

# Seller disclosure statement

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 REBECCA ANNE KEOGH

Property  
address  
*(referred to as the  
property in this  
statement)*

3/39 Rolle St, Holland Park West QLD 4121

Lot on plan  
description

LOT 3 BUILDING UNIT PLAN 101631

Community titles scheme or  
BUGTA scheme:

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

Yes

No

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

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

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

**Title details**

The seller gives or has given the buyer the following

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

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

**Registered  
encumbrances**

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

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

<p><b>Unregistered encumbrances(excluding statutory encumbrances)</b></p>	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>Note</b>If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>the start and end day of the term of the lease: <input type="text"/></p> <p>the amount of rent and bond payable: <input type="text"/></p> <p>whether the lease has an option to renew: <input type="text"/></p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No given, together with relevant plans, if any.</p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>
<p><b>Statutory encumbrances</b></p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If <b>Yes</b>, the details of any statutory encumbrances are as follows:</p> <div style="border: 1px solid black; padding: 5px;"> <p>All statutory rights relating to water supply, sewerage, drainage, electricity, internet, telephone, and other services passing through or over the property, whether protected by registered or statutory easements, including but not limited to any infrastructure or public authority rights identified in this Form 2, including Annexures.</p> </div>
<p><b>Residential tenancy or rooming accommodation agreement</b></p>	<p>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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If <b>Yes</b>, 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) <input type="text" value="28/04/2026"/></p> <p><b>Note</b>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.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

## Part 3 Land use, planning and environment

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

<b>Zoning</b>	The zoning of the property is (Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable): <div style="border: 1px solid black; padding: 2px;">LMR2 - Low-Medium Density Residential (2 Or 3 Storey Mix)</div>
---------------	--

<b>Transport proposals and resumptions</b>	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If <b>Yes</b>, a copy of the notice, order, proposal or correspondence must be given by the seller.</p>
--	--

\* *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.

<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the Environmental Protection Act 1994. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>The following notices are, or have been, given:</b></p> <p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
---	--

<b>Trees</b>	<p>There is a tree order or application under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If <b>Yes</b>, a copy of the order or application must be given by the seller.</p>
--------------	---

<b>Heritage</b>	<p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
-----------------	--

<b>Flooding</b>	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>
-----------------	--

<b>Vegetation, habitats and protected plants</b>	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency</p>
--	---

## Part 4 Buildings and structures

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

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

## Part 5 Rates and services

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

<b>Rates</b>	<b>Whichever of the following applies</b>	
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:	
	Amount	<input type="text" value="\$ 548.82"/> Date Range: <input type="text" value="01/04/2026 to 30/06/2026"/>
	Or	
	The property is currently a rates exempt lot.**	<input type="checkbox"/>
	Or	
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property	<input type="checkbox"/>

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

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

<b>Water</b>	<b>Whichever of the following applies</b>	
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:	
	Amount	<input type="text" value="\$ 238.95"/> Date Range: <input type="text" value="01/01/2026 to 31/03/2026"/>
	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 \$	<input type="text"/> Date Range: <input type="text"/>

\* 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 corporates expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot. **For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.**

<b>Body Corporate and Community Management Act 1997</b>	The property is included in a community titles scheme. (If Yes, complete the information below) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Community Management Statement</b>	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. <input checked="" type="checkbox"/> Yes <b>Note</b> If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas
<b>Body Corporate Certificate</b>	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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If <b>No</b> An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes <ul style="list-style-type: none"> <li>• a copy of a body corporate certificate for the lot is not attached; and</li> <li>• the reasons under section 6 of the Property Law Regulation 2024 why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul>
<b>Statutory Warranties</b>	<b>Statutory Warranties</b> 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.
<b>Building Units and Group Titles Act 1980</b>	<b>The property is included in a BUGTA scheme (If Yes, complete the information below)</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Body Corporate Certificate</b>	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. <input type="checkbox"/> Yes <input type="checkbox"/> No If <b>No</b> An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes <ul style="list-style-type: none"> <li>• a copy of a body corporate certificate for the lot is not attached; and</li> <li>• the reasons under section 7 of the Property Law Regulation 2024 why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul> <b>Note</b> If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

**Signatures SELLER**

Signature of seller



25/06/2026, 16:11

Signature of seller

This form is signed by one seller under the authority of all sellers pursuant to section 97(2)(b) of the Property Law Act 2023.  
REBECCA ANNE KEOGH

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

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>50054413</b>	<b>Search Date:</b>	19/06/2026 09:37
<b>Date Title Created:</b>	17/02/1995	<b>Request No:</b>	56583008
<b>Previous Title:</b>	14338074		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 3 BUILDING UNIT PLAN 101631

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 17585

#### REGISTERED OWNER

Dealing No: 706640594 26/05/2003

REBECCA ANNE KEOGH

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 14338074 (POR 491)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

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

Regulation 8(1)  
Sheet No. 1 of 9 Sheets  
Annexure 1 to Sheet 1  
made: 30 JUN 1995

NAME OF BUILDING: *KALEVALA COURT*

**BUILDING UNITS PLAN NO. 101631**

SIGNATURE OF REGISTERED PROPRIETOR:

*[Handwritten signatures]*

*GERARDO FORNATARO*  
& *ROSETTA FORNATARO*

NAME OF REGISTERED PROPRIETOR:

*GERARDO FORNATARO*  
& *ROSETTA FORNATARO*  
*as joint tenants*

ADDRESS: *57 RICHMOND ST. GORDON PARK 4031*

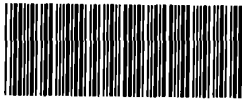
REFERENCE TO TITLE: *14338 074* VOLUME, FOLIO

DESCRIPTION OF PARCEL: *LOT 491 on SI. 1091*

COUNTY: *STANLEY*

PARISH: *YEERONGPILLY*

CITY: *BRISBANE*



**CMS17585**

**BUP101631**

NAME OF BODY CORPORATE: *THE PROPRIETORS*  
*KALEVALA COURT. BUILDING UNITS*

ADDRESS at which documents may be served: *39 ROLLE ST.*  
*HOLLAND PARK 4121*

**101631**

~~*CF. B&D BODY CORPORATE MANAGEMENT*~~  
~~*P.O. BOX 539*~~  
~~*CLEVELAND QLD 4163*~~

BUILDING UNITS PLAN No.: **101631**

*39 ROLLE ST*  
*HOLLAND PARK WEST*  
*QLD 4121.*

REGISTERED:



*[Signature]*  
LESLIE HOWARD ACWORTH  
Appointed Officer  
Chief Executive Officer

*Brisbane City Council*

Surveyor's Reference:  
Local Authority Reference:

*C15P 6*

ANNEXURE 1

TO SHEET NO. 1

OF BUILDING UNITS PLAN NO. 101631 ON

30 JUN 1995



REGISTRAR OF TITLES.

No. 700701671 NOTIFICATION OF CHANGE OF ADDRESS RECORDED

30 JUN 1993 

No. 701548470 NOTIFICATION OF CHANGE OF ADDRESS RECORDED

17 SEP 1996 



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

Name of Building: *KALEVALA COURT*

Regulation 8(1)  
Sheet No. 3 of 9 Sheets

**BUILDING UNITS PLAN NO. 101631**

- I, *Maurice Victor McLeary*, of *Brisbane*  
licensed surveyor registered under the Surveyors Act 1977 hereby certify that:—
- (a) The building shown on the ~~building units plan~~ *building units plan of subdivision* to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the said plan ~~subject to paragraph (b) of this certificate;~~
  - (b) (i) ~~Where eaves or guttering project beyond such boundaries an appropriate easement has been granted as an appurtenance of the parcel; and~~  
(ii) ~~Where that projection is over a road the local authority has consented thereto pursuant to the ordinances or by-laws as the case may be;~~  
and
  - (c) I have physically inspected the building shown on the building units plan to which this certificate is annexed and—
    - (i) it conforms to the building units plan as submitted; and
    - (ii) the numbering of the lots agrees with the numbering on the building units plan; and
    - (iii) the areas designated as parts of lots (including garages) have been suitably identified and structurally divided; and
    - (iv) all lots in the building are physically connected to each other in an approved manner.

DATED this *11th*

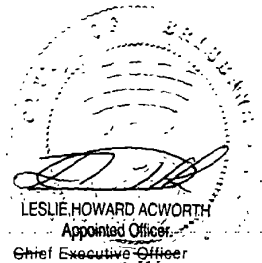
day of *November*

19 *94*



LICENSED SURVEYOR

\* Delete whichever is inapplicable



LESLIE HOWARD ACWORTH  
Appointed Officer  
Chief Executive Officer

*Brisbane City Council*

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

Name of Parcel: *KALEVALA COURT.*

Regulation 8(1)  
Sheet No. 4 of 9 Sheets

**BUILDING UNITS PLAN NO. 101631**

CERTIFICATE OF LOCAL AUTHORITY

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

DATED this

*9th*

day of

*December*, 1994 ✓

.....  
Lord Mayor

.....  
Deputy Town Clerk

*[Signature]*  
LESLIE HOWARD ACWORTH  
Appointed Officer  
Brisbane City Council ✓  
.....

Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 6)

Name of Building: *KALEVALA COURT*

Regulation 8(1)  
Sheet No. 5 of 9 Sheets

**BUILDING UNITS PLAN NO. 101631**

I, *John GRAHAM NICHOLLS*, of *BRISBANE*

~~an architect within the meaning of the Architects Act 1985.~~

\* a building surveyor appointed by the Council + *BRISBANE City Council* ✓

~~a building inspector appointed by the Council~~


hereby certify that the building shown on the \*building units plan/~~building units plan of re-subdivision~~  
to which this certificate is annexed has been substantially completed in accordance with plans  
and specifications approved by \*the Council + *BRISBANE City Council* ✓  
~~the designated officer of the Council~~

DATED this *Eighth* day of *December*, 19 *94*.

*J. Nicholls*  
~~Architect/Building surveyor/Building inspector~~

\* Delete whichever is inapplicable

+ Insert name of local authority

  
*Leslie Howard Acworth*  
LESLIE HOWARD ACWORTH  
Appointed Officer  
~~Chief Executive Officer~~

*Brisbane City Council*

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

Name of Building *KALEVALA COURT*

Regulation 8(1)  
 Sheet No *6* of *9* Sheets

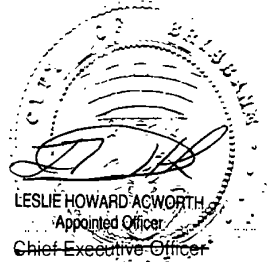
**BUILDING UNITS PLAN NO. 101631**

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO  
 CURRENT CERTIFICATE OF TITLE

Lot No	Level	Entitlement	Current C's T.		Lot No	Level	Entitlement	Current C's T.	
			Vol	Fol				Vol	Fol
<i>1</i>	<i>A&amp;B</i>	<i>161</i>							
<i>2</i>	<i>A&amp;B</i>	<i>161</i>							
<i>3</i>	<i>A&amp;B</i>	<i>161</i>							
<i>4</i>	<i>A&amp;C</i>	<i>175</i>							
<i>5</i>	<i>A&amp;C</i>	<i>161</i>							
<i>6</i>	<i>A&amp;C</i>	<i>181</i>							
AGGREGATE		<i>1000</i>			AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:

*E Hancock*  
*Retta Hancock*



*Brisbane City Council*

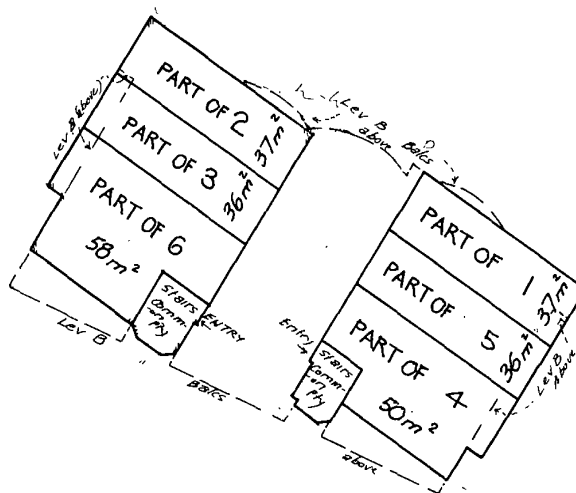
Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: *KALEVALA COURT*

Regulation 8(1)  
Sheet No 7 of 9 Sheets

**BUILDING UNITS PLAN NO. 101631**

LEVEL A

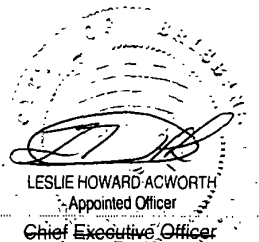


Scale: *1:250* ✓

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

*[Handwritten signature]*



LESLIE HOWARD ACWORTH  
Appointed Officer  
Chief Executive Officer

*Brisbane City Council*

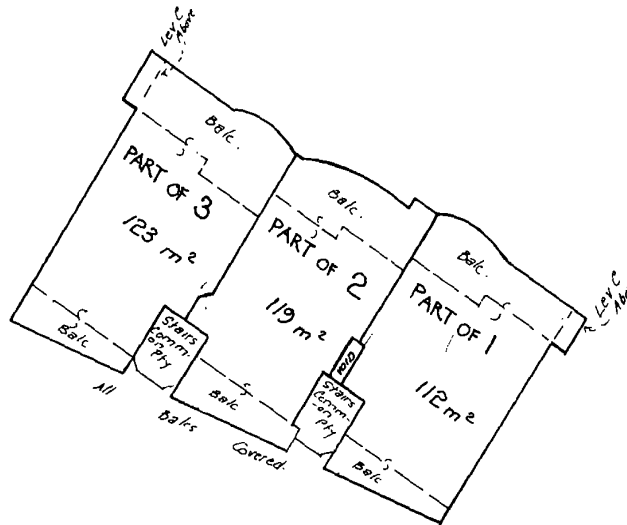
Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: *KALEVALA COURT*

Regulation 8(1)  
Sheet No *8* of *9* Sheets

**BUILDING UNITS PLAN NO. 101631**

LEVEL B



Scale: *1:250*

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

*[Handwritten signature]*



*[Handwritten signature]*  
LESLIE HOWARD ACWORTH  
Appointed Officer

~~Chief Executive Officer~~

*Brisbane City Council*

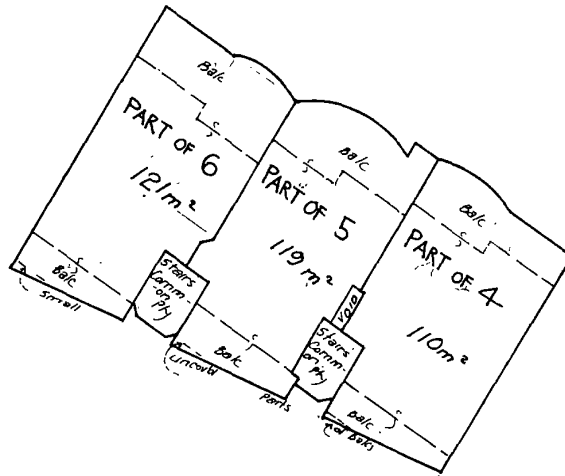
Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: *KALEVALA COURT*

Regulation 8(1)  
Sheet No *9* of *9* Sheets

**BUILDING UNITS PLAN NO. 101631**

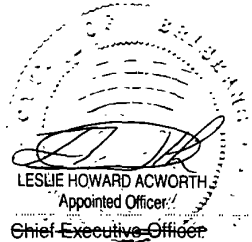
LEVEL C



Scale: *1:250*

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



LESLIE HOWARD ACWORTH  
Appointed Officer  
Chief Executive Officer

*Brisbane City Council*

**GENERAL CONSENT**

1. Description of Lot	County	Parish	Title Reference
Lot 491 on SL 1091	Stanley	Yeerongpilly	14338074

**2. Instrument being consented to**

Instrument type	BUILDING UNITS PLAN
Dated	9TH DECEMBER 1994
Name of Parties	GERARDO FORNATARO AND ROSETTA FORNATARO

**Instrument under which consent required**

Dealing Type	MORTGAGE
Dealing No	L921202B
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

*Redman*  
signature

14/12/94

..... full name

..... qualification

Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C Dec)

Reg. No. 8343

DEPARTMENT OF JUSTICE AND ATTORNEY GENERAL  
COMMISSIONER FOR DECLARATIONS  
MELINDA JOY REDMAN

*Janelle Beth Winterflood*

METWAY BANK LIMITED ACN 010 831 722  
BY ITS DULY CONSTITUTED ATTORNEY  
UNDER POWER OF ATTORNEY NUMBER K6000254  
JANELLE BETH WINTERFLOOD LEVEL II

Scheme Name: KALEVALA COURT COMMUNITY TITLES SCHEME 17585

Body Corp. Addr: EAGLE BODY CORPORATE  
                  206 LOGAN ROAD  
                  WOOLLOONGABBA QLD  
                  4102

COMMUNITY MANAGEMENT STATEMENT No: 17585

Title	Lot	Plan
50054410	CP	BUP 101631
50054411	1	BUP 101631
50054412	2	BUP 101631
50054413	3	BUP 101631
50054414	4	BUP 101631
50054415	5	BUP 101631
50054416	6	BUP 101631

COMMUNITY MANAGEMENT STATEMENT Dealing No: 704190720

\*\* End of CMS Search Statement \*\*

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

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

Dealing: 704190720  
Title Reference:50054410  
Lodgment: 1074871  
Date: 15/07/2000 13:06:25

1. Name of Community Title Scheme

KALEVALA COURT

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR KALEVALA COURT COMMUNITY TITLES SCHEME 17585

4. Address for service of documents on the body corporate

39 ROLLE STREET  
HOLLAND PARK QLD 4121

5. By-Laws

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

6. Contribution Schedule      7. Interest Schedule

Lot	Entitlement	Lot	Entitlement
1 in BUP101631	161	1 in BUP101631	161
2 in BUP101631	161	2 in BUP101631	161
3 in BUP101631	161	3 in BUP101631	161
4 in BUP101631	175	4 in BUP101631	175
5 in BUP101631	161	5 in BUP101631	161
6 in BUP101631	181	6 in BUP101631	181

Total Lots: 6 Aggregate 1000      Total Lots: 6 Aggregate 1000

\*\*\*\*\* End \*\*\*\*\*



19 June 2026

KALEVALA COURT CTS 17585  
Not registered for GST

MS R A KEOGH

Ref

Re	Lot	3	KALEVALA COURT CTS 17585
Fee	84.10		Paid

This certificate contains the following information:

Name of the Scheme / Community Title Number / Lot Information / Financial Information pertaining to Lot.

**IMPORTANT:** This document has been provided in good faith and with all information provided to this office. We accept no liability for any claim due to information not provided to this office either by a previous owner or manager of the body corporate records.

Section 205(5) of the Act provides that the person obtaining this certificate may rely on it against the body corporate as conclusive evidence of the matters stated, except for errors reasonably apparent. The Body Corporate and Community Management Regulation provides that a new owner becomes jointly and severally liable for any contribution, instalment, penalty or other amount payable to the body corporate that is due but unpaid when they become the new owner.

Before settlement, please go to [www.stratamax.com.au/cert](http://www.stratamax.com.au/cert) and enter your Access ID provided to obtain any updates on the figures contained in the attached certificate.

Your access ID: 17585EAGLE 1978377234.

A fee of \$44.00 applies for this service which is payable online. The above Access ID will expire one month from the date of this letter. If you wish to obtain an update directly from us, a fee will apply.

**BCCM****Form 33**

Department of Justice

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

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

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

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

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

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

This certificate does not include information about:

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

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

**The community management statement**

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

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

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

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

### The information in this certificate is issued on 19/06/2026

#### 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

**KALEVALA COURT**

CTS No. **17585**

#### 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: **David Morgan**

Company: **Eagle Real Estate BC 1 Pty Ltd**

Phone: **35171900**

Email:

#### Accessing records

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

The body corporate manager named above.

## Property and community titles scheme details

### Lot and plan details

Lot number: **3**

Plan type and number: **101631**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

### Regulation module

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

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

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

**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](http://www.qld.gov.au/buyingbodycorporate)

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

**No**

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

### Building management statement

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

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

**No**

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

## By-laws and exclusive use areas

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

### What by-laws apply?

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

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

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

### General by-laws

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

### Exclusive use areas

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

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

**No**

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

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

## Lot entitlements and financial information

### Lot entitlements

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

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

### Contribution schedule

Contribution schedule lot entitlement for the lot: **161**

Total contribution schedule lot entitlements for all lots: **1,000**

### Interest schedule

Interest schedule lot entitlement for the lot: **161**

Total interest schedule lot entitlements for all lots: **1,000**

### Statement of accounts

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

### Owner contributions (levies)

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

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

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

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

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

### Body corporate debts

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

## Owner contributions and amounts owing

### Administrative fund contributions

Total amount of contributions (before any discount) for lot **3** for the current financial year: \$ **2,402.12**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/03/25 to 31/05/25	01/03/25	600.53	600.53	21/02/25
01/06/25 to 31/08/25	01/06/25	600.53	600.53	20/05/25
01/09/25 to 30/11/25	01/09/25	600.53	600.53	28/08/25
01/12/25 to 28/02/26	01/12/25	600.53	600.53	21/11/25
01/03/26****31/05/26	01/03/26	640.78	640.78	03/02/26
01/06/26****31/08/26	01/06/26	640.78	640.78	04/05/26
Amount overdue				<b>Nil</b>
Amount Unpaid including amounts billed not yet due				<b>Nil</b>

### Sinking fund contributions

Total amount of contributions (before any discount) for lot **3** for the current financial year: \$ **1,114.12**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/03/25 to 31/05/25	01/03/25	278.53	278.53	21/02/25
01/06/25 to 31/08/25	01/06/25	278.53	278.53	20/05/25
01/09/25 to 30/11/25	01/09/25	278.53	278.53	28/08/25
01/12/25 to 28/02/26	01/12/25	278.53	278.53	21/11/25
01/03/26****31/05/26	01/03/26	278.53	278.53	03/02/26
01/06/26****31/08/26	01/06/26	278.53	278.53	04/05/26
Amount overdue				<b>Nil</b>
Amount Unpaid including amounts billed not yet due				<b>Nil</b>

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

Date determined: **12/06/25** (Access the body corporate records for more information).

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

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
			Amount overdue	<b>Nil</b>
			Amount Unpaid including amounts billed not yet due	<b>Nil</b>

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

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

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

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

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

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

Due date	Amount due	Amount due if discount applied	Paid
			Amount overdue
			<b>Nil</b>
			Amount Unpaid including amounts billed not yet due
			<b>Nil</b>

### 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	<b>Nil</b>
Special contributions	<b>Nil</b>
Other contributions	<b>Nil</b>
Other payments	<b>Nil</b>
Penalties	<b>Nil</b>
Total amount overdue (Total Amount Unpaid including not yet due \$0.00)	<b>Nil</b>

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

## Common property and assets

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

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

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

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

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

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

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

**Current sinking fund balance (as at date of certificate): \$ 55,732.26**

### **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
WORKCOVER POLICY WORKCOVER QUEENSLAND	WAD030436928		200.00	30/06/26	NIL
BUILDING STRATA COMMUNITY INSURANCE	POL1102911	4,399,179.00	4,955.02	17/02/27	\$2,000 Insured Property
PUBLIC LIABILITY STRATA COMMUNITY INSURANCE	POL1102911	30,000,000.00		17/02/27	\$2,000 Insured Property
OFFICE BEARERS STRATA COMMUNITY INSURANCE	POL1102911	1,000,000.00		17/02/27	\$2,000 Insured Property
BUILDING CATASTROPHE STRATA COMMUNITY INSURANCE	POL1102911	1,319,754.00		17/02/27	\$2,000 Insured Property
COMMON CONTENTS STRATA COMMUNITY INSURANCE	POL1102911	43,992.00		17/02/27	\$2,000 Insured Property
LOSS OF RENT STRATA COMMUNITY INSURANCE	POL1102911	659,877.00		17/02/27	\$2,000 Insured Property
VOLUNTARY WORKERS STRATA COMMUNITY INSURANCE	POL1102911	Insured		17/02/27	\$2,000 Insured Property
FIDELITY GUARANTEE STRATA COMMUNITY INSURANCE	POL1102911	100,000.00		17/02/27	\$2,000 Insured Property
LEGAL EXPENSES STRATA COMMUNITY INSURANCE	POL1102911	50,000.00		17/02/27	\$2,000 Insured Property \$1,000 Legal Defence Expenses and 10% contribution
LOT OWNERS FIXTURES STRATA COMMUNITY INSURANCE	POL1102911	300,000.00		17/02/27	\$2,000 Insured Property
GOVERNMENT AUDIT COS STRATA COMMUNITY INSURANCE	POL1102911	25,000.00		17/02/27	\$2,000 Insured Property
APPEAL EXPENSES (H & STRATA COMMUNITY INSURANCE	POL1102911	100,000.00		17/02/27	\$2,000 Insured Property
TERRORISM COVER STRATA COMMUNITY INSURANCE	POL1102911	Insured		17/02/27	\$2,000 Insured Property

### Alternative insurance

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

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

**No**

## Lot owner and occupier insurance

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

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

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

## Contracts and authorisations

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

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

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

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

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

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

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

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

**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](http://www.qld.gov.au/buyingbodycorporate).

## Body corporate authority

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

**Name/s** Eagle Real Estate BC 1 Pty Ltd

**Positions/s held** Body Corporate Manager

**Date** 19/06/2026

**Signature/s** *Eagle Body Corporate Management*

### 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



## KALEVALA COURT CTS 17585

39 Rolle Street Holland Park Qld 4121

### BALANCE SHEET

AS AT 19 JUNE 2026

	ACTUAL 19/06/2026	ACTUAL 28/02/2026
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	11,397.74	10,833.33
Sinking Fund	55,732.26	52,272.26
<b><u>TOTAL</u></b>	<b><u>\$ 67,130.00</u></b>	<b><u>\$ 63,105.59</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	67,130.00	61,232.41
Prepaid Expenses	0.00	4,792.11
<b><u>TOTAL ASSETS</u></b>	<b><u>67,130.00</u></b>	<b><u>66,024.52</u></b>
<b><u>LIABILITIES</u></b>		
Levies In Advance	0.00	2,918.93
<b><u>TOTAL LIABILITIES</u></b>	<b><u>0.00</u></b>	<b><u>2,918.93</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 67,130.00</u></b>	<b><u>\$ 63,105.59</u></b>



## KALEVALA COURT CTS 17585

39 Rolle Street Holland Park Qld 4121

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2026 TO 19 JUNE 2026

	ACTUAL	BUDGET	ACTUAL
	01/03/26-19/06/26	01/03/26-28/02/27	01/03/25-28/02/26
<b><u>ADMINISTRATIVE FUND</u></b>			
<b><u>INCOME</u></b>			
Levies - Administrative Fund	7,960.00	14,920.00	14,920.00
Discount - Admin Fund	0.01	0.00	0.01
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>7,960.01</b>	<b>14,920.00</b>	<b>14,920.01</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>			
Stratapay Trans/Svce	5.70	30.00	27.55
Electricity	140.21	550.00	566.54
Gardening	712.80	2,200.00	2,049.30
Insurance	5,287.11	5,500.00	162.91
Insurance Work Cover	0.00	200.00	200.00
R & M - Building / General	0.00	500.00	0.00
R & M - Electrical	0.00	200.00	349.99
R & M - Plumbing	0.00	200.00	0.00
R & M - Pest Control	0.00	311.00	0.00
Strata Management Fees	427.92	1,332.00	1,274.76
Strata Management Admin/Other	340.96	810.00	791.88
Strata Management Disbursement	94.08	300.00	280.20
Strata Management Extra Servs	0.00	500.00	563.00
Income Tax Preparation	0.00	176.00	176.00
Water Rates	386.82	2,200.00	1,846.99
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>7,395.60</b>	<b>15,009.00</b>	<b>8,289.12</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 564.41</b>	<b>\$ (89.00)</b>	<b>\$ 6,630.89</b>
Opening Admin. Balance	10,833.33	10,833.33	4,202.44
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ 11,397.74</b>	<b>\$ 10,744.33</b>	<b>\$ 10,833.33</b>



## KALEVALA COURT CTS 17585

39 Rolle Street Holland Park Qld 4121

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2026 TO 19 JUNE 2026

	ACTUAL	BUDGET	ACTUAL
	01/03/26-19/06/26	01/03/26-28/02/27	01/03/25-28/02/26
<b><u>SINKING FUND</u></b>			
<b><u>INCOME</u></b>			
Levies - Sinking Fund	3,460.00	6,920.00	6,920.00
Interst Received On Investment	0.00	150.00	0.00
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>3,460.00</b>	<b>7,070.00</b>	<b>6,920.00</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>			
R & M - Building / Grounds	0.00	0.00	6,097.08
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>0.00</b>	<b>0.00</b>	<b>6,097.08</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 3,460.00</b>	<b>\$ 7,070.00</b>	<b>\$ 822.92</b>
Opening Sinking Fund Balance	52,272.26	52,272.26	51,449.34
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 55,732.26</b>	<b>\$ 59,342.26</b>	<b>\$ 52,272.26</b>



# KALEVALA COURT CTS 17585

ABN 53 424 005 908

## STATEMENT

MS R A KEOGH  
bec.keogh@yahoo.com.au

Statement Period			
01 Mar 25 to 19 Jun 26			
A/c No	3	Lot No	3
Page Number	1	Unit No	3

Levy notice sent to different address

Last Certificate Issued: 07/05/03

Transfer Date: 16/05/03

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			879.06	-879.06
01/03/25	Administrative Fund	01/03/25 to 31/05/25	10001568	600.53		-278.53
01/03/25	Sinking Fund	01/03/25 to 31/05/25	10001574	278.53		0.00
29/04/25	Administrative Fund	01/06/25 to 31/08/25	10001580	600.53		600.53
29/04/25	Sinking Fund	01/06/25 to 31/08/25	10001586	278.53		879.06
20/05/25	Receipt	Administrative Fund	R0000912		600.53	278.53
20/05/25	Receipt	Sinking Fund	RA000912		278.53	0.00
29/07/25	Administrative Fund	01/09/25 to 30/11/25	10001592	600.53		600.53
29/07/25	Sinking Fund	01/09/25 to 30/11/25	10001598	278.53		879.06
28/08/25	Receipt	Administrative Fund	R0000919		600.53	278.53
28/08/25	Receipt	Sinking Fund	RA000919		278.53	0.00
28/10/25	Administrative Fund	01/12/25 to 28/02/26	10001604	600.53		600.53
28/10/25	Sinking Fund	01/12/25 to 28/02/26	10001610	278.53		879.06
21/11/25	Receipt	Administrative Fund	R0000926		600.53	278.53
21/11/25	Receipt	Sinking Fund	RA000926		278.53	0.00
29/01/26	Administrative Fund	01/03/26 to 31/05/26	10001616	640.78		640.78
29/01/26	Sinking Fund	01/03/26 to 31/05/26	10001622	278.53		919.31
03/02/26	Receipt	Administrative Fund	R0000931		640.78	278.53
				<b>\$4,435.55</b>	<b>\$4,157.02</b>	<b>\$278.53</b>

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE:		Nil
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid	

### Payment Options

	Tel: 1300 552 311 Ref: 1232 5904 9	<b>Telephone:</b> Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1232 5904 9	<b>Internet:</b> Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratapay.com/ddr Ref: 1232 5904 9	<b>Direct Debit:</b> Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Billcode: 74625 Ref: 1232 5904 9	<b>BPAY:</b> 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: 1232 5904 9	<b>In Person:</b> Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1232 5904 9	<b>Mail:</b> Send cheque with this slip by mail to: <b>StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia</b>	
	BSB: 067-970 Acct No: 1232 5904 9 (Applies to this bill only)	<b>Internet Banking - EFT:</b> Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

**1232 5904 9**

Amount

**\$0.00**

Due Date

**19 Jun 26**

EAGLE BODY CORP MANAGEMENT P/L  
17585/02100003 Lot 3/3

MS R A KEOGH  
bec.keogh@yahoo.com.au



\*3599 123259049



# KALEVALA COURT CTS 17585

ABN 53 424 005 908

## STATEMENT

MS R A KEOGH  
bec.keogh@yahoo.com.au

Statement Period			
01 Mar 25 to 19 Jun 26			
A/c No	3	Lot No	3
Page Number	2	Unit No	3

Levy notice sent to different address

Last Certificate Issued: 07/05/03

Transfer Date: 16/05/03

Date	Type	Details	Reference	Debit	Credit	Balance
03/02/26	Receipt	Sinking Fund	RA000931		278.53	0.00
28/04/26	Administrative Fund	01/06/26 to 31/08/26	I0001628	640.78		640.78
28/04/26	Sinking Fund	01/06/26 to 31/08/26	I0001634	278.53		919.31
04/05/26	Receipt	Administrative Fund	R0000938		640.78	278.53
04/05/26	Receipt	Sinking Fund	RA000938		278.53	0.00
				\$5,354.86	\$5,354.86	\$0.00



## KALEVALA COURT CTS 17585

### INSURANCE DETAILS

19 June 2026

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
WORKCOVER POLICY	Workcover Queensland	WAD030436928		30/06/26
BUILDING	Strata Community Insurance	POL1102911	\$4,399,179	17/02/27
PUBLIC LIABILITY	Strata Community Insurance	POL1102911	\$30,000,000	17/02/27
OFFICE BEARERS	Strata Community Insurance	POL1102911	\$1,000,000	17/02/27
BUILDING CATASTROPHE	Strata Community Insurance	POL1102911	\$1,319,754	17/02/27
COMMON CONTENTS	Strata Community Insurance	POL1102911	\$43,992	17/02/27
LOSS OF RENT	Strata Community Insurance	POL1102911	\$659,877	17/02/27
VOLUNTARY WORKERS	Strata Community Insurance	POL1102911	Insured	17/02/27
FIDELITY GUARANTEE	Strata Community Insurance	POL1102911	\$100,000	17/02/27
LEGAL EXPENSES	Strata Community Insurance	POL1102911	\$50,000	17/02/27
LOT OWNERS FIXTURES	Strata Community Insurance	POL1102911	\$300,000	17/02/27
GOVERNMENT AUDIT COS	Strata Community Insurance	POL1102911	\$25,000	17/02/27
APPEAL EXPENSES (H &	Strata Community Insurance	POL1102911	\$100,000	17/02/27
TERRORISM COVER	Strata Community Insurance	POL1102911	Insured	17/02/27

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

Lodger Code: BE

EAGLE BODY CORPORATE  
206 LOGAN RD  
WOOLLOONGABBA Q 4102

<b>Title Reference:</b>	<b>50054410</b>
<b>Lodgement No:</b>	6106772
<b>Office:</b>	BRISBANE

*This is the current status of the title as at 11:51 on 16/12/2023*

**LAND DESCRIPTION**

COMMON PROPERTY OF KALEVALA COURT COMMUNITY TITLES SCHEME 17585  
COMMUNITY MANAGEMENT STATEMENT 17585  
Local Government: BRISBANE CITY

**REGISTERED OWNER**

Dealing No: 700405053 16/12/1994  
BODY CORPORATE FOR KALEVALA COURT COMMUNITY TITLES  
SCHEME 17585  
EAGLE BODY CORPORATE  
206 LOGAN ROAD  
WOOLLOONGABBA QLD 4102

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 14338074 (POR 491)
2. REQUEST FOR NEW CMS No 704190720 15/07/2000 at 13:06  
New COMMUNITY MANAGEMENT STATEMENT 17585  
STANDARD MODULE

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

**DEALINGS REGISTERED**

722952133 C BC ADDRESS

Caution - Charges do not necessarily appear in order of priority

\*\* End of Registration Confirmation Statement \*\*

Registrar of Titles and Registrar of Water Allocations

# KALEVALA COURT COMMUNITY TITLES SCHEME

## BY-LAWS

### Noise

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

### Vehicles

2. (1) The occupier of a lot must not, without the body corporate's written approval –
  - (a) park a vehicle, or allow a vehicle to stand, on the common property; or
  - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property.
- (2) An approval under subsection (1) must state the period of which it is given.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

### Obstruction

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

### Damage to lawns etc

4. (1) The occupier of a lot must not, without the body corporate's written approval-
  - (a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or
  - (b) use a part of the common property as a garden
- (2) An approval under subsection (1) must state the period for which it is given.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

### Damage to common property

5. (1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
- (2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.

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

### **Behaviour of invitees**

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

### **Leaving of rubbish etc. on the common property**

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

### **Appearance of lot**

8. (1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.  
(2) The occupier of a lot must not, without the body corporate's written approval-
  - (a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or
  - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.

### **Storage of flammable materials**

9. (1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.  
(2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.  
(3) However, this section does not apply to the storage of fuel in-
  - (a) the fuel tank of vehicle, boat, or internal combustion engine; or
  - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

### **Garbage Disposal**

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

(2) The occupier of a lot must-

- (a) comply with all local government local laws about disposal of garbage;  
and
- (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

### Keeping of animals

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

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

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



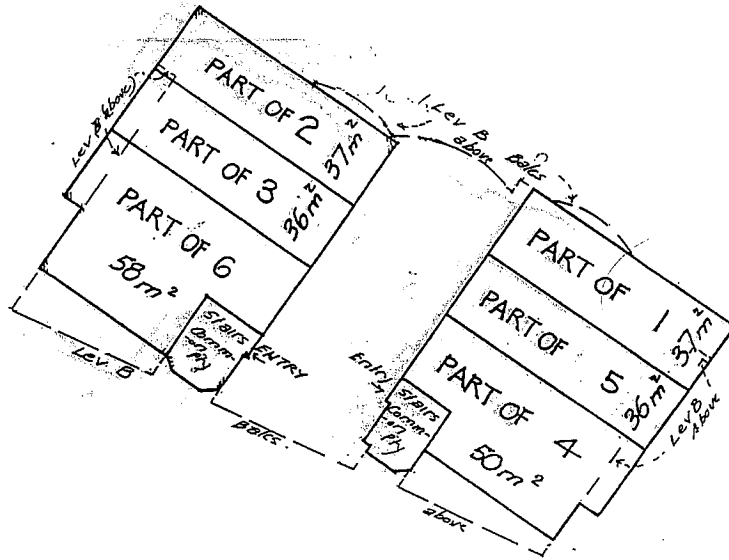
Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: *KALEVALA COURT*

Regulation 8(1)  
Sheet No. 7 of 9 Sheets

**BUILDING UNITS PLAN NO. 101631**

LEVEL A



Scale: 1:250

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*

LESLIE HOWARD ACWORTH  
Appointed Officer

Chief Executive Officer

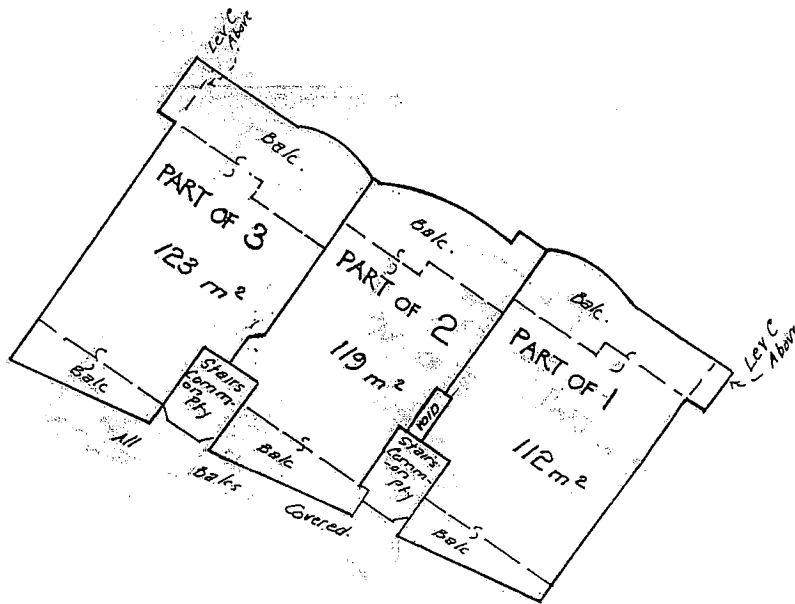
*Brisbane City Council*

Name of Building: *KALEVALA COURT*

Regulation 8(1)  
Sheet No. *8* of *9* Sheets

**BUILDING UNITS PLAN NO. 101631**

LEVEL B



Scale: *1:250*

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

*[Handwritten signatures]*

*[Handwritten signature]*

LESLIE HOWARD ACWORTH  
Appointed Officer

~~Chief Executive Officer~~

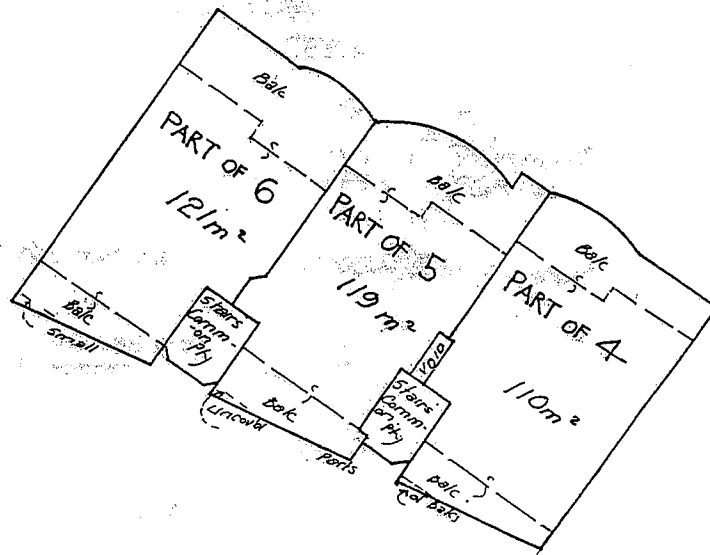
*Brisbane City Council*

Name of Building: *KALEVALA COURT*

Regulation 8(1)  
Sheet No. *9* of *9* Sheets

**BUILDING UNITS PLAN NO. 101631**

LEVEL C



Scale: *1:250*

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

*[Handwritten signature]*

*[Handwritten signature]*  
LESLIE HOWARD ACWORTH  
Appointed Officer

Chief Executive Officer

*Brisbane City Council*

## **IMPORTANT INFORMATION FOR BUYERS**

You are strongly advised to read all the information provided to you by the seller and obtain independent professional legal advice before signing a contract.

The property to which this certificate relates, is part of a Community Titles Scheme regulated under the *Body Corporate and Community Management Act 1997*. Owning a lot (for example, a unit, apartment or townhouse) in a Community Titles Scheme comes with different rights and obligations to those associated with owning a property that is not part of a Community Titles Scheme. This statement contains important information about owning a lot in a Community Titles Scheme, as well as information specific to the lot you are considering buying.

You may rely on this certificate in a claim against the body corporate as conclusive evidence of matters stated in the certificate (other than to the extent to which the certificate contains an error that is reasonably apparent).

### **MEMBERSHIP OF BODY CORPORATE**

Upon becoming the owner of a lot in a Community Titles Scheme, you will:

- Automatically become a member of the body corporate for the scheme and can take part in the management of the scheme;
- Have to pay contributions towards the body corporate's expenses in managing the scheme;
- Have to comply with the body corporate by-laws.
- You must notify the body corporate via a Form 8 that you have become the owner of a lot in the scheme within 1 month.

### **WARNINGS**

- This statement does not include information about –
  - Flooding history
  - Structural soundness of the building or pest infestation
  - Current or historical use of the property
  - Current or historical use of the property
  - Current or past building 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
- You are encouraged to make your own enquiries about these matters prior to signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.
- No warranty is given that the use of the land is legal. Further information about land use, transport, sewerage and drainage infrastructure, vegetation and flooding may be available from local government.
- If the property is part of a Community Title Scheme, it may be subject to had have the benefit of statutory easements under the *Land Titles Act 1994*, which are not required to be disclosed.

### **SELLER STATEMENTS**

Under the *Body Corporate and Community Management Act 1997*, certain warranties about some aspects of the Community Titles Scheme are implied in a contract for the sale of a lot. If you discover a breach of a warranty before settlement, you may have a right to terminate the contract. The warranties are:

- At the date of the contract there are no latent or patent defects in the common property or the body corporate assets (other than defects arising through fair wear and tear or disclosed in the contract) known to the seller or disclosed in the body corporate records;
- At the date of the contract, there are no actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses (other than disclosure in the contract) known to the seller or disclosed in the body corporate records;

- At completion of the contract, there are no circumstances known to the seller in relation to the affairs of the body corporate likely to materially prejudice the buyer;
- To the seller's knowledge, there are no other unregistered or statutory easements, covenants or encumbrances affecting the property that will not be released at settlement other than those disclosed with this statement;
- The seller states that written notice is not required under the *Environmental Protection Act 1994*, section 347, 362 or 408, unless notice is given with this statement;
- The seller states that there are no tree orders or applications under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property unless notice is given with this statement;
- The seller states that no building work has been carried out by an unlicensed person in the last six years unless a notice under the *Queensland Building and Construction Commission Act 1991*, section 47 is given with this statement;
- No warranties are given about the structural soundness of the building/s or improvements on the property. It is recommended that a buyer engage a licensed building inspector to inspect the building and provide a report;
- If the property is a commercial office building of more than 1000m<sup>2</sup> a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register;
- To the seller's knowledge, there are no current orders, notices or transport infrastructure proposals affecting the land issued by a State or local government or other relevant authority that may affect the title to or use of the land after settlement, except as disclosed in this statement.

#### **SHORT TERM LETTING IN COMMUNITY TITLES SCHEMES**

The lawful use of a lot, including whether a lot can be used for short-term letting, is determined by the relevant local government under the applicable planning laws, instruments and documents. You may wish to seek advice from the relevant local government authority or your solicitor about the permitted lawful use of the lot, including whether the permitted lawful use may subsequently change.

It is possible that lots in the Community Titles Scheme are currently being used (or will in future be used) lawfully or unlawfully for short-term or transient accommodation (for example, by being advertised on AirBNB).

Relevant planning and development documents can be obtained from the relevant local government. 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.

#### **OBTAINING FURTHER INFORMATION**

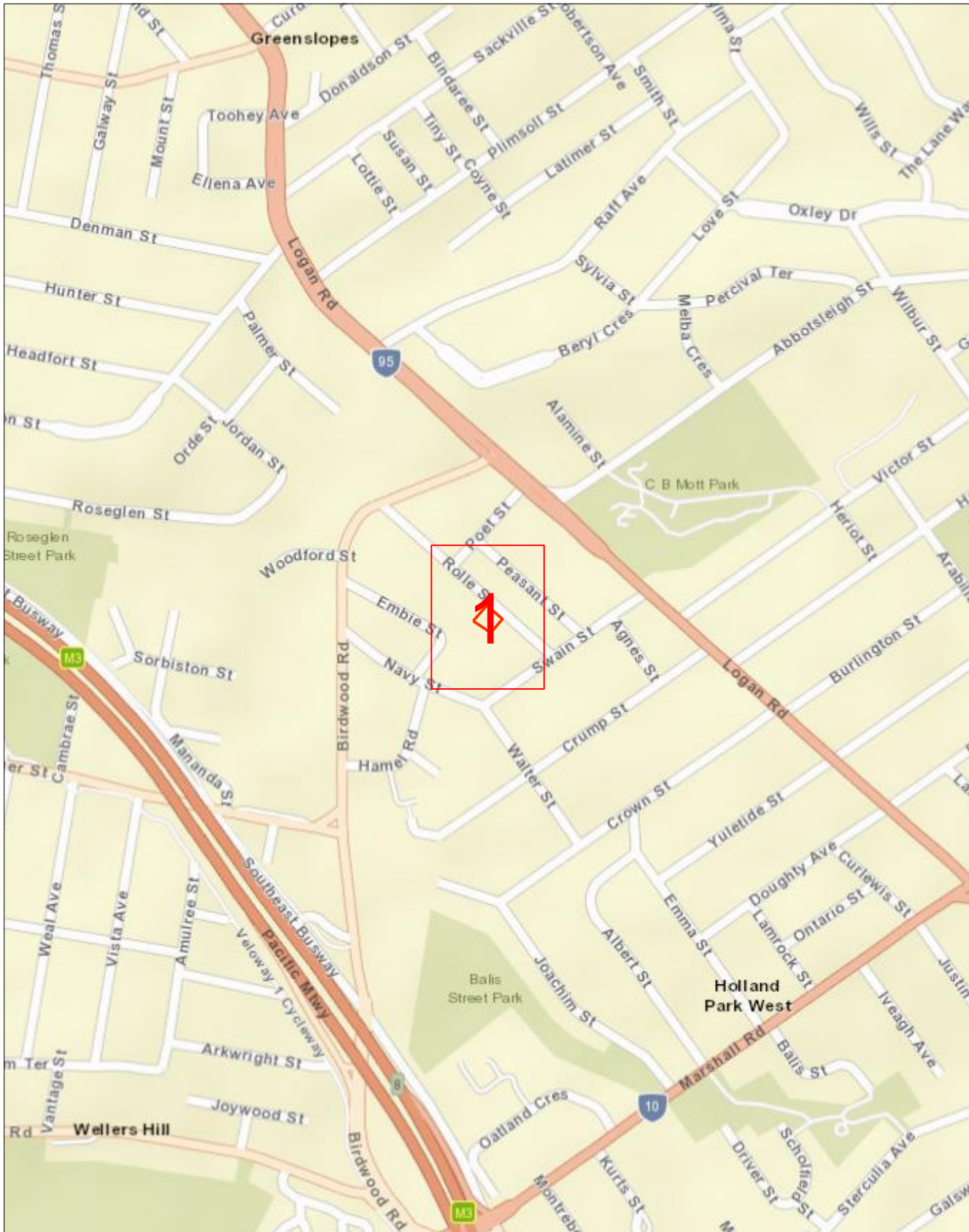
You are strongly advised to conduct a search of the body corporate records for the Community Titles Scheme which the property you are buying is part of. A search of the body corporate records, including financial records and statements; minutes of body corporate general meetings and committee meetings; and correspondence sent and received by the body corporate, can provide important information about the scheme that is not included in this certificate, such as:

- Disputes relating to the Community Titles Scheme;
- The need for major body corporate expenditure in the future;
- Any legal action the body corporate may be involved in;
- Orders made against the body corporate, or in relation to the scheme, by a judicial or administrative authority.

To search the body corporate records, contact the person responsible for keeping the body corporate records.

**Site Address:** Unit 3 39 Rolle St  
Holland Park West  
QLD 4121

**Sequence Number:** 274870125



Scale 1: 6000

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



Enquiry Area

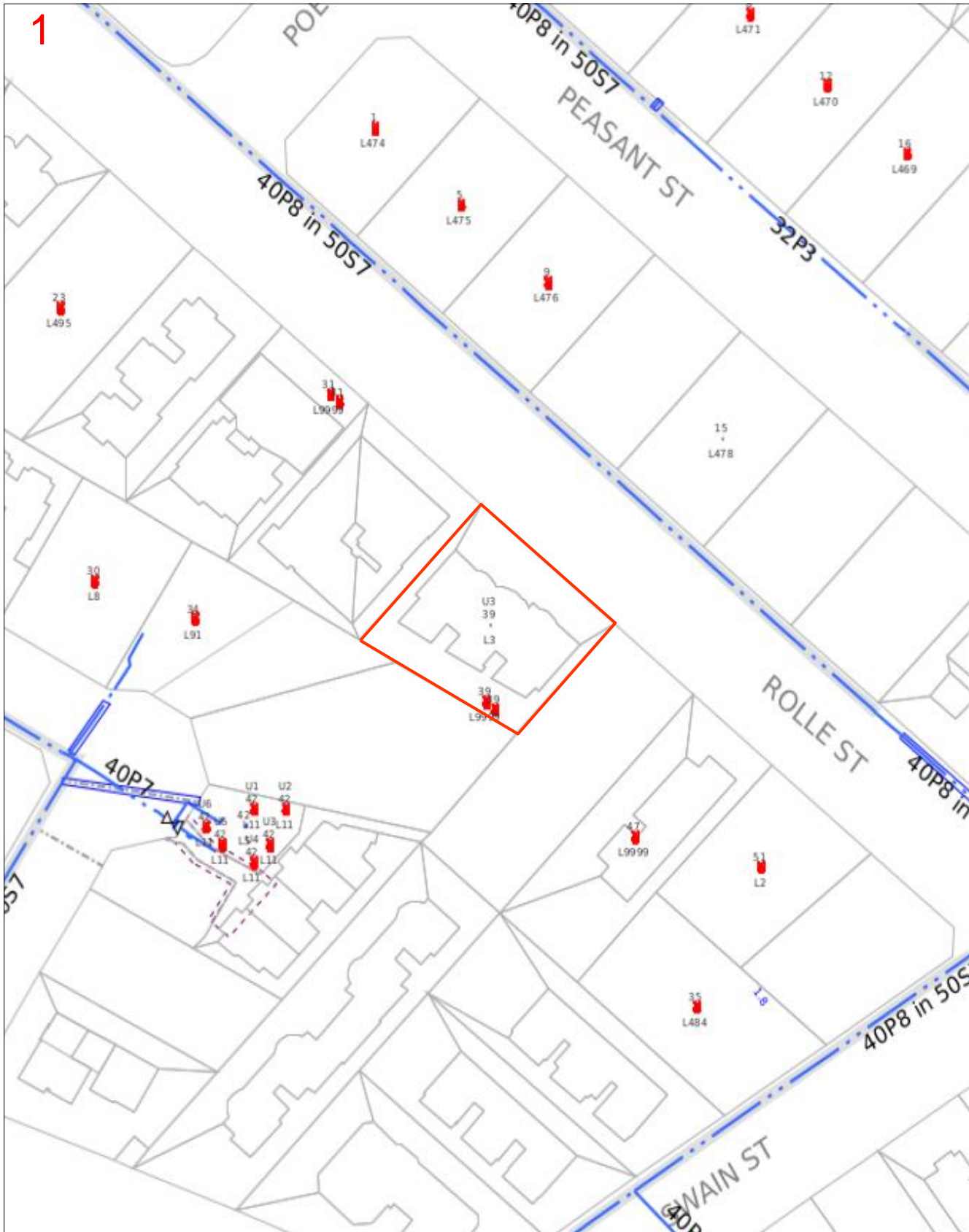


Map Key Area



**Site** Unit 3 39 Rolle St  
**Address:** Holland Park West  
QLD 4121

**Sequence** 274870125  
**Number:**



Scale 1: 700

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



Enquiry Area

Map Key Area



# Legend

## PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	<i>not applicable</i>			<i>not applicable</i>
Hydrogen blended (aqua dash)	<i>not applicable</i>			<i>not applicable</i>

## PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				<i>not applicable</i>

These designations typically apply to any pipe type and pressure

## PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

## ABBREVIATION

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	NTI	Not tied in
CP	Cathodic protection		

## OBJECT SYMBOLS

Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service <sup>A</sup>	
Gas connected property		CP rectifier terminal			

<sup>A</sup>A live gas service terminated underground within the property boundary, available for future extension to the gas meter.

## PIPE CODE AND MATERIAL

P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

## INTERPRETATION EXAMPLE

High pressure, 40 mm polyethylene in an 80 mm cast iron casing

Medium pressure, 63 mm steel

Pipe diameter in millimetres is shown before pipe code.  
40P6 = 40 mm nominal diameter

*This map was created in colour and should be printed in colour*



**Job # 53483303**  
**Seq # 274870122**  
 Provider: Brisbane City Council  
 Telephone: (07) 3403 8888



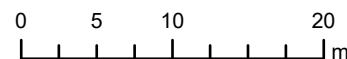
**Legend**

BYDA Enquiry

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

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

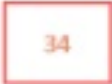




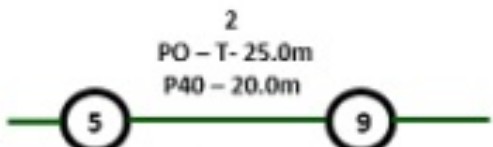
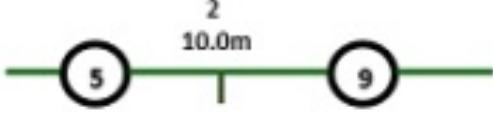




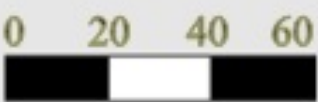
Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.

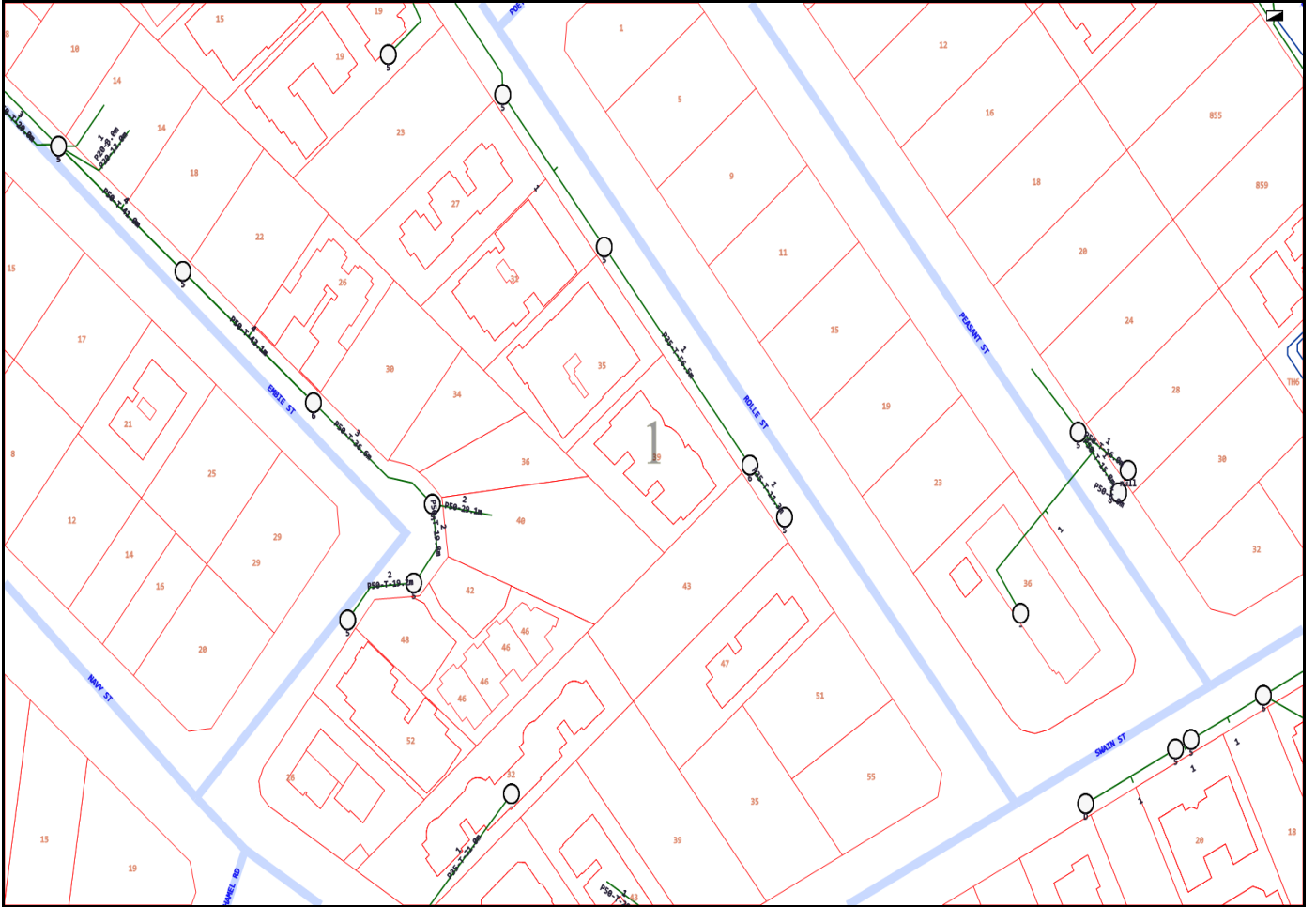




## LEGEND

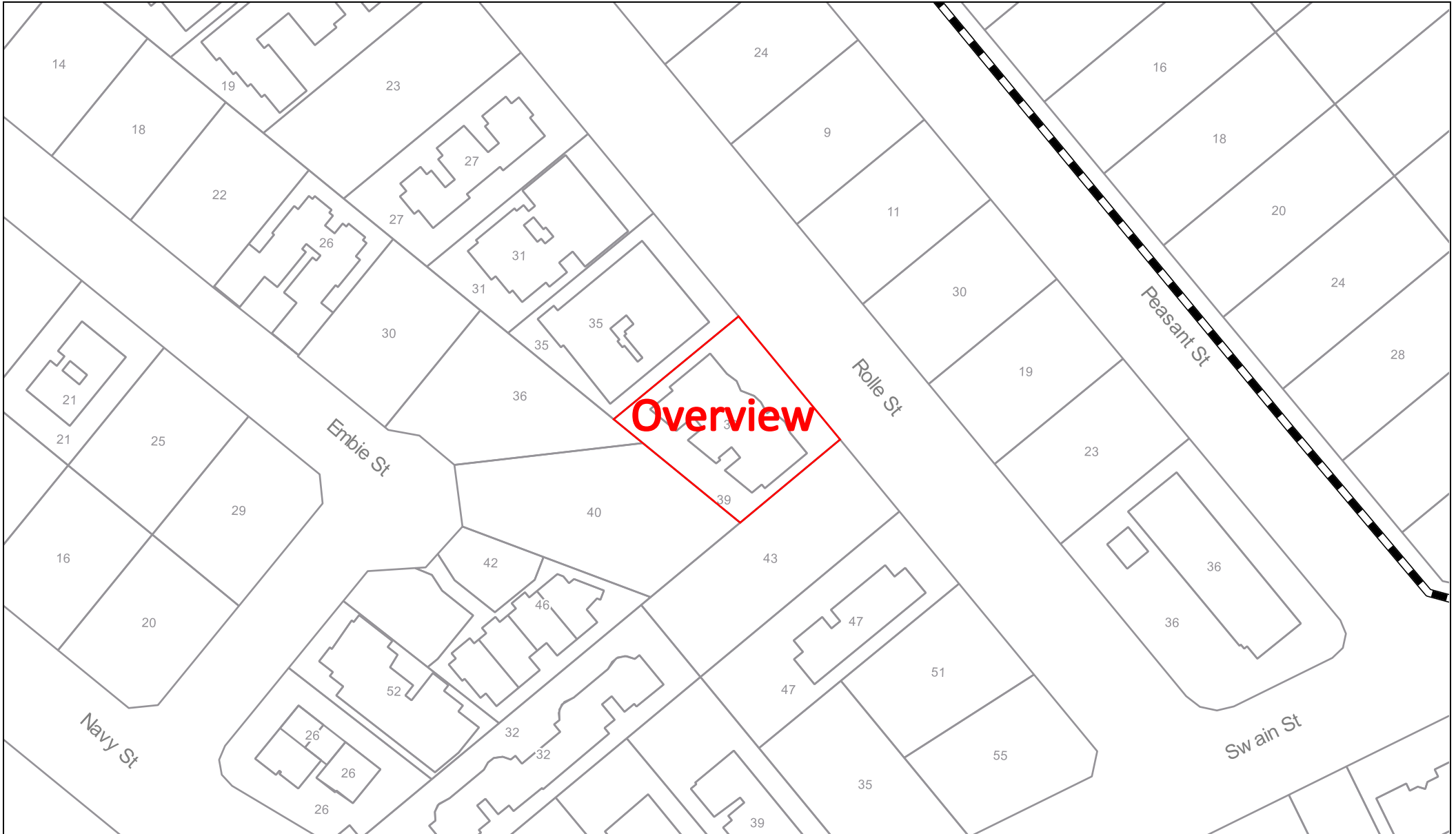


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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



## Emergency Contacts

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



Sequence Number: 274870123

Date: 22/06/2026

**DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIAL SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.**



**LEGEND**

**Digsite**



Area

**Assets**



Cable

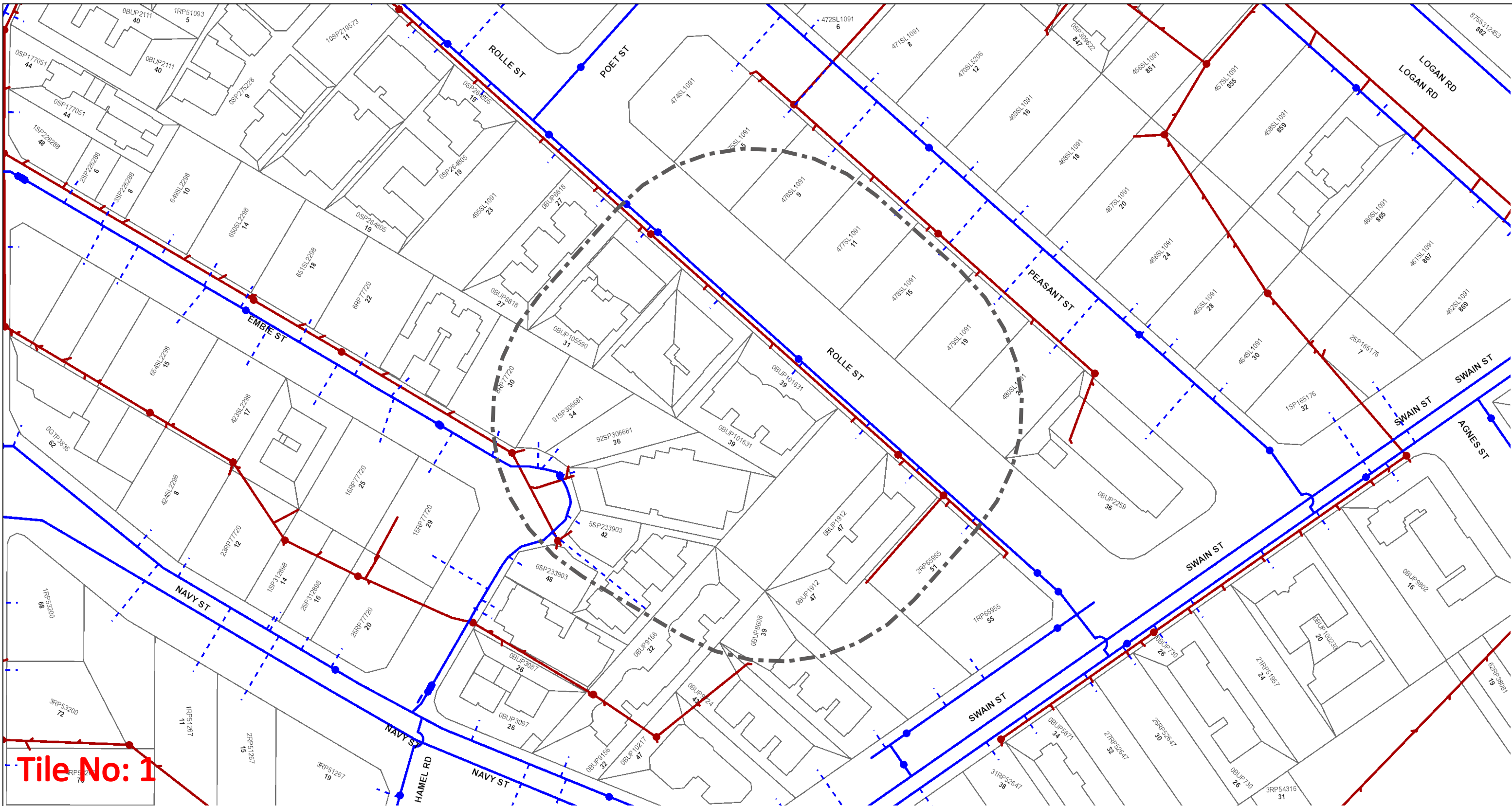


3rd Party Duct




Marker Post

# Urban Utilities - Water, Recycled Water and Sewer Infrastructure

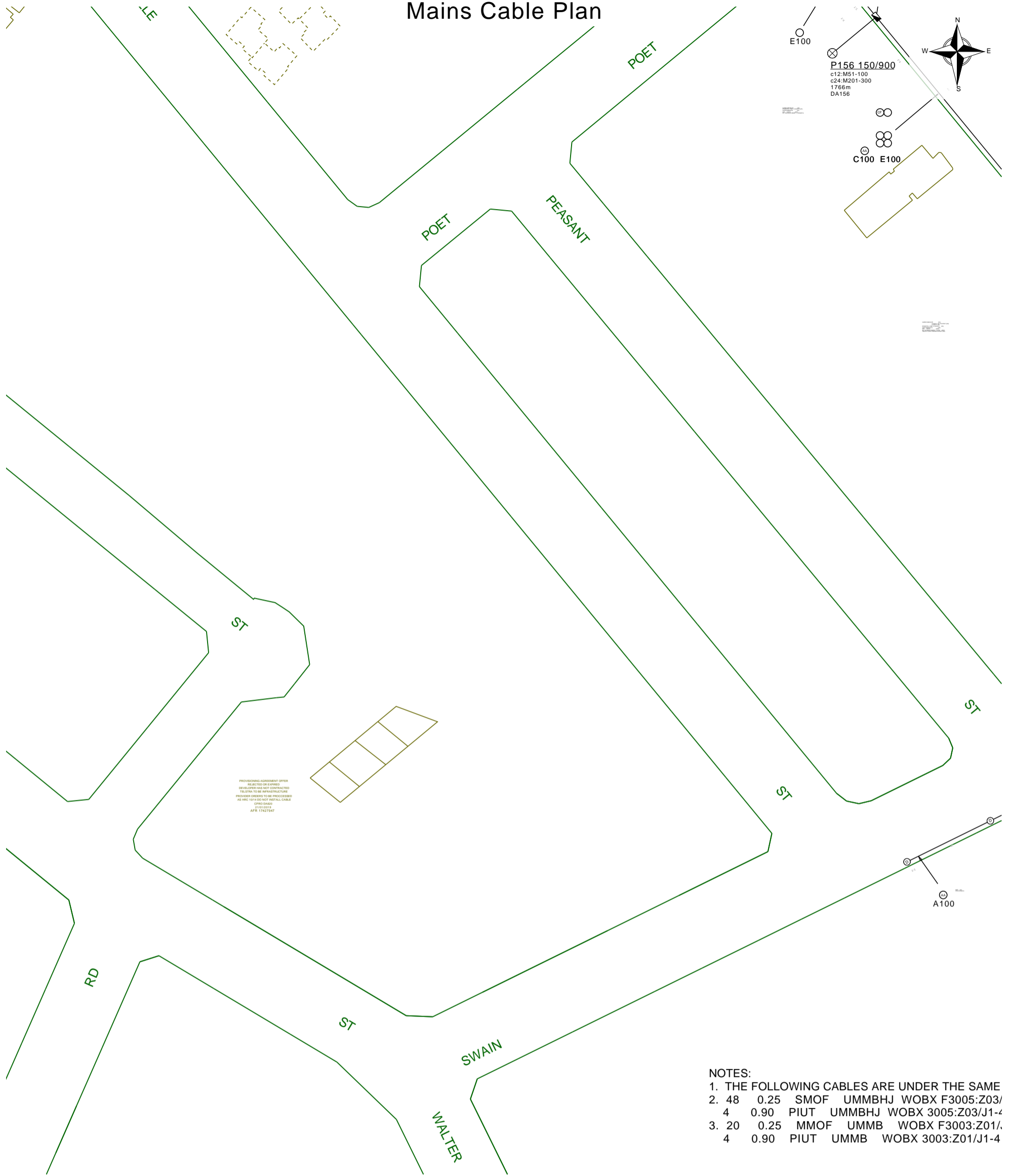


Tile No: 1

 <p>N</p> <p>Map Scale 1:1000</p>	<p><b>Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure</b></p> <p><b>BYDA Reference No: 274870124</b></p> <p>Date BYDA Ref Received: 22/06/2026 Date BYDA Job to Commence: 22/06/2026 Date BYDA Map Produced: 22/06/2026</p> <p>This Map is valid for 30 days      Produced By: Urban Utilities</p>	<table border="0"> <tr> <th>Sewer</th> <th>Water</th> <th>Recycled Water</th> </tr> <tr> <td>● Infrastructure</td> <td>● Infrastructure</td> <td>● Infrastructure</td> </tr> <tr> <td>◆ Major Infrastructure</td> <td>◆ Major Infrastructure</td> <td>◆ Major Infrastructure</td> </tr> <tr> <td>— Network Pipelines</td> <td>— Network Pipelines</td> <td>— Network Pipelines</td> </tr> <tr> <td>▨ Network Structures</td> <td>▨ Network Structures</td> <td>▨ Network Structures</td> </tr> <tr> <td></td> <td>- - - Water Service (Indicative only)</td> <td></td> </tr> </table>	Sewer	Water	Recycled Water	● Infrastructure	● Infrastructure	● Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure	— Network Pipelines	— Network Pipelines	— Network Pipelines	▨ Network Structures	▨ Network Structures	▨ Network Structures		- - - Water Service (Indicative only)		<p>While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.</p> <p>The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.</p> <p>Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.</p> <p>This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.</p> <p>Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]</p> <p>For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7). <a href="http://www.urbanutilities.com.au">www.urbanutilities.com.au</a></p> <p>ABN 86 673 835 011</p>
Sewer	Water	Recycled Water																			
● Infrastructure	● Infrastructure	● Infrastructure																			
◆ Major Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure																			
— Network Pipelines	— Network Pipelines	— Network Pipelines																			
▨ Network Structures	▨ Network Structures	▨ Network Structures																			
	- - - Water Service (Indicative only)																				



# Mains Cable Plan



PROVISIONAL AGREEMENT CENTER  
 SELECTED ON SURVEY  
 THIS CENTER HAS NOT BEEN VERIFIED  
 TELSTRA TO BE INFRASTRUCTURE  
 PROVIDER OWNED TO BE PROTECTED  
 AS PER THE NOT INSTALLED CABLE  
 © 2016  
 AFR 1402942

- NOTES:
1. THE FOLLOWING CABLES ARE UNDER THE SAME
  2. 48 0.25 SMOF UMMBHJ WOBX F3005:Z03/
  - 4 0.90 PIUT UMMBHJ WOBX 3005:Z03/J1-4
  3. 20 0.25 MMOF UMMB WOBX F3003:Z01/
  - 4 0.90 PIUT UMMB WOBX 3003:Z01/J1-4



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

Sequence Number: 274870126

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 22/06/2026 08:36:21

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

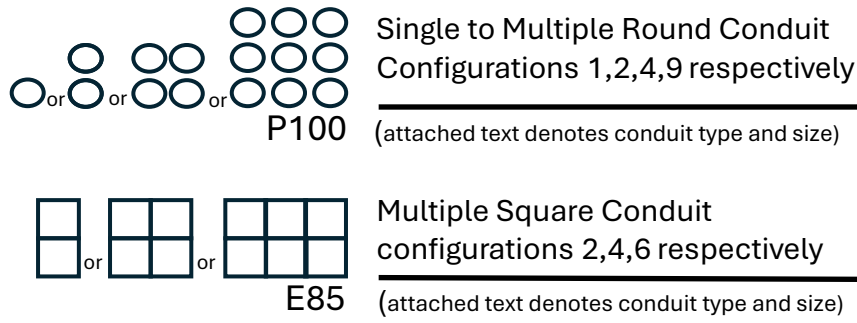
**WARNING**  
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS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

# LEGEND



	<b>Lead-in terminates at a Customer Address</b>
	<b>Exchange</b> Major Cable Present
	Pillar / Cabinet Above ground Free Standing
	Above ground Complex Equipment Please note: Powered by 240v electricity
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned
DIST	Distribution cables in Main Cable Ducts
MC	Main Cable ducts on a Distribution Plan
	Blocked or Damaged Duct
	Footway Access Chamber (can vary between 1-lid to 12-lid)
	NBN Pillar
	Third Party Owned Network Non-Telstra

	Cable Jointing Pit Number / Letter indicating Pit type/size
	Elevated Joint (above ground joint on buried cable)
	Telstra Plant in shared Utility trench
	Aerial cable / or cable on wall
	Aerial cable (attached to joint use Pole e.g., Power Pole)
	Marker Post Installed
	Buried Transponder
	Marker Post & Transponder
	Optical Fibre Cable Direct Buried
	Direct Buried Cable
	nbn owned network



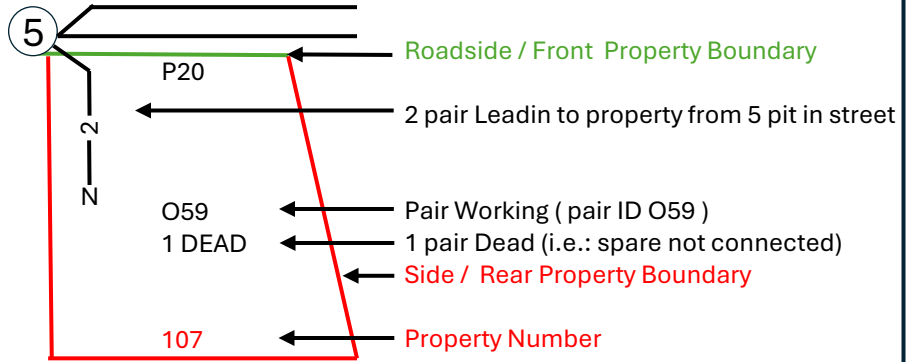
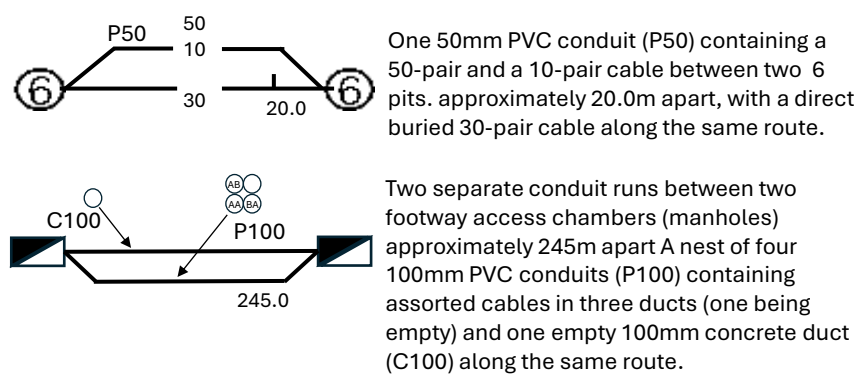
**Some examples of conduit type and size:**

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



# The 5 Ps of Safe Excavation

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

<h2>Plan</h2> <p>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.</p>	<h2>Prepare</h2> <p>Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.</p>	<h2>Pothole</h2> <p>Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.</p>	<h2>Protect</h2> <p>Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.</p>	<h2>Proceed</h2> <p>Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.</p>
--	---	--	---	---