933

MERIDIAN		
LINE	PLAN BEARING	AMG BEARING
11–2	98°56'40"	98°56'40"
	for AMG Zone 56	

PERMANENT MARKS			
PM	BRG	DIST	No.
11–PM Fd	354°23'50"	339.864	32974



SIGNATURE OF REGISTERED PROPRIETOR:

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ITS DULY CONSTITUTED ATTORNEY
BARRY LINDREA UNDER POWER OF
ATTORNEY NO. L409728T

B. Lindrea

Chief Executive Officer

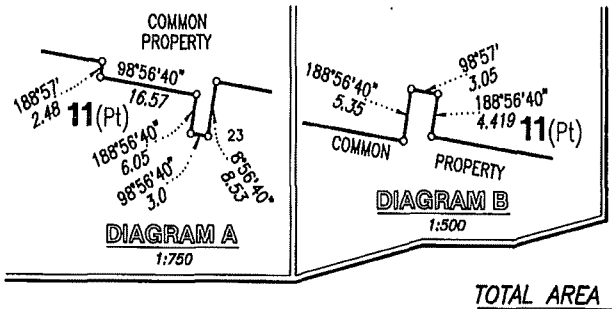
Council of the Shire of Pine Rivers

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

Name of Parcel: "Alba Ville"

Regulation 8(1)
Sheet No. 2 of 14 Sheets

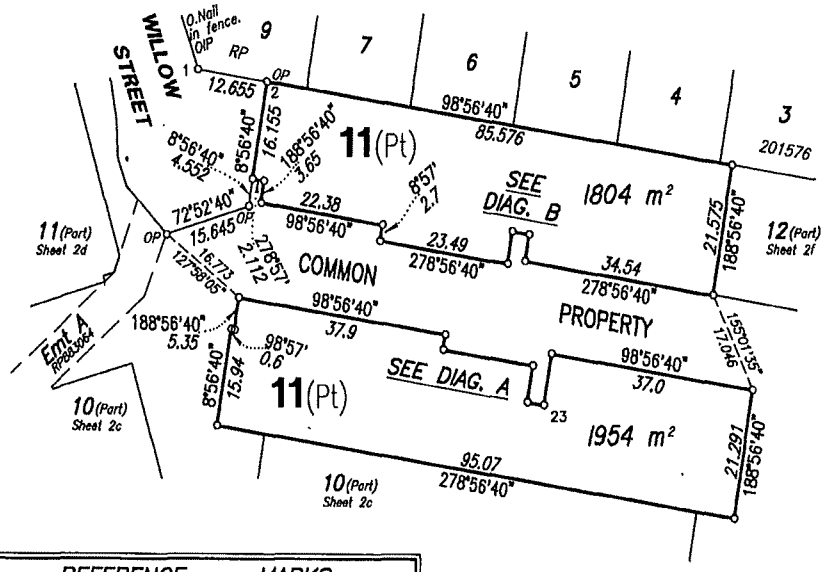
GROUP TITLES PLAN NO. 105684



Pegs placed at all new corners unless shown otherwise.



TOTAL AREA OF LOT 11
4612 m²



REFERENCE MARKS				
STN	TO	BRG	DIST	ORIGIN
1	OIP	278°56'40"	1.0	21/RP201576
23	Pin	221°13'20"	10.124	

SCALE: 1 : 800

SIGNATURE OF REGISTERED PROPRIETOR:

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BARRY LINDREA UNDER POWER OF
ATTORNEY NO. L409728T

B. Lindrea

Chief Executive Officer

Council of the Shire of Pine Rivers

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

Regulation 8(1)

Name of Parcel: "Alba Ville"

Sheet No. 2 of 14 Sheets

GROUP TITLES PLAN NO. 105684

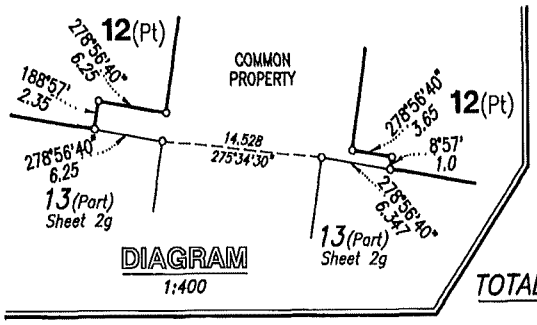
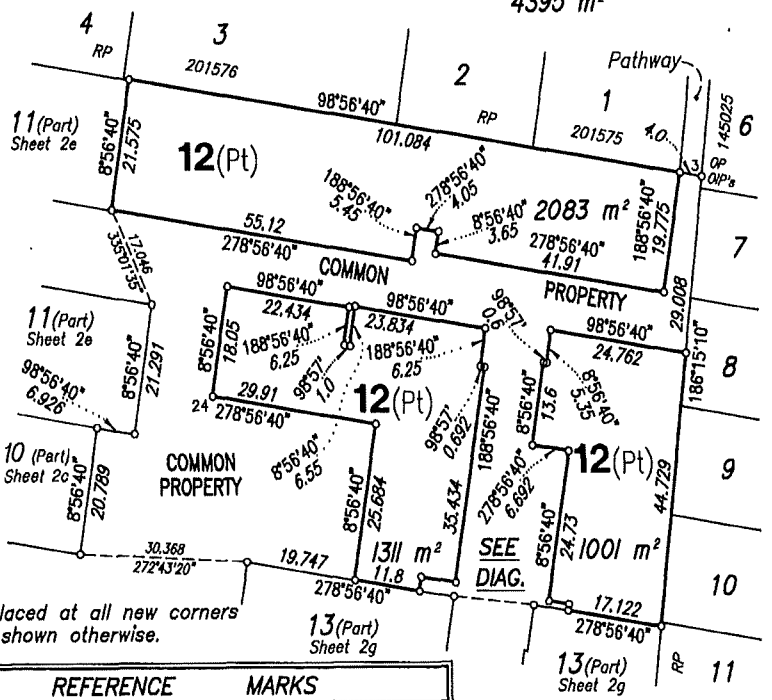


DIAGRAM
1:400

TOTAL AREA OF LOT 12
4395 m²



Pegs placed at all new corners unless shown otherwise.

REFERENCE MARKS				
STN	TO	BRG	DIST	ORIGIN
3	OIP	278°56'40"	0.657	8/RP126041
3	OIP	261°27'40"	18.971	1/RP883064
3	Nail in Conc.	294°55'30"	2.377	
24	Pin	15°35'	4.321	

SCALE. 1 : 800

SIGNATURE OF REGISTERED PROPRIETOR:

GOLDHILL CORPORATION PTY LTD BY
ITS DULY CONSTITUTED ATTORNEY
BARRY LINDREA UNDER POWER OF
ATTORNEY NO. L409728T

B. [signature]

[signature]
Chief Executive Officer

Council of the Shire of Pine Rivers

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

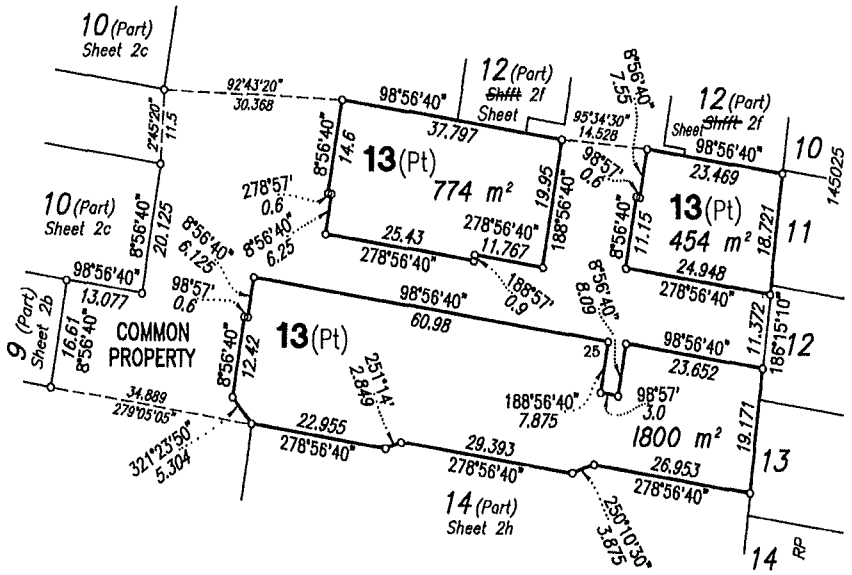
Name of Parcel. "Alba Ville"

Regulation 8(1)
Sheet No. 2 of 14 Sheets

GROUP TITLES PLAN NO. 105684

REFERENCE MARKS			
STN	TO	BRG	DIST
25	Pln	238°21'	12.09

Pegs placed at all new corners unless shown otherwise.



TOTAL AREA OF LOT 13
3028 m²

SCALE: 1 : 750

SIGNATURE OF REGISTERED PROPRIETOR.

GOLDHILL CORPORATION PTY LTD BY
ITS DULY CONSTITUTED ATTORNEY
BARRY LINDREA UNDER POWER OF
ATTORNEY NO. L409728T

B. Lindrea

Chief Executive Officer

Council of the Shire of Pine Rivers

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

Regulation 8(1)

Name of Parcel: "Alba Ville"

Sheet No. 2 of 14 Sheets

GROUP TITLES PLAN NO. 105684

DIAGRAM A

Not to Scale

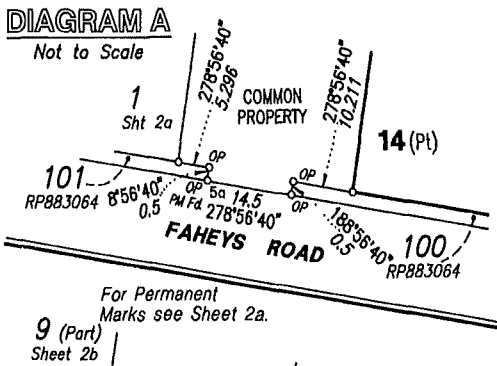
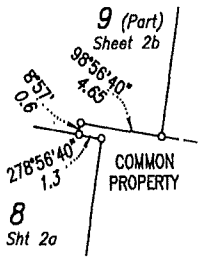


DIAGRAM B

1:250





For Permanent Marks see Sheet 2a.

Pegs placed at all new corners unless shown otherwise.

For Reference Marks see Sheet 2.

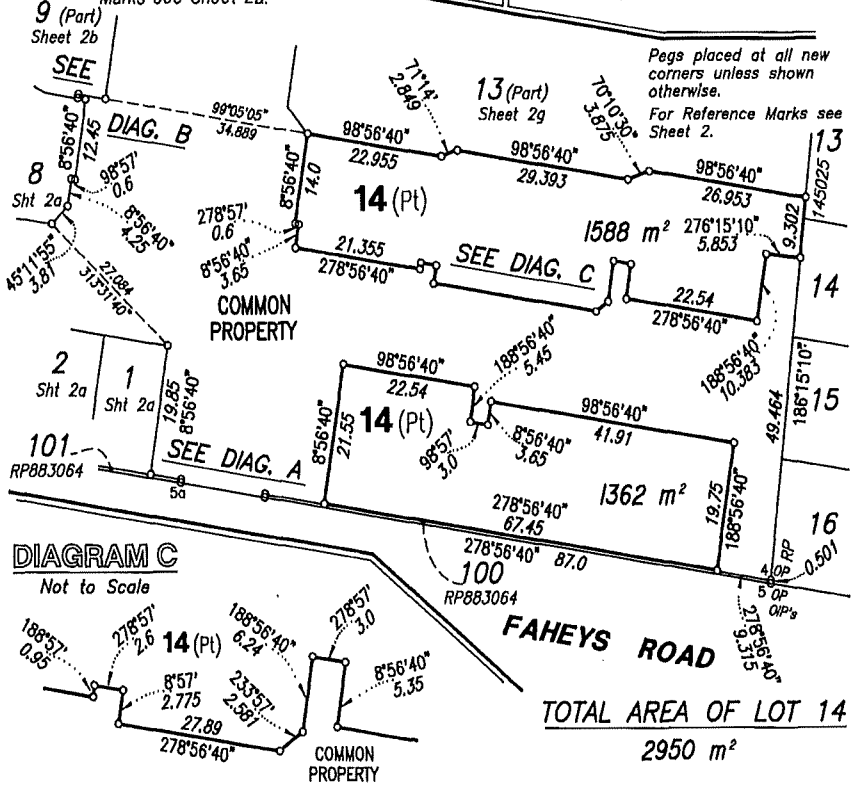


DIAGRAM C

Not to Scale

TOTAL AREA OF LOT 14

2950 m²

SCALE. 1 : 750

SIGNATURE OF REGISTERED PROPRIETOR:

GOLDHILL CORPORATION PTY LTD BY
ITS DULY CONSTITUTED ATTORNEY
BARRY LINDREA UNDER POWER OF
ATTORNEY NO. L409728T

Chief Executive Officer

Council of the Shire of Pine Rivers

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

Name of Parcel "Alba Ville" Sheet No 3 of 14 Sheets

GROUP TITLES PLAN NO. 105684

We, Pike Mirls McKnoulty Pty Ltd (ACN 010 370 448) of Suite 3, 29 Woodstock Road, Toowong

hereby certify that the Company have

surveyed the land comprised in this plan by Andrew Collin Garrett, Licensed Surveyor and Christopher Jon Cross, Surveying Associate

for whose work the Company accept 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 3-3-97

Licensed Surveyor/
Director

Director

Date 24.3.97

Chief Executive Officer

Council of the Shire of Pine Rivers

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

Name of Parcel "Alba Ville"

Regulation 8(1)
Sheet No. 4 of 14 Sheets

GROUP TITLES PLAN NO. 105684

CERTIFICATE OF LOCAL AUTHORITY

*Council of the Shire of Pine Rivers hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan, has been approved by the *Council of the Shire of Pine Rivers and that all the requirements of The Local Government Act 1936/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 Sixteenth day of April , 1997

.....
Mayor

.....
Chief Executive Officer

Council of the Shire of Pine Rivers

*Insert name of local authority

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

Name of Parcel: "Alba Ville"

Regulation 8(1)
Sheet No 5 of 14 Sheets

GROUP TITLES PLAN NO. 105684

I, BRUCE NICOL LANG of R.S. MELLOY PTY. LTD.
243 EDWARD STREET, BRISBANE. 4000
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	$ 100,000.00	10
2	$ 10,000.00	10
3	$ 10,000.00	10
4	$ 10,000.00	10
5	$ 10,000.00	10
6	$ 10,000.00	10
7	$ 10,000.00	10
8	$ 10,000.00	10
9	$ 90,000.00	90
10	$ 190,000.00	190
11	$ 200,000.00	200
12	$ 190,000.00	190
13	$ 150,000.00	150
14	$ 140,000.00	140
AGGREGATE	$1,040,000.00	1040

DATED this 19th day of February 1997

REGISTERED VALUER.
B.N. LANG:A.V.L.E.(VAL)A.R.E.I.
REG VALUER NO: 318

Chief Executive Officer
Council of the Shire of Pine Rivers

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

Regulation 8 (1)

Name of Parcel: "Alba Ville"

Sheet No. 6 of 14 Sheets

GROUP TITLES PLAN NO. 105684

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	10						
2	10						
3	10						
4	10						
5	10						
6	10						
7	10						
8	10						
9	90						
10	190						
11	200						
12	190						
13	150						
14	140						
AGGREGATE	1040			AGGREGATE			

SIGNATURE OF REGISTERED PROPRIETOR:

GOLDHILL CORPORATION PTY LTD BY
ITS DULY CONSTITUTED ATTORNEY
BARRY LINDREA UNDER POWER OF
ATTORNEY NO. L409728T

B. Lindrea

Chief Executive Officer

Council of the Shire of Pine Rivers

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

GENERAL CONSENT

QUEENSLAND LAND REGISTRY
Page 1 of 1

1. Description of Lot	County	Parish	Title Reference
Lot 3 on RP 883064	Stanley	Bunya	50144866

2. Instrument being consented to

Instrument type	Group Titles Plan No. 105684
Dated	
Names of parties	Gold Hill Corporation Pty Ltd ACN 010 743 736

3. Instrument under which consent required

Dealing Type	Mortgage
Dealing No.	Mortgage No. 701650289
Name of consenting party	Metway Bank Limited ACN 010 831 722

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	24/4/97	K-A Mordacz
STACY LEE CROSSINGHAM COMMISSIONER FOR DECLARATIONS name REG. No. 71391		METWAY BANK LIMITED ACN 010 831 722 BY ITS DULY CONSTITUTED ATTORNEY UNDER POWER OF ATTORNEY NUMBER K865425N KELLY-ANNE MORDACZ LEVEL II
..... qualification as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)		

CMM#49611

Scheme Name: ALBA VILLE COMMUNITY TITLES SCHEME 22528

Body Corp. Addr: TEYS STRATA (BRISBANE) PTY LTD
GPO BOX 5256
BRISBANE QLD
4001

COMMUNITY MANAGEMENT STATEMENT No: 22528

Title	Lot	Plan
50167599	CP	GTP 105684
50167600	1	GTP 105684
50167601	2	GTP 105684
50167602	3	GTP 105684
50167603	4	GTP 105684
50167604	5	GTP 105684
50167605	6	GTP 105684
50167606	7	GTP 105684
50167607	8	GTP 105684
50205277	15	SP 101979
50205278	16	SP 101979
50205279	17	SP 101979
50205280	18	SP 101979
50205281	19	SP 101979
50205282	20	SP 101979
50205283	21	SP 101979
50205284	22	SP 101979
50205285	23	SP 101979
50260867	24	SP 114556
50260868	25	SP 114556
50260869	26	SP 114556
50260870	27	SP 114556
50260871	28	SP 114556
50260872	29	SP 114556
50260873	30	SP 114556
50260874	31	SP 114556
50260875	41	SP 114556
50260876	42	SP 114556
50306179	32	SP 127364
50306180	33	SP 127364
50306181	34	SP 127364
50306182	35	SP 127364
50306183	36	SP 127364
50306184	37	SP 127364
50306185	38	SP 127364
50306186	39	SP 127364
50306187	40	SP 127364
50339173	43	SP 133090
50339174	44	SP 133090
50339175	45	SP 133090
50339176	46	SP 133090
50339177	47	SP 133090
50339178	48	SP 133090

QUEENSLAND TITLES REGISTRY PTY LTD AUTOMATED TITLES SYSTEM ENE470
30/06/2026 11:10 COMMUNITY TITLES SCHEME SEARCH STATEMENT
Request No: 56706943

Title	Lot	Plan

50339179	49	SP	133090
50339180	50	SP	133090
50339181	51	SP	133090
50339182	52	SP	133090
50369776	53	SP	143459
50369777	54	SP	143459
50369778	55	SP	143459
50369779	56	SP	143459
50369780	57	SP	143459
50369781	58	SP	143459
50369782	59	SP	143459
50369783	60	SP	143459
50402126	61	SP	150143
50402127	62	SP	150143
50402128	63	SP	150143
50402129	64	SP	150143
50402130	65	SP	150143
50402132	78	SP	150143
50402133	79	SP	150143
50412184	66	SP	152860
50412185	67	SP	152860
50412186	68	SP	152860
50412187	69	SP	152860
50412188	70	SP	152860
50412189	71	SP	152860
50412190	72	SP	152860
50412191	73	SP	152860
50412192	74	SP	152860
50412193	75	SP	152860
50412194	76	SP	152860
50412195	77	SP	152860
50446634	80	SP	160386
50446635	81	SP	160386
50446636	82	SP	160386
50446637	83	SP	160386
50446638	84	SP	160386
50446639	85	SP	160386
50446640	86	SP	160386
50446641	87	SP	160386
50455282	88	SP	161356
50455283	89	SP	161356
50455284	90	SP	161356
50455285	91	SP	161356
50455286	92	SP	161356
50455287	93	SP	161356
50455288	94	SP	161356
50506928	95	SP	169093
50506929	96	SP	169093
50506930	97	SP	169093
50506931	98	SP	169093
50506932	99	SP	169093

Title	Lot	Plan	
50506933	100	SP	169093
50506934	101	SP	169093
50506935	102	SP	169093
50506936	103	SP	169093
50506937	104	SP	169093
50506938	105	SP	169093
50506939	106	SP	169093

50506940	107	SP	169093
50506941	108	SP	169093

COMMUNITY MANAGEMENT STATEMENT Dealing No: 720875058

** End of CMS Search Statement **

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

QUEENSLAND TITLES REGISTRY

GENERAL REQUEST

FORM 14 Version 4
Page 1 of 1

720875058

Duty Imprint

$95.00
21/06/2021 08:45

BE 470

1. Nature of request

Request to Record New Community Management Statement for Alba Ville Community Titles Scheme 22528

Lodger (Name, address, email & phone number)

MAHONEYS
GPO Box 3311
Brisbane QLD 4001
E-mail: info@mahoneys.com.au
Tel: 07 3007 3777 Ref: 27370

Lodger Code

101A

FT 415782

2. Lot on Plan Description

Common Property of Alba Ville Community Titles Scheme 22528

Title Reference

50167599

3. Registered Proprietor/State Lessee

Body Corporate for Alba Ville Community Titles Scheme 22528

4. Interest

N/A

5. Applicant

Body Corporate for Alba Ville Community Titles Scheme 22528

6. Request

I hereby request that: The new community management statement deposited herewith which amends schedule C be recorded as the community management statement for Alba Ville Community Titles Scheme 22528

7. Execution by applicant

18/6/21
Execution Date

Applicant's Signature
Todd Alexander Garsden, Solicitor
Note: A Solicitor is required to print full name if signing on behalf of the Applicant

© Queensland Titles Registry Pty Ltd 2026

QUEENSLAND TITLES REGISTRY **FIRST/NEW COMMUNITY MANAGEMENT STATEMENT** **CMS** Version 4
Body Corporate and Community Management Act 1997 Page 1 of 13

THIS CMS MUST BE DEPOSITED WITH:
- A FORM 14 GENERAL REQUEST: ANN

22528

This statement incorporates and must include the following:

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

1. Name of community titles scheme
Alba Ville Community Titles Scheme 22528

2. Regulation module
Standard Module

3. Name of body corporate
Body Corporate for Alba Ville Community Titles Scheme 22528

4. Scheme land
Lot on Plan Description — Title Reference

See enlarged panel

5. #Name and address of original owner
Not applicable

6. Reference to plan lodged with this statement
Not applicable

first community management statement only

7. New CMS exemption to planning body community management statement notation (if applicable*)
No applicable

*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

8. Execution by original owner/Consent of body corporate

Execution Date

23/6/21

***Execution**

BODY CORPORATE FOR ALBA VILLE COMMUNITY TITLES SCHEME 22528

Affix seal here

.....
Chairperson or Secretary

KATHLEEN J. GANNON
Print Name

.....
Committee member

JOHN KEVIN LEWENDON
Print Name

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

Privacy Statement
Collection of information from this form is authorised by legislation and is used to maintain the publicly searchable records. For more information see the Department's website.

ENLARGED PANEL

4. Scheme Land

Lot on Plan Description	County	Parish	Title Reference
Common property of Alba Ville CTS 22528	Stanley	Bunya	50167599
Lot 1 in GTP 105684	Stanley	Bunya	50167600
Lot 2 in GTP 105684	Stanley	Bunya	50167601
Lot 3 in GTP 105684	Stanley	Bunya	50167602
Lot 4 in GTP 105684	Stanley	Bunya	50167603
Lot 5 in GTP 105684	Stanley	Bunya	50167604
Lot 6 in GTP 105684	Stanley	Bunya	50167605
Lot 7 in GTP 105684	Stanley	Bunya	50167606
Lot 8 in GTP 105684	Stanley	Bunya	50167607
Lot 15 in SP 101979	Stanley	Bunya	50205277
Lot 16 in SP 101979	Stanley	Bunya	50205278
Lot 17 in SP 101979	Stanley	Bunya	50205279
Lot 18 in SP 101979	Stanley	Bunya	50205280
Lot 19 in SP 101979	Stanley	Bunya	50205281
Lot 20 in SP 101979	Stanley	Bunya	50205282
Lot 21 on SP 101979	Stanley	Bunya	50205283
Lot 22 on SP 101979	Stanley	Bunya	50205284
Lot 23 on SP 101979	Stanley	Bunya	50205285
Lot 24 on SP 114556	Stanley	Bunya	50260867
Lot 25 on SP 114556	Stanley	Bunya	50260868
Lot 26 on SP 114556	Stanley	Bunya	50260869
Lot 27 on SP 114556	Stanley	Bunya	50260870
Lot 28 on SP 114556	Stanley	Bunya	50260871
Lot 29 on SP 114556	Stanley	Bunya	50260872
Lot 30 on SP 114556	Stanley	Bunya	50260873
Lot 31 on SP 114556	Stanley	Bunya	50260874
Lot 41 on SP 114556	Stanley	Bunya	50260875
Lot 42 on SP 114556	Stanley	Bunya	50260876
Lot 32 on SP 127364	Stanley	Bunya	50306179
Lot 33 on SP 127364	Stanley	Bunya	50306180
Lot 34 on SP 127364	Stanley	Bunya	50306181
Lot 35 on SP 127364	Stanley	Bunya	50306182
Lot 36 on SP 127364	Stanley	Bunya	50306183
Lot 37 on SP 127364	Stanley	Bunya	50306184
Lot 38 on SP 127364	Stanley	Bunya	50306185
Lot 39 on SP 127364	Stanley	Bunya	50306186
Lot 40 on SP 127364	Stanley	Bunya	50306187
Lot 43 on SP 133090	Stanley	Bunya	50339173
Lot 44 on SP 133090	Stanley	Bunya	50339174
Lot 45 on SP 133090	Stanley	Bunya	50339175
Lot 46 on SP 133090	Stanley	Bunya	50339176
Lot 47 on SP 133090	Stanley	Bunya	50339177
Lot 48 on SP 133090	Stanley	Bunya	50339178
Lot 49 on SP 133090	Stanley	Bunya	50339179
Lot 50 on SP 133090	Stanley	Bunya	50339180
Lot 51 on SP 133090	Stanley	Bunya	50339181
Lot 52 on SP 133090	Stanley	Bunya	50339182
Lot 53 on SP 143459	Stanley	Bunya	50369776
Lot 54 on SP 143459	Stanley	Bunya	50369777
Lot 55 on SP 143459	Stanley	Bunya	50369778
Lot 56 on SP 143459	Stanley	Bunya	50369779
Lot 57 on SP 143459	Stanley	Bunya	50369780
Lot 58 on SP 143459	Stanley	Bunya	50369781
Lot 59 on SP 143459	Stanley	Bunya	50369782

Lot 60 on SP 143459	Stanley	Bunya	50369783
Lot 61 on SP 150143	Stanley	Bunya	50402126
Lot 62 on SP 150143	Stanley	Bunya	50402127
Lot 63 on SP 150143	Stanley	Bunya	50402128
Lot 64 on SP 150143	Stanley	Bunya	50402129
Lot 65 on SP 150143	Stanley	Bunya	50402130
Lot 78 on SP 150143	Stanley	Bunya	50402132
Lot 79 on SP 150143	Stanley	Bunya	50402133
Lot 66 on SP 152860	Stanley	Bunya	50412184
Lot 67 on SP 152860	Stanley	Bunya	50412185
Lot 68 on SP 152860	Stanley	Bunya	50412186
Lot 69 on SP 152860	Stanley	Bunya	50412187
Lot 70 on SP 152860	Stanley	Bunya	50412188
Lot 71 on SP 152860	Stanley	Bunya	50412189
Lot 72 on SP 152860	Stanley	Bunya	50412190
Lot 73 on SP 152860	Stanley	Bunya	50412191
Lot 74 on SP 152860	Stanley	Bunya	50412192
Lot 75 on SP 152860	Stanley	Bunya	50412193
Lot 76 on SP 152860	Stanley	Bunya	50412194
Lot 77 on SP 152860	Stanley	Bunya	50412195
Lot 80 on SP 160386	Stanley	Bunya	50446634
Lot 81 on SP 160386	Stanley	Bunya	50446635
Lot 82 on SP 160386	Stanley	Bunya	50446636
Lot 83 on SP 160386	Stanley	Bunya	50446637
Lot 84 on SP 160386	Stanley	Bunya	50446638
Lot 85 on SP 160386	Stanley	Bunya	50446639
Lot 86 on SP 160386	Stanley	Bunya	50446640
Lot 87 on SP 160386	Stanley	Bunya	50446641
Lot 88 on SP 161356	Stanley	Bunya	50455282
Lot 89 on SP 161356	Stanley	Bunya	50455283
Lot 90 on SP 161356	Stanley	Bunya	50455284
Lot 91 on SP 161356	Stanley	Bunya	50455285
Lot 92 on SP 161356	Stanley	Bunya	50455286
Lot 93 on SP 161356	Stanley	Bunya	50455287
Lot 94 on SP 161356	Stanley	Bunya	50455288
Lot 95 on SP 169093	Stanley	Bunya	50506928
Lot 96 on SP 169093	Stanley	Bunya	50506929
Lot 97 on SP 169093	Stanley	Bunya	50506930
Lot 98 on SP 169093	Stanley	Bunya	50506931
Lot 99 on SP 169093	Stanley	Bunya	50506932
Lot 100 on SP 169093	Stanley	Bunya	50506933
Lot 101 on SP 169093	Stanley	Bunya	50506934
Lot 102 on SP 169093	Stanley	Bunya	50506935
Lot 103 on SP 169093	Stanley	Bunya	50506936
Lot 104 on SP 169093	Stanley	Bunya	50506937
Lot 105 on SP 169093	Stanley	Bunya	50506938
Lot 106 on SP 169093	Stanley	Bunya	50506939
Lot 107 on SP 169093	Stanley	Bunya	50506940
Lot 108 on SP 169093	Stanley	Bunya	50506941

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

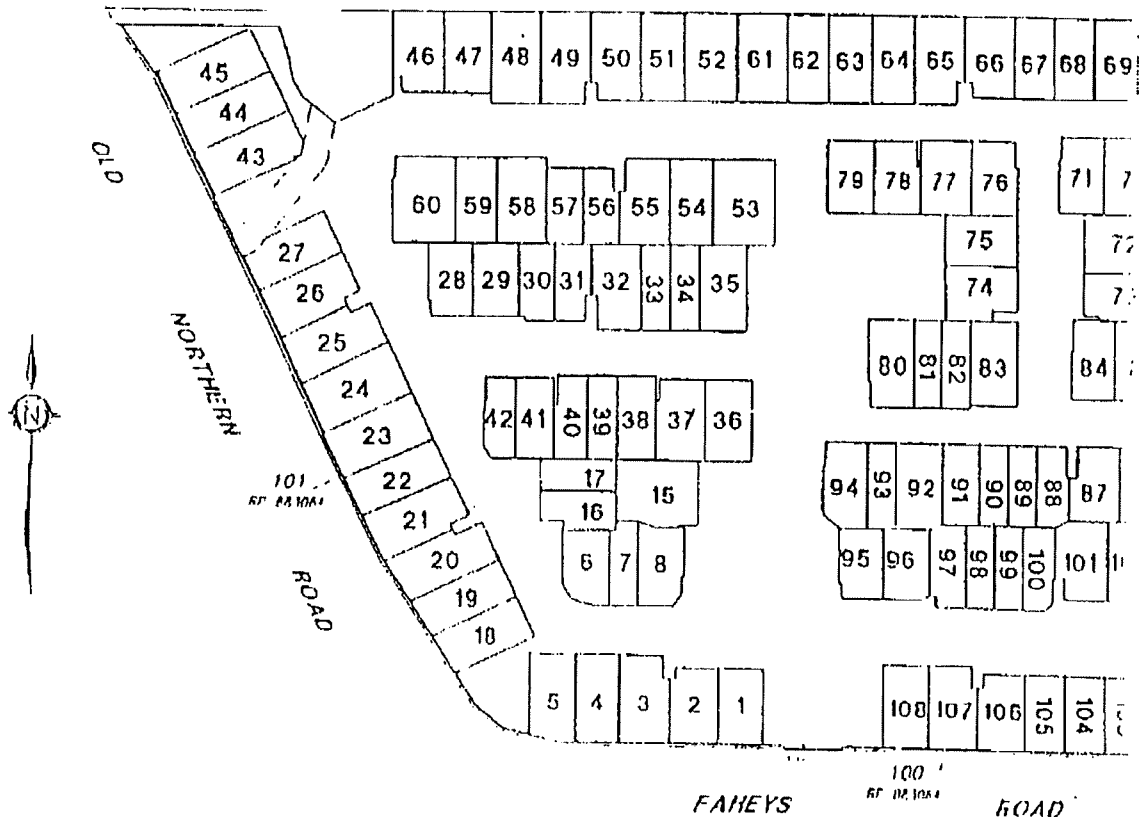
Lot on Plan	Contribution	Interest
Lot 1 in GTP 105684	10	10
Lot 2 in GTP 105684	10	10
Lot 3 in GTP 105684	10	10
Lot 4 in GTP 105684	10	10
Lot 5 in GTP 105684	10	10
Lot 6 in GTP 105684	10	10
Lot 7 in GTP 105684	10	10
Lot 8 in GTP 105684	10	10
Lot 15 in SP 101979	10	10
Lot 16 in SP 101979	10	10
Lot 17 in SP 101979	10	10
Lot 18 in SP 101979	10	10
Lot 19 in SP 101979	10	10
Lot 20 in SP 101979	10	10
Lot 21 on SP 101979	10	10
Lot 22 on SP 101979	10	10
Lot 23 on SP 101979	10	10
Lot 24 on SP 114556	10	10
Lot 25 on SP 114556	10	10
Lot 26 on SP 114556	10	10
Lot 27 on SP 114556	10	10
Lot 28 on SP 114556	10	10
Lot 29 on SP 114556	10	10
Lot 30 on SP 114556	10	10
Lot 31 on SP 114556	10	10
Lot 41 on SP 114556	10	10
Lot 42 on SP 114556	10	10
Lot 32 on SP 127364	10	10
Lot 33 on SP 127364	10	10
Lot 34 on SP 127364	10	10
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Lot 36 on SP 127364	10	10
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Lot 57 on SP 143459	10	10
Lot 58 on SP 143459	10	10
Lot 59 on SP 143459	10	10
Lot 60 on SP 143459	10	10
Lot 61 on SP 150143	10	10

Lot 62 on SP 150143	10	10
Lot 63 on SP 150143	10	10
Lot 64 on SP 150143	10	10
Lot 65 on SP 150143	10	10
Lot 78 on SP 150143	10	10
Lot 79 on SP 150143	10	10
Lot 66 on SP 152860	10	10
Lot 67 on SP 152860	10	10
Lot 68 on SP 152860	10	10
Lot 69 on SP 152860	10	10
Lot 70 on SP 152860	10	10
Lot 71 on SP 152860	10	10
Lot 72 on SP 152860	10	10
Lot 73 on SP 152860	10	10
Lot 74 on SP 152860	10	10
Lot 75 on SP 152860	10	10
Lot 76 on SP 152860	10	10
Lot 77 on SP 152860	10	10
Lot 80 on SP 160386	10	10
Lot 81 on SP 160386	10	10
Lot 82 on SP 160386	10	10
Lot 83 on SP 160386	10	10
Lot 84 on SP 160386	10	10
Lot 85 on SP 160386	10	10
Lot 86 on SP 160386	10	10
Lot 87 on SP 160386	10	10
Lot 88 on SP 161356	10	10
Lot 89 on SP 161356	10	10
Lot 90 on SP 161356	10	10
Lot 91 on SP 161356	10	10
Lot 92 on SP 161356	10	10
Lot 93 on SP 161356	10	10
Lot 94 on SP 161356	10	10
Lot 95 on SP 169093	10	10
Lot 96 on SP 169093	10	10
Lot 97 on SP 169093	10	10
Lot 98 on SP 169093	10	10
Lot 99 on SP 169093	10	10
Lot 100 on SP 169093	10	10
Lot 101 on SP 169093	10	10
Lot 102 on SP 169093	10	10
Lot 103 on SP 169093	10	10
Lot 104 on SP 169093	10	10
Lot 105 on SP 169093	10	10
Lot 106 on SP 169093	10	10
Lot 107 on SP 169093	10	10
Lot 108 on SP 169093	10	10
TOTALS	1020	1020

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

The scheme land will be developed progressively by registration of building format plans in accordance with all local government approvals to create a total of 102 dwelling lots for residential purposes and common properly in accordance with the concept plan below with each proposed dwelling lot having 10 contribution lot entitlements and 10 interest lot entitlements

There will be only one body corporate for the scheme



SCHEDULE C BY-LAWS

Administrative by-laws

1 Definitions and interpretation

1.1 In these by-laws the following terms have the meanings ascribed to them unless the context otherwise requires:

Term	Assigned meaning
Act	the *Body Corporate Community Management Act 1997* (Qld).
Alter	the erection of a building, a structural change or a non-structural change of any kind, the carrying out of any works or the causing of any damage.
Body Corporate	the body corporate established upon the registration of the Scheme.
Common Property	Scheme Land that is not part of a Lot (which includes but is not limited to roadways, Visitor car parks and garden areas).
Domestic Vehicles	cars, motorbikes, 4 wheel drive vehicles, utility vehicles, non-commercial small trucks less than 2 tonnes that will wholly fit within a car parking bay on Scheme Land and any other equivalent means of transportation.
Letting Agent	a person conducting the business of acting as agent of an Owner for securing, negotiating or enforcing leases or occupancies for a Lot.
Lot	a lot in the Scheme.
Non-Domestic Vehicles	means a vehicle that is not a Domestic Vehicle, for example, unregistered motorbikes, scooters, bicycles, boats, jet skis, trailers (for either business or personal use), caravans, camper vans, mobile homes, golf buggies, segways, skateboards or rollerblades and any other equivalent means of transportation.
Occupier	any person that occupies a Lot, including an Owner if the Owner occupies a Lot.
Owner	an owner of a Lot.
Scheme	the scheme identified in this community management statement.
Scheme Land	a Lot or Common Property within the Scheme.
Smoke	to have control over an ignited smoking product or inhale through a personal vaporiser or hookah.
Unreasonable Noise	noise that creates a nuisance, hazard or interferes unreasonably with the use or enjoyment of a Lot or the Common Property.
Visitor	a person invited onto Scheme Land by an Owner or Occupier, who is not an Owner or Occupier, who remains a Visitor for as long as reasonably necessary for the purposes of attending the Scheme, including for example, tradespersons.

1.2 In the interpretation of these by-laws unless the context otherwise requires:

(a) words and expressions defined in clause 1.1 or elsewhere have the meaning ascribed to them;

(b) terms not defined in clause 1.1 or elsewhere but which are defined in the Act have the meanings given to them in the Act;

(c) where a word or phrase is given a particular meaning, other parts of speech and grammatical forms of that word or phrase have corresponding meanings;

(d) clause headings are inserted for convenience only and are not to be used in the interpretation or construction of these by-Laws;

(e) words importing any gender include all other genders;

(f) words importing the singular include the plural and vice versa;

(g) a reference to a clause is a reference to a clause of these by-laws;

(h) a reference to a person is to be construed as a reference to an individual, body corporate, unincorporated association, partnership, joint venture or government body;

(i) a reference to anything (including, but not limited to, any right) includes a part of that thing but nothing in this clause implies that performance of part of an obligation constitutes performance of the obligation;

(j) a reference to a statute, regulation, proclamation, ordinance, standard, or by-law includes all statutes, regulations, proclamations, ordinances, standards or by-laws varying, consolidating or replacing it, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;

(k) where these by-laws say that something can or must be done by the Body Corporate then that thing may be done by the Committee unless there is a legal restriction on the Committee doing so;

(l) all by-laws must be constructed so as to be valid, legal and enforceable in all respects. If any by-law is illegal, invalid or unenforceable it is to be read down to such extent as may be necessary to ensure that it is legal, valid, or enforceable as may be reasonable in the circumstances so as to give valid operation of a partial character. If any such by-law cannot be read down, it is deemed void and severed and the remaining by-laws are not in any way affected or impaired;

(m) these by-laws must be read in conjunction with the Owner's and Occupier's obligations under the Act.

2 Applicability to visitors

2.1 Occupiers must take reasonable steps to ensure that their Visitors comply with these by-laws on the basis that the by-laws apply to Visitors to the extent that the by-laws apply to the Occupier.

3 Occupier details

3.1 Owners must provide the Body Corporate with the name and service address of any Occupier and Letting Agent for their Lot.

Regulating conduct and interferences

4 Nuisances

4.1 Owners and Occupiers must:

(a) not use or permit the use of a Lot or the Common Property in a way that:

(i) causes a nuisance;

(ii) causes a hazard;

(iii) interferes unreasonably with the use or enjoyment of another Lot or the Common Property;

(b) not Smoke in a completely or substantially enclosed area on the Common Property;

(c) communicate with the Body Corporate, Body Corporate Contractors, Owners or Occupiers in a way that is reasonable; and

(d) ensure that when the Lot is used, sufficient floor coverings are installed in the Lot to prevent the transmission of Unreasonable Noise from the Lot.

5 Parking and Vehicles

Hazards

5.1 An Owner, Occupier or Visitor must not, without the written approval of the Body Corporate, use a Domestic Vehicle or Non-Domestic Vehicle in a way which creates a hazard.

Non-Domestic Vehicle parking

5.2 An Owner, Occupier or Visitor must not, without the written approval of the Body Corporate park a Non-Domestic Vehicle on the Common Property or on a Lot in a way that can be seen from another Lot or the Common Property.

Visitor Domestic Vehicle parking

5.3 Visitors must not, without the written approval of the Body Corporate, park a Domestic Vehicle on Scheme Land unless the parking is in a designated visitor car park.

Owner and Occupier Domestic Vehicle parking

5.4 Owners and Occupiers must not, without the written approval of the Body Corporate, use their Lot's garage for the purposes of anything other than car parking.

5.5 Owners and Occupiers must not park a Domestic Vehicle on Scheme Land unless:

(a) for the Owner or Occupier's first Domestic Vehicle - the parking is in the Lot's garage;

(b) for the Owner or Occupier's second Domestic Vehicle - the parking is on the Lot's driveway in circumstances where the:

(i) Lot's garage is already being used for parking a Domestic Vehicle;

(ii) Domestic Vehicle fits within the Lot's driveway; and

(iii) written approval of the Body Corporate has been obtained.

(c) the parking is otherwise with the written approval of the Body Corporate.

6 Works

Requirement for approval

6.1 An Owner or Occupier must not, without the written approval of the Body Corporate, Alter:

(a) the Common Property; or

(b) their Lot unless the works are of a cosmetic nature that:

(i) does not affect another Lot or the Common Property; or

(ii) cannot be seen from another Lot or the Common Property.

Conditions of approval

6.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:

(a) the improvement must be substantially in accordance with the plans and specifications provided to the Body Corporate detailing the way the Owner or Occupier is to Alter the Lot or Common Property;

(b) the way that the Owner or Occupier Alters the Lot or Common Property is:

(i) carried out by suitably qualified persons in accordance with any building requirements;

(ii) carried out as soon as reasonably practicable;

(iii) carried out in a way that does not cause a nuisance or unreasonable interference with Occupiers of other lots; and

(iv) suitably insured; and

(c) the owner of the Lot must maintain any works in a good and structurally sound condition.

7 External appearance

7.1 The Owner or Occupier of a Lot must not, without the Body Corporate's written approval, do anything which changes the external appearance of the Lot (for example, the placement of an item, the hanging of washing on a balcony or the installation of a car port or external blinds) which is visible from another Lot, the Common Property or from outside the Scheme.

8 Use of Lots

8.1 An Owner or Occupier must not, without the written approval of the Body Corporate, use their Lot for anything other than the residential purposes that the Lot was designed for.

9 Obstruction

9.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

(a) obstruct the Common Property;

(b) place items on, or use for storage, the Common Property;

(c) exclusively use the Common Property without an authorising exclusive use by-law.

10 Auctions

10.1 An Owner must not, without the written approval of the Body Corporate, carry out an auction on their Lot or the Common Property.

11 Garage sale

11.1 An Occupier must not, without the written approval of the Body Corporate, carry out a garage sale on their Lot or the Common Property.

12 Body Corporate contractors

12.1 An Owner or Occupier must not, without the written approval of the Body Corporate, provide instructions to contractors of the Body Corporate.

13 Animals

Requirement for approval

13.1 An Owner or Occupier must not, without the written approval of the Body Corporate, bring or keep an animal in their Lot or the Common Property.

Conditions of approval

13.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:

(a) the Owner or Occupier must ensure that when passing through Common Property, the animal is suitably restrained or carried;

(b) the animal must be registered with the council, if the animal is a type that allows council registration;

(c) the keeping of animals in the lot, including the number of animals, must comply with any requirements of the council;

(d) the animal is kept within the Lot and not allowed to roam the Common Property;

(e) the Owner or Occupier must immediately pick up and dispose of any animal waste left on the Common Property; and

(f) the animal must carry an identification tag with the Owner or Occupier's details.

14 Waste

14.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

(a) leave waste on the Common Property other than in a designated waste bin designed for keeping the type of waste being disposed of;

(b) overfill, or leave opened, a designated waste bin;

(c) dispose of an item that is aflame, smouldering, septic sludge or alive;

(d) leave a designated waste bin at a collection area for extended period;

(e) store a designated waste bin anywhere other than:

(i) the collection area;

(ii) behind the Lot's side gate;

(iii) in the Lot's garage; or

(iv) a designated area within the boundary of the Lot that ensures the waste bin is not clearly visible from another Lot or the Common Property; or

(f) dispose of waste in a way which is not adequately bagged.

15 Letterbox

15.1 An Owner or Occupier must not, without the written approval of the:

(a) Body Corporate, use or interfere with a letterbox designated for the Body Corporate; or

(b) other relevant Lot Occupier, use or interfere with a letterbox designated for another Lot.

16 Access keys

16.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

(a) interfere, tamper or copy an access key for the Common Property or a Lot; or

(b) use an access key for which they are not authorised to use.

17 Restricted areas

17.1 An Owner or Occupier must not, without the written approval of the Body Corporate, access an area that has been restricted by the Body Corporate.

Facilities

18 Gazebo area

Use to the exclusion of others

18.1 An Owner or Occupier must not, without the written approval of the Body Corporate, use the gazebo area for a personal event to the exclusion of other Owners and Occupiers.

Ordinary use

18.2 An Owner or Occupier may use the gazebo area on the conditions that the use does not:

(a) cause damage to the gazebo area;

(b) cause a nuisance or an unreasonable interference, particularly between the hours of 10:00pm and 7:00am; and

(c) leave the area unclean and untidy after use.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Not applicable

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

No lots are allocated exclusive use areas of common property

Office of the Commissioner for Body Corporate and Community Management

Queensland Government

Department of Justice

BCCM Form 33

Body corporate certificate

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

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

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

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

The information in this certificate is issued on 30/06/2026

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

ALBA VILLE CTS No. **22528**

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: **Strata Dynamics** Company: **Strata Dynamics**
Phone: **07 3229 9185** Email: **info@stratadynamics.com.au**

Accessing records

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

Strata Dynamics

Property and community titles scheme details

Lot and plan details

Lot number: **1**

Plan type and number: **105684**

Plan of subdivision: **STANDARD FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

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?

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

No

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

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: **10**

Total contribution schedule lot entitlements for all lots: **1,020**

Interest schedule

Interest schedule lot entitlement for the lot: **10**

Total interest schedule lot entitlements for all lots: **1,020**

Statement of accounts

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

Owner contributions (levies)

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

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

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

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

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

Body corporate debts

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

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: $ **1,229.41**

Number of instalments: **3** (outlined below)

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/03/26 to 30/06/26	01/03/26	366.67	366.67	03/03/26
01/07/26 to 31/10/26	01/07/26	431.37	431.37	09/06/26
01/11/26 to 28/02/27	01/11/26	431.37	431.37	
01/03/27****30/06/27	01/03/27	409.80	409.80	
			Amount overdue	**($431.37)**
			Amount Unpaid including amounts billed not yet due	**Nil**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: $ **952.68**

Number of instalments: **3** (outlined below)

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/03/26 to 30/06/26	01/03/26	240.00	240.00	03/03/26
01/07/26 to 31/10/26	01/07/26	356.34	356.34	09/06/26
01/11/26 to 28/02/27	01/11/26	356.34	356.34	
01/03/27****30/06/27	01/03/27	317.56	317.56	

Amount overdue **($356.34)**

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

Special contributions - Administrative Fund (IF ANY)

Date determined: **21/05/26** (Access the body corporate records for more information).

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

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid

Amount overdue **Nil**

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

Due date	Amount due	Amount due if discount applied	Paid

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

Other contributions

	Period	Due date	Amount due	Amount due if discount applied	Paid
Insurance Recovery	01/05/26 to 30/04/27	15/05/26	636.40	636.40	05/05/26

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions		**($787.71)**
Special contributions		**Nil**
Other contributions		**Nil**
Other payments		**Nil**
Penalties		**Nil**
Total amount overdue	(Total Amount Unpaid including not yet due $0.00)	**($787.71)**

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

Common property and assets

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

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

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

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

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

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

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

Current sinking fund balance (as at date of certificate): $ 411,014.81

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions

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

Insurance

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

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

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

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CHU INSURANCE	HU0006169235	53,614,575.00	73,157.38	30/04/27	5,000 general, 1,000 Liability 500 Fidelity

Alternative insurance

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

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

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.
A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as ' management rights'.

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

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

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

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

No

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

No

Embedded network electricity supply

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

No

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

Body corporate authority

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

Name/s Strata Dynamics

Positions/s held Body Corporate Manager

Date 30/06/2026

Signature/s Strata Dynamics

Copies of documents given with this certificate:

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

ALBA VILLE CTS 22528

Cnr Faheys & Old Northern Rd Albany Creek Qld 4035

BALANCE SHEET

AS AT 28 FEBRUARY 2026

	ACTUAL 28/02/2026	ACTUAL 28/02/2025
PROPRIETORS FUNDS		
Administrative Fund	11,681.78	19,529.21
Sinking Fund	403,345.72	354,787.81
TOTAL	**$ 415,027.50**	**$ 374,317.02**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Cash At Bank	34,536.94	73,763.94
Macquarie At Call	199,000.00	120,000.00
Boq Term Deposit (2)	90,000.00	90,000.00
Macquarie Term Deposit (1)	82,940.00	82,940.00
Macquarie Term Deposit (2)	50,499.32	50,499.32
Petty Cash On Hand	300.00	300.00
Levies In Arrears	610.94	1,065.46
Other Arrears	113.03	542.82
Sundry Debtors	0.00	220.00
TOTAL ASSETS	**458,000.23**	**419,331.54**
LIABILITIES		
Gst Clearing Account	(2,682.96)	(2,635.44)
Creditors	4,856.30	5,440.86
Levies In Advance	40,799.39	42,209.10
TOTAL LIABILITIES	**42,972.73**	**45,014.52**
NET ASSETS	**$ 415,027.50**	**$ 374,317.02**

ALBA VILLE CTS 22528

Cnr Faheys & Old Northern Rd Albany Creek Qld 4035

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2025 TO 28 FEBRUARY 2026

	ACTUAL 01/03/25-28/02/26	BUDGET 01/03/25-28/02/26	ACTUAL 01/03/24-28/02/25
ADMINISTRATIVE FUND			
INCOME			
Levies - Administrative Fund	102,000.94	102,000.00	102,000.96
Electricity Relief Rebate	0.00	0.00	411.25
TOTAL ADMIN. FUND INCOME	**102,000.94**	**102,000.00**	**102,412.21**
EXPENDITURE - ADMIN. FUND			
Administration Costs	9,635.36	12,000.00	10,837.96
Core Disbursements	5,455.14	5,500.00	5,246.49
Audit Cost	3,315.00	3,300.00	3,213.00
Arrears Admin	123.00	100.00	101.00
Bank Charges	343.99	400.00	0.00
Bank Charges - Stratapay	0.00	0.00	386.67
Body Corp. Administration	12,011.91	12,100.00	11,550.09
Consultancy Fee	0.00	5,000.00	2,736.36
Committee Expenses	528.59	500.00	352.47
Electricity	1,047.14	1,000.00	952.26
Income Tax Return	580.00	550.00	500.00
Insurance	60,418.61	75,300.00	65,488.59
Insurance - Stamp Duty	5,837.90	7,300.00	6,334.37
Insurance Premium Recovery	(62,419.15)	(82,600.00)	(67,872.24)
Legal Expenses	0.00	500.00	0.00
Software	1,938.00	1,900.00	1,810.96
R & M - Building	910.00	2,500.00	2,406.52
R & M - Garden & Ground	58,032.50	60,000.00	52,415.00
R & M - Plumbing	1,626.57	1,000.00	0.00
R & M - Electrical	497.45	1,000.00	0.00
R & M - Pest Control	8,686.36	9,500.00	8,686.36
Bas Lodgement	1,280.00	1,300.00	1,260.00
TOTAL ADMIN. EXPENDITURE	**109,848.37**	**118,150.00**	**106,405.86**
SURPLUS / DEFICIT	**$ (7,847.43)**	**$ (16,150.00)**	**$ (3,993.65)**
Opening Admin. Balance	19,529.21	19,529.21	23,522.86
ADMINISTRATIVE FUND BALANCE	**$ 11,681.78**	**$ 3,379.21**	**$ 19,529.21**

ALBA VILLE CTS 22528

Cnr Faheys & Old Northern Rd Albany Creek Qld 4035

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2025 TO 28 FEBRUARY 2026

	ACTUAL 01/03/25-28/02/26	BUDGET 01/03/25-28/02/26	ACTUAL 01/03/24-28/02/25
SINKING FUND			
INCOME			
Levies - Sinking Fund	66,299.99	66,300.00	65,000.89
Bank Interest	13,016.52	9,000.00	11,946.97
TOTAL SINKING FUND INCOME	**79,316.51**	**75,300.00**	**76,947.86**
EXPENDITURE - SINKING FUND			
Insurance Claim Repairs	2,937.92	0.00	1,588.35
Insurance Claim Received	(2,937.91)	0.00	(1,406.54)
Income Tax	3,378.12	1,500.00	4,166.03
Building	15,804.47	3,000.00	3,294.74
Garden & Ground	11,576.00	10,000.00	43,530.91
Electrical	0.00	5,000.00	0.00
TOTAL SINK. FUND EXPENDITURE	**30,758.60**	**19,500.00**	**51,173.49**
SURPLUS / DEFICIT	**$ 48,557.91**	**$ 55,800.00**	**$ 25,774.37**
Opening Sinking Fund Balance	354,787.81	354,787.81	329,013.44
SINKING FUND BALANCE	**$ 403,345.72**	**$ 410,587.81**	**$ 354,787.81**

ALBA VILLE CTS 22528

ABN 21 339 084 841

STATEMENT

Kathleen Elizabeth Taylor
1 Circa Crescent
ALBANY CREEK QLD 4035

Statement Period			
01 Mar 25 to 30 Jun 26			
A/c No	1	Lot No	1
Page Number	1	Unit No	1

Transfer Date: 30/06/00

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
01/03/25	Admin Fund	01/03/25 to 30/06/25	I0016690	366.67		366.67
01/03/25	Sinking Fund	01/03/25 to 30/06/25	I0016792	233.66		600.33
03/03/25	Receipt	Admin Fund	R0008734		366.67	233.66
03/03/25	Receipt	Sinking Fund	RA008734		233.66	0.00
14/04/25	Insurance Recovery	01/05/25 to 30/04/26	I0016894	628.92		628.92
16/05/25	Receipt	Insurance Recovery	R0008860		628.92	0.00
29/05/25	Admin Fund	01/07/25 to 31/10/25	I0016996	366.67		366.67
29/05/25	Sinking Fund	01/07/25 to 31/10/25	I0017098	240.67		607.34
01/07/25	Receipt	Admin Fund	R0008956		366.67	240.67
01/07/25	Receipt	Sinking Fund	RA008956		240.67	0.00
25/09/25	Admin Fund	01/11/25 to 28/02/26	I0017200	366.67		366.67
25/09/25	Sinking Fund	01/11/25 to 28/02/26	I0017302	240.67		607.34
31/10/25	Receipt	Admin Fund	R0009080		366.67	240.67
31/10/25	Receipt	Sinking Fund	RA009080		240.67	0.00
27/01/26	Admin Fund	01/03/26 to 30/06/26	I0017404	366.67		366.67
27/01/26	Sinking Fund	01/03/26 to 30/06/26	I0017506	240.00		606.67
03/03/26	Receipt	Admin Fund	R0009218		366.67	240.00
				$3,050.60	$2,810.60	$240.00

Over 90 Days	90 Days	60 Days	30 Days	Current
0.00	0.00	0.00	0.00	0.00

BALANCE DUE: Nil

Date Paid	Amount Paid

Payment Options

Tel: 1300 552 311
Ref: 1242 5149 5

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

www.stratapay.com.au
Ref: 1242 5149 5

Internet: Make credit card payments online (charges apply).
Visit www.stratapay.com.au

www.stratapay.com/ddr
Ref: 1242 5149 5

Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register
*Credit card charges apply.

Biller Code: 74625
Ref: 1242 5149 5

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

Billpay Code: 3599
Ref: 1242 5149 5

In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.

Make cheque payable to:
StrataPay 1242 5149 5

Mail: Send cheque with this slip by mail to: **StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia**

BSB: 067-970
Acct No: 1242 5149 5
(Applies to this bill only)

Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.

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

STRATAPAY

StrataPay Reference
1242 5149 5

Amount **$0.00**

Due Date **Per Notice**

STRATA DYNAMICS PTY LTD
22528/02100001 Lot 1/1

Kathleen Elizabeth Taylor
1 Circa Crescent
ALBANY CREEK QLD 4035

*3599 124251495

ALBA VILLE CTS 22528

ABN 21 339 084 841

STATEMENT

Kathleen Elizabeth Taylor
1 Circa Crescent
ALBANY CREEK QLD 4035

Statement Period			
01 Mar 25 to 30 Jun 26			
A/c No	1	Lot No	1
Page Number	2	Unit No	1

Transfer Date: 30/06/00

Date	Type	Details	Reference	Debit	Credit	Balance
03/03/26	Receipt	Sinking Fund	RA009218		240.00	0.00
28/04/26	Insurance Recovery	01/05/26 to 30/04/27	I0017608	636.40		636.40
05/05/26	Receipt	Insurance Recovery	R0009265		636.40	0.00
28/05/26	Admin Fund	01/07/26 to 31/10/26	I0017710	431.37		431.37
28/05/26	Sinking Fund	01/07/26 to 31/10/26	I0017812	356.34		787.71
09/06/26	Receipt	Admin Fund	R0009370		431.37	356.34
09/06/26	Receipt	Sinking Fund	RA009370		356.34	0.00
				$4,474.71	$4,474.71	$0.00

QUEENSLAND TITLES REGISTRY

GENERAL REQUEST

FORM 14 Version 4
Page 1 of 1

720875058

Duty Imprint

$95.00
21/06/2021 08:45

BE 470

1. Nature of request

Request to Record New Community Management Statement for Alba Ville Community Titles Scheme 22528

Lodger (Name, address, email & phone number)

MAHONEYS
GPO Box 3311
Brisbane QLD 4001
E-mail: info@mahoneys.com.au
Tel: 07 3007 3777 Ref: 27370

Lodger Code

101A

FT 415782

2. Lot on Plan Description

Common Property of Alba Ville Community Titles Scheme 22528

Title Reference

50167599

3. Registered Proprietor/State Lessee

Body Corporate for Alba Ville Community Titles Scheme 22528

4. Interest

N/A

5. Applicant

Body Corporate for Alba Ville Community Titles Scheme 22528

6. Request

I hereby request that: The new community management statement deposited herewith which amends schedule C be recorded as the community management statement for Alba Ville Community Titles Scheme 22528

7. Execution by applicant

18/6/21
Execution Date

Applicant's Signature
Todd Alexander Garsden, Solicitor

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

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THIS CMS MUST BE DEPOSITED WITH:
- A FORM 14 GENERAL REQUEST: AND

22528

This statement incorporates and must include the following:

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

1. Name of community titles scheme
Alba Ville Community Titles Scheme 22528

2. Regulation module
Standard Module

3. Name of body corporate
Body Corporate for Alba Ville Community Titles Scheme 22528

4. Scheme land
Lot on Plan Description — Title Reference

See enlarged panel

5. #Name and address of original owner
Not applicable

6. Reference to plan lodged with this statement
Not applicable

first community management statement only

7. New CMS exemption to planning body community management statement notation (if applicable*)
No applicable

*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

8. Execution by original owner/Consent of body corporate

Execution Date

23/6/21

BODY CORPORATE FOR ALBA VILLE COMMUNITY TITLES SCHEME 22528

Affix seal here

***Execution**

Chairperson or Secretary

KATHLEEN J. GANNON
Print Name

Committee member

JOHN KEVIN LEWENDON
Print Name

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

Privacy Statement
Collection of information from this form is authorised by legislation and is used to maintain the publicly searchable records. For more information see the Department's website.

ENLARGED PANEL

4. Scheme Land

Lot on Plan Description	County	Parish	Title Reference
Common property of Alba Ville CTS 22528	Stanley	Bunya	50167599
Lot 1 in GTP 105684	Stanley	Bunya	50167600
Lot 2 in GTP 105684	Stanley	Bunya	50167601
Lot 3 in GTP 105684	Stanley	Bunya	50167602
Lot 4 in GTP 105684	Stanley	Bunya	50167603
Lot 5 in GTP 105684	Stanley	Bunya	50167604
Lot 6 in GTP 105684	Stanley	Bunya	50167605
Lot 7 in GTP 105684	Stanley	Bunya	50167606
Lot 8 in GTP 105684	Stanley	Bunya	50167607
Lot 15 in SP 101979	Stanley	Bunya	50205277
Lot 16 in SP 101979	Stanley	Bunya	50205278
Lot 17 in SP 101979	Stanley	Bunya	50205279
Lot 18 in SP 101979	Stanley	Bunya	50205280
Lot 19 in SP 101979	Stanley	Bunya	50205281
Lot 20 in SP 101979	Stanley	Bunya	50205282
Lot 21 on SP 101979	Stanley	Bunya	50205283
Lot 22 on SP 101979	Stanley	Bunya	50205284
Lot 23 on SP 101979	Stanley	Bunya	50205285
Lot 24 on SP 114556	Stanley	Bunya	50260867
Lot 25 on SP 114556	Stanley	Bunya	50260868
Lot 26 on SP 114556	Stanley	Bunya	50260869
Lot 27 on SP 114556	Stanley	Bunya	50260870
Lot 28 on SP 114556	Stanley	Bunya	50260871
Lot 29 on SP 114556	Stanley	Bunya	50260872
Lot 30 on SP 114556	Stanley	Bunya	50260873
Lot 31 on SP 114556	Stanley	Bunya	50260874
Lot 41 on SP 114556	Stanley	Bunya	50260875
Lot 42 on SP 114556	Stanley	Bunya	50260876
Lot 32 on SP 127364	Stanley	Bunya	50306179
Lot 33 on SP 127364	Stanley	Bunya	50306180
Lot 34 on SP 127364	Stanley	Bunya	50306181
Lot 35 on SP 127364	Stanley	Bunya	50306182
Lot 36 on SP 127364	Stanley	Bunya	50306183
Lot 37 on SP 127364	Stanley	Bunya	50306184
Lot 38 on SP 127364	Stanley	Bunya	50306185
Lot 39 on SP 127364	Stanley	Bunya	50306186
Lot 40 on SP 127364	Stanley	Bunya	50306187
Lot 43 on SP 133090	Stanley	Bunya	50339173
Lot 44 on SP 133090	Stanley	Bunya	50339174
Lot 45 on SP 133090	Stanley	Bunya	50339175
Lot 46 on SP 133090	Stanley	Bunya	50339176
Lot 47 on SP 133090	Stanley	Bunya	50339177
Lot 48 on SP 133090	Stanley	Bunya	50339178
Lot 49 on SP 133090	Stanley	Bunya	50339179
Lot 50 on SP 133090	Stanley	Bunya	50339180
Lot 51 on SP 133090	Stanley	Bunya	50339181
Lot 52 on SP 133090	Stanley	Bunya	50339182
Lot 53 on SP 143459	Stanley	Bunya	50369776
Lot 54 on SP 143459	Stanley	Bunya	50369777
Lot 55 on SP 143459	Stanley	Bunya	50369778
Lot 56 on SP 143459	Stanley	Bunya	50369779
Lot 57 on SP 143459	Stanley	Bunya	50369780
Lot 58 on SP 143459	Stanley	Bunya	50369781
Lot 59 on SP 143459	Stanley	Bunya	50369782

Lot 60 on SP 143459	Stanley	Bunya	50369783
Lot 61 on SP 150143	Stanley	Bunya	50402126
Lot 62 on SP 150143	Stanley	Bunya	50402127
Lot 63 on SP 150143	Stanley	Bunya	50402128
Lot 64 on SP 150143	Stanley	Bunya	50402129
Lot 65 on SP 150143	Stanley	Bunya	50402130
Lot 78 on SP 150143	Stanley	Bunya	50402132
Lot 79 on SP 150143	Stanley	Bunya	50402133
Lot 66 on SP 152860	Stanley	Bunya	50412184
Lot 67 on SP 152860	Stanley	Bunya	50412185
Lot 68 on SP 152860	Stanley	Bunya	50412186
Lot 69 on SP 152860	Stanley	Bunya	50412187
Lot 70 on SP 152860	Stanley	Bunya	50412188
Lot 71 on SP 152860	Stanley	Bunya	50412189
Lot 72 on SP 152860	Stanley	Bunya	50412190
Lot 73 on SP 152860	Stanley	Bunya	50412191
Lot 74 on SP 152860	Stanley	Bunya	50412192
Lot 75 on SP 152860	Stanley	Bunya	50412193
Lot 76 on SP 152860	Stanley	Bunya	50412194
Lot 77 on SP 152860	Stanley	Bunya	50412195
Lot 80 on SP 160386	Stanley	Bunya	50446634
Lot 81 on SP 160386	Stanley	Bunya	50446635
Lot 82 on SP 160386	Stanley	Bunya	50446636
Lot 83 on SP 160386	Stanley	Bunya	50446637
Lot 84 on SP 160386	Stanley	Bunya	50446638
Lot 85 on SP 160386	Stanley	Bunya	50446639
Lot 86 on SP 160386	Stanley	Bunya	50446640
Lot 87 on SP 160386	Stanley	Bunya	50446641
Lot 88 on SP 161356	Stanley	Bunya	50455282
Lot 89 on SP 161356	Stanley	Bunya	50455283
Lot 90 on SP 161356	Stanley	Bunya	50455284
Lot 91 on SP 161356	Stanley	Bunya	50455285
Lot 92 on SP 161356	Stanley	Bunya	50455286
Lot 93 on SP 161356	Stanley	Bunya	50455287
Lot 94 on SP 161356	Stanley	Bunya	50455288
Lot 95 on SP 169093	Stanley	Bunya	50506928
Lot 96 on SP 169093	Stanley	Bunya	50506929
Lot 97 on SP 169093	Stanley	Bunya	50506930
Lot 98 on SP 169093	Stanley	Bunya	50506931
Lot 99 on SP 169093	Stanley	Bunya	50506932
Lot 100 on SP 169093	Stanley	Bunya	50506933
Lot 101 on SP 169093	Stanley	Bunya	50506934
Lot 102 on SP 169093	Stanley	Bunya	50506935
Lot 103 on SP 169093	Stanley	Bunya	50506936
Lot 104 on SP 169093	Stanley	Bunya	50506937
Lot 105 on SP 169093	Stanley	Bunya	50506938
Lot 106 on SP 169093	Stanley	Bunya	50506939
Lot 107 on SP 169093	Stanley	Bunya	50506940
Lot 108 on SP 169093	Stanley	Bunya	50506941

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

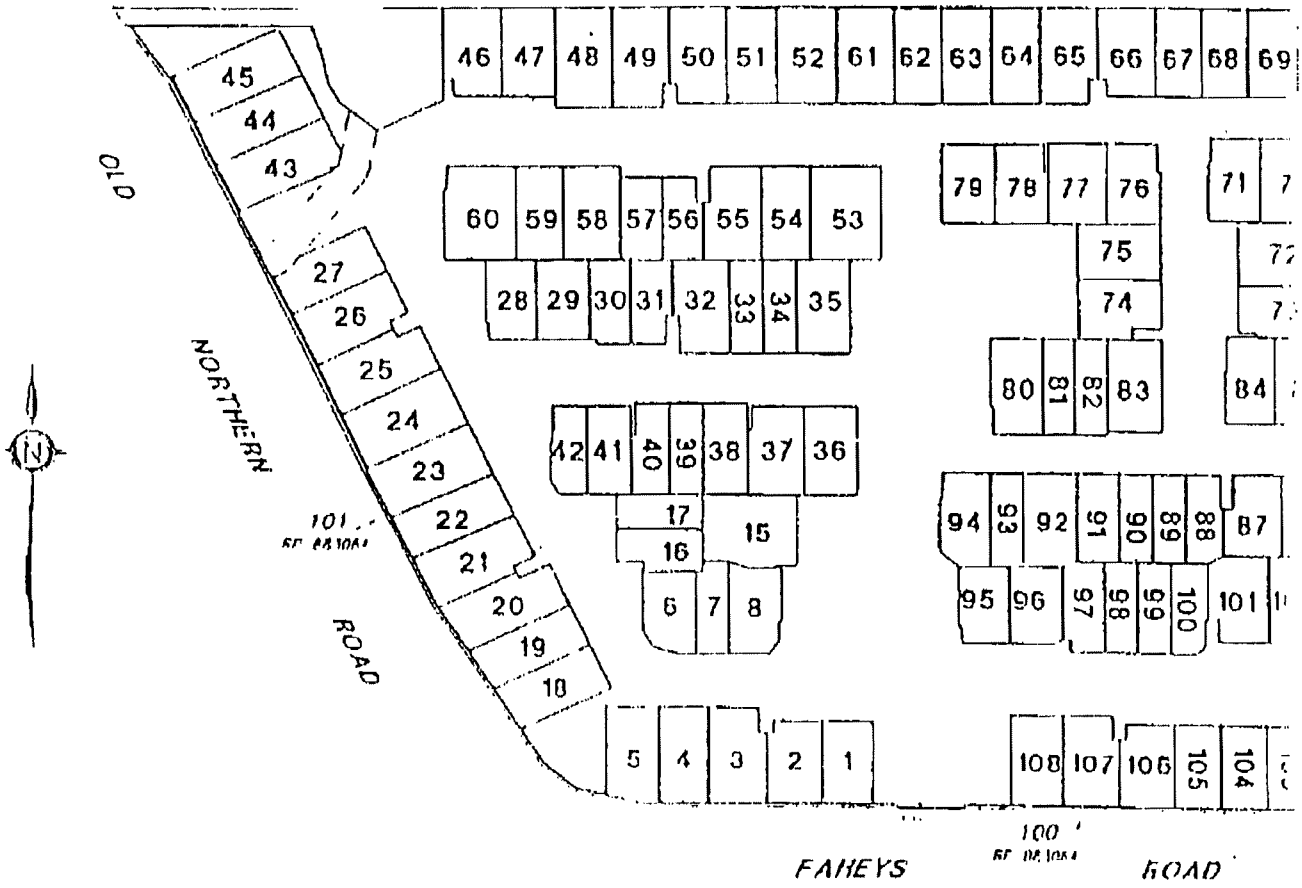
Lot on Plan	Contribution	Interest
Lot 1 in GTP 105684	10	10
Lot 2 in GTP 105684	10	10
Lot 3 in GTP 105684	10	10
Lot 4 in GTP 105684	10	10
Lot 5 in GTP 105684	10	10
Lot 6 in GTP 105684	10	10
Lot 7 in GTP 105684	10	10
Lot 8 in GTP 105684	10	10
Lot 15 in SP 101979	10	10
Lot 16 in SP 101979	10	10
Lot 17 in SP 101979	10	10
Lot 18 in SP 101979	10	10
Lot 19 in SP 101979	10	10
Lot 20 in SP 101979	10	10
Lot 21 on SP 101979	10	10
Lot 22 on SP 101979	10	10
Lot 23 on SP 101979	10	10
Lot 24 on SP 114556	10	10
Lot 25 on SP 114556	10	10
Lot 26 on SP 114556	10	10
Lot 27 on SP 114556	10	10
Lot 28 on SP 114556	10	10
Lot 29 on SP 114556	10	10
Lot 30 on SP 114556	10	10
Lot 31 on SP 114556	10	10
Lot 41 on SP 114556	10	10
Lot 42 on SP 114556	10	10
Lot 32 on SP 127364	10	10
Lot 33 on SP 127364	10	10
Lot 34 on SP 127364	10	10
Lot 35 on SP 127364	10	10
Lot 36 on SP 127364	10	10
Lot 37 on SP 127364	10	10
Lot 38 on SP 127364	10	10
Lot 39 on SP 127364	10	10
Lot 40 on SP 127364	10	10
Lot 43 on SP 133090	10	10
Lot 44 on SP 133090	10	10
Lot 45 on SP 133090	10	10
Lot 46 on SP 133090	10	10
Lot 47 on SP 133090	10	10
Lot 48 on SP 133090	10	10
Lot 49 on SP 133090	10	10
Lot 50 on SP 133090	10	10
Lot 51 on SP 133090	10	10
Lot 52 on SP 133090	10	10
Lot 53 on SP 143459	10	10
Lot 54 on SP 143459	10	10
Lot 55 on SP 143459	10	10
Lot 56 on SP 143459	10	10
Lot 57 on SP 143459	10	10
Lot 58 on SP 143459	10	10
Lot 59 on SP 143459	10	10
Lot 60 on SP 143459	10	10
Lot 61 on SP 150143	10	10

Lot 62 on SP 150143	10	10
Lot 63 on SP 150143	10	10
Lot 64 on SP 150143	10	10
Lot 65 on SP 150143	10	10
Lot 78 on SP 150143	10	10
Lot 79 on SP 150143	10	10
Lot 66 on SP 152860	10	10
Lot 67 on SP 152860	10	10
Lot 68 on SP 152860	10	10
Lot 69 on SP 152860	10	10
Lot 70 on SP 152860	10	10
Lot 71 on SP 152860	10	10
Lot 72 on SP 152860	10	10
Lot 73 on SP 152860	10	10
Lot 74 on SP 152860	10	10
Lot 75 on SP 152860	10	10
Lot 76 on SP 152860	10	10
Lot 77 on SP 152860	10	10
Lot 80 on SP 160386	10	10
Lot 81 on SP 160386	10	10
Lot 82 on SP 160386	10	10
Lot 83 on SP 160386	10	10
Lot 84 on SP 160386	10	10
Lot 85 on SP 160386	10	10
Lot 86 on SP 160386	10	10
Lot 87 on SP 160386	10	10
Lot 88 on SP 161356	10	10
Lot 89 on SP 161356	10	10
Lot 90 on SP 161356	10	10
Lot 91 on SP 161356	10	10
Lot 92 on SP 161356	10	10
Lot 93 on SP 161356	10	10
Lot 94 on SP 161356	10	10
Lot 95 on SP 169093	10	10
Lot 96 on SP 169093	10	10
Lot 97 on SP 169093	10	10
Lot 98 on SP 169093	10	10
Lot 99 on SP 169093	10	10
Lot 100 on SP 169093	10	10
Lot 101 on SP 169093	10	10
Lot 102 on SP 169093	10	10
Lot 103 on SP 169093	10	10
Lot 104 on SP 169093	10	10
Lot 105 on SP 169093	10	10
Lot 106 on SP 169093	10	10
Lot 107 on SP 169093	10	10
Lot 108 on SP 169093	10	10
TOTALS	1020	1020

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

The scheme land will be developed progressively by registration of building format plans in accordance with all local government approvals to create a total of 102 dwelling lots for residential purposes and common properly in accordance with the concept plan below with each proposed dwelling lot having 10 contribution lot entitlements and 10 interest lot entitlements

There will be only one body corporate for the scheme



SCHEDULE C BY-LAWS

Administrative by-laws

1 Definitions and interpretation

1.1 In these by-laws the following terms have the meanings ascribed to them unless the context otherwise requires:

Term	Assigned meaning
Act	the *Body Corporate Community Management Act 1997* (Qld).
Alter	the erection of a building, a structural change or a non-structural change of any kind, the carrying out of any works or the causing of any damage.
Body Corporate	the body corporate established upon the registration of the Scheme.
Common Property	Scheme Land that is not part of a Lot (which includes but is not limited to roadways, Visitor car parks and garden areas).
Domestic Vehicles	cars, motorbikes, 4 wheel drive vehicles, utility vehicles, non-commercial small trucks less than 2 tonnes that will wholly fit within a car parking bay on Scheme Land and any other equivalent means of transportation.
Letting Agent	a person conducting the business of acting as agent of an Owner for securing, negotiating or enforcing leases or occupancies for a Lot.
Lot	a lot in the Scheme.
Non-Domestic Vehicles	means a vehicle that is not a Domestic Vehicle, for example, unregistered motorbikes, scooters, bicycles, boats, jet skis, trailers (for either business or personal use), caravans, camper vans, mobile homes, golf buggies, segways, skateboards or rollerblades and any other equivalent means of transportation.
Occupier	any person that occupies a Lot, including an Owner if the Owner occupies a Lot.
Owner	an owner of a Lot.
Scheme	the scheme identified in this community management statement.
Scheme Land	a Lot or Common Property within the Scheme.
Smoke	to have control over an ignited smoking product or inhale through a personal vaporiser or hookah.
Unreasonable Noise	noise that creates a nuisance, hazard or interferes unreasonably with the use or enjoyment of a Lot or the Common Property.
Visitor	a person invited onto Scheme Land by an Owner or Occupier, who is not an Owner or Occupier, who remains a Visitor for as long as reasonably necessary for the purposes of attending the Scheme, including for example, tradespersons.

1.2 In the interpretation of these by-laws unless the context otherwise requires:

(a) words and expressions defined in clause 1.1 or elsewhere have the meaning ascribed to them;

(b) terms not defined in clause 1.1 or elsewhere but which are defined in the Act have the meanings given to them in the Act;

(c) where a word or phrase is given a particular meaning, other parts of speech and grammatical forms of that word or phrase have corresponding meanings;

(d) clause headings are inserted for convenience only and are not to be used in the interpretation or construction of these by-Laws;

(e) words importing any gender include all other genders;

(f) words importing the singular include the plural and vice versa;

(g) a reference to a clause is a reference to a clause of these by-laws;

(h) a reference to a person is to be construed as a reference to an individual, body corporate, unincorporated association, partnership, joint venture or government body;

(i) a reference to anything (including, but not limited to, any right) includes a part of that thing but nothing in this clause implies that performance of part of an obligation constitutes performance of the obligation;

(j) a reference to a statute, regulation, proclamation, ordinance, standard, or by-law includes all statutes, regulations, proclamations, ordinances, standards or by-laws varying, consolidating or replacing it, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;

(k) where these by-laws say that something can or must be done by the Body Corporate then that thing may be done by the Committee unless there is a legal restriction on the Committee doing so;

(l) all by-laws must be constructed so as to be valid, legal and enforceable in all respects. If any by-law is illegal, invalid or unenforceable it is to be read down to such extent as may be necessary to ensure that it is legal, valid, or enforceable as may be reasonable in the circumstances so as to give valid operation of a partial character. If any such by-law cannot be read down, it is deemed void and severed and the remaining by-laws are not in any way affected or impaired;

(m) these by-laws must be read in conjunction with the Owner's and Occupier's obligations under the Act.

2 Applicability to visitors

2.1 Occupiers must take reasonable steps to ensure that their Visitors comply with these by-laws on the basis that the by-laws apply to Visitors to the extent that the by-laws apply to the Occupier.

3 Occupier details

3.1 Owners must provide the Body Corporate with the name and service address of any Occupier and Letting Agent for their Lot.

Regulating conduct and interferences

4 Nuisances

4.1 Owners and Occupiers must:

(a) not use or permit the use of a Lot or the Common Property in a way that:

(i) causes a nuisance;

(ii) causes a hazard;

(iii) interferes unreasonably with the use or enjoyment of another Lot or the Common Property;

(b) not Smoke in a completely or substantially enclosed area on the Common Property;

(c) communicate with the Body Corporate, Body Corporate Contractors, Owners or Occupiers in a way that is reasonable; and

(d) ensure that when the Lot is used, sufficient floor coverings are installed in the Lot to prevent the transmission of Unreasonable Noise from the Lot.

5 Parking and Vehicles

Hazards

5.1 An Owner, Occupier or Visitor must not, without the written approval of the Body Corporate, use a Domestic Vehicle or Non-Domestic Vehicle in a way which creates a hazard.

Non-Domestic Vehicle parking

5.2 An Owner, Occupier or Visitor must not, without the written approval of the Body Corporate park a Non-Domestic Vehicle on the Common Property or on a Lot in a way that can be seen from another Lot or the Common Property.

Visitor Domestic Vehicle parking

5.3 Visitors must not, without the written approval of the Body Corporate, park a Domestic Vehicle on Scheme Land unless the parking is in a designated visitor car park.

Owner and Occupier Domestic Vehicle parking

5.4 Owners and Occupiers must not, without the written approval of the Body Corporate, use their Lot's garage for the purposes of anything other than car parking.

5.5 Owners and Occupiers must not park a Domestic Vehicle on Scheme Land unless:

(a) for the Owner or Occupier's first Domestic Vehicle - the parking is in the Lot's garage;

(b) for the Owner or Occupier's second Domestic Vehicle - the parking is on the Lot's driveway in circumstances where the:

(i) Lot's garage is already being used for parking a Domestic Vehicle;

(ii) Domestic Vehicle fits within the Lot's driveway; and

(iii) written approval of the Body Corporate has been obtained.

(c) the parking is otherwise with the written approval of the Body Corporate.

6 Works

Requirement for approval

6.1 An Owner or Occupier must not, without the written approval of the Body Corporate, Alter:

(a) the Common Property; or

(b) their Lot unless the works are of a cosmetic nature that:

(i) does not affect another Lot or the Common Property; or

(ii) cannot be seen from another Lot or the Common Property.

Conditions of approval

6.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:

(a) the improvement must be substantially in accordance with the plans and specifications provided to the Body Corporate detailing the way the Owner or Occupier is to Alter the Lot or Common Property;

(b) the way that the Owner or Occupier Alters the Lot or Common Property is:

(i) carried out by suitably qualified persons in accordance with any building requirements;

(ii) carried out as soon as reasonably practicable;

(iii) carried out in a way that does not cause a nuisance or unreasonable interference with Occupiers of other lots; and

(iv) suitably insured; and

(c) the owner of the Lot must maintain any works in a good and structurally sound condition.

7 External appearance

7.1 The Owner or Occupier of a Lot must not, without the Body Corporate's written approval, do anything which changes the external appearance of the Lot (for example, the placement of an item, the hanging of washing on a balcony or the installation of a car port or external blinds) which is visible from another Lot, the Common Property or from outside the Scheme.

8 Use of Lots

8.1 An Owner or Occupier must not, without the written approval of the Body Corporate, use their Lot for anything other than the residential purposes that the Lot was designed for.

9 Obstruction

9.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

(a) obstruct the Common Property;

(b) place items on, or use for storage, the Common Property;

(c) exclusively use the Common Property without an authorising exclusive use by-law.

10 Auctions

10.1 An Owner must not, without the written approval of the Body Corporate, carry out an auction on their Lot or the Common Property.

11 Garage sale

11.1 An Occupier must not, without the written approval of the Body Corporate, carry out a garage sale on their Lot or the Common Property.

12 Body Corporate contractors

12.1 An Owner or Occupier must not, without the written approval of the Body Corporate, provide instructions to contractors of the Body Corporate.

13 Animals

Requirement for approval

13.1 An Owner or Occupier must not, without the written approval of the Body Corporate, bring or keep an animal in their Lot or the Common Property.

Conditions of approval

13.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:

(a) the Owner or Occupier must ensure that when passing through Common Property, the animal is suitably restrained or carried;

(b) the animal must be registered with the council, if the animal is a type that allows council registration;

(c) the keeping of animals in the lot, including the number of animals, must comply with any requirements of the council;

(d) the animal is kept within the Lot and not allowed to roam the Common Property;

(e) the Owner or Occupier must immediately pick up and dispose of any animal waste left on the Common Property; and

(f) the animal must carry an identification tag with the Owner or Occupier's details.

14 Waste

14.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

(a) leave waste on the Common Property other than in a designated waste bin designed for keeping the type of waste being disposed of;

(b) overfill, or leave opened, a designated waste bin;

(c) dispose of an item that is aflame, smouldering, septic sludge or alive;

(d) leave a designated waste bin at a collection area for extended period;

(e) store a designated waste bin anywhere other than:

(i) the collection area;

(ii) behind the Lot's side gate;

(iii) in the Lot's garage; or

(iv) a designated area within the boundary of the Lot that ensures the waste bin is not clearly visible from another Lot or the Common Property; or

(f) dispose of waste in a way which is not adequately bagged.

15 Letterbox

15.1 An Owner or Occupier must not, without the written approval of the:

(a) Body Corporate, use or interfere with a letterbox designated for the Body Corporate; or

(b) other relevant Lot Occupier, use or interfere with a letterbox designated for another Lot.

16 Access keys

16.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

(a) interfere, tamper or copy an access key for the Common Property or a Lot; or

(b) use an access key for which they are not authorised to use.

17 Restricted areas

17.1 An Owner or Occupier must not, without the written approval of the Body Corporate, access an area that has been restricted by the Body Corporate.

Facilities

18 Gazebo area

Use to the exclusion of others

18.1 An Owner or Occupier must not, without the written approval of the Body Corporate, use the gazebo area for a personal event to the exclusion of other Owners and Occupiers.

Ordinary use

18.2 An Owner or Occupier may use the gazebo area on the conditions that the use does not:

(a) cause damage to the gazebo area;

(b) cause a nuisance or an unreasonable interference, particularly between the hours of 10:00pm and 7:00am; and

(c) leave the area unclean and untidy after use.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Not applicable

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

No lots are allocated exclusive use areas of common property

Body Corporate Brokers Pty Ltd
Suite 2B/7-11 Short Street
Southport QLD 4215
Ph: 07 5668 7800
Email: contactus@bcb.com.au
A.B.N. 95 002 809 298
A.F.S.L. 244529

NEW BUSINESS TAX INVOICE

Alba Ville CTS 22528
C/- Strata Dynamics
GPO Box 5256
BRISBANE QLD 4001

Date: 23/04/2026
Invoice Number: 1190035
Key Contact: Carly Dudley

Thank you for using our services to arrange this insurance cover.

Brief details of the cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	Strata Domestic
Insured	Alba Ville CTS 22528
Description	24 Faheys Road East, Albany Creek QLD 4035
Insurer	CHU Underwriting Agencies
Policy Number	HU0006169235
Period of Insurance	30/04/2026 to 30/04/2027

Premium	FSL	Insurer Agency Policy Fee	Insurer Total GST	Stamp Duty	Admin Fee	Admin Fee GST	Invoice Total
$59,455.69	$ 0.00	$ 200.00	$5,965.58	$5,886.11	$1,500.00	$ 150.00	**$73,157.38**

Insurer commission included within base premium = $11,891.13 excl GST

Payment Options

DEFT PAYMENT SYSTEMS

DEFT Reference Number
405076211900352

Pay by credit card or registered bank account at **www.deft.com.au**.
Payments by credit card may attract a surcharge.

AMERICAN EXPRESS · mastercard · VISA · Diners Club INTERNATIONAL

Post Billpay

*498 405076 211900352

Pay in-store at Australia Post by cheque or EFTPOS

BPAY

Biller Code: 20362
Ref: 405076211900352

Body Corporate Brokers Pty Ltd

Want to pay monthly?

IQumulate Premium Funding

Click here to accept online

Or go to: my.iqumulate.com Code: DC3869697

10 Monthly Instalments of $ 7,740.05
Total Amount payable of $ 77,460.51*
*Includes application fee and credit charges
Additional application fee added to initial instalment

✓ Smooth out cash flow
Easy monthly payments
No additional security

Name: Alba Ville CTS 22528
Invoice No: 1190035
Due Date: **14/05/2026**

1st instalment of:	$7,800.05
followed by 9 instalments of:	$7,740.05
or Total Due:	**$73,157.38**

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

+405076 211900352 < 007315738<4+

Policy Number	HU0006169235
Period of Cover	30/04/2026 to 30/04/2027 at 4pm
Insured	Body Corporate for Alba Ville CTS 22528 Community Title Scheme 22528
Interested Parties	None
Situation	24 Faheys Road East, ALBANY CREEK, QLD, 4035

Cover

Insured Property	Insured
Building	$53,614,575
Common Area Contents	$536,146
Loss of Rent & Temporary Accommodation (total payable)	$8,042,186
Floating Floorboards	Selected
Liability to Others	Insured
Limit of Liability	$30,000,000
Fidelity Guarantee	Insured
Sum Insured	$250,000
Voluntary Workers	Insured
Death	$300,000
Total Disablement (per week)	$3,000
Office Bearers Legal Liability	Insured
Limit of Liability	$5,000,000
Machinery Breakdown	Not Insured
Catastrophe Insurance	Insured
Sum Insured	$16,084,372
Extended Cover - Loss of Rent & Temporary Accommodation	$2,412,655
Escalation in Cost of Temporary Accommodation	$804,218
Cost of Removal, Storage and Evacuation	$804,218
Government Audit and Related Covers	Insured
Government Audit Costs	$25,000
Appeal expenses - common property health & safety breaches	$100,000
Legal Defence Expenses	$50,000
Lot Owners Fixtures and Improvements (per lot)	Insured
Sum Insured	$250,000
Flood Cover	Insured

Excesses

Insured Property

Standard	$5,000
Flood	$5,000
Storm	$5,000
Impact	$5,000
Exploratory Costs - Burst Pipes	$5,000

Policy Wording

CHU_PDS_1433.pdf
CHU_WhatsChanged_flyer_2907.pdf

Imposed Conditions

Condition # 1

Name	Lot Owners Contents Extension Not Selected
Code	Property
Related Cover	Insured Property
Wording	Despite anything contained elsewhere in Your Policy, the following policy extension is optional and if selected by the Insured is subject to additional Premium. Lot Owners Contents Cover – this policy extension is Not Selected.

Notes

None

Document template version: 01.11.00.00

NOTICE TO INTENDING INSURED

General Advice Warning

Any reference in this document to "you" or "your" is a reference to the insured.

Any advice we provide in this document is of a general nature only and may be based on incomplete or inaccurate information, and details about policies of insurance represent summary information only. Before acting on this advice you should consider its appropriateness in light of your particular objectives, needs and financial situation. For full details, terms and conditions, limits and exclusions in respect to any policy of insurance you should refer to the policy summary in this document, the policy wording, and to the relevant Product Disclosure Statement (PDS) which is available from your strata manager, our website, or by contacting us. For more information about BCB's significant relationships and remuneration arrangements please refer to our Financial Services Guide.

Important Notices

We draw your attention to the following important notices which may affect claims settlements under your policy. These notices are provided in the context of our general advice to you. Please carefully review your policy documents and schedule to ensure you understand the conditions for your own particular circumstances. For any questions you may have concerning the cover provided please contact BCB.

Your Duty of Disclosure

Before you enter into a contract of general insurance with an insurer, you have a duty, under the Insurance Contracts Act 1984, to disclose to the insurer every matter that you know or could reasonably be expected to know, is relevant to the insurer's decision whether to accept the risk of the insurance and if so, on what terms. You also have the ongoing obligation to truthfully and accurately answer any requests for information from either BCB or your insurer.

You have the same duty to disclose those matters to the insurer before you **renew, extend, vary or reinstate a contract of general insurance**.

You do not need to disclose any matter that:

- That diminishes the insurer's risk
- That is of common knowledge
- That the insurer knows or as an insurer should know; or
- That the insurer tells you they do not need to know

Consequence of Non-Disclosure

If you fail to comply with your duty to disclose, the insurer may be entitled to reduce its liability under the contract in respect of a claim or may cancel the contract. If your non-disclosure is fraudulent, the insurer may also have the option of voiding the contract from its beginning.

Remuneration Disclosure

Itemised Insurance Costs	
Base Premium (Includes commission from insurer)	$ 59,455.69 $ 11,891.13 (20.0%)
ESL or FSL	$ 0.00
Stamp Duty	$ 5,886.11
Underwriting Agency Fee	$ 200.00
Broker Fee (as a % of base premium)	$ 1,500.00 (2.5%)
GST – all items	$ 6,115.58
Total Insurance Cost	$ 73,157.38
Allocation of Strata Insurance Remuneration	
Strata Management Company share of remuneration (ex GST)	$ 10,404.75
Broker share of remuneration (ex GST)	$ 2,986.38
Conflicts of Interest	Body Corporate Brokers Pty Ltd (BCB) and your Strata Management Company (where applicable if acting as an Authorised Representative / Distributor of BCB), manage our fiduciary obligations and any conflict of interest that may arise, by acting in the insured's best interests at all times. As a member of the National Insurance Brokers Association, we

	adhere to their Insurance Broker's Code of Practice, and we are licensed and regulated by the Australian Securities and Investments Commission. Important information about BCB and how we conduct our business with your Strata Management Company are contained within the Financial Services Guide (FSG) provided with this report.
Best Interest Declaration	In preparing this broker advice Body Corporate Brokers and your strata management company (where applicable) have acted in the best interests of the insured at all times. Alistair Gibney Managing Director & Responsible Officer Body Corporate Brokers Pty Ltd Strata Dynamics

The above breakdown contains the following standard abbreviations;
Emergency Services Levy (ESL), Fire Service Levy (FSL) & Goods & Services Tax (GST)

Average or Co-insurance Clauses

Some policies contain an "average" or "co-insurance" clause which may reduce the amount of a claim payable under the policy. Consequently, where property is insured for less than full replacement value, owners may find they are liable to pay a portion of the loss or damage as self-insured.

In any policy, the insurer's maximum liability is limited to the sum insured or policy limit. Therefore it is very important that owners select sums insured which represent full replacement value for property or other limits under their policy which reflect their potential exposure to financial loss

'Claims Made and Notified' Provisions

Sections of your insurance policy relating to Office Bearer's Liability, and where applicable sections covering Government Audit Costs and Legal Expenses, are arranged on a 'claims made and notified' or similar basis. This means that (subject to the other terms of the policy) these sections of the policy only provide cover for claims first made against you and notified to the insurer during the period of insurance. You should therefore ensure that any incident – or notice that is given to you – that may give rise to a claim is reported to BCB without delay when such incident or notice first comes to your attention.

Major Exclusions and Uninsured Risks

Please also note that policy sections not selected by you are marked in our summary as "Not Selected" or 'Not Insured". If you believe that you require cover for any of these Uninsured Risks exposures or any other major perils currently excluded, please contact us to discuss your options.

Cooling Off Period

All policies are subject to a minimum cooling off period of 14 days, most strata insurers specify 21 days. Terms of the cooling off period – including the amount of premium that may be refunded – will vary across insurers and policies. Please refer to your PDS for your insurer's cooling off period. If you wish to cancel during the cooling off period, you must tell us during this period and we will notify the insurer.

Sums Insured

BCB has not reviewed the adequacy of the sums insured selected, and strongly recommends that you carefully consider whether the sums insured you have selected are sufficient. If you determine that your level of cover is insufficient, please contact us to arrange amendment.

Flood

We draw to your attention that flood is often a standard exclusion under the policy, please refer to your policy summary, PDS and policy wording to see if you have flood cover. If you specifically believe that you require cover for flood, please contact us to discuss your options.

New Claims

Any quotation we have obtained on your behalf is based on the understanding that there will be no deterioration in the claims experience between the date the insurers have quoted their terms and the inception date of the cover. If claims do occur during this period, the insurers have the right to revise their terms quoted or withdraw their quotation.

Hold Blameless/Waiver of Rights/Subrogation

You are warned that should you become a party to any agreement that has the effect of excluding or limiting your insurer's chance of recovery from a third party, your insurers may have the right to refuse to indemnify you for such loss where it is shown that your insurer's rights of recovery have been prejudiced by your action.

Others Parties' Interest

This contract only covers the interest in the property of the named insured and does not extend cover to the interest of any third party in such property.

Complaints and Disputes

Clients who are not fully satisfied with our services should contact our Complaints Officer (02 9024 3850). We are members of the Financial Ombudsmen Service (FOS) and its successor the Australian Financial Complaints Authority (AFCA). BCB adopts the General Insurance Brokers Code of Practice. Further information is available from our office, or contact FOS or AFCA at:

Financial Ombudsman Service Australia
if lodged before 1 November 2018;
Online : www.fos.org.au
Email : info@fos.org.au
Phone: 1800 367 367
Mail : Financial Ombudsman Service Limited
GPO Box 3 Melbourne VIC 3001

Australian Financial Complaints Authority
if lodged on or after 1 November 2018;
Online : www.afca.org.au
Email : info@afca.org.au
Phone 1800 931 678
Mail : Australian Financial Complaints Authority
GPO Box 3 Melbourne VIC 3001

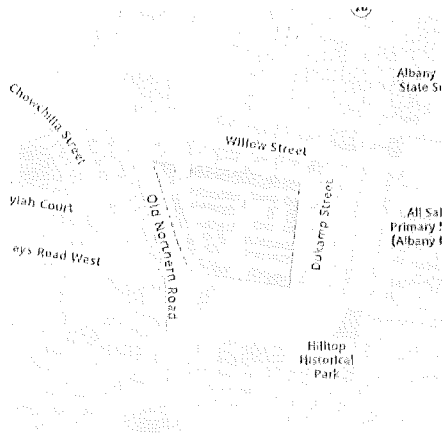
Refund of Premiums

In the event of any refund premium being allowed for the cancellation or adjustment of this insurance policy, Body Corporate Brokers reserves the right to retain all commission, broker fees and similar charges.

Job ID 53562626

2602714 - Helen Walsh

Review responses online



Received 6 of 6 responses

All responses received

1 Circa Cr, Albany Creek QLD 4035

Job dates
30/06/2026 → 01/07/2026

These plans expire on
28 Jul 2026

Lodged by
Redchip Lawyers

Authority	Status	Page
BYDA Confirmation		2
Energex QLD	Received	4
Moreton Bay Regional Council	Received	51
NBN Co Qld	Received	57
Optus Qld	Received	69
Telstra QLD South East	Received	84
Unitywater South	Received	93

Job No 53562626

BEFORE YOU DIG byda.com.au — Look up and Live

Zero damage - Zero harm - Zero disruption

byda.com.au

Contact Details

Contact	Contact number	Company	Enquirer ID
Redchip Lawyers	0458 140 494	-	3829110

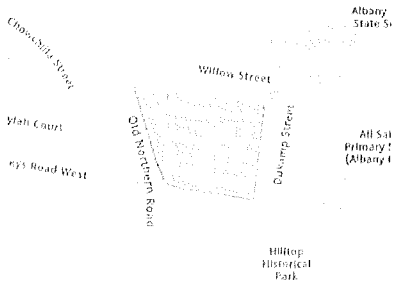
Email
conveyancing@redchip.com.au

Address
Level 8 100 Skyring Terrace
Newstead QLD 4006

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
30/06/2026	30/06/2026	01/07/2026	Other Redchip Lawyers	Design	Private	Conveyancing



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference	Address	Notes/description
2602714 - Helen Walsh	1 Circa Cr Albany Creek QLD 4035	-

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the Privacy Policy and Term of Use.
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
275347332	Energex QLD	13 12 53	NOTIFIED
275347329	Moreton Bay Regional Council	1300 477 161	NOTIFIED
275347328	NBN Co Qld	1800 687 626	NOTIFIED
275347330	Optus Qld	1800 505 777	NOTIFIED
275347333	Telstra QLD South East	1800 653 935	NOTIFIED
275347331	Unitywater South	1300 086 489	NOTIFIED

END OF UTILITIES LIST

The 5Ps of Safe Excavation

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 skilled Locator.

Pothole

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

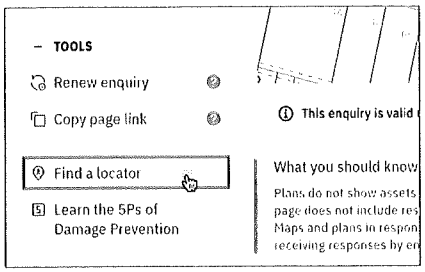
Protect

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.

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast

Use iseekplant's FREE marketplace to get quotes for the equipment or services you need on your project. Compare quotes from trusted local contractors and get your project done on time and in budget.

1. Fill out your job details in our FREE quick quote form.
2. We send the request to trusted local contractors.
3. The local contractors will contact you directly with quotes

GET QUOTE

Use iseekplant to find trusted contractors near you today, visit:
blog.iseekplant.com.au/byda-isp-get-quotes

Book a FREE BYDA Session

BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

To book a session, visit:
byda.com.au/contact/education-awareness-enquiry-form

BOOK NOW

Lodge your FREE enquiry online any time at byda.com.au

Referral
275347332

Member Phone
13 12 53

Responses from this member

Response received Tue 30 Jun 2026 11.24am

File name	Page
Response Body	5
275347332 - Energex Plan.pdf	8
Energex BYDA Terms and Conditions.pdf	15
Working Near Overhead and Underground Electric Lines.pdf	20

Assets and Planned Assets found

Before You Dig Australia (BYDA) Request

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

Our search has revealed there is existing and planned Energex Assets within the defined search area.

They are shown on the attached plan.

There is a possibility the planned Assets may have been installed prior to your enquiry.

You:	**BYDA Enquiry No:**
Redchip Lawyers	275347332
Company:	**Date of Response:**
Not Supplied	30 Jun 2026
Search Location:	**Period of Plan Validity:**
1 Circa Cr Albany Creek, QLD 4035	4 Weeks

External Comments (if any):

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

It is important that You note:

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

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

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

General enquiries (7:00am - 5:30pm Mon to Fri) **13 12 53**

Life threatening emergencies only triple zero (000) or **13 19 62**

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

E: custserve@energex.com.au

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



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

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

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: 275347332
Date: 30/06/2026

Scale: 1:1538
Tile No: OVERVIEW

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan

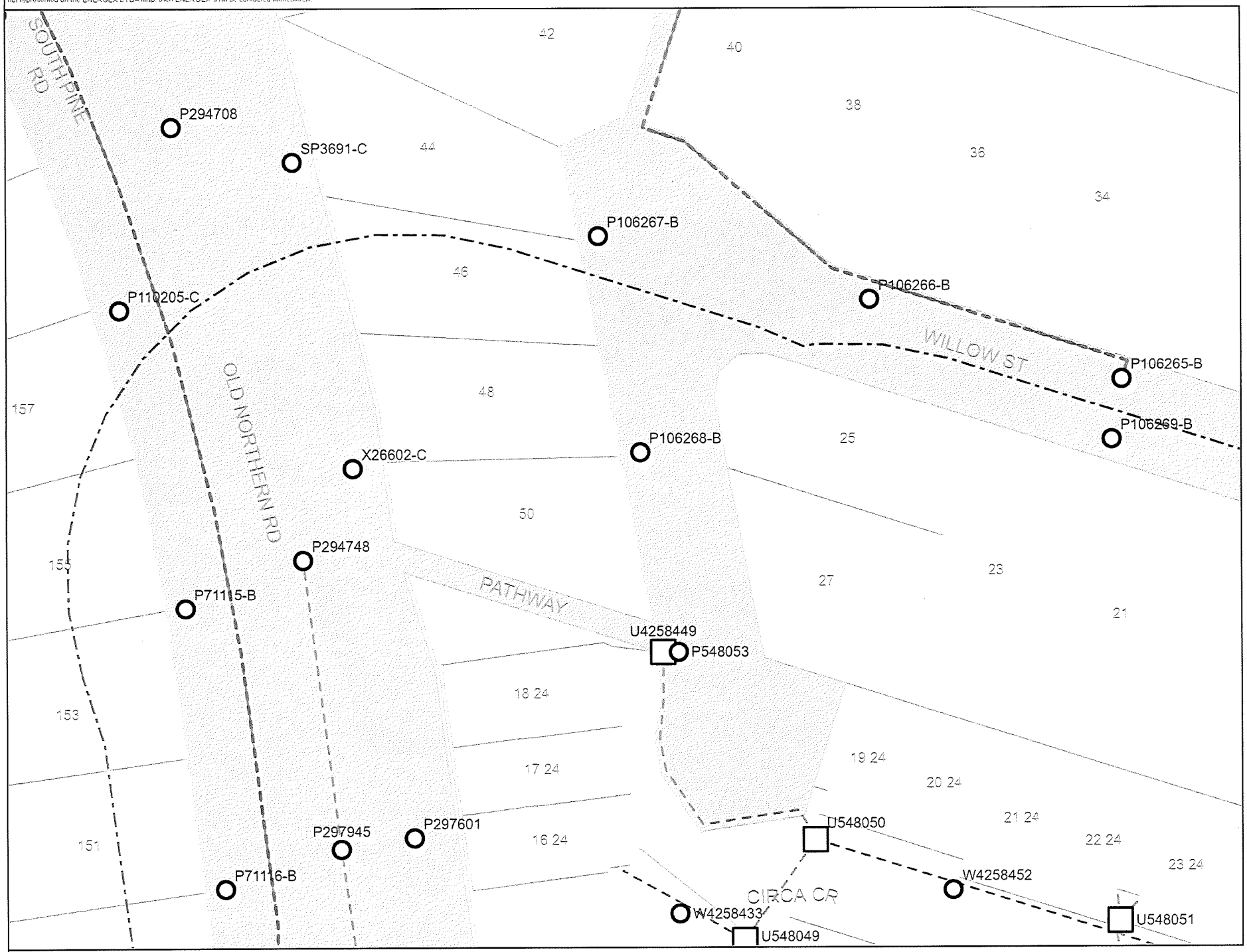
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This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should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

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: 275347332
Date: 30/06/2026

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan

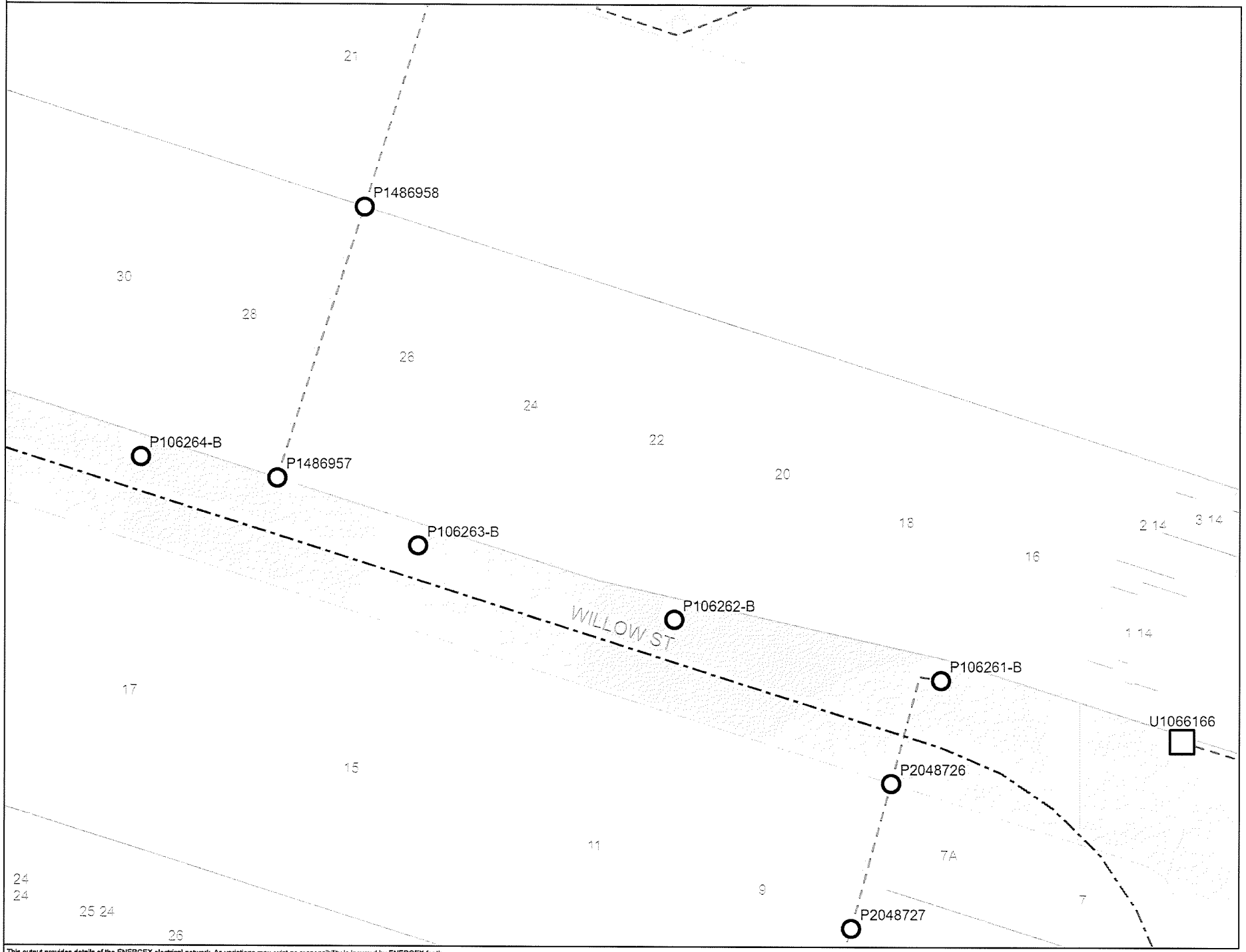
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All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations Please Call 13 19 62



energex

BYDA

Sequence: 275347332
Date: 30/06/2026

Scale: 1:500
Tile No: **Tile No: 2**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan

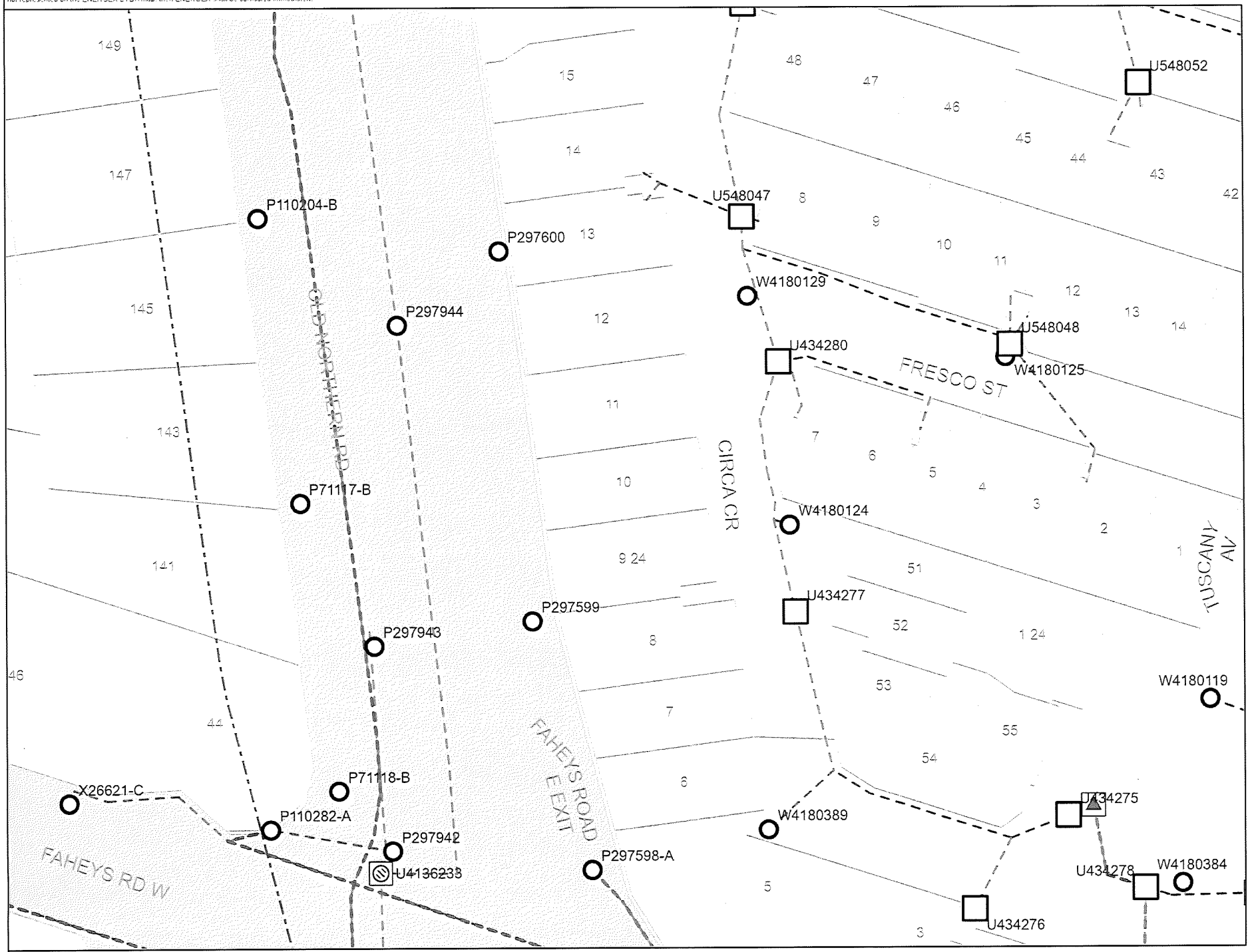
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All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations Please Call 13 19 62



energex

BYDA

Sequence: 275347332
Date: 30/06/2026

Scale: 1:500
Tile No: **Tile No: 3**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan

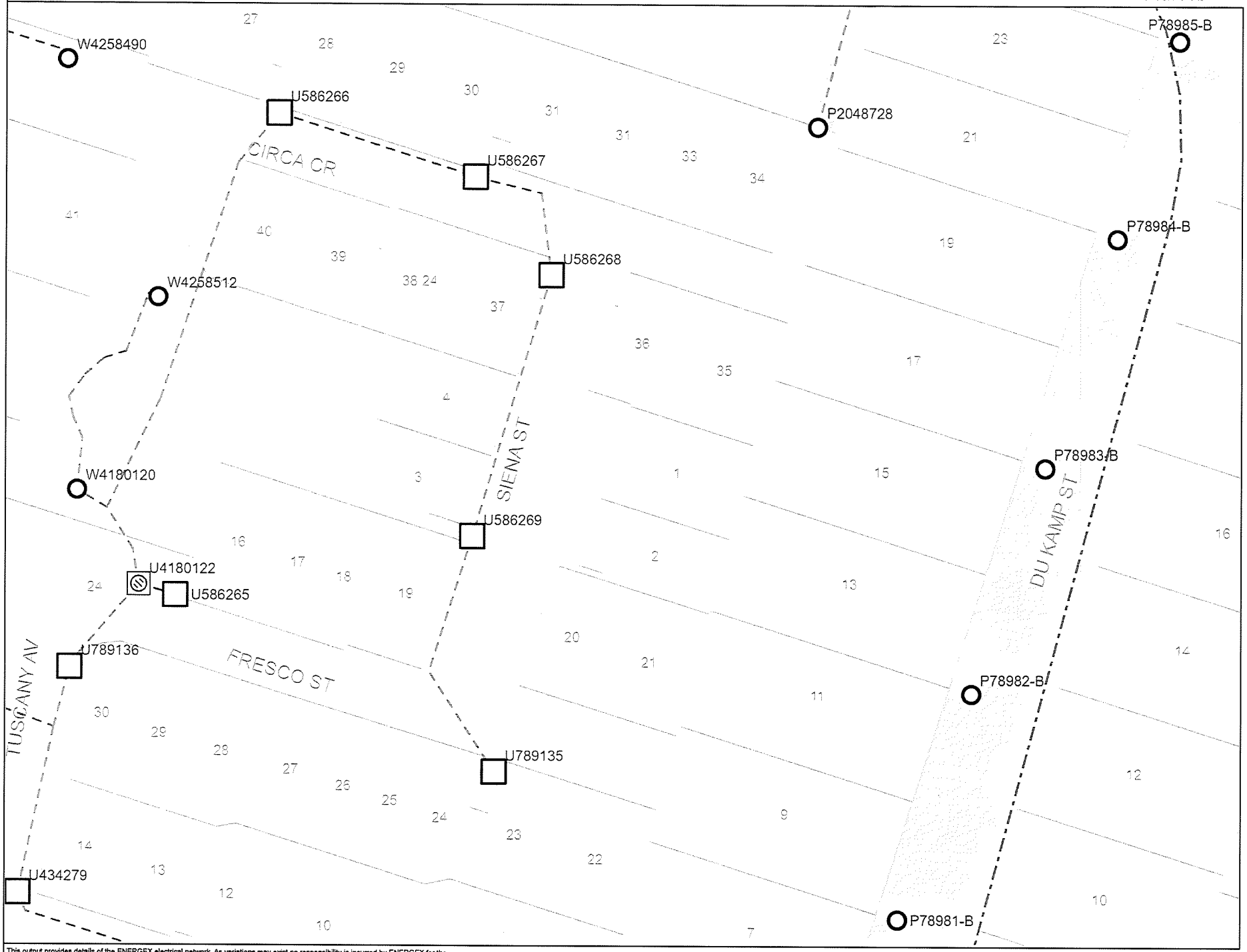
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All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations Please Call 13 19 62



energex

BYDA

Sequence: 275347332
Date: 30/06/2026

Scale: 1:500
Tile No: **Tile No: 4**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan

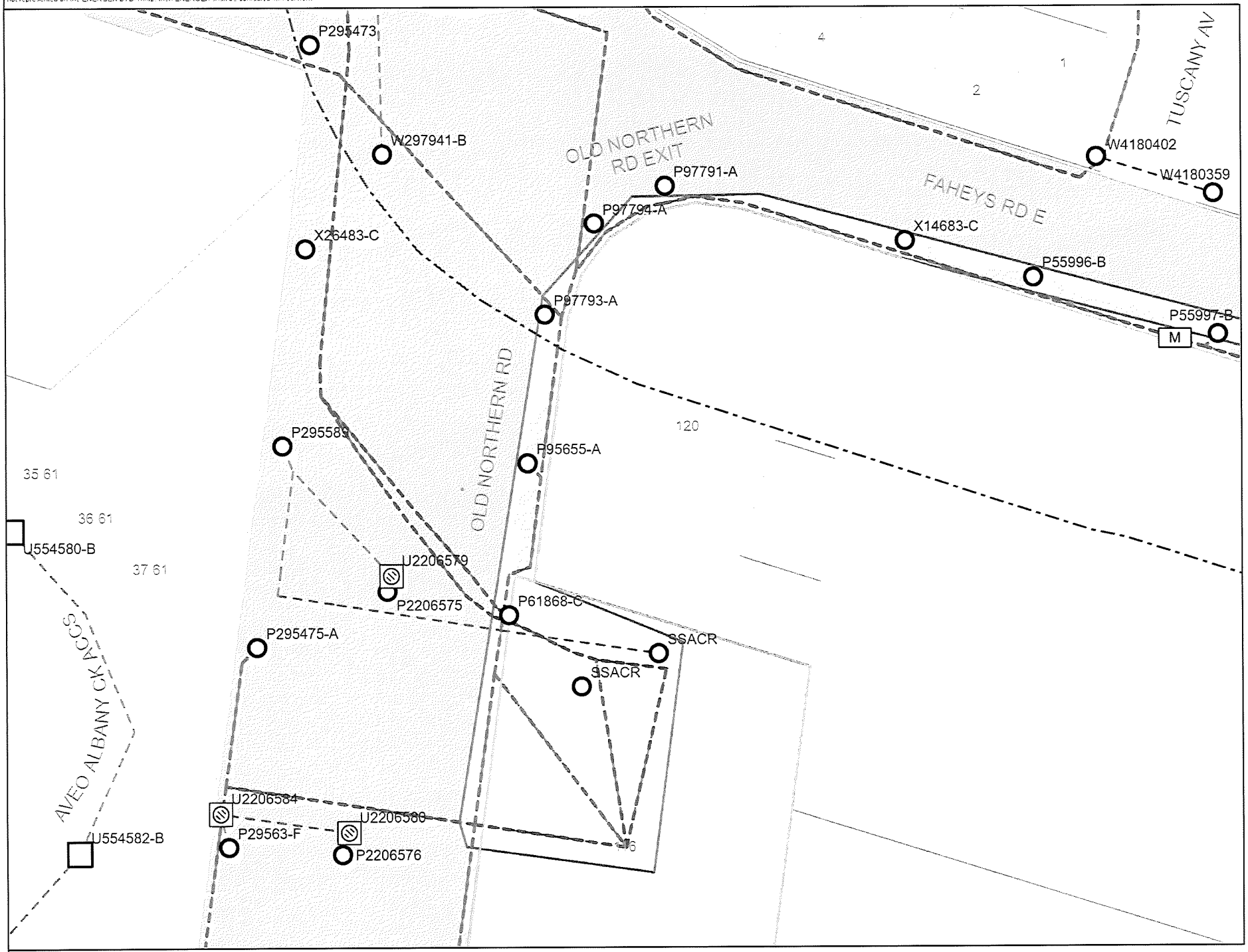
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For Emergency Situations Please Call 13 19 62



energex

BYDA

Sequence: 275347332
Date: 30/06/2026

Scale: 1:500
Tile No: **Tile No: 5**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan

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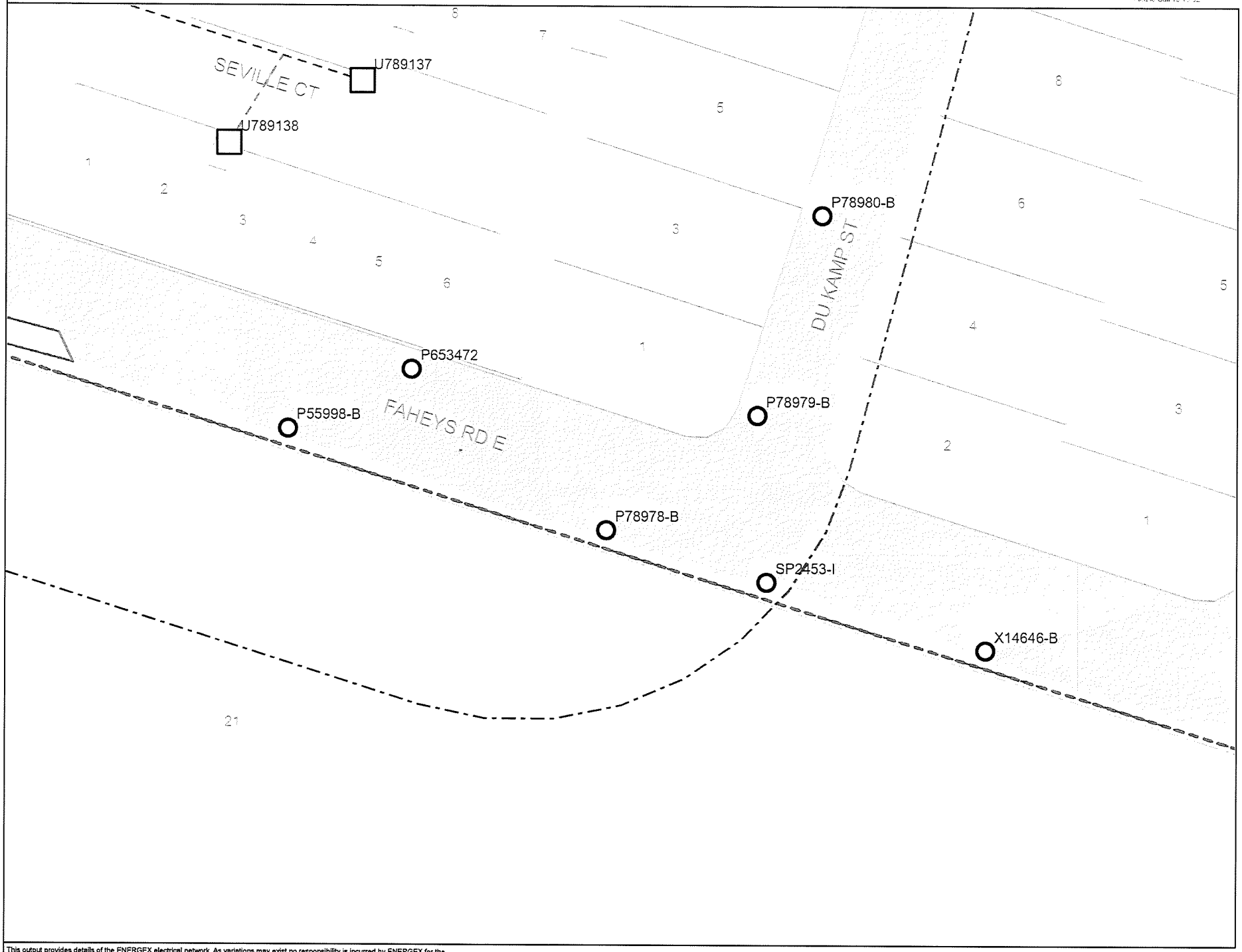
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Plans generated 30 Jun 2026 by Pelicancorp TicketAccess Software | www.pelicancorp.com

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: 275347332
Date: 30/06/2026

Scale: 1:500
Tile No: **Tile No: 6**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan

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

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

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

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

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

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

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

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

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

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

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

energex

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

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

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

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

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

IMPORTANT NOTES:

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

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

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

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

energex

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

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

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

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

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

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

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

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

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

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

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

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

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

If unknown cables or conduits (i.e. not shown on issued BYDA plans) are located during excavation:

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

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

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

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

energex

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Vacuum Excavations (Hydro Vac)

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

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

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

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

Safety Notices (Underground Work)

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

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

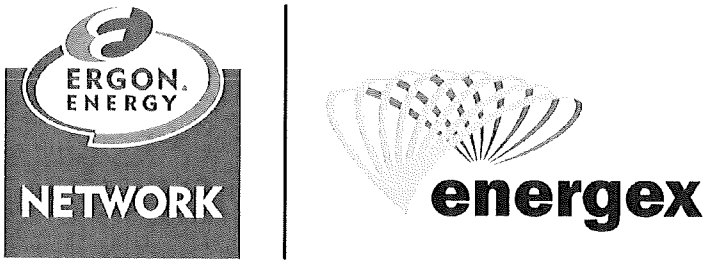
Thank You for Your interest in maintaining a safe and secure Electricity Distribution network. Energex welcomes Your feedback on this document via email to byda@energyq.com.au.

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

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

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

energex



Part of Energy Queensland

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

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1. PURPOSE AND SCOPE

The purpose of this document is to set out the Electricity Entity requirements for anyone who may be contemplating working or operating plant near any Ergon Energy or Energex's overhead or underground electric lines.

2. DEFINITIONS, ABBREVIATIONS AND ACRONYMS

Term	Definition
Applicant	A person contacting or submitting an application to the Electricity Entity for Safety Advice.
Authorised Person	For work near an electrical line, means a person who has enough technical knowledge and experience to do work that involves being near to the electrical line; and has been approved by the person in control of the electrical line (Electricity Entity) to do work near to the electrical line.
Authorised Person (Electrical)	An Electrical Mechanic or Electrical Linesperson (holding current Queensland Licence) working on behalf of an electrical contractor, an Electrical Contractor, or a person who holds an electrical mechanic licence and is performing work for the person or a relative of the person at premises owned or occupied by the person or relative, and accredited with the Electricity Entity who is permitted to remove and replace LV service fuse(s) when isolation of customer LV service line is required to eliminate the exclusion zone around the LV service line, or to work on the customer's mains and / or switchboard.
Earthworks	Any digging, penetration or disturbance of ground including but not limited to post hole digging, excavating, trenching, directional boring, bore hole sinking, driving pickets/posts into ground, cut and fill, dam or levee bank construction, blasting.
Electricity Entity	Where Electricity Entity appears throughout this document, it relates to either Energex or Ergon Energy area of responsibility. Refer to respective contact details below. **Energex:** • General Enquiries - ph 13 12 53 • Loss of Supply - ph 13 62 62 • Emergencies - ph 13 19 62 **Ergon Energy:** • General Enquiries - ph 13 74 66 • Loss of Supply - ph 13 22 96 • Emergencies - ph 13 16 70
Exclusion Zone	A safety envelope around an electric line as specified by the Electrical Safety Regulation 2013.
RPA (Drone)	Australia's safety laws for remotely piloted aircraft (RPA) / drones are defined under the Civil Aviation Safety Authority. Under this definition the use of RPA's are not classified as Operating plant (section 5.2) as prescribed in this document.

Term	Definition
Instructed Person	For an electrical line, means a person who is acting under the supervision of an Authorised Person for the electrical line.
Safety Advice	A written notice identifying the known electrical hazards at a specific site and advising the control measures required to be implemented by Responsible Person (person responsible for worksite) to reduce the likelihood of harm to person, plant or vehicle at site.
Safety Observer	A safety observer or "spotter", for the operation of operating plant, means a person who: (a) observes the operating plant; and (b) advises the operator of the operating plant if it is likely that the operating plant will come within an exclusion zone for the operating plant for an overhead electric line. This is a person who has undergone specific training and is competent to perform the role in observing, warning and communicating effectively with the operator of the operating plant.
Untrained Person	For an electrical line, means a person who is not an Authorised Person or an Instructed Person for the electrical line.

3. REFERENCES

Electrical Safety Regulation 2013: Part 5 - Overhead and Underground Electric Lines

Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines

Work Health and Safety Act 2011

Work Health and Safety Regulation 2011

Energex: Safety Advice Request Form

Ergon Energy: Safety Advice Request Form

Copies of the relevant Acts, Regulation and Codes of Practice and any other relevant legislation can be found on the Queensland Government web site - https://www.worksafe.qld.gov.au/.

Disclaimer

This document refers to various standards, guidelines, calculations, legal requirements, technical details and other information and is not an exhaustive list of all safety matters that need to be considered.

Over time, changes in industry standards and legislative requirements, as well as technological advances and other factors relevant to the information contained in this document, may affect the accuracy of the information contained in this document. Whilst care is taken in the preparation of this material, Energex and Ergon Energy do not guarantee the accuracy and completeness of the information. Accordingly, caution should be exercised in relation to the use of the information in this document.

To the extent permitted by law, Energex and Ergon Energy will not be responsible for any loss, damage or costs incurred as a result of any errors, omissions or misrepresentations in relation to the material in this document or for any possible actions ensuing from information contained in the document.

4. ABOUT THIS GUIDE

This guide to working near the Electricity Entity network is designed to assist any person working, contemplating work or operating plant near any Electricity Entity overhead or underground electric lines to meet their duties under the Work Health and Safety Act 2011, Electrical Safety Act 2002, Electrical Safety Regulation 2013 and relevant Codes of Practice including Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines and help to identify the steps needed to ensure risks are minimised for all who work or are likely to be affected by the work in these situations.

"The Electrical Code of Practice 2020 Working Near Overhead and Under Ground Electric Lines" provides practical advice on ways to manage electrical risk when working near electric lines including the exclusion zones that apply. An electronic copy of this Code of Practice as well as, Electrical Safety Act and Regulation is available at the Queensland Government Electrical Safety Office web site at https://www.worksafe.qld.gov.au/electricalsafety. You should obtain a copy and read this material, to enable you to fully understand your obligations, and prospective means of complying with them.

4.1. Who does the Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and Electricity Entity Requirements apply to?

A person, worker or Person Conducting a Business or Undertaking (PCBU) at a workplace is required to comply with the Electricity Entity Requirements and the requirements of Electrical Safety Regulation 2013 Part 5 Overhead and Underground Electric Lines and Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines to ensure that no person, plant or thing comes within an unsafe distance (exclusion zone) of an overhead electric line. Compliance with these regulatory requirements is essential to reduce the risk of electric shock and contact with Electricity Entity electric lines and other assets which can have deadly consequences.

Examples of work activities where risk of person, plant or equipment coming near or into contact with overhead electric lines include but are not limited to:

- Pruning or felling trees or vegetation near overhead electric lines, including the service wire into a building.
- Carrying out building work, scaffolding or demolition adjacent to overhead electric lines.
- Painting fascia, replacing roofing, guttering or external cladding near service line point of entry to a building.
- Operating cranes, tip trucks, cane harvesters, elevated work platforms, fork lifts, grain augers, excavators, irrigators, etc near OH electric lines.
- Erecting or maintaining advertising signs or billboards near overhead electric lines.
- Dam or levee bank construction.

Examples of work activities that could involve risk of damage to underground cables or earthing systems include but are not limited to:

- Digging holes, excavating, sawing, trenching, under boring, sinking bore holes, earthworks or laying cables, pipes, etc or driving implements into the ground (e.g. star pickets, fence posts) near where underground cables or earthing systems may be located.

4.2. Are you working or planning to work near overhead or underground electric lines?

Electrical Safety Regulation Section 68 requires that before carrying out any work at a workplace where there is a risk of any person, plant or thing encroaching the exclusion zone of overhead electric lines, the person, worker or PCBU is required to ensure that the potential hazards are identified, a risk assessment conducted and the necessary control measures implemented to minimise electrical safety risks to ensure the safety of all workers and other persons at the workplace. The Electrical Safety Regulation 2013 and Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines detail the Exclusion Zones that must be maintained.

4.2.1 Work near overhead electric lines

Where a risk assessment has been conducted and control measures implemented in accordance with requirement of Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and Electricity Entity Requirements (this document) and it has identified that exclusion zones from overhead electric lines cannot be maintained, the person, worker or PCBU is then required to contact Electricity Entity and request written Safety Advice (refer Section 4.3 below).

The person, worker or PCBU shall be required to maintain exclusion zones until such times as the Electricity Entity has provided written Safety Advice.

A person, worker or PCBU would not be required to contact the Electricity Entity and request a written Safety Advice where their risk assessment and implemented control measures ensure that exclusion zones from overhead electric lines will be maintained throughout performance of work to be undertaken at a particular site.

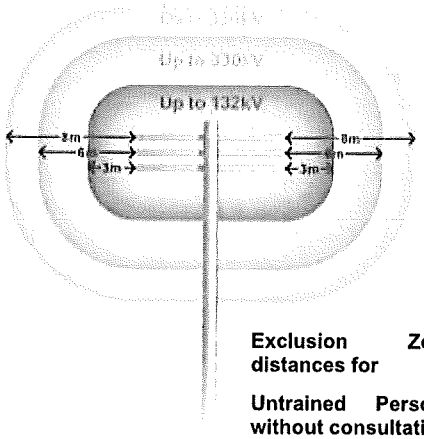
4.2.2 Exclusion Zones

An exclusion zone is a safety envelope around an overhead electric line. No part of a worker, operating plant or vehicle should enter an exclusion zone while the overhead electric line is energised (live).

Exclusion zones keep people, operating plant and vehicles a safe distance from energised overhead lines.

You must keep yourself and anything associated with the work activity out of the exclusion zone (e.g. a safe distance) unless it is not reasonably practicable to do so; and the person conducting a business or undertaking complies with the requirements of Section 68(2) of the Electrical Safety Regulation in relation to:

- conducting a risk assessment.
- implementing control measures
- adhering to any requirements of an Electricity Entity responsible for the line



Exclusion Zone distances for Untrained Persons without consultation

Exclusion Zone - Untrained Person (distances in mm)

Nominal phase to phase voltage of electric line	Untrained Person		
	Person	Operating Plant	Operating Vehicles
Insulated LV: Consultation with and verified by the Entity	No exclusion zone prescribed	1000	300
LV with NO consultation with Electricity Entity	3000	3000	600
LV With consultation with Electricity Entity	1000		
>LV up to 33 kV with NO consultation with Electricity Entity	3000		900
LV up to 33 kV with consultation with Electricity Entity	2000		
>33 kV up to 132 kV	3000		2100
>132 kV up to 220 kV	4500	6000	2900
>220 kV up to 275 kV	5000		
>275 kV up to 330 kV	6000		3400

(information extracted from Electrical Safety Regulation 2013 Schedule 2)

Exclusion Zone - Instructed Person and Authorised Person (distances in mm)

Nominal phase to phase Voltage of electric line	Instructed Person (IP) & Authorised Person (AP)		
	AP and IP	Operating Plant with Safety Observer or another Safe System of work	Operating of Vehicles
Insulated LV: Consultation with and verified by the Entity	No exclusion zone prescribed	No exclusion zone prescribed	No exclusion zone prescribed
LV	No exclusion zone prescribed	1000	600
>LV up to 33 kV	700	1200	700
>33 kV up to 50 kV	750	1300	750
>50 kV up to 66 kV	1000	1400	1000
>66 kV up to 110 kV		1800	
>110 up to 132	1200		1200
>132 kV up to 220 kV	1800	2400	1800
>220 kV up to 275 kV	2300	3000	2300
>275kV up to 330kV	3000	3700	3000

(information extracted from Electrical Safety Regulation 2013 Schedule 2)

4.2.3 Work near underground electrical lines (underground electrical assets)

Before carrying out any earthworks at a location, the person, worker or PCBU is required to ensure that the potential hazards are identified, a risk assessment conducted, and the necessary control measures implemented to minimise the risk of damaging identified or unidentified underground electrical assets and to ensure the safety of all workers and other persons at the workplace. The Electrical Safety Regulation 2013 and Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and Electricity Entity Requirements detail the requirement for work near underground electric lines.

4.3. Obtaining Safety Advice

To obtain written Safety Advice where identified as being required in Section 4.2.1 above, complete the Safety Advice Request Form which is accessible via the Electricity Entity website:

Energex: Safety Advice Request Form

Ergon Energy: Safety Advice Request Form

On receipt, the Electricity Entity will contact the Applicant to advise date and time to meet at site to provide written Safety Advice. It is advisable to bring to the meeting your copy of the Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines (and Before You Dig Australia Plan for location of underground assets where required), as reference to this will be necessary during the meeting. Control measures provided by the Electricity Entity may incur a fee.

Failure to adhere to the Electrical Safety Regulation Section 68 requirements and mandatory control measures as documented on written Safety Advice as issued will result in written non-compliance advice being sent to the Electrical Safety Office.

Where this work is required to occur on a regular basis at a workplace, the PCBU may consider arranging to have one or more employees trained and subsequently accredited with the Electricity Entity as Authorised Persons.

4.4. Authorised Person and how to become one?

Under the Electrical Safety Regulation 2013, the exclusion zones for working near or operating plant or vehicles near exposed, low voltage or high voltage electric lines vary depending on whether a person is classed as an "Untrained Person", "Authorised Person" or "Instructed Person". An Authorised Person is permitted to carry out work closer to the electric lines than an Untrained Person (refer Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines Appendix B Exclusion Zones for Overhead Electric Lines).

To become an Authorised Person, the employer / self-employed person must first satisfy the "person in control" of the electric line, in this case the Electricity Entity, that their Applicants possess the required competencies. They must then apply in writing to Electricity Entity for approval.

Removal or replacement of LV service fuse to permit work on consumers' mains, installation switchboard, consumer's terminals or eliminate an exclusion that would exist requires the Electrical Mechanic to hold a current Queensland Electrical Mechanic Licence and perform the work in accordance with their documented safe system of work.

An 'Authorised Person' Electrical **must not**:

a. confirm the insulation properties of Ergon Energy Network or Energex electric lines;

b. work on or have direct contact with the works of an electricity entity (the works of Ergon Energy Network or Energex) including the entities' electrical lines, electrical installations, electrical equipment or other entity infrastructure unless specifically approved;

c. replace a blown low voltage (**LV**) fuse after loss of supply to a customer's connection;

d. reinstate an LV service fuse that has been removed by Ergon Energy Network or Energex;

e. alter, remove or relocate an Ergon Energy Network or Energex overhead LV service line or LV pillar connection;

f. perform LV isolation within locked Ergon Energy Network or Energex assets;

g. perform unauthorised work within locked Ergon Energy Network or Energex assets; or

h. climb Ergon Energy Network or Energex electricity poles or other infrastructure.

An Authorised Person' Electrical **is approved** to undertake the following activities:

i. work on or near the point of attachment of Ergon Energy's or Energex's termination;

j. remove and replace LV service fuses when required to isolate a service line to eliminate the exclusion zone around the LV service line, or to work on the Customer's consumer mains or switchboard;

k. isolate a Customer's LV service line at an underground pillar or service pole by removing a fuse wedge(s) from a service line, in accordance with electricity industry practices; or

l. Safety Observing under schedule 2 of the *Electrical Safety Regulation* 2013 (Qld) for the operation of operating plant, after receiving appropriate training to perform the role.

An 'Authorised Person' Non-Electrical **must not**:

a. confirm the insulation properties of Ergon Energy Network or Energex electric lines;

b. work on or have direct contact with the works of an electricity entity (the works of Ergon Energy Network or Energex) including the entities' electrical lines, electrical installations, electrical equipment or other entity infrastructure unless specifically approved; or

c. climb Ergon Energy Network or Energex electricity poles or other infrastructure.

An 'Authorised Person Non-Electrical' **is approved** to undertake the following activities:

d. Safety Observing under schedule 2 of the *Electrical Safety Regulation 2013 (Qld) for the operation of operating plant*, after receiving appropriate training to perform the role.

Websites

Energex: Authorised person | Energex

Ergon Energy: Authorised person | Ergon Energy

4.5. Contacting Electricity Entity for Safety Advice or Authorised Person Enquiries

By phone: Call Electricity Entity on General Enquiries phone number:

Energex:

- General Enquiries - ph 13 12 53

Ergon Energy:

- General Enquiries - ph 13 74 66

By email

Authorised Persons: AuthorisedPerson@energyq.com.au

Safety Advice: SafetyAdvice@energyq.com.au

Websites

Energex: Safety advice | Energex

Ergon Energy: Safety advice | Ergon Energy

5. OVERHEAD ELECTRIC LINES

The following table sets out preparatory work options that may be required to be performed by the Electricity Entity (or electrical contractor where identified as being permitted who is an Authorised Person - Electrical) to assist a person, worker or PCBU in minimising the electrical safety risks of, encroaching within the exclusion zone or, contact with electric lines.

Category of work		**Description**	**Costing arrangement**
Safety Advice	Base information	Provide Safety Advice (Can only be performed by the Entity)	**Nil cost to customer.**

Category of work		Description	Costing arrangement
LV Service isolation	1. Isolation carried out by customer's electrical contractor	Isolation of overhead or underground service by removal of the service fuse(s). (Preferred option to isolate supply and eliminate the exclusion zone).	No involvement by the Electricity Entity. May be a cost charged by the customer's electrical contractor.
	2. Isolation carried out by Electricity Entity	Customer requested isolation of overhead or underground service by removal of the service fuse(s) or Customer requested physical disconnection and reconnection of overhead or underground service.	**Cost to customer.**
Insulation integrity verification	3. Verification of insulation integrity to reduce exclusion zone to no exclusion zone prescribed e.g. no contact permitted	Verification of insulation integrity to classify as insulated service - Insulation integrity can only be verified at the time of inspection - visual inspection is required before confirmation in all cases. When service insulation integrity verified - no exclusion zone prescribed e.g. no contact permitted. (Can only be performed by the Entity)	**Cost to customer.**
Service replacement	4. Open wire service, service fuse(s) at house/building	Replacement of service with new XLPE service cable and service fuse(s) installed at origin (pole end) of service to allow isolation of service. Insulation integrity can be verified for new XLPE services at the time of installation - visual inspection is required before confirmation.	**Nil cost to customer** for service replacement. Customer responsible for necessary installation, Mains Connection Box and service support bracket upgrade and associated costs if required.

Category of work		Description	Costing arrangement
		Service installations where: a. the consumer's mains cannot be insulated and an exclusion zone must be maintained, and b. the service cannot be isolated at the service fuse. Service to be isolated by breaking the service cable connection to the LV mains at the pole. Service fuse(s) to be installed at origin (pole end) of service prior to reconnection.	**Nil cost to customer** for first disconnection and reconnection. **Cost to customer** for subsequent requests.
	5. All other service replacements	Customer requested replacement of existing service with new XLPE service cable to classify as insulated service, in lieu of isolation, to allow work close (no exclusion zone prescribed e.g. no contact permitted). Service fuse(s) to be installed at origin (pole end) of service.	**Cost to customer** for service replacement. Customer responsible for necessary installation, Mains Connection Box and service support bracket upgrade and associated costs if required.
Tiger Tails	Installation of Tiger Tails (for visual indication only - not for providing electrical insulation of LV mains)	Customer requested coverage of LV mains for visual indication only (not permitted on HV mains). The Entity may also fit tiger tails to LV service line for visual indication only.	**Cost to customer.**
Aerial Markers	Installation of aerial marker flags or rota markers (for visual indication only)	Customer requested temporary or permanent installation of appropriate aerial marker devices on LV or HV mains.	**Cost to customer.**
Switching	Customer requested switching	Customer requested switching to allow customer/contractor to work close (no exclusion zone prescribed e.g. no contact permitted).	**Cost to customer.**

5.1. Isolation of supply to customer installation to eliminate exclusion zone around LV service line

An Electrical Mechanic (holding current Queensland Licence) working on behalf of an electrical contractor and accredited with the Electricity Entity as an Authorised Person (Electrical) is permitted to remove and replace LV service fuse(s) when isolation of customer LV service line is required to eliminate the exclusion zone around the LV service line, or to work on the customer's mains and/or switchboard. Isolation of the customer's LV service line by an Authorised Person (Electrical) is only permitted at an underground service pillar or service pole by removing a fuse wedge(s) from a service line, in accordance with Electricity Industry practices e.g. from ground level using appropriate insulated tools, PPE and insulating mats. In those situations where the service fuse/circuit breaker is not located at supply end of the LV service, contact the Electricity Entity to arrange for Safety Advice where elimination of exclusion zone around LV service line is required.

Any controls used by the Authorised Person (Electrical) to identify and confirm isolation and ensure supply to the customer's installation is not inadvertently re-energised shall comply with Electrical Safety Regulation 2013 Section 14 and 15 requirements.

NOTE: **The Authorised Person (Electrical) will not be permitted to replace a blown LV service fuse(s) after loss of supply to a customer's installation or to alter the Electricity Entity overhead LV services. The low voltage pole top service fuse shall only be removed by use of an approved, in test, insulated telescopic pole device while standing at ground level and wearing class 00 insulating gloves. At no time is it permissible for an Authorised Person (Electrical) to climb or work aloft on the Electricity Entity's poles or assets unless approved by the Electricity Entity.**

5.2. Operating Plant

It can be extremely difficult for operating plant operators to see overhead lines and to judge distances from them. Contact with overhead lines can pose a risk of grounding live conductors and electrocution.

In many cases the likelihood of damage or injury can be reduced by setting up and operating the machinery well clear of overhead electric lines.

In situations where operating plant is operated by an Authorised Person or Instructed Person without a Safety Observer or another safe system, the exclusion zone requirements (refer Section 1) for an Untrained Person applies (refer Electrical Safety Regulation 2013 Schedule 2 or Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines).

For an Authorised or Instructed Person and their Operating Plant to approach overhead electric lines closer than the exclusion zone distances for an Untrained Person, a Safety Observer or another safe system shall be used. Refer to the Electrical Safety Regulation 2013 and the Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines for exclusion zone distances for Authorised and Instructed Persons operating plant with a Safety Observer or another safe system.



Where a Safety Observer is used, the Safety Observer shall:

- Be trained to perform the role.
- Not be required to carry out any other duties at the time, and
- Not be required to observe more than one item of plant operating at a time, and
- Attend all times when the item of plant is operating.

Other control measures for operating plant may include, but are not restricted to:

- Constructing physical barriers or height warning indicators either side of the overhead electric line that are lower than the maximum travel height permissible without encroaching within the exclusion zone of the overhead electric line.
- Applying appropriate signage at least 8 to 10 m either side of overhead electric lines.
- Arrange for visual indicators such as Rota Markers, Tiger Tails or aerial markers to fitted to the overhead electric lines - only erected by the Electricity Entity (tiger tails are only permitted on LV mains).
- Ground barriers, where appropriate.
- Informing workers of required work practices.
- Ensuring operators are aware of the height and reach of their machinery in both stowed and working positions.
- Lowering all machinery to the transport position when relocating.
- Providing workers with maps or diagrams showing the location of underground and overhead electric lines, and
- Where possible, directing work away from overhead electric lines not towards them.

5.3. Scaffolding Requirements

The following information provided is for guidance only and shall be read in conjunction with the Electrical Safety Regulation 2013, Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and AS/NZS 4576:1995: Guidelines for Scaffolding.

Requirements shall be complied with where scaffolding is required to be erected within 4 m of nearby overhead electric lines:

- The scaffolding shall not be erected before contacting and obtaining Safety Advice from the Electricity Entity.
- Erection of scaffolding to comply with requirements of AS/NZS 4576:1995: Guidelines for Scaffolding.

<u>The scaffolding can be either:</u>

- nonconductive material scaffolding; or
- metallic scaffolding with solid nonconductive barriers (with no gaps, holes or cuts) securely fixed to the outside and/or top of the scaffolding to prevent encroachment within exclusion zones or contact with the energised mains.

<u>Where scaffolding is erected within 3 m of nearby overhead electric lines:</u>

- It shall be fitted with fully enclosed non-conductive solid barriers to prevent encroachment within exclusion zones or contact with the energised mains fully enclosed.
- The person required to erect and/or disassemble scaffolding as well as the required solid barrier affixed to the scaffolding should be an Authorised Person (approved in writing by the Electricity Entity - refer requirements of Section 1.4 of this Reference).
- A Safety Observer shall be used during performance of this work where there is a risk of encroachment within 3 m of nearby energised overhead electric lines for voltages up to 33 kV. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.

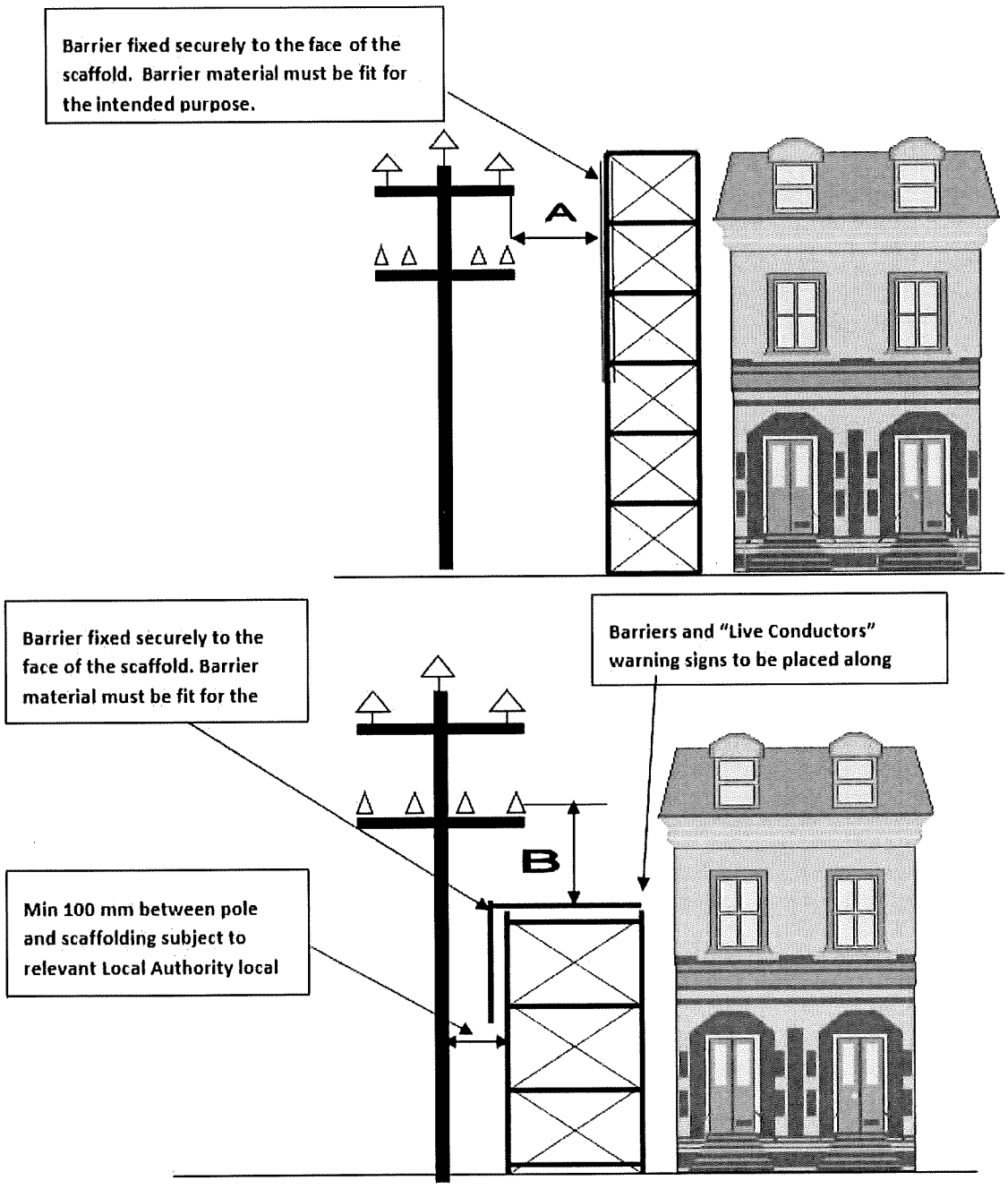
- Alternatively, consideration should be given to the de-energisation of the nearby electric lines where possible for the duration of this work. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.
- Comply with the horizontal and vertical statutory clearances from overhead electric lines as set out in Electrical Safety Regulation 2013 Schedule 4.
- Persons are not permitted to go outside of or climb on top of the solid barrier fixed on the outside and/or top of the scaffolding.

Where an insulated low voltage service line passes through the scaffolding, it should either be de-energised for duration of work or be fully enclosed by non-conductive material (e.g. form ply).

Minimum statutory clearances from nearby overhead electric lines for scaffolding erected with barriers affixed.

Voltage Level	**Horizontal Distance "A" (in metres)**	**Vertical Distance "B" (in metres)**
Low voltage conductors (uninsulated)	1.5m	2.7m
Low voltage conductors (insulated) - these distances can only be applied after the integrity of the insulation has been verified by the Electricity Entity	0.3m	0.6m
Above LV and up to 33 kV (uninsulated)	1.5m	3.0m
Above LV and up to 33 kV (insulated)	Contact Electricity Entity for consultation.	
Above 33 kV (uninsulated)	Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.	

NOTE: **Dimensions "A" and "B" is between the scaffolding and the closest conductor of the overhead electric line. Dimension B is also taken from the lowest part of the mid span sag adjacent to the scaffolding.**



5.4. High Load transport under Overhead Electric Lines

Any person or company transporting a High Load (load in excess of 4.6 m high) under overhead electric lines must comply with Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines and is required to submit a Notification to Transport High Load form to the relevant Electricity Entity of the intended route and details of the high load involved. Before any person or company can transport a high load (load in excess of 4.6 m high), authorisation to travel must be received in writing from the Electricity Entity. Refer details below to contact the Electricity Entity for high load enquiries or to submit Notification to Transport High Load form:

Email: highloads@energyq.com.au

Phone: (07) 4932 7566 (7:30am to 3:00pm, Monday to Friday)

Energex: Vehicles with high loads | Energex

Ergon Energy: Vehicles with high loads | Ergon Energy

The Road Transport Operator has the overarching responsibility of transporting the load and is required to comply with the directions of the police, pilot, High Load Escort, and Energex / Ergon Energy Network.

When arranging the transporting of the high load, the Road Transport Operator shall determine the lowest practicable height that the load can be reduced to.

The Road Transport Operator is to have a Safe System of Work in place that supports the safe transportation of the High Load so as not to breach any exclusion zone to Entity powerlines or assets along the travel route.

5.5. Additional Details and Fact Sheets on Electricity Entity Requirements

Additional details and Fact Sheets on Electricity Entity requirements for working near overhead electric lines are located on the following internet sites

Energex: Working near powerlines | Energex

Ergon Energy: Working near powerlines | Ergon Energy

6. UNDERGROUND ELECTRICAL ASSETS

6.1. Responsibilities When Working in the Vicinity of Electricity Entity Underground Electrical Assets

Everyone has a legal "Duty of Care" that must be observed when working in the vicinity of underground electrical assets which includes underground cables, conduits and other associated underground equipment. When discharging this "Duty of Care" in relation to Electricity Entity underground electrical assets, the following points must be considered:

1. It is the responsibility of the architect, consulting Engineer, developer, and principal contractor in the project planning stages to design for minimal impact and protection of Electricity Entity underground electrical assets. The Electricity Entity will provide plans on request via BYDA showing the presence of the underground electrical assets to assist at this design stage.
2. It is the constructor's responsibility to:
    a. Anticipate and request BYDA plans of Electricity Entity underground electrical assets for a particular location at a reasonable time before earthworks begins.
    b. Visually locate Electricity Entity underground electrical assets by use of an electronic cable locator followed by careful non-mechanical excavation (potholing using hydrovac or hand tools) when earthworks activities may damage or interfere with Electricity Entity plant.
    c. After completion of steps (a) and (b) above, if there is a risk of the Electricity Entity underground electrical assets being damaged or its structural integrity compromised by your planned earthworks activities, contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

    A constructor may include but not limited to designer, project manager, installer, contractor, civil contractor.
3. The alignments and boundaries contained within BYDA plans and maps will sometimes differ from present alignments and boundaries "on the ground". Accordingly, in every case, the constructor should obtain confirmation of the actual position of Electricity Entity cables and pipelines under the roadways by non-mechanical excavation (potholing using hydrovac or

hand tools) when earthworks activities may damage or interfere with Electricity Entity underground electrical assets. In no case should the constructor rely on statements of third parties in relation to the position of Electricity Entity underground electrical assets.

6.2. Conditions of Supply of Information

- Plans and details of Electricity Entity underground electrical assets provided by BYDA are only current for 4 weeks from the date of dispatch and should not be referred to after this period, if you go past this time, please re-apply to BYDA as underground services may have been updated.

- The Electricity Entity agrees to provide plans if an Electricity Entity underground electrical assets location request is made to Before You Dig Australia (BYDA) , online at https://www.byda.com.au or the free iPhone Application, only on the basis that at least 2 business day notice is given and the BYDA applicant agrees to the terms of this agreement.

Note that the Electricity Entity only provides information on underground electrical assets it owns. Contact the owner of any privately owned underground electrical assets for details of their assets located at site.

- The Electricity Entity retains copyright of all plans and details provided in connection to your request.
- BYDA plans or other details are provided for the use of the BYDA applicant, its servants, or agents, for the sole purpose of the applicant's responsibilities in relation to the Electricity Entity underground electrical assets and shall not be used for any other purpose.
- BYDA plans are diagrams only and indicate the presence of Electricity Entity underground electrical assets in the general vicinity of the geographical area shown. Exact ground cover and alignments cannot be given with any certainty as such levels can change over time.
- On receipt of BYDA plans and before commencing excavation work or similar activities near Electricity Entity's underground electrical assets, carefully locate this plant first to avoid damage.
- The Electricity Entity, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and of details so supplied to the BYDA applicant, its servants or agents, and the BYDA applicant agrees to indemnify the Electricity Entity against any claim or demand for any such loss or damage to the BYDA applicant, its servants, or agents or to any third party.
- The constructor is responsible for all damages to the Electricity Entity underground electrical assets when work commences prior to obtaining BYDA plans, or at any time after that for failure to follow agreed instructions contained in this document or any other advice provided by the Electricity Entity.
- By undertaking any work, you acknowledge that the Electricity Entity reserves all rights to recover compensation for loss or damage to the Electricity Entity caused by interference or damage, including consequential loss and damage to its cable network, or other property.
- Be aware that some underground conduits may contain asbestos. Refer to "Code of Practice for the Management and Control of Asbestos in Workplace [NOHSC: 2018 (2005)]" for guidance.

6.3. When Working in the Vicinity of Electricity Entity Underground Electrical Assets, You Must Observe the Following Conditions

6.3.1 Records

The first step before any excavation commences is to obtain BYDA plans of Electricity Entity underground electrical assets in the vicinity of the work. For new work, records should be obtained during the planning and design stage. The records provided by BYDA must be made available to all relevant work groups on site. Where underground electrical asset information is transferred to plans for the proposed work, care must be exercised that important detail is not lost in the process.

6.3.2 Location of underground electrical assets

Examining the records is not sufficient, as reference points may change from the time of installation. Records must also be physically proven when working in close proximity to underground electrical assets. The exact location of underground electrical assets likely to be affected shall be confirmed by use of an electronic cable locator followed by careful non mechanical excavation to the level of concrete slabs or conduits. Non mechanical excavation (potholing using hydrovac or hand tools) must be used in advance of excavators. In any case, where doubt exists with respect to interpretation of cable records, contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

If during excavation, cables or conduits are damaged:

- call Electricity Entity (Emergencies phone number - refer page 3) to report damaged cables or conduits.
- treat cables as if alive, post a person to keep all others clear of the excavation until the Electricity Entity crew attend to make safe.

If **unknown** cables or conduits (e.g. not shown on issued BYDA plans) are located during excavation:

- call Electricity Entity (Emergencies phone number - refer page 3) to report.
- treat cables as if alive, post a person to keep all others clear of the excavation until the Electricity Entity crew attend to make safe.

If the constructor is unable to locate Electricity Entity underground electrical assets within 2.5 m of nominal plan locations, they should contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

6.3.3 Remote or On-Site Cable Location conducted by Electricity Entity

This service shall only be provided at Electricity Entity's discretion:

- The Electricity Entity may provide this site visit only when underground cables (33 kV or above) are present.
- Due to remote locations where external cable locator or hydro vac service providers are not readily available, Electricity Entity may attend site and assist with cable location (fees may apply for this service).
- The Electricity Entity may provide either remote over the phone or on-site cable location advice to assist in the location of Electricity Entity underground electrical assets, including how to visually locate and protect the plant when excavating.
- Where the Electricity Entity provides on-site cable location advice, any markings provided for the purpose of identifying cable location are for general guidance only, and the constructor

is still responsible for non-mechanical excavation (potholing using hydrovac or hand tools) to visually locate Electricity Entity underground electrical assets.

- If the constructor is unable to locate Electricity Entity underground electrical assets within 2.5 m of nominal plan locations, they should contact Electricity Entity (General Enquiries phone number - refer page 3) to request further advice.

6.3.4 Electrical Cables

Electricity Entity cables may have warning covers e.g.:

- Clay paving bricks or tiles marked "Electricity" or similar (also unmarked)
- Concrete or PVC cover slabs
- PVC, asbestos or fibro conduit, fibre reinforced concrete, iron or steel pipe
- Concrete encased PVC or steel pipe
- Thin plastic marker tape
- Large pipes housing multiple ducts
- Multiple duct systems, including earthenware or concrete

NOTE: Some cables are known to be buried without covers.

6.3.5 Separation from Electricity Entity underground electrical assets

If location plans or visual location of Electricity Entity underground electrical assets by non-mechanical excavation (potholing using hydrovac or hand tools) reveals that the location of Electricity Entity underground electrical assets is situated where the developer or constructor plans to work, then contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

The developer or constructor shall ensure that minimum separation distance from Electricity underground electrical assets (refer Minimum Separation Requirements tables below) is complied with when installing, altering or repairing other underground services located in the vicinity.

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

It will be necessary for the developer or constructor to provide the Electricity Entity with a written Work Method Statement for all works in the vicinity of, or involving Electricity Entity underground electrical assets. This Work Method Statement should form part of the tendering documentation and work instruction. All Work Method Statements shall be submitted to the Electricity Entity prior to the commencement of site earthworks.

Minimum Separation Requirements

Underground Services Running Parallel with Electricity Entity Electrical Assets (Minimum Separation required in mm)							
Voltage Level	Gas	Communication or TV	Water		Sanitary drainage		Storm Water
			≤DN 200	>DN200	≤DN 200	>DN 200	
LV	300 (Ergon)	100	500	*1000	500	1000	500
HV	250 (Energex)	300					
*Contact your local utility/council to obtain specific separation distances							

Underground Services Crossing Electricity Entity Electrical Assets (Minimum Separation required in mm)					
Voltage Level	Gas	Communication or TV	Water	Sanitary drainage	Storm Water
LV	100	100	300	300	100
HV					

Notes:

- These clearances are each Electricity Entity's minimum requirements, additional separation may be required by the Service Owner. The greater of the separation requirements shall apply.
- Where the above tables do not list a separation requirement for a particular underground service type, the following minimum separation from electricity entity electrical assets shall apply:
- LV = 100 mm
- HV = 300 mm
- Compliance with these minimum separation requirements does not guarantee that issues such as Earth Potential Rise (EPR) and Low Frequency Induction (LFI) are managed, where these issues need to be managed, advice will need to be sought from an RPEQ Engineer
- All separation distances are measured from the exterior surface of the conduit / cable not centrelines or inner wall surfaces.

6.4. Additional Details and Fact Sheets on Electricity Entity Requirements

Additional details and Fact Sheets on Electricity Entity requirements for working near underground electrical assets are located on the following internet sites.

Energex: Working near powerlines | Energex

Ergon Energy: Working near powerlines | Ergon Energy

7. EXCAVATION

7.1. Excavating near Poles and Stay Wires

The following requirements are to be compiled with to minimise the risk of compromising the structural integrity of the Electricity Entity poles and stay foundations when excavation or trenching work is performed nearby that could result in the failure of one or more poles and grounding of supported electric lines.

- Excavation and trenching work undertaken by a person, worker or PCBU in the vicinity of poles and stay foundations shall:
- only be commenced after requirements of Section 3 have been complied with for any underground electrical assets located within the work site.
- upon completion of excavation and site earthworks do not restrict the Electricity Entity vehicle access to pole site for purpose of carrying out maintenance activities.
- comply with exclusion zones as detailed in the Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines.
- not be attempted:
  - within 5 m (horizontal distance) of **pole stays** where the excavation depth is greater than 250 mm before contacting the Electricity Entity to determine requirements.
  - within 5 m (horizontal distance) of Electricity Entity poles with earth leads or cables running down into the ground before contacting the Electricity Entity to determine requirements.
  - within "Do Not Disturb" zone of pole prior to a certified engineering assessment having been completed by a Registered Professional Engineer Queensland, and then reviewed and approved by the Electricity Entity before proceeding with work. Approval by the Electricity Entity shall not relieve the PCBU of its duties to perform the work in a safe and proper manner and in accordance with all applicable legislation.
  - if the soil is exceedingly wet (saturated) or there is more than minimal wind loading unless additional pole support is provided in accordance with certified engineering assessment and approved by Electricity Entity.
  - when a severe weather event is occurring or expected (e.g. severe weather warning has been issued by Bureau of Meteorology).
- be backfilled as soon as possible (within same day where pole is required to be supported) soil mechanically compacted in layers of 150 mm and all rock and vegetable material excluded from the backfill.
- be backfilled and pole stabilised before removal of additional support required by a certified engineering assessment are permitted to be removed.

The PCBU shall be responsible for arrangement and costs of required certified engineering assessments, approvals by other regulatory bodies (eg councils, Main Roads, pipeline owners, telecommunication owners) and placement and removal of associated pole supporting equipment.

Electricity Entity poles must not be fitted with non-approved pole holding devices.

Only approved mechanical holding devices (e.g. Proline, Borer Lifter, etc) used in accordance with a certified engineering assessment are permitted and shall be:

- only attached and removed by the Electricity Entity or persons approved by the Electricity Entity.

- used to restrain both the pole head and foot to maintain pole stability during nearby excavation work.
- set up and positioned to maximise support effectiveness and minimise impact on traffic, pedestrian, excavation and machinery at site; and maintain exclusion zone from overhead lines. If insufficient clearance exists to maintain exclusion zones to pole supporting equipment, arrangements may be required for de-energising the electric line.

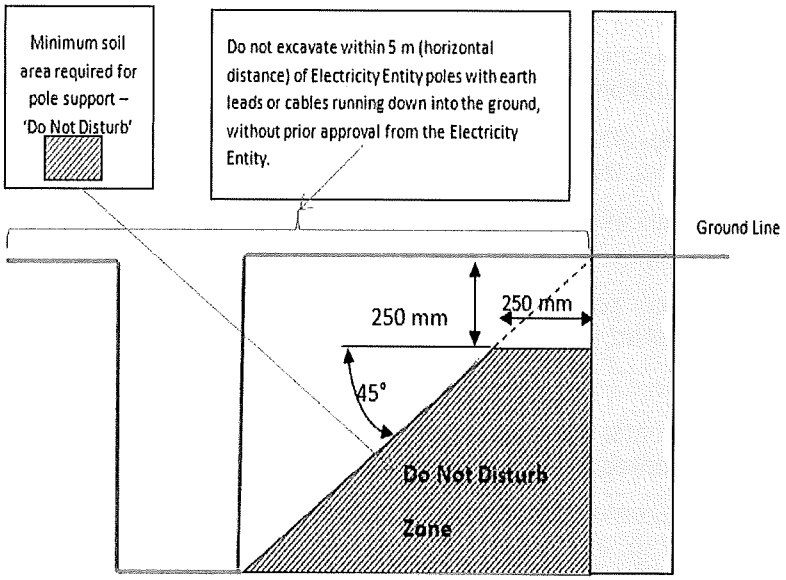


Figure 1 - Do Not Disturb Zone requirements when excavating near poles

Maximum Trench Depth	Minimum Distance from pole without pole support
Not more than 0.25 m (250 mm)	Can trench or hand dig (where cables and leads exist) right up to pole
1.0 m	1.0 m
1.5 m	1.5 m
2.0 m	2.0 m
2.5 m	2.5 m
3.0 m	3.0 m

7.1.1 Certified Engineering Assessment

Where required to be provided by the PCBU, a Certified Engineering Assessment shall:

- Ensure the stability of the Electricity Entity poles and foundations is maintained during and as a result of excavation work completed within the 'Do Not Disturb' zone.
- Include detailed design drawing of pole support method.
- Be completed and certified by a Registered Professional Engineer Queensland.
- Consider and address the following key points as a minimum:
  - Pole loading (vertical and lateral) including line deviation angles, direction of lean (towards or away from resultant loading)

- Direction of pole lean.
- Pole inspection (conducted to meet the Electricity Entity's requirements at customer cost)
- Pole foundation depth
- Proximity of excavation in relation to pole
- Soil condition
- Proposed shoring methods as well as installation and removal process
- Duration and staging of work
- Requirement to independently support pole during work
- Proximity of existing adjacent underground services and excavations
- Proposed backfilling and reinstatement method
- Monitoring and engineering/ geotechnical supervision during excavation work progress
- Other equipment attached to pole (e.g. underground cables, transformer, ACR, ABS.) must be taken into consideration and in some circumstances will prevent the pole being supported.

7.2. Excavating Near Underground Electrical Assets

For all work within 2.5 m of nominal location, the constructor is required to use non-mechanical excavation (potholing using hydrovac or hand tools) and expose the underground electrical assets, hence proving its exact location before earthworks can commence.

7.2.1 Excavating Parallel to Underground Electrical Assets

If excavation work is parallel to the Electricity Entity underground electrical cables, then non mechanical excavation (potholing using hydrovac or hand tools) at least every 4 m is required to establish the location of all cables, hence confirming nominal locations before work can commence. If an excavation exceeds the depth of the cables and it is likely that that the covers or bedding material around the cables/pipes will move causing Electricity Entity cables or conduits to be unsupported, contact Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

NOTE: Be aware that cable depths and directions may change suddenly along the route.

7.2.2 Excavating Across Underground Electrical Assets

Refer Minimum Separation Requirements table in Section 6.3.5 of this document for distances that shall be maintained to prevent inadvertent contact with or damage to underground electrical assets. If the width or depth of excavation is such that the Electricity Entity cables will be unsupported, contact Electricity Entity (General Enquiries phone number - refer page 3) for further advice. In no case shall a cable cover be removed without approval. A cable cover may only be replaced under the supervision of an Electricity Entity officer. Protective cover strips when removed must be replaced under Electricity Entity supervision. Under no circumstances shall protective cover strips be omitted to achieve the minimum separation distance required between Electricity Entity cables and other underground services.

7.2.3 Heavy Machinery Operation Over Underground Electrical Assets

Where heavy "crawler" or "vibration" type machinery is operated over the top of cables, a minimum cover of 450 mm to the cable protective cover must be maintained. Alternatively, subject to a Certified Engineering Assessment, use load bearing protection whilst the machinery is in operation.

7.2.4 Directional Boring Near Underground Electrical Assets

When boring parallel to cables, it is essential that trial holes are carefully dug using non mechanical excavation (pot holing using hydrovac or hand tools) at regular intervals to prove the actual location of the conduits/cables before using boring machinery. Where it is required to bore across the line of cables/conduits, the actual location of the cables/conduits shall be proven by non-mechanical excavation (pot holing using hydrovac or hand tools). A trench shall be excavated 1 m from the side of the cables where the auger will approach to ensure a minimum clearance of 500 mm from cables/conduits can be maintained.

7.2.5 Hydro Vac Operation

When operating hydro vac equipment to excavate in vicinity of underground electrical assets (cables/conduits):

- Fitted with:
  - nonconductive (neoprene rubber or equivalent) vacuum (suction) hose.
  - oscillating nozzle on pressure wand with water pressure adjusted to not exceeding 2000 psi.
- Maintain a minimum distance of 200 mm between end of pressure wand and underground electrical assets. DO NOT insert the pressure wand jet directly into subsoil.
- Ensure pressure wand is not directly aimed at underground electrical assets (cables / conduits).

7.3. Blasting

Explosives must not be used within 5 m of cables/conduits, unless an engineering report is provided indicating that no damage will be sustained. Clearances shall be obtained from the Electricity Entity for use of explosives in the vicinity of cables/conduits. Contact Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

The Electricity Entity will accept the level of 25 mm / sec as a peak component particle velocity upper limit as defined in AS 2187.2 Appendix J for blasting operations in the vicinity of these power lines.

Electric line insulators and conductors are particularly susceptible to damage from fly rock and adequate control measure including the use of blast mats shall be used to manage this. Contact Electricity Entity for consultation and application.

8. REPORTING DAMAGE CAUSED TO OVERHEAD OR UNDERGROUND ELECTRIC LINES

Any damage caused to the Electricity Entity overhead electric lines, poles, stays, underground cables, conduits and pipes must be reported no matter how insignificant the damage appears to be. Even very minor damage to cable protective coverings can lead to eventual failure of cables through corrosion of metal sheaths and moisture ingress.

All work in the vicinity of damaged overhead or underground electric lines shall cease and the area be made safe and vacated until clearance to continue earthworks has been obtained from the Electricity Entity. Call Electricity Entity (Emergencies phone number - refer page 3).

9. INFRASTRUCTURE NEAR ELECTRIC LINES

9.1. Easements and Wayleaves

This information, whilst not a legal document, has been developed to assist the community in answering some commonly asked questions about our easements and wayleaves, and briefly outlines what you can do where land is affected by an easement or where consent to installing electrical infrastructure has been given.

9.1.1 What is an Electricity Easement?

An electricity easement is the authority held by the Electricity Entity to use your land near overhead and underground electric lines and substations (electrical assets). Electricity Entity holds this authority for your own safety and to allow employees access to electrical assets at all times. Whilst it will depend on the terms of the particular grant of easement, electrical easements generally give the Electricity Entity the right to access, maintain, repair, rebuild and to restrict development within a defined area.

The easement, which is registered on the property's title, contains a plan showing the dimensions of the easement and its location on the property together with the rights and restrictions over the easement area. The Department of Natural Resources and Mines https://www.resources.qld.gov.au/ or your solicitor will be able to provide this information. Easements may also exist for telephone lines, water and sewage mains and natural gas supply lines.

9.1.2 Why are easements necessary?

Easements are also created to allow the Electricity Entity clear, 24 hour access to the electric lines. It is important to keep the easement clear at all times so regular maintenance, line upgrades, damage or technical faults can be attended to immediately to provide a safe and reliable supply of electricity. Interference with Electricity Entity's rights and electrical equipment may compromise safety of the public and the occupiers of the property. Therefore, it is essential that Electricity Entity's rights are understood and observed.

9.1.3 How do I know if there are easements on my property?

Contact your solicitor or The Department of Natural Resources and Mines to obtain a Title Search that shows all registered easements on the property.

9.1.4 Who owns the land the easement is on?

The ownership of that land encumbered with the easement remains with the property owner.

9.1.5 How does an easement affect what I can do with my property?

An easement controls what you can build, what size trees you can plant and what outdoor activities you can carry out in the easement area.

An easement affects the use of the property by limiting the development that can be undertaken within the easement area. The exact rights granted to an Electricity Entity under an electricity easement will depend on the wording used in the grant of easement. Property owners and occupiers should also be aware that an Electricity Entity has the right of access to land to undertake certain works (including reading meters and disconnecting supply). These rights of access are granted by Queensland legislation not the easement and so may not be registered on the property's title and therefore may not be revealed in a Title Search.

9.1.6 Who is responsible for maintenance of easement area?

You must provide a continuous, unobstructed area along the full length of the easement to allow an Electricity Entity access to electric lines, transformers, underground cables and other equipment at all times. A width of 4.5 m is typically required for the safe passage of vehicles and heavy plant.

You must NOT place obstructions in the easement within 5 m of any electric lines, transformer, power pole, equipment or supporting wire.

Maintenance of the easement area is generally the responsibility of the property owner and/or occupier, however, complying with regulatory and safety requirements associated with Electricity Entity's electrical assets within the easement area is the responsibility of the Electricity Entity.

9.1.7 What type of maintenance work does Electricity Entity undertake on easements?

To enable Electricity Entity to construct, maintain, repair and rebuild electric lines on some properties, access roads and tracks are required on or adjacent to the easement area. As required, Electricity Entity is able to construct access tracks, retain the right of use of these tracks and maintain them to a suitable level to permit access for its vehicles. Where gates are installed within the easement area, an Electricity Entity lock may be required to enable continual access along the easement corridor.

In addition, periodic vegetation management works are also undertaken by Electricity Entity to ensure that a specified minimum clearance between vegetation and the electric lines is maintained.

Where possible, property owners will be contacted prior to easement maintenance and vegetation works commencing.

9.1.8 Where consent (Wayleave) to installing Electricity Entity infrastructure has been given

Much of Electricity Entity's above ground electricity network is constructed without easements. Instead, the consent of the owner of the affected land is obtained and the electrical infrastructure is installed. Historically this consent has been in the form of a document known as a Wayleave.

This consent (or Wayleave) is a document evidencing the agreement from a particular owner, but it is not registered on the title of the land like an easement.

Once consent is obtained from an owner, Queensland legislation (the Electricity Act 1994) says that the consent of all future owners to the electrical infrastructure is not required.

Queensland legislation grants Electricity Entity rights to access, maintain, repair and replace electrical assets installed with consent.

9.2. Contact Electricity Entity when planning construction work near electric lines

When planning and before commencement (regardless of whether or not local council approval is required), it is essential to confirm that the proposed construction work (e.g. building, structure, sign, crane, scaffold) does not breach the minimum statutory clearance distances that must be maintained from nearby Electricity Entity overhead or underground electric lines. Refer Electrical Safety Regulation 2013, Schedule 4 and 5 for information on statutory clearance distances that must be complied with.

It is extremely dangerous and potentially life threatening to allow anything to come in close proximity to the conductors of an electric line.

We advise not to build **under** or **near** powerlines or add to a structure under or near powerlines. This can cause exclusion zones to be encroached, which may endanger others now and in the future. Please note obligations under section 30 of the Electrical Safety Act 2002 and sections 68 of the Electrical Safety Regulation 2013.

There is an obligation to notify the Electricity Entity, before any work starts, where work is likely to involve a building or other structure coming within clearance requirements for an overhead or underground electric line.

Where it is necessary for an Electricity Entity to relocate electric lines due to statutory clearance breach caused by work performed nearby, the Electricity Entity may be entitled to recover costs from the PCBU, property owner or occupier who caused the breach. Refer Electrical Safety Regulation 2013, Section 209 Building or adding to structure near electric lines.

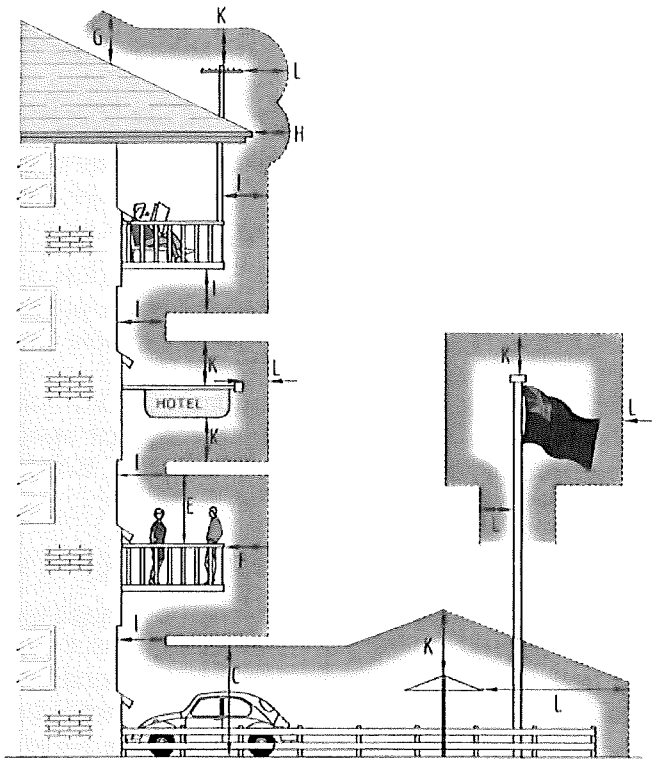
Although it is preferred that the area around Electricity Entity electrical assets (including within an Easement area) is free of development, the following examples provide property owners and occupiers with an indication of what type of development is acceptable and what is not.

NOTE: **Do not assume that your local council approval is sufficient approval for you to proceed with your work. The local council may not check whether or not your proposed construction work will comply with the Electricity Entity's statutory clearance requirements.**

9.3. What clearances must be maintained once construction work is completed?

Electrical Safety Regulation 2013, Schedule 4 - Clearance of overhead electric lines and Schedule 5 - Clearance of low voltage overhead service lines detail the statutory clearances that must be maintained from overhead electric lines for completed buildings and structures. These statutory clearances will need to be taken into consideration during the planning phase of determining the location for a building or structure. The table below sets out the minimum statutory clearances required for voltage levels up to 33 kV. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.

Where the Electricity Entity has identified a breach of statutory clearance resulting from erection of a building or structure, the statutory breach will be reportable to the Electrical Safety Office as a Dangerous Electrical Event and any costs incurred in subsequent remedial work to achieve required statutory clearances may be recovered from the person or company who caused the breach of statutory clearance.



CODE	LOCATION	DIRECTION	INSULATED CABLE (ABC) (Note 1)	BARE	MORE THAN 1000 VOLTS BUT NOT MORE THAN 33kV
MINIMUM CLEARANCE FROM ROADS, GROUND, OR BOUNDARIES					
A	Crossing the carriageway, roadway	VERTICALLY	5.5m	5.5m	6.7m
A1	Designated "Over Dimension Routes"	VERTICALLY	7.0m	7.0m	7.5m
B	At other positions, footpath	VERTICALLY	5.5m	5.5m	5.5m
C	Other than roads but trafficable	VERTICALLY	5.5m	5.5m	5.5m
C1	Areas totally inaccessible to traffic or mobile machinery	VERTICALLY	4.5m	4.5m	4.5m
D	Cuttings, embankments, easement boundaries	HORIZONTALLY	1.5m	1.5m	2.1m
X	Real Property Boundaries	HORIZONTALLY	0.0m	0.0m	0.0m
MINIMUM CLEARANCE FROM STRUCTURES AND BUILDINGS					
E F	Unroofed terraces, balconies, sun-decks, paved areas, etc, subject to pedestrian traffic only. A hand rail or wall surrounding such an area and on which a person may stand. (Note)	VERTICALLY AND HORIZONTALLY (Note)	2.7m 1.2m	3.7m 1.5m	4.6m 2.1m
G H	Roofs or similar structures not used for traffic or resort but on which a person may stand. A parapet surrounding such a roof and on which a person may stand. (Note)	VERTICALLY AND HORIZONTALLY (Note)	2.7m 0.9m	3.7m 1.5m	3.7m 2.1m
I	Covered places of traffic or resort such as windows which are capable of being opened, roofed open verandahs and covered balconies.	IN ANY DIRECTION	1.2m	1.5m	2.1m
J	Blank walls, windows which cannot be opened. (Note)	HORIZONTALLY	0.6m	1.5m	1.5m
K L	Other structures not normally accessible to persons. (Note)	VERTICALLY HORIZONTALLY (Note)	0.6m 0.3m	2.7m 1.5m	3.0m 1.5m

NOTE:

The vertical clearance and the horizontal clearance specified shall be maintained

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

The following list of examples is not exhaustive, and it may be necessary to contact the Electricity Entity if doubt exists as to what is permitted around electricity assets.

What is PERMITTED around Electricity Entity overhead or underground electric lines	***What is NOT PERMITTED around Electricity Entity overhead or underground electric lines***
✓ Erection of fences to a maximum height of 2.4 m is generally acceptable, provided they do not affect access to, and work on, the poles, electric lines and/or cables. Trees, shrubs and plants should be located clear of vehicle access. **Note:** Maximum Growth Height of 3 m. ✓ Clothes hoists and barbecues should be located clear of the vehicle access way. **Note:** Maximum Height 2.5 m. ✓ Installation of underground utility services, such as low voltage electricity, gas, telephone and water, is generally acceptable, subject to clearances from Electricity Entity poles and supporting structures, and underground electric mains. ✓ Excavating, filling and altering of nearby land may be acceptable but full details need to be provided to the Electricity Entity for assessment. ✓ Vehicles, mobile plant and equipment within the easement area need to maintain the minimum statutory clearances distances from overhead electric lines. Normal farming, grazing and other agricultural activities can be carried out. Take care when ploughing or operating mobile machinery or irrigation equipment near Electricity Entity's equipment. ✓ Parking of vehicles, trucks, trailers, etc. is normally allowed. **Note:** Maximum Load and Aerial Height of 4 m. Barriers of an approved design (e.g. bollards) may be required to protect poles from vehicle contact damage. Heavy vehicle or operating plant crossings may need a protective concrete cover to ensure underground cables are not damaged.	✗ Build houses, sheds, garages or other large structures. Building of roofed/ unroofed verandas, swimming pools and pergolas are generally not acceptable. ✗ Flying kites or model aircraft within the easement. ✗ Driving fence posts or stakes into ground within easements where there is underground cabling. ✗ Storing liquids such as petrol, diesel fuel, or any flammable or combustible material that will burn. ✗ Installing lighting poles. ✗ Stockpiling soil or garbage within the easement. ✗ Planting trees in large quantities that could create a fire hazard or that grow in excess of the approved maximum height of 3 m. ✗ Storing or using explosives. ✗ Residing in or occupying any caravan or mobile home within an easement. ✗ Placing obstructions within the vicinity of any Electricity Entity assets (e.g. power pole, overhead electric line, equipment or pole stay) that impede access to or work on these assets.

9.4. What about Electric and Magnetic Fields?

The Electricity Entity operates its electric lines within the current guidelines set by the National Health and Medical Research Council for exposure to 50/60 hertz electric and magnetic fields (EMF) and is mindful of some community concern about such fields and health. Contact the Electricity Entity (General Enquiries phone number - refer page 3). Alternatively, further information can be sourced from:

Energy Networks Association (ENA) brochure - "Electric and Magnetic Fields - What We Know", January 2014

http://www.ena.asn.au/sites/default/files/emf-what-we-know-jan-2014-final_1_1.pdf

Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) brochure - "Electricity and Health", May 2011

http://www.arpansa.gov.au/RadiationProtection/Factsheets/is_electricity.cfm

Moreton Bay Regional Council

Referral
275347329

Member Phone
1300 477 161

Responses from this member

Response received Tue 30 Jun 2026 11.22am

File name	Page
Response Body	52
ASSET 275347329.pdf	53

Attention: **Redchip Lawyers**

Thank you for your Before You Dig (BYDA) enquiry.

Job Number: **53562626**

Sequence Number: **275347329**

Dig Site Location: **1 Circa Cr Albany Creek 4035**

According to our records, your enquiry with the following details **impacts our infrastructure.** Please ensure that you read the attached documents, it contains important information including essential steps that must be undertaken prior to commencing construction activities.

This enquiry is valid for 30 days from the enquiry date.

If you require further information or assistance with interpretation of plans, please contact City Of Moreton Bay on 1300 477 161 or gis@moretonbay.qld.gov.au.

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

You may also view the response with an interactive web map below:

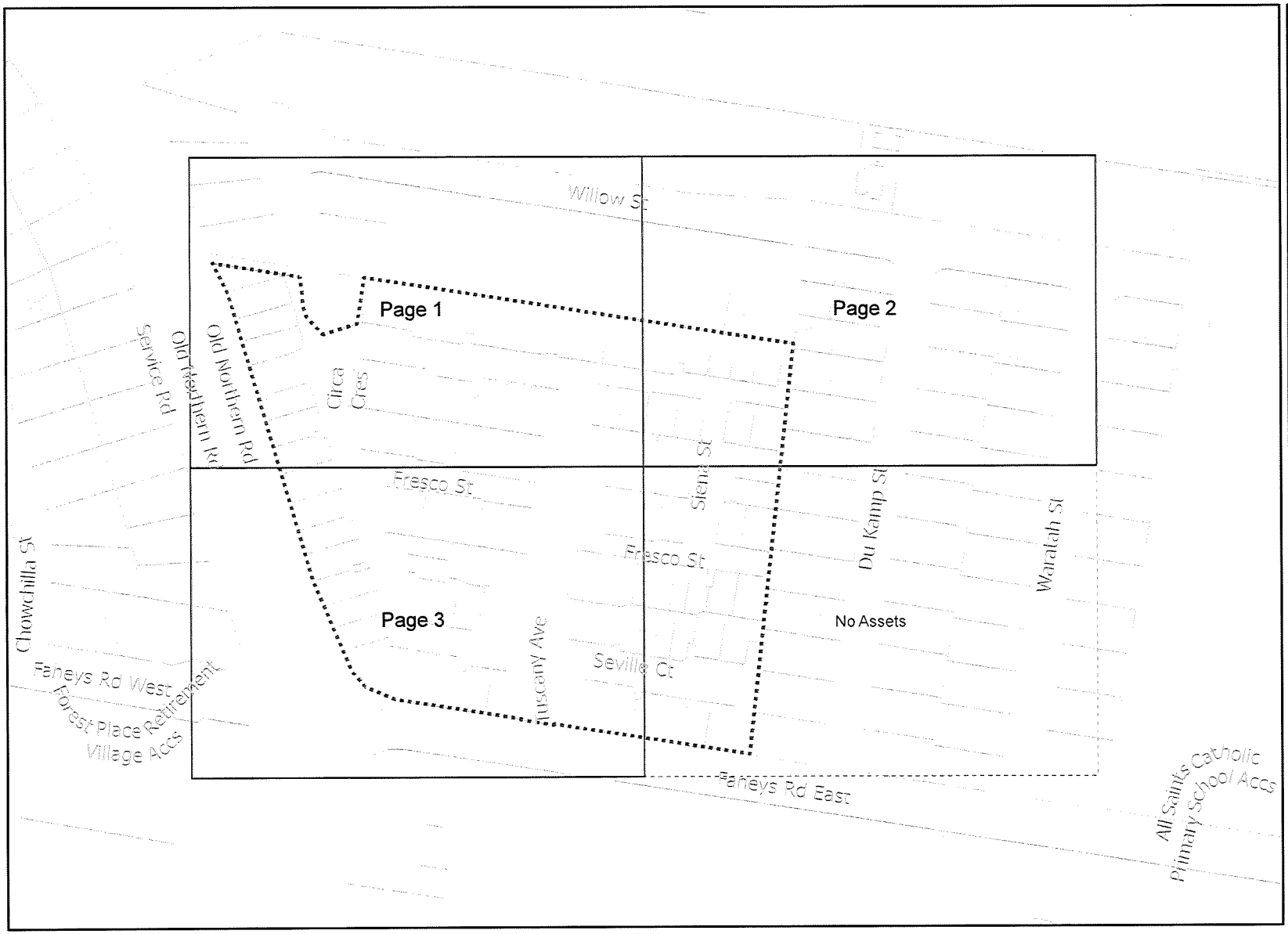
View web map

Download spatial data

CITY OF MORETON BAY

Job # 53562626
Seq # 275347329
Provided by City Of Moreton Bay

BEFORE YOU DIG www.byda.com.au



Legend

- BYDA Enquiry
- Detailed map page
- No dig site assets

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

In an emergency contact City Of Moreton Bay on 1300 477 161

Index Sheet

Plans generated by SmarterWX™ Automate

0 25 50 100 m

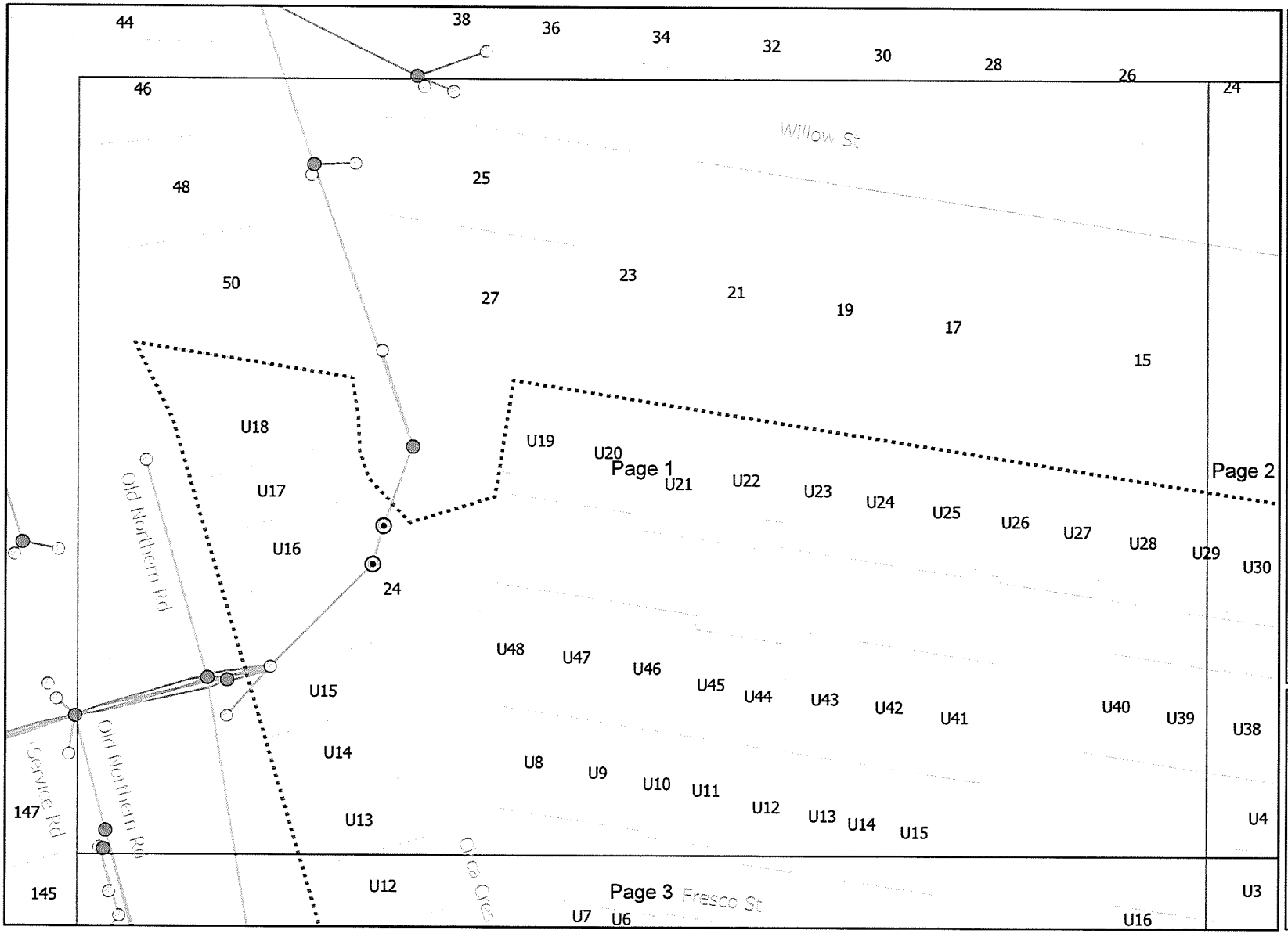
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Scale 1:2,500

CITY OF MORETON BAY

Job # 53562626
Seq # 275347329
Provided by City Of Moreton Bay

BEFORE YOU DIG www.byda.com.au



Legend

- BYDA Enquiry
- Field Inlet
- Kerb Inlet
- Manhole
- Pipes

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

© Moreton Bay Regional Council 2021

In an emergency contact City Of Moreton Bay on 1300 477 161
30/06/26 (valid for 30 days)
Plans generated by SmarterWX™ Automate

0 10 20 40 m

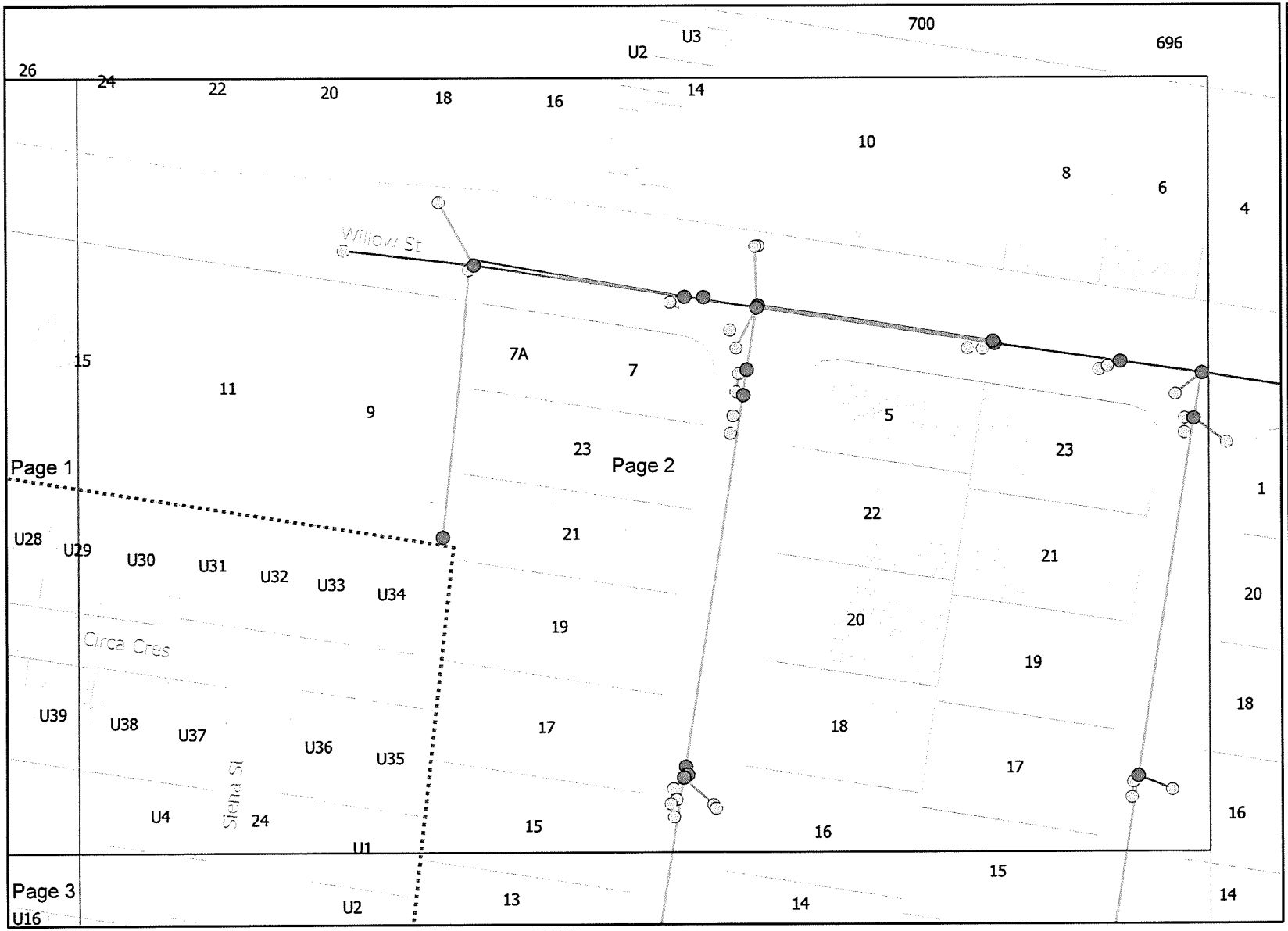
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Scale 1:1,000

CITY OF MORETON BAY

Job # 53562626
Seq # 275347329
Provided by City Of Moreton Bay

BEFORE YOU DIG www.byda.com.au



Legend

- BYDA Enquiry
- Kerb Inlet
- Manhole
- Pipes

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

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In an emergency contact City Of Moreton Bay on 1300 477 161
30/06/26 (valid for 30 days)
Plans generated by SmarterWX™ Automate

0 10 20 40 m

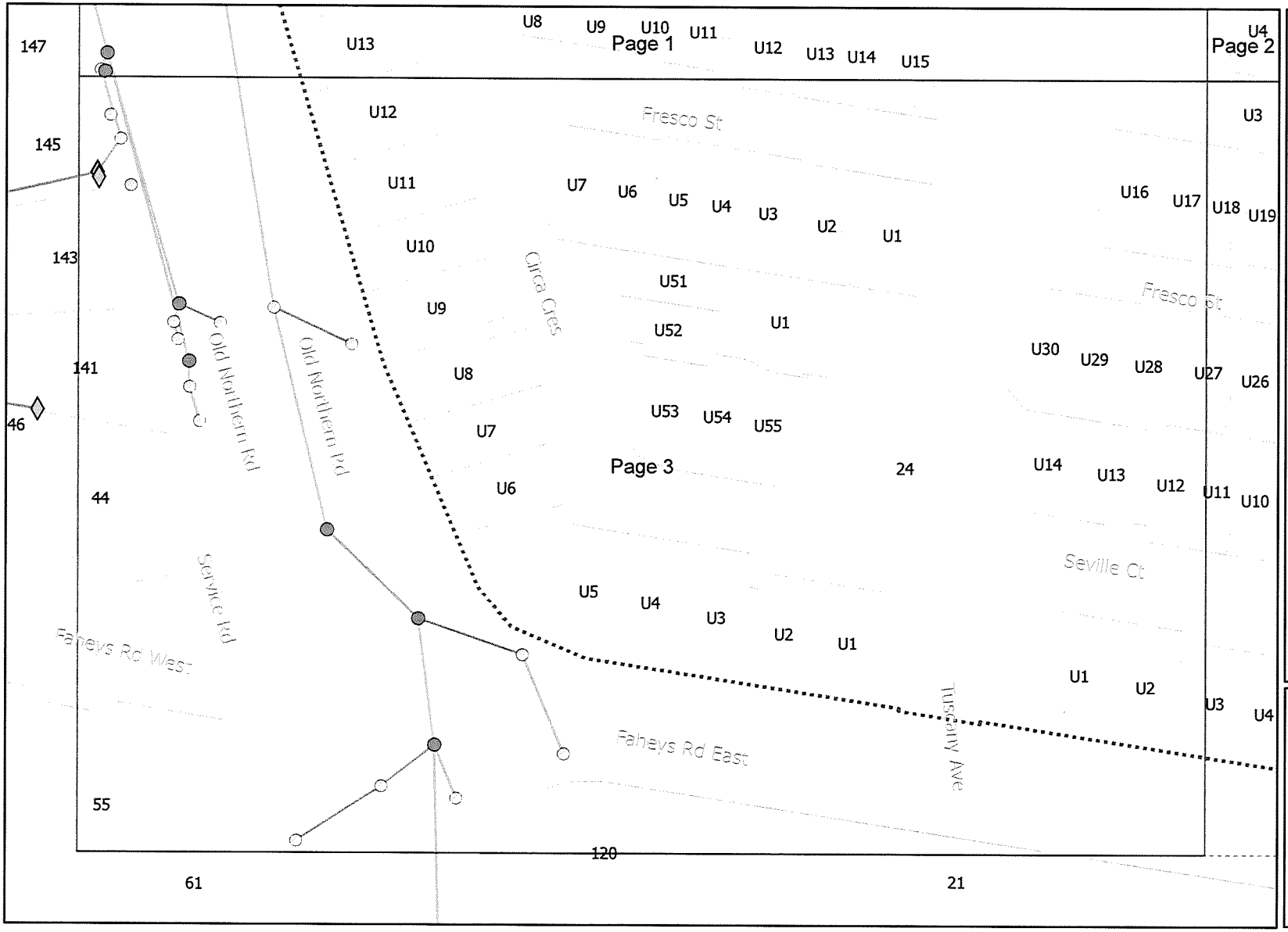
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Scale 1:1,000

CITY OF MORETON BAY

Job # 53562626
Seq # 275347329
Provided by City Of Moreton Bay

BEFORE YOU DIG www.byda.com.au



Legend

- BYDA Enquiry
- Kerb Inlet
- Manhole
- Roofwater
- Pipes

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

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In an emergency contact City Of Moreton Bay on 1300 477 161
30/06/26 (valid for 30 days)
Plans generated by SmarterWX™ Automate

0 10 20 40 m

N

Scale 1:1,000

Referral
275347328

Member Phone
1800 687 626

Responses from this member

Response received Tue 30 Jun 2026 11.56am

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Response Body	58
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4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	63
Disclaimer_275347328_20260630_015527087678.pdf	65

Hi Redchip Lawyers,

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

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

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

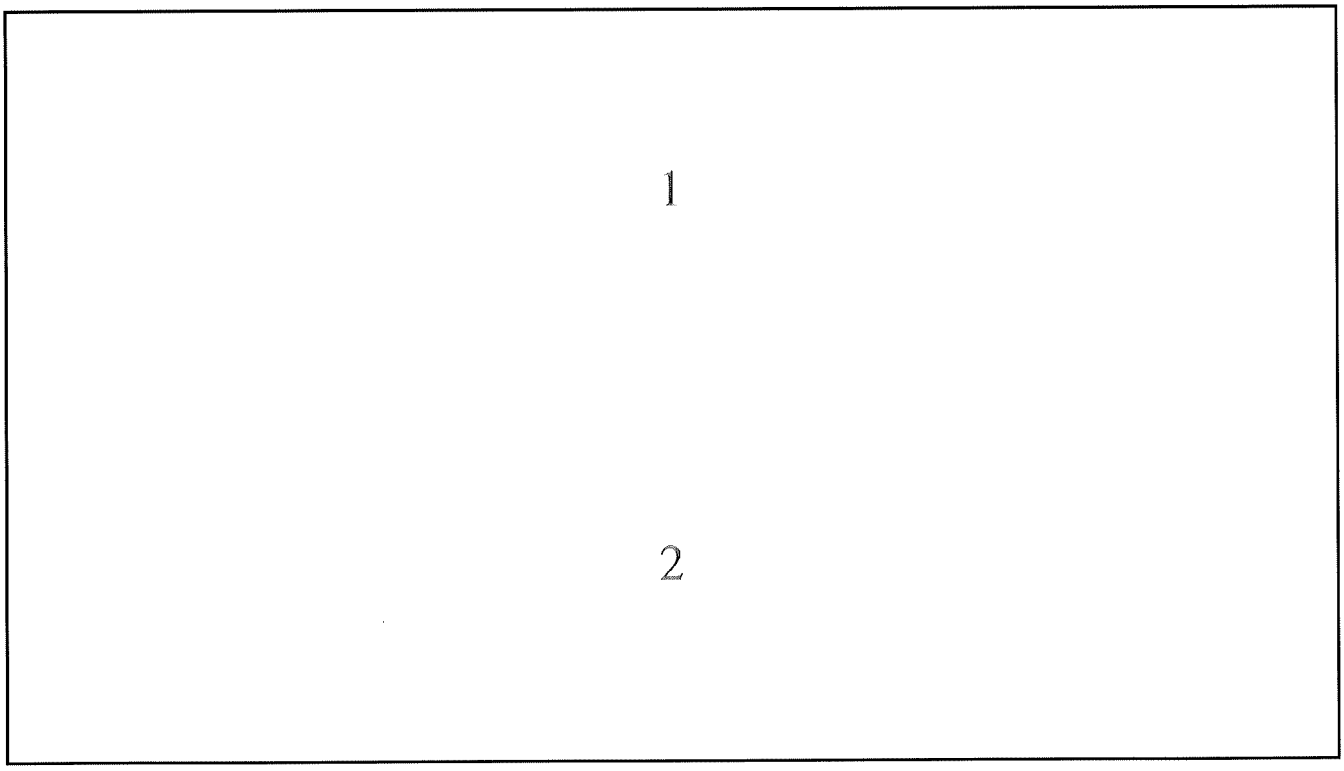
Please Do Not Reply To This Mail

To:	Redchip Lawyers
Phone:	Not Supplied
Fax:	Not Supplied
Email:	conveyancing@redchip.com.au

Dial before you dig Job #:	53562626
Sequence #	275347328
Issue Date:	30/06/2026
Location:	1 Circa Cr , Albany Creek , QLD , 4035

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

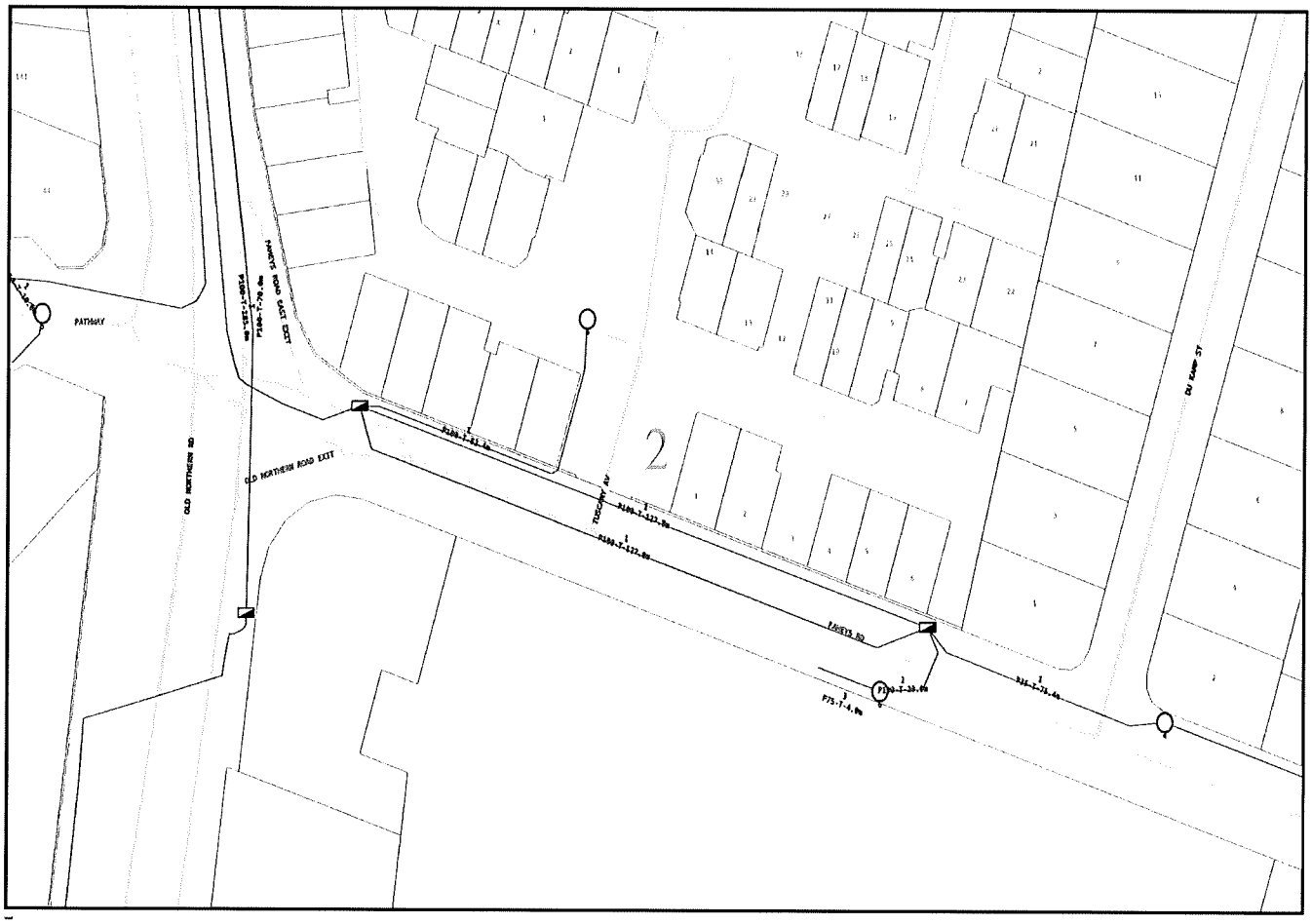
Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans



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


OLD NORTHERN RD
KELLOW ST



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.

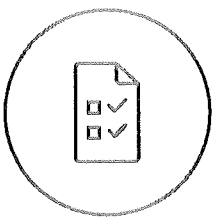


Working near nbn™ cables

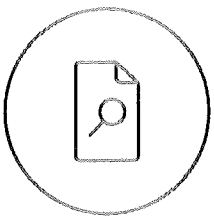
nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables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

Practice safe work habits

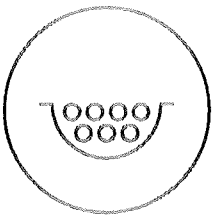
Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact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



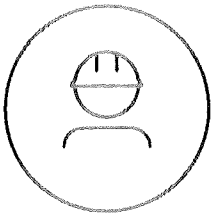
Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



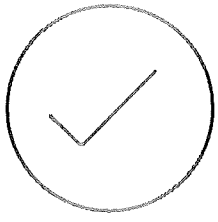
Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



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

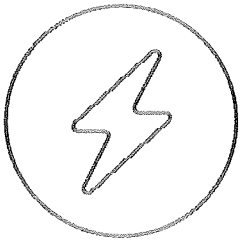


Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with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

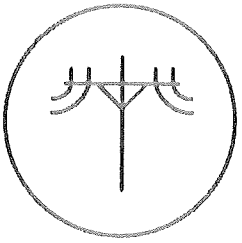


Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

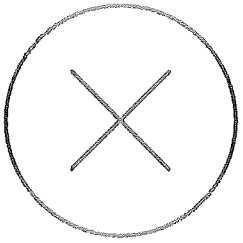
Working near **nbn**™ cables



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



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



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

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

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

Contact

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

Disclaimer

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

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

This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co. Copyright © 2021 nbn co limited. All rights reserved.

DIAL BEFORE YOU DIG
www.1100.com.au

To:	Redchip Lawyers
Phone:	Not Supplied
Fax:	Not Supplied
Email:	conveyancing@redchip.com.au

Before You Dig Australia Job #:	53562626
Sequence #	275347328
Issue Date:	30/06/2026
Location:	1 Circa Cr , Albany Creek , QLD , 4035

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

Information

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

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

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

Location of nbn™ Underground Assets

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

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

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

Notes:

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

Referral Conditions

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

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

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

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

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

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

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

Thank You,

nbn BYDA

Date: 30/06/2026

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Referral
275347330

Member Phone
1800 505 777

Responses from this member

Response received Tue 30 Jun 2026 11.24am

File name	Page
Response Body	70
275347330 - Optus Plan.pdf	71
275347330 - Optus Response Letter.pdf	72

Optus - Before You Dig Australia - REFERRAL NOTIFICATION

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

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

If you have any queries or attachments missing please contact:
Network Operations Centre
1 Lyonpark Road,
Macquarie Park, NSW 2113
Ph: 1800 505 777
Fax: 1300 307 035

You will require Adobe Reader to view attachments.
http://www.adobe.com/downloads/

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

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

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

This e-mail may contain confidential information. If you are not the intended recipient, please notify Network Operations Centre immediately and delete this e-mail from your system. You must not disclose this e-mail to anyone without express permission from the sender. The contents of all e-mails sent to and received from Optus may be scanned, stored, or disclosed to others at Optus' discretion.



WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 275347330

Date Generated: 30 Jun 2026

For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208

OPTUS

BEFORE YOU DIG www.byda.com.au

Optus Contract Management Team
Unit 9, 677 Springvale Road
Mulgrave, Victoria, 3178

Date: 30 Jun 2026
To: Redchip Lawyers
Company: Not Supplied
Address: Level 8,100 Skyring Terrace
Newstead, QLD 4006

ENQUIRY DETAILS
Location: 1 Circa Cr, Albany Creek, QLD 4035
Sequence No.: 275347330
BYDA Reference: 53562626

In relation to your enquiry concerning the above location, Optus advises as follows:

Optus records indicate that there ARE underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).

PLEASE NOTE that any interference with these assets may be considered an offence under the Criminal Code Act 1995 (Cth). Optus reserves the right to seek compensation for loss or damage to its assets including consequential loss.

This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION
Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

All Optus assets in the vicinity of any planned works will need to be electronically located to ascertain their general location. Depending on the scope of planned works in the vicinity, the assets may also need to be physically located.

YOU MUST ENGAGE THE SERVICES OF ONE OF THE OPTUS ASSET ACCREDITED LOCATORS TO CARRY OUT ASSET LOCATION (REFER LIST OF ACCREDITED LOCATORS AT THE END OF THIS OPTUS RESPONSE).

Unless otherwise agreed with Optus, where an on-site asset location is required, the requestor is responsible for all costs associated with the locating service including (where required) physically exposing the Optus asset.

DUTY OF CARE
When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

a) Obtain location drawings (through the Before You Dig Australia process) of any existing Optus assets at a reasonable time before any planned works begin;

b) Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and

c) Contact Optus for further advice where requested to do so by this letter.

DAMAGE TO ANY OPTUS ASSET MUST BE REPORTED TO 1800 505 777 IMMEDIATELY
You, your head contractor, and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to recover compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

ASSET RELOCATIONS
You are not permitted by law to relocate, alter or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth). Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

APPROACH DISTANCES
On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

a) In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.

b) In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.

c) In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

Type of Works	**Clearance to Physical Location of Optus Asset**
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit. No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite. Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	Not to be driven across Optus conduits with less than 600mm of cover. Not to be driven across Optus direct buried cable with less than 1.2 meters of cover. Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	Not within 1 meter. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

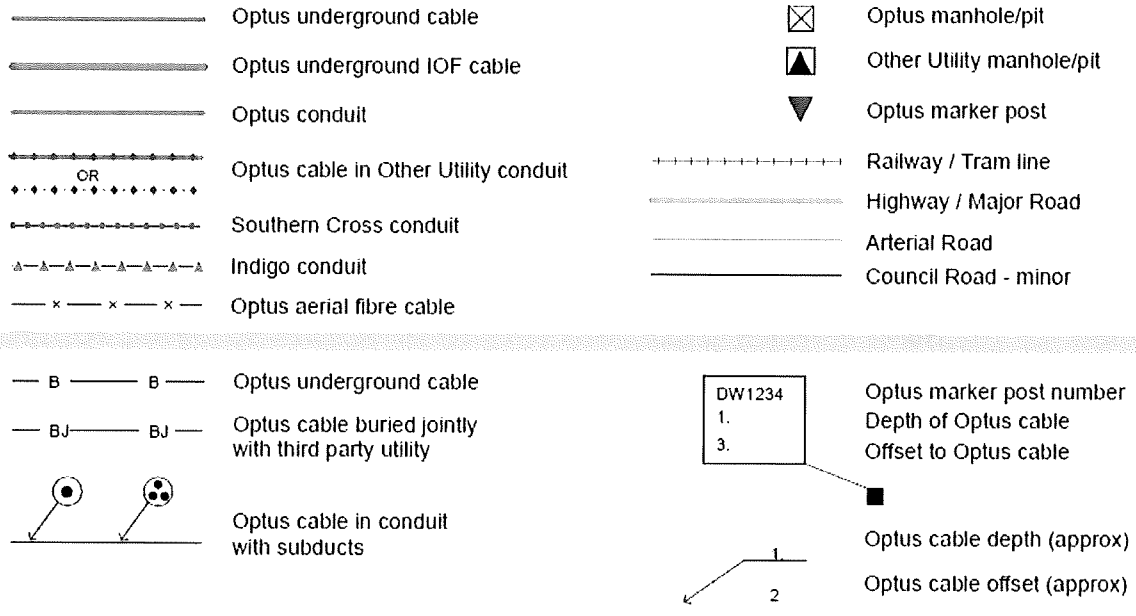
In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

FURTHER ASSISTANCE

Further assistance on asset clearances, protection works, or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:
NFODamages&RelocationsDropbox@optus.com.au
Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS



OPTUS

Optus Accredited Asset Locators

Name	Company Name	Phone	Email	State	Region/Service Area
Drew Misko	Australian Subsurface Pty Ltd	0427 879 600	admin@australiansubsurface.com	ALL	ALL
Andrew Watson	Subsurface Mapping Solutions Pty Ltd	0408 839 723	admin@subsurfacems.com.au	ALL (Not TAS)	South East QLD + Aus wide
Chris Gordon	Heavy Construction Solutions	1300 859 027	chris.gordon@heavycs.com.au	VIC, NSW, QLD, SA, TAS	All
Anthony Emmerson	Taylors Development Strategists	03 9501 2800	a.emmerson@taylorsds.com.au	All	Nation Wide
Nathan Kelleher	Seeker Utility Engineering Pty Ltd	1300 733 583	info@seekerutility.com.au	VIC, NSW, ACT, QLD, TAS	Melbourne, regional Victoria, Sydney & regional NSW, all ACT, Brisbane QLD, Hobart & regional TAS
Sean Henry	Asset Survey Solutions	1300 035 796	info@assetsurvey.com.au	VIC, QLD, NSW, SA	VIC, QLD, NSW, SA
Suhairee Suhaimi	BCE Spatial	08 9791 7411	harry@bcespatial.com.au	WA/SA/VIC/NSW	All Regions
Alan Cordner	Alcom Fibre Services Pty Ltd	0400 300 337	alcomfibre@bigpond.com	NSW	Sydney, NSW
Daniel Rogers	D&D Rogers Pty Ltd T/as Bradmac Locating Services	0407662605	info@bradmaclocating.com.au	NSW	Sydney and surrounds
Shane Buckley	Cable & Pipe Locations Pty Ltd	0408730430	shane@cableandpipelocations.com.au	NSW	North Coast, Mid-North Coast, Northern Rivers, Central West, New England
Annabelle Pegler	Down Under Detection Services (DUDS)	0418 267 964	apegler@duds.net.au	NSW	All
Michael Grant	M&K Grant Bega Bobcats Pty Ltd	0427 260 423	zzbobcat@bigpond.net.au	NSW	Bega, Far South Coast
Antony Critcher	Geotrace Australia	1300 562 284	antony@geotrace.com.au	NSW	Entire Region
Stephen Sanders	Hydro Digga	0427 076 091	admin@hydrodigga.com	NSW	Mid North Coast
Nathan Ellis	Utility Locating Services	0404 087 555	mail@uls.com.au	NSW	Sydney only

Scott O'Malley	Coastal Cable Locators Pty Ltd	0427 975 777	scott@coastalcablelocators.com.au	NSW	South Coast
Liam Bolger	Brandon Construction Services	0438 044 008	liam.bolger@hotmail.com	NSW	Sydney
Karen Durkin	Durkin Construction Pty Ltd	02 9712 0308	karen@durkin.au	NSW/ACT	Entire NSW and ATC
Theresa Donnelly	Locate and Map	(02) 8753 0049	admin@locateandmap.com.au	NSW	Greater Sydney Region
Ken Browne	Riteway Traffic Control Pty Ltd	0419 212 969	kbrowne@ritewaytc.com.au	NSW	Central Coast, Newcastle
Jean-Max Monty	Civilscan	1300 575 488	info@civilscan.com.au	NSW	Sydney, Central Coast, Hunter, Blue Mountains, Southern Highlands, Illawarra
Scott Hunter	Hunter Ground Search	0409327345	admin@hunter-groundsearch.net.au	NSW	Hunter, Upper Hunter, Central Coast, Newcastle
Damien Black	Mid North Coast Hydro Digging & Service Locating P/L	0418 409 465	djblack1@bigpond.com	NSW	Mid North Coast
Joseph Restuccia	ProLocate	0415 633 393	joe.restuccia@prolocate.com.au	NSW	NSW Wide
Barry Maloney	Online Pipe & Cable Locating	1300 665 384	Office@onlinepipe.com.au	NSW	Sydney, Central Coast, Canberra, Wollongong, Newcastle
Sam Romano	Locating Services	0403 065 510	sam.romano@locatingservices.com.au	NSW	NSW All
Scott Allison	CRUX Surveying Australia Pty Ltd	0285822300	scottallison@cruxsurveying.com.au	NSW	Sydney Metro
Donna Wullaert	Commence Communications Pty Ltd	02 6226 3869	admin@commencecomms.com.au	NSW	Canberra/ Yass / Bungendore/ Goulburn and surrounding regional areas
Grant Pearson	Warrabinya Services	0423 651 615	grant@warrabinya.com.au	NSW	Greater Sydney region
Stephen Fraser	Advanced Ground Locations	(02) 4930 3195	steve_agl@hotmail.com	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Mark Smith	Armidale Electrical	02 6772 3702	office@armidale-electrical.com.au	NSW	Northern Tablelands/Northern NSW
Samantha Guptill	Australian Locating Services	1300 761 545	admin@locating.com.au	NSW	All NSW
Clay Laneyrie	Laneyrie Electrical	0411142627	bindy@laneyrieelectrical.com.au	NSW	Illawarra, South Coast, Shoalhaven, Southern Highlands

Reece Gainsford	East Coast Locating Services	0431 193 111	admin@eastcoastlocatingservices.com.au	NSW	Newcastle/Maitland/ Hunter / Sydney / Central Coast / upper hunter / Port Stephens
Jason Vane	Smartscan Locators Pty Ltd	1300 778 923	bookings@sslocators.com.au	NSW	Sydney, Wollongong, Central Coast
Alex Farcash	Newcastle Locating Services	0410698599	admin@newcastlelocatingservices.com.au	NSW	NSW
Amer El Chami	Site Scan Pty Ltd	0449 992 520	office@sitescan.net.au	NSW	All NSW
Ali El Najjar	Sydney Service Locators	0449 205 705	Info@sydneyservicelocators.com.au	NSW	Sydney only
Paul Wallis	Beveridge Williams	0431 458 878	wallisp@bevwill.com.au	NSW	NSW Wide
Cameron Handley	Wombat Underground Services	0407477038	accounts@wombatundergroundservices.com.au	NSW	ALL
Simon Williams	Geoscope Utility Detection Services Pty Ltd	1300 750 350	info@geoscopelocating.com.au	NSW	Sydney only
Laurence Mead	Astrea Pty Ltd	1300 009 346	admin@astrea.com.au	NSW	Sydney only
Braydon Greenwood	City Coast Services	0422432813	braydon.greenwood@live.com.au	NSW	NSW
Jim Morrison	Absolute Utilities Pty Ltd	0429 496 375	jim@absoluteutilities.com.au	NSW	Mid North Coast
Declan Dowd	Dowds Pipe And Cable Locating	0434 635 134	accounts@pipeandcable.com.au	NSW	Sydney/Wollongong
Nicholas Schneider	Subsurface Utility Solutions	0421157372	nick@subsurf.com.au	NSW	Sydney only
Ricky Evans	Riverina Cable Locating	0411444980	ricky@riverinacablelocating.com.au	NSW	Riverina, Murray
Adrian Ruane	Road and Rail Excavations Pty Ltd	0414 594 063	cody@roadandrailexcavations.com.au	NSW	Sydney only
Billy Cameron	Locate Down Under Pty Ltd	0431275034	info@locatedownunder.com.au	NSW	Sydney only
Daniel Hudson	Geosurv Locating Pty Ltd	1300 554 675	dan@geosurv.com.au	NSW	Sydney only
Roneel Chand	JDG Civil	0416506891	sadhunaam@gmail.com	NSW	Sydney only
Tim Briggs	Deetect Locating Services	0414630852	deetect.locating@outlook.com	NSW	ACT / NSW
Sean Ferriter	Utech Solutions Pty Ltd	1300 427 614	seanf@vaughancivil.com.au	NSW	Sydney only
Mark Restuccia	Direct Connect Locating PTY LTD	0400507690	info@dclocating.com.au	NSW	NSW only
Ali Chahine	Underground Industries	0406906787	info@undergroundindustries.com.au	NSW	Sydney only

Scott Copetti	Metiri	0435 710 399	scott@metiri.com.au	NSW	Newcastle & Hunter Region
Alex Trevisan	VFT	61 458 488 173	admin@vftes.com	NSW/SA	Sydney/Adelaide
Roneel Chand	Tonagh Civil Pty Ltd,	0416506891	roneel@tonaghcivil.com.au	NSW	All Regions
Brett Pickup	BAP Services Pty Ltd	0434006009	Brett@bapservices.com.au	NSW	All Areas, Sydney, Illawarra, Newcastle, ACT
Patrick Billingham	OzDetect Pty Ltd	0497700667	patrick@ozdetect.com.au	NSW	NSW
Cameron Brown	Sub Scan Australia	0421751343	admin@subscan.com.au	NSW	Norther Rivers
Jesse Gavin	LCG GLOBAL PTY LTD	1300032740	info@lcgsolutions.com.au	NSW	All NSW
Christopher Aitken	HL Mullane & Son Pty Ltd	1300 608 999	maintenance@mullane.com.au	NSW	Newcastle
Rob Moate	Dig Safe NSW Pty Ltd	0477 900 200	rob@digsafensw.com.au	NSW	All Regions
Michael Nicholls	LocateX	0487 043 596	info@locatex.com.au	NSW	Sydney, Central Coast, Newcastle
Brad Mccorkindale	b4 u dig locators	0447818260	jon@b4udiglocators.com	NSW	central west NSW
Wayne Cini	Aquabend	0409 925 472	aquabend@hotmail.com	NSW	midnorth coast
Jason Clarkson	Coast 2 Coast Locating Services	0408027420	jason@coast2coast-locaing.com.au	NSW	ALL
Zane Somerville	Groundscan Services and Maintenance Pty Ltd	0423407793	admin@groundscan.com.au	NSW	Central West
Justin Martinez	iLocate Australia	0435 470 772	info@ilocateaustralial.com.au	NSW/ACT	All regions
Euan Gow	Jurovich Surveying	1300 750 000	egow@jurovichsurveying.com.au	WA/NSW/SA	All state
Paul Linton	Utility Mapping	1300 627 746	plinton@isgroup.io	NSW/VIC/QLD/WA/NT	Sydney/ Melbourne/ Brisbane/ Perth/ Darwin
Karen Durkin	Durkin Construction Pty Ltd	02 9712 0308	karen@durkin.au	NSW/ACT	Entire NSW and ACT
Andrew Findlay/ Anthony Hart	LiveLocates	1300 517 062	info@livelocates.com.au	NSW/ACT	South Coast NSW, ACT, Snowy Mountains, Snowy Valley
Ian Brown	A1 Locate Services Pty Ltd	0400 484 828	Ian.brown@a1locate.com.au	NSW/ACT	Illawarra, Shoalhaven, South Coast, Southern Highlands & all NSW & ACT
Jason Steger	Steger & Associates Registered Land Surveyors	0400 008 641	jason.steger@steger.com.au	ACT/NSW	ACT & Surrounds
Samuel Hathaway	Landmark Surveys	02 6280 9608	enquiries@landmarksurveys.com.au	NSW/ACT	Canberra, Southern & Western NSW
Kaisar Sefian	Australian Utility Search Pty Ltd	0424 841 888	kaisar@aususearch.com.au	NSW/ACT	Sydney to Canberra & all in between

Daniel Fox	Epoca Environmental Pty Ltd	1300 376 220	daniel@epocaenvironmen-tal.com.au	NSW & ACT	All NSW & ACT
Scott Tancred	SureSearch Underground Services	1300 884 520	Scott.Tan-cred@suresearch.com.au	NSW/ACT QLD	NSW, Sydney, Northern NSW, Canberra, QLD, South East QLD.
Justin Martinez	LCG GLOBAL PTY LTD	0401749007	J.martinez@lcgsolutions.com.au	NSW, ACT, QLD, VIC	All regions
Troy Redden	On Point Utility Locating	1300 66 76 46	Troy@onpointlocating.com.au	NSW/QLD	Throughout both states
Geoff Campbell	CLS Locating	0450759497	geoffrey@campbellslocat-ing.com.au	NSW/QLD	All QLD, Northern Rivers, NSW
Patrick Popovic	Site And See Pty Ltd	0479 162 692	patrick@siteandsee.com.au	QLD/NSW	Northern NSW, South East QLD
Kelsee Stevens	Abletech Underground Group	07 5293 7746	admin@abletechunder-ground.com.au	QLD / NSW	QLD / NSW
George Koenig	Downunder Loca-tions(NSW) Pty Ltd	0438243856	downunderlocations@gmail.com	NSW/QLD	Tweed Heads/Gold Coast/Northern Rivers/Bris-bane
Rhys Lambert	Provac / one find cables	1300 734 772	rhys@provac.net.au	QLD	South East QLD
Paul Beaton	Cairns Asset Locations	0448 157 227	paul.beaton@clarketrench-ing.com.au	QLD	FNQ to NT Border
Chris Hall	D C Locators Pty Ltd	0419 679 741	dcloc@powerup.com.au	QLD	Brisbane, Ipswich
Benji Lee	LADS	0478 915 237	benji@ladsqld.com.au	QLD	South East QLD
Ian Lambert	Lambert Locations Pty Ltd	07 5562 8400	admin@lambertlocations.com.au	QLD	South East QLD & Northern NSW
Ross Clarke	FNQ Cable Locators Pty Ltd	0428 775 655	onlineco@bigpond.net.au	QLD	QLD REGION
Col Greville	Bsure Locators	0488 520 688	admin@bsurelocators.com.au	QLD	Wide Bay & Burnett, Central and Western Queensland, Western Downs
Matthew Carr	Pensar	0405609739	matty.carr@pensar.com.au	QLD	Brisbane
Lacey Wallace	GeoRadar Asutralia Pty Ltd	(07) 4331 5588	accounts@georadar.net.au	QLD	Widebay, Central QLD, Emer-ald & Surroundings
Craig Waite	C Locate	0437 808 444	clocate@bigpond.com	QLD	South East
Jeffrey Lenehan	Syndicate	0404141270	jlenehan@syndicate.com.au	QLD	Brisbane
Toni O'Dell	Utility Location Services	1300 001 857	qldops@utilitylocation-services.com.au	QLD	South East QLD
Jenny Dziduch	1300 Locate Pty Ltd	1300 562 283	admin@1300locate.com.au	QLD	All Queensland, Northern NSW

Brendon Smith	Advanced Locating PTY LTD	0424678823	admin@advancedlocating.com.au	QLD	Gold Coast
Bruce Normyle	Dynamic Locator Services	0434 731 933	Bruce@dynamicexcavations.com.au	QLD	SEQ
Robert Rutledge	Safe Dig Services	+61 7 3376 0856	rrutledge@safedig.com.au	QLD	Brisbane
Michael Falla	ICUC Locating Services Pty Ltd	0410085365	michael.falla@icuclocatingservices.com.au	QLD	South East QLD
Ben Stephens	DTS Group TA Electroscan	0434 140 556	ben.s@electroscanqld.com.au	QLD	Queensland
Adam Lloyd	Aussie HydroVac Services	07 3287 7818	adam.lloyd@aussiehydrovac.com.au	QLD	All
Michael Prentice	Onsite Utility Locations	0437 172 601	admin@onsiteutilitylocations.com.au	QLD	SEQ
Roland Mollison	LandPartners Pty Ltd	0439 488 545	roland.mollison@landpartners.com.au	QLD	South East Queensland
Duncan McGrath	Abletech Underground Group	0418 511 767	duncan@abletechunderground.com.au	QLD	QLD Wide
Daniel Poppi	Ace Cable Locations	0431517837	acecablelocations@bigpond.com	QLD	Wide Bay Burnett
Jason Bastow	Utility Underground	0414454015	jason@utilityunderground.com.au	QLD	QLD / NSW
Aidan Waszaj	South-East Scanning Pty Ltd	0421 193 439	aidan@southeastscanning.com.au	QLD	Southeast Queensland
Josh Brinn	i-LOCATE	0418 105 902	josh@i-lec.com.au	QLD	QLD only
Carl Molloy	Provac Melbourne	0451 104 611	melbourne@provac.net.au	VIC	Melbourne Region
Olivier Davies	Central Locating Pty Ltd	0439995894	ollie@centrallocating.com.au	VIC	Geelong and surrounding area
Tina Brereton	D-Tech Ground & Overhead	03 9544 8933	tina@d-tech.net.au	VIC	ALL
Josh Taylor	Advanced Locations Victoria Pty Ltd	0427846716	josh@advancedlocationsvic.com.au	VIC	All Victoria
Ben Minutoli	Geelong Cable Locations	1800 449 543	ben@geelongcablelocations.com.au	VIC	Melbourne, Geelong, Country Victoria
Mick McGoldrick	Locate Cables	0404 241 679	mick@locatecables.com	VIC	Western Victoria
Phi Nguyen	Asset Detection Services Pty Ltd	1300 300 100	Phi.nguyen@assetdetection.com.au	VIC	Melbourne/VIC
Maurice Tobin	Drain Solutions	0412 111600	info@drainsolutions.com.au	VIC	Melbourne Metro
Leigh French	Veris Australia VIC	(03) 7019 8400	melbourne@veris.com.au	VIC	Melbourne

Ben Wooldridge	Controltech Solutions	0447 760 759	ben.wooldridge@controltechsolutions.com.au	VIC	Melbourne
Chris Sandlant	Access Utility Engineering P/L	03 9799 8788	Chris.sandlant@accessue.com.au	VIC	Victoria & Regional
Shaun Stephen	STS Locating Services	0405 181 734	stslocatingservices@gmail.com	VIC	All VIC
Glen Foreman	Underground Services Detection Pty Ltd	0402 748 889	undergroundservices@bigpond.com	VIC	Victoria
Clinton Carver	Insight Underground Pty Ltd	0468 900 273	clinton@insightunderground.com.au	VIC	Victoria
Lindsay Botha	L B Underground Service Locations & Engineering	0499 658 677	lb.locations.engineering@gmail.com	VIC	Metro and Regional Victoria
Damien Nielsen	ELS Environmental Location Systems Pty Ltd	0499 499 137	bookings@elsvic.com.au	VIC	Victoria only
David Meyer	CHS Group Australia	03 5381 6400	civil.admin@chsgroup.com.au	VIC	Wimmera, Western, Mallee
Craig Jackson	Survey Management Solutions	0400647299	craigj@surveyms.com.au	VIC	All Regions
Chloe Milligan	Tequa Plumbing and Civil	0351432666	civil@tequa.au	VIC	Gippsland only
David Hunter	Ballarat Locating Services	0488 501 261	dave@ballaratlocating.com.au	VIC	Western Victoria, Melbourne
Alex Jones	HR Utilities	1300 533 612	info@hrutilities.com.au	VIC	All of VIC
Rhys Taber	Valley Environmental	0447 825 235	rhyst@valley-enviro.com.au	VIC	Victoria
Tyler Blake	Westvic Locating	0409437750	tblake@westviclocating.com.au	VIC	Western VIC
Gavin Hales	GND Civil Group PTY LTD	0439 362 838	gavinhales1988@gmail.com	VIC, NSW, SA	Australia Wide
Ashley Stevens	ABS HYDRO Pty Ltd	0422 798 476	ashley.stevens@abshydro.com.au	NSW/VIC	All of VIC, Regional NSW
Robert Wootton	Trenchless Pipelaying Contractors (TPC)	08 8376 5911	tpc@trenchlesspipelaying.com.au	SA	All
Marc Rose	SADB	0488190699	marc@sadb.com.au	SA	Adelaide only
Deninis Stray	Pinpoint Services Mapping	(08) 8130 1600	hello@pinpointsm.com.au	SA	Adelaide
Michael Grear	Michael Grear	08 82788732	admin@mgsurveys.com.au	SA	South Australia
Mattew Cooper	Fulton Hogan	0447 320 581	Matthew.Cooper@fultonhogan.com.au	SA	Adelaide
Liam Catchpole	Apex Service Locating Pty Ltd	0458 924 471	liam@apexvacsolutions.com.au	SA	Adelaide and Surroundings
Bradley Gosling	Engineering Surveys	0433506880	bgosling@engsurveys.com.au	SA	Adelaide

Jason Shelvock	SA Underground Pty Ltd	0430 067 476	jason@saunderground.com.au	SA	All SA
Mark Hutchinson	Adelaide Precision Locating	0401669837	mark@aplocating.com.au	SA	All of SA
Galen Shanahan	TDG Environmental	1300 330 294	gshanahan@tdg.com.au	SA	All of SA
Shagun Katoch	Super Group SA Pty Ltd	0417735528	info@supersuctionsa.com.au	SA	SA only
Anthony Tedesco	Qest Infrastructure	0438 724 435	antonio.tedesco@qest.net.au	SA	Adelaide
Stephanie Leong	Platinum Locating Services	08 94080625	enquiries@platinumlocating.com.au	WA	WA
Henry Westbrook	Cable Locates & Consulting	08 9524 6600	admin@cablelocates.com.au	WA	All WA
Cameron Swift	Mikcomm Communication	08 9337 1125	cswift@mikcomm.com.au	WA	All
Tobi Lawrence-Ward	Abaxa	08 9256 0100	enquiries@abaxa.com.au	WA	Perth, Southwest, Western Australia
Ben Upton	TerraVac Vacuum Excavation	0433 374 802	locations@terravac.com.au	WA	Perth
Dale Shearsmith	Subtera	1300 046 636	dale@subtera.com.au	WA	WA
Liam Davies	Bunbury Telecom Service	897260088	admin@btswa.com.au	WA	WA
Edel O'Connor	Kier Contracting	0456 190 910	edel@kier.com.au	WA	Perth Metro & greater region; Regional WA
Nigel Nunn	CCS Group / Utility Locating Solutions	08 9385 5000	enquiry@ccswa.com.au	WA	Perth
Jeremy Brown	Spotters Asset Locations Pty Ltd	0459 130 677	jeremy@spottersassetlocations.com.au	WA	All
Reece Topham	Prime Locate	0400 888 406	reece@primelocate.com.au	WA	All
Rhyce Murphy	RM Surveys	08 9457 7900	rhyce.murphy@rmsurveys.com.au	WA	All
James Horton	Westscan Pty Ltd	1300 858 404	westscan1@gmail.com	WA	All
Ashleigh Austin	Veris WA	0419 024 696	perth@veris.com.au	WA	Perth Metro & Regional
Tim Daws	Award Contracting Pty Ltd	0411 878 895	info@awardcontracting.com.au	WA	Metro & Country Regions
Stephen Steart	Cabling WA Pty Ltd	0422 845 586	ssteart@cablingwa.com.au	WA	Perth Metro
Devvyn Barto	Pulse Locating	0431402738	devvyn.barto@pulselocating.com.au	WA	Western Australia
Shane McQuoid	Find Wise Location Services	0407992758	shane@findwise.com.au	WA	Perth

Alex King	KR SURVEYS	0400077933	alex@krsurveys.com.au	WA	Statewide
Cody Foster	Precision Locating Pty Ltd	0473029391	cody@precisionlocating.net	WA	Statewide
Scott Harrison	Triodia Scanning services PTY LTD	0438 664 196	booking@triodiascanning.com.au	WA	Perth/ Regional
Stuart Speckman	FYFE	08 8944 7888	Stuart.Speckman@fyfe.com.au	NT/SA/NSW	NT/SA/NSW
Wayne Parslow	Danisam	0417 089 865	danisam@westnet.com.au	NT	Darwin NT and Surrounds
Heather Easther	Archers Underground Serveice Pty Ltd	0418 737 299	admin@auslocations.com.au	TAS	Statewide
Scott Crerar	Paneltec Group	0400 895 637	scott@paneltec.com.au	TAS	All
Hayden Stone	Utility Detection & Map-ping	03 61712555	admin@udmgroup.com.au	TAS	Statewide

Referral
275347333

Member Phone
1800 653 935

Responses from this member

Response received Tue 30 Jun 2026 11.32am

File name	Page
Response Body	85
275347333.pdf	87
AccreditedPlantLocators 2026-06-10a.pdf	89
Telstra Duty of Care v32.0c.pdf	90
Telstra Map Legend v4_0c.pdf	92

Attention: Redchip Lawyers

Site Location: 1 Circa Cr, Albany Creek, QLD 4035

Your Job Reference: 2602714 - Helen Walsh

Please do not reply to this email, **this is an automated message -**

Thank you for requesting Telstra information via Before You Dig Australia (BYDA).

This response contains Telstra information relating to your recent BYDA request.

Please refer to all enclosed attachments for more information.
Information for opening Telstra Asset Plans as well as some other useful contact information is noted in the attached documents.

Report Damage to Telstra Equipment: Report damages to Telstra equipment - Telstra

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

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

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

WARNING:
Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing them. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation** https://www.byda.com.au/before-you-dig/best-practice-guides/.

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

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

(See attached file: Telstra Duty of Care v32.0c.pdf)

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

(See attached file: AccreditedPlantLocators 2026-06-10a.pdf)

(See attached file: 275347333.pdf)

Cable Plan



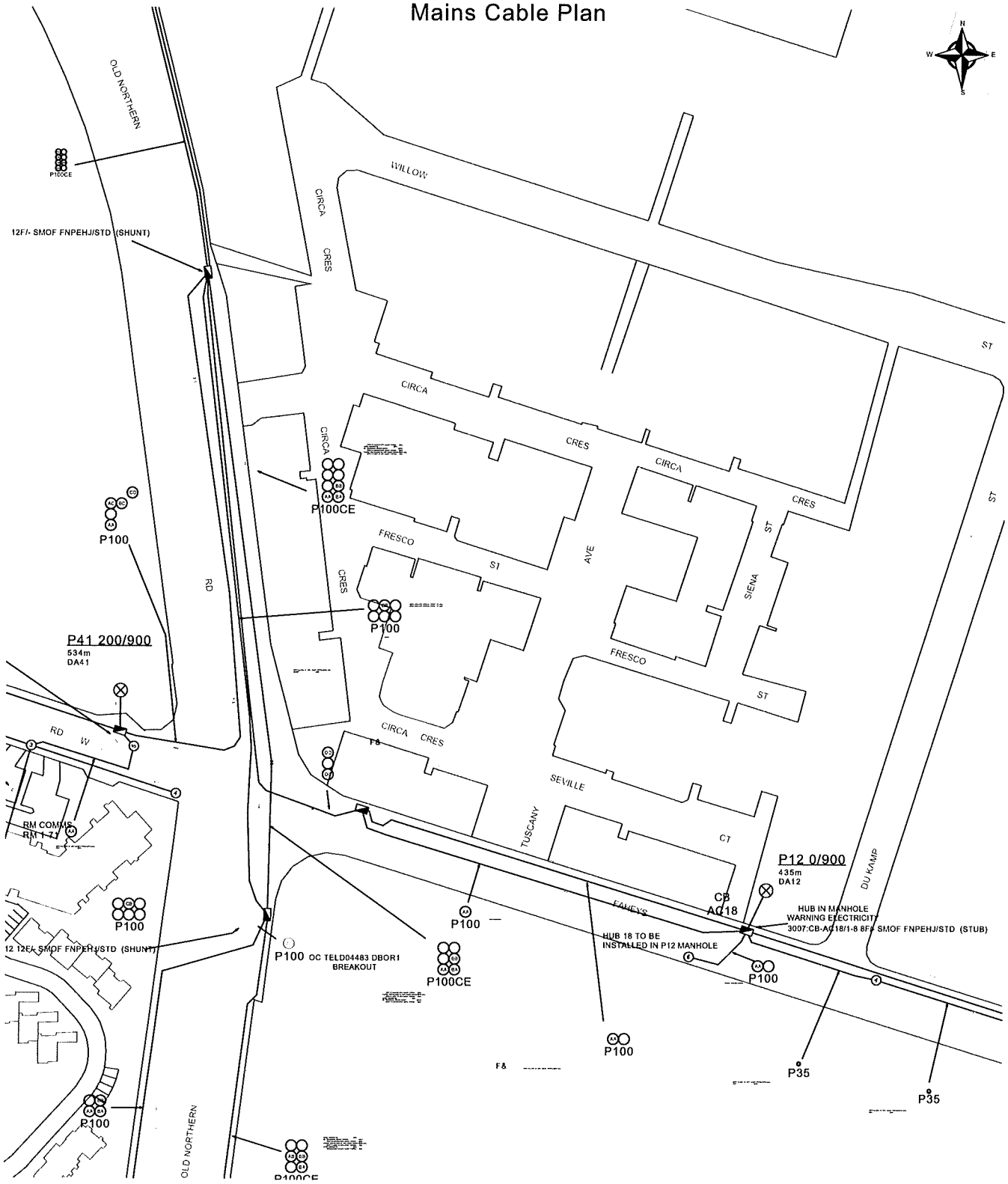
Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-c Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 275347333
TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.
Generated On 30/06/2026 11:29:43	

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-c
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 30/06/2026 11:29:48

Sequence Number: 275347333

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

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

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

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

General Information

Telstra highly recommends using Certified Locators.

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

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

OPENING ELECTRONIC MAP ATTACHMENTS –

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



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



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



Telstra New Connections / Disconnections
13 22 00



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



Telstra Aerial Assets Group (overhead network)
1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

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



Before You Dig Australia

Think before you dig

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

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

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

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

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

Disclaimer and legal details

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

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

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

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

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

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

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

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

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

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

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

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

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

Data Extraction Fees

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

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

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

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

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

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

Workers and equipment must maintain safety exclusion zones around power lines

WARNING: Telstra plans and location information conform to Quality Level **'D'** of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Privacy Note

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

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	SMOF — Optical Fibre Cable Direct Buried
NBN Pillar	Direct Buried Cable
Third Party Owned Network Non-Telstra	nbn owned network

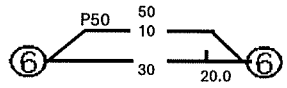
P100 — Single to Multiple Round Conduit Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)

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

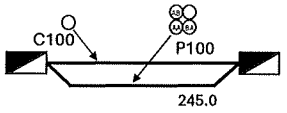
Some examples of conduit type and size:

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

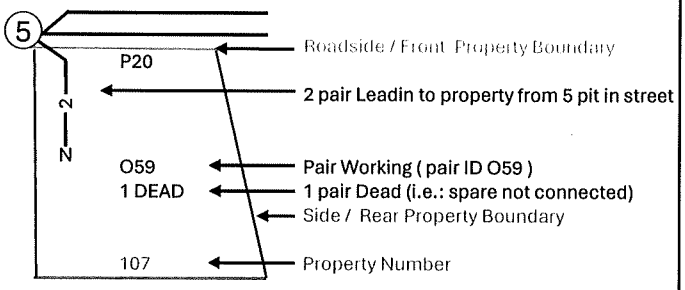
Some Examples of how to read Telstra Plans



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.

Referral
275347331

Member Phone
1300 086 489

Responses from this member

Response received Tue 30 Jun 2026 1.19pm

File name	Page
Response Body	94
Coversheet - Assets Found.pdf	95
DBYD Map - SEQ# 275347331.pdf	97

Date of enquiry: 30/06/2026 11:21:00 AM
Notification No: 53562626 (Job No)
Sequence No: 275347331

Customers Name: Redchip Lawyers
Customers Phone No: +61458140494

Address supplied for dig site location
1 Circa Cr, Albany Creek, QLD

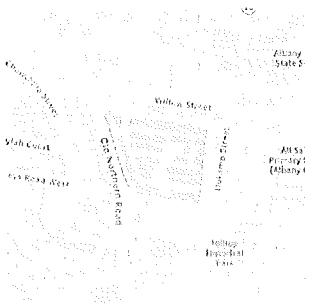
Unitywater Privileged, Private and Confidential - This email and any attachments may contain legally privileged or confidential information and may be protected by copyright. You must not use or disclose them other than for the purposes for which they were supplied. The privilege or confidentiality attached to this message and any attachments is not waived by reason of mistaken delivery to you. If you are not the intended recipient, you must not use, disclose, retain, forward or reproduce this message or any attachments. If you receive this message in error please notify the sender by return email or telephone and destroy and delete all copies.

Unitywater carries out monitoring, scanning and blocking of emails and attachments sent from or to addresses within Unitywater for the purposes of operating, protecting, maintaining and ensuring appropriate use of its computer network.

It is recommended that you scan this email and any attachment before opening. Unitywater does not accept any responsibility or liability for loss or damage arising directly or indirectly from opening this email, any attachments or any communication errors.

Unitywater

DIAL BEFORE YOU DIG www.1100.com.au



Redchip Lawyers
Not Supplied
Level 8,100 Skyring Terrace
Newstead QLD 4006

30/06/2026

Dear Redchip Lawyers

Response to your recent enquiry: More detailed information is required

Your recent Before You Dig (BYDA) enquiry about the location of water and sewerage assets on your property of interest has been sent to Unitywater.

Unitywater has located water and/or sewerage infrastructure on the property. Attached is a map locating the infrastructure and identifying the type of infrastructure that has been identified. The map and information contained on this map is valid for 30 days from Unitywater plan print date.

Also attached to this letter is additional information about your responsibilities in relation to our infrastructure.

Sequence No: 275347331

Job No: 53562626

Location: 1 Circa Cr Albany Creek

If you have further questions, please call the Customer Service Centre on 1300 0 UNITY (1300 086 489).

Yours sincerely

Ivan Beirne
Head of Asset Management, Unitywater

BEFORE YOU DIG www.byda.com.au

Important Information

DISCLAIMER

All Unitywater's records, data, images and information supplied via BYDA (the "Data") are indicative only. You agree that any plans supplied to you via BYDA are only provided for your convenience and will not be relied upon by you for any purpose.

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

The information provided in any plan(s) is classified as Quality Level D (QL-D) according to Australian Standard AS 5488.1. QL-D information does not include any field verification through direct measurement and, therefore, should only be considered as a broad indication of the location and type of infrastructure. Unitywater strongly recommends using the services of professional service locators before digging near the infrastructure. You are solely responsible for the selection of appropriate site detection methodologies at all times.

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

COMPLIANCE WITH LAWS

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

DAMAGED INFRASTRUCTURE

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

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

Any damage to Unitywater's Infrastructure must be reported immediately to the (24 Hours) Faults and Emergencies contact number on **1300 0 UNITY** (1300 086 489).

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NOTES

If you require further details on sewerage and water infrastructure, Detailed Infrastructure Plans are available for purchase. A request form is available through Unitywater's website http://www.unitywater.com or by contacting the Customer Service Centre on 1300 0 UNITY (1300 086 489).

If you require further details for house connection or drainage plans contact your local council for a plumbing search. Unitywater water and sewerage infrastructure is located across Moreton Bay, Sunshine Coast and Noosa local government areas. For information outside these areas, you will need to contact the relevant authority.

UNITYWATER BYDA MAP

Sequence Number: **275347331**
Job Number: **53562626**
Printed On: **30/06/2026**

Emergency Situations
Call Unitywater:
1300 086 489

This information on this plan is valid for 30 days from "Printed On" date.

Legend

- Extent of Unitywater Area

Water

- Water Pump Station
- Water Service
- Water Valve
- Water Pipe (Abandoned)
- Water Hydrant
- Water Fitting

Water Main

- Trunk Main
- Reticulation Main

Sewer

- Sewer Pump Station
- Sewer Maintenance Hole
- Sewer Valve
- Sewer Fitting

Sewer Gravity Main

- Trunk Main
- Reticulation Main
- Overflow Main
- Sewer Pipe (Abandoned)

Sewer Pressure Main

- Pressure Sewer
- Rising Main
- Vacuum Main
- Pressure Sewer Service
- Sewer Service

Recycled Water

- Recycled Water Pump Station
- Recycled Water Valve
- Recycled Water Hydrant
- Recycled Water Fitting
- Recycled Water Pipe (Abandoned)
- Recycled Water Main

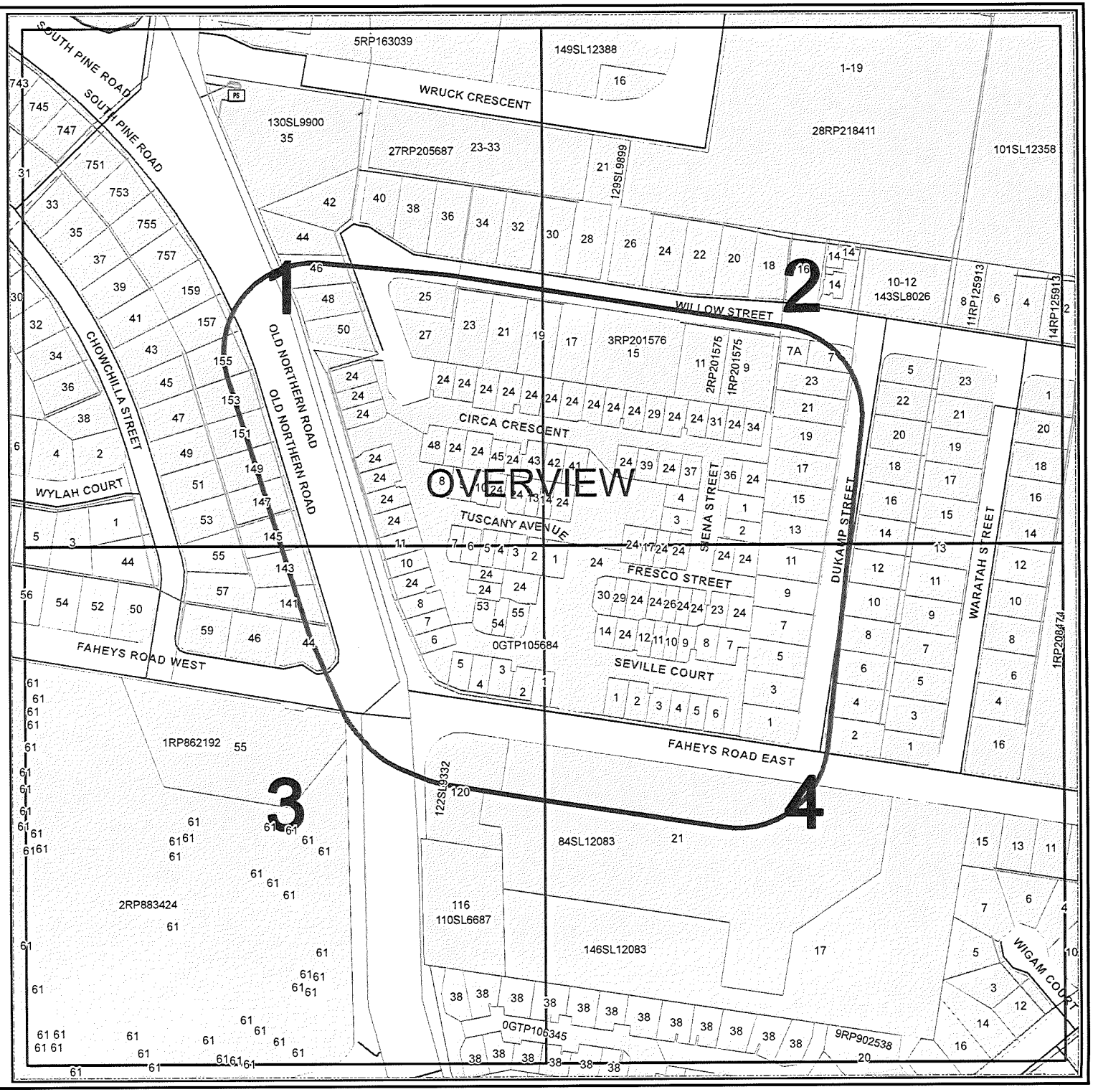
Scale: 1:2051
(If printed at 100% on A3 size paper)

Unitywater

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Before You Dig Australia
PO Box 953
Caboolture QLD 4510
Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

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Sewer
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- Sewer Valve
- Sewer Fitting

Sewer Gravity Main
- Trunk Main
- Reticulation Main
- Overflow Main
- Sewer Pipe (Abandoned)

Sewer Pressure Main
- Pressure Sewer
- Rising Main
- Vacuum Main
- Pressure Sewer Service
- Sewer Service

Recycled Water
- Recycled Water Pump Station
- Recycled Water Valve
- Recycled Water Hydrant
- Recycled Water Fitting
- Recycled Water Pipe (Abandoned)
- Recycled Water Main

Map Tile: 1
Scale: 1:1000
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- Water Hydrant
- Water Fitting

Water Main
- Trunk Main
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Sewer
- Sewer Pump Station
- Sewer Maintenance Hole
- Sewer Valve
- Sewer Fitting

Sewer Gravity Main
- Trunk Main
- Reticulation Main
- Overflow Main
- Sewer Pipe (Abandoned)

Sewer Pressure Main
- Pressure Sewer
- Rising Main
- Vacuum Main
- Pressure Sewer Service
- Sewer Service

Recycled Water
- Recycled Water Pump Station
- Recycled Water Valve
- Recycled Water Hydrant
- Recycled Water Fitting
- Recycled Water Pipe (Abandoned)
- Recycled Water Main

Map Tile: 2
Scale: 1:1000
(If printed at 100% on A3 size paper)

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Legend

- Extent of Unitywater Area

Water

- Water Pump Station
- Water Service
- Water Valve
- Water Pipe (Abandoned)
- Water Hydrant
- Water Fitting

Water Main

- Trunk Main
- Reticulation Main

Sewer

- Sewer Pump Station
- Sewer Maintenance Hole
- Sewer Valve
- Sewer Fitting

Sewer Gravity Main

- Trunk Main
- Reticulation Main
- Overflow Main
- Sewer Pipe (Abandoned)

Sewer Pressure Main

- Pressure Sewer
- Rising Main
- Vacuum Main
- Pressure Sewer Service
- Sewer Service

Recycled Water

- Recycled Water Pump Station
- Recycled Water Valve
- Recycled Water Hydrant
- Recycled Water Fitting
- Recycled Water Pipe (Abandoned)
- Recycled Water Main

Map Tile: 3
Scale: 1:1000
(If printed at 100% on A3 size paper)

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Legend

- Extent of Unitywater Area

Water
- Water Pump Station
- Water Service
- Water Valve
- Water Pipe (Abandoned)
- Water Hydrant
- Water Fitting

Water Main
- Trunk Main
- Reticulation Main

Sewer
- Sewer Pump Station
- Sewer Maintenance Hole
- Sewer Valve
- Sewer Fitting

Sewer Gravity Main
- Trunk Main
- Reticulation Main
- Overflow Main
- Sewer Pipe (Abandoned)

Sewer Pressure Main
- Pressure Sewer
- Rising Main
- Vacuum Main
- Pressure Sewer Service
- Sewer Service

Recycled Water
- Recycled Water Pump Station
- Recycled Water Valve
- Recycled Water Hydrant
- Recycled Water Fitting
- Recycled Water Pipe (Abandoned)
- Recycled Water Main

Map Tile: 4
Scale: 1:1000
(If printed at 100% on A3 size paper)

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