SearchX

Seller Disclosure Report

Vendor/s

RAAHUL VAID, ARTI VAID

Property Address

UNIT 11006 8 HARBOUR RD, HAMILTON QLD 4007

Downloaded On

Monday, November 9, 2026

Report Contents

01 Disclosure Statement

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01

Disclosure Statement

Seller disclosure statement

Queensland Government

Property Law Act 2023 section 99
Form 2, Version 1 | Effective from: 1 August 2025

WARNING TO BUYER – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

WARNING – You must be given this statement before you sign the contract for the sale of the property.

This statement does not include information about:

- flooding or other natural hazard history
- structural soundness of the building or pest infestation
- current or historical use of the property
- current or past building or development approvals for the property
- limits imposed by planning laws on the use of the land
- services that are or may be connected to the property
- the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

Part 1 – Seller and property details

Seller RAAHUL VAID, ARTI VAID

Property address (referred to as the "property" in this statement) UNIT 11006 8 HARBOUR RD, HAMILTON QLD 4007

Lot on plan description Lot 11006 on SP224043

Community titles scheme or BUGTA scheme:

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

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

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

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

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

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue to affect the property after **settlement**. ☐ **Yes** ☒ **No** **Note**—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.
	Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: N/A » the amount of rent and bond payable: N/A » whether the lease has an option to renew: N/A
	Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ **Yes**
	Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows: N/A
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ **Yes** ☐ **No** *If **Yes**, the details of any statutory encumbrances are as follows:* Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☒ **Yes** ☐ **No** If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)* 1 September 2024 **Note**—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

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

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

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

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☐ **Yes**	☒ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☒ **Yes**	☐ **No**
	Pool compliance certificate is given.	☒ **Yes**	☐ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **Yes**	☒ **No**

Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ **Yes**	☒ **No**
	A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.		

Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☒ **No**
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ **Yes**	☒ **No**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		

Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.

Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.

Part 5 – Rates and services

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

Rates	**Whichever of the following applies—**
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is: Amount: $548.82 Date Range: 01/01/2026 - 31/03/2026 OR The property is currently a rates exempt lot.** ☐ OR The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. ☐

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

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

Water	**Whichever of the following applies—**
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is: Amount: $256.87 access Date Range: 03/07/2026 - 05/10/2026 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: Insert estimated amount Date Range: Insert date range

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

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

Signatures – SELLER

Signed by:
0BC7674697939AB6

Signature of seller

RAAHUL VAID

Name of seller

09/11/2026 12:58 pm

Date

Signed by:
Arti Vaid
133F0CFD39B10239

Signature of seller

ARTI VAID

Name of seller

09/11/2026 01:17 pm

Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

02

Searches

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**50858988**	**Search Date:**	17/10/2026 22:46
Date Title Created:	04/10/2011	**Request No:**	58001370
Previous Title:	50857835		

ESTATE AND LAND

Estate in Fee Simple

LOT 11006 SURVEY PLAN 224043
Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 42979

REGISTERED OWNER

Dealing No: 714194000 02/12/2011

RAAHUL VAID
ARTI VAID JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 11967051 (POR 313)
   Deed of Grant No. 16970138 (Lot 523 on CP SL1979)
   Deed of Grant No. 16970139 (Lot 599 on CP SL2212)
   Deed of Grant No. 40053262 (Lot 650 on CP SL2212)
   Deed of Grant No. 40055515 (Lot 1 on SP 206759)
2. BUILDING MANAGEMENT STATEMENT No 714066856 16/09/2011 at 15:50
   benefiting and burdening the lot
3. AMENDMENT No 718395919 14/11/2017 at 13:00
   BUILDING MANAGEMENT STATEMENT: 714066856
4. MORTGAGE No 722700833 24/08/2023 at 12:36
   NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested by: D-ENQ DYE & DURHAM (S)

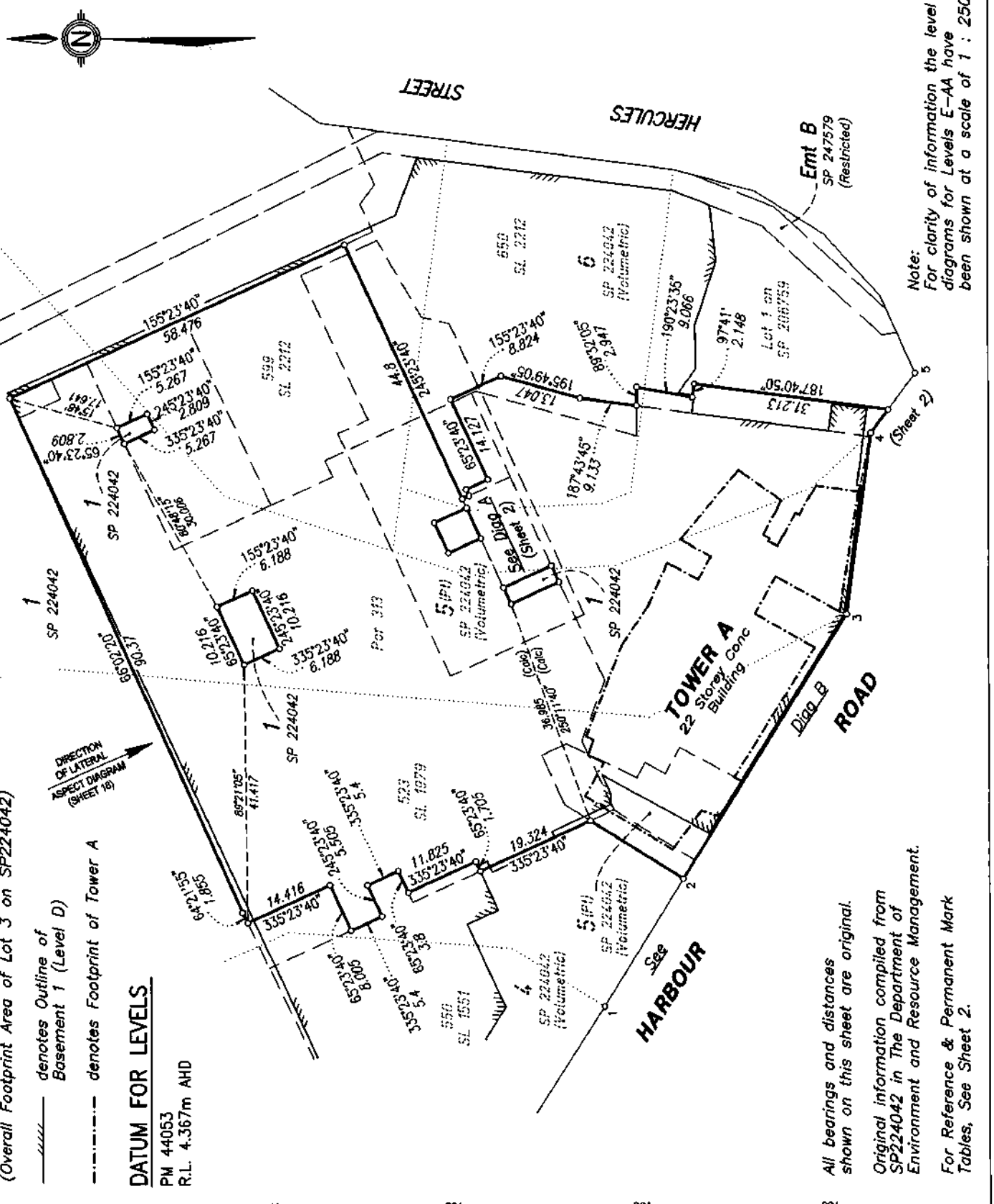
Historical Document stored on behalf of ddsearchx for exclusive use of ddsearchx

FINAL 22151-S (KCH/BNE)

Land Title Act 1994 : Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 18



Note:
For clarity of information the level diagrams for Levels E–AA have been shown at a scale of 1 : 250.

Base Parcel Area . . . . 9028 m²
(Overall Footprint Area of Lot 3 on SP224042)

—— denotes Outline of Basement 1 (Level D)

-·-·-·- denotes Footprint of Tower A

DATUM FOR LEVELS
PM 44053
R.L. 4.367m AHD

All bearings and distances shown on this sheet are original.

Original information compiled from SP224042 in The Department of Environment and Resource Management.

For Reference & Permanent Mark Tables, See Sheet 2.

0 30 60 90 m
0 50 100 150 mm

State copyright reserved.

RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Christopher John McCORKINDALE, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Gregg PURCELL, cadastral surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 29/08/2011.

. . . . Authorised Delegate

5/9/2011 . . . . . Date

PLAN OF LOTS 10001-10008, 10101-10114, 10201-10214, 10301-10314, 10401-10414, 10501-10514, 10601-10614, 10701-10713, 10801-10813, 10901-10913, 11001-11012, 11101-11112, 11201-11212, 11301-11312, 11401-11412, 11501-11512, 11601-11612, 11701-11709, 11801-11809, 11901-11909, 12001-12009, 12101-12109 & COMMON PROPERTY Cancelling Lot 3 on SP224042

PARISH: TOOMBUL COUNTY: Stanley

Meridian: SP247579 F/N's: NO

Scale: 1 : 600

Format: BUILDING

SP224043

Plan Status:

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

FINAL 22151-S (KCH/BNE)

714088603

$20594.50
30/09/2011 13:16

BE 400 NT

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Registered

5. Lodged by

(Include address, phone number, reference and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We HAMILTON HARBOUR DEVELOPMENTS PTY LTD
A.C.N. 118 838 547
TRUSTEE UNDER INSTRUMENT 712099802

(Names in full)

*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~*as Lessees of this land, agree to this plan.~~

Signature of *Registered Owners ~~*Lessees~~

Hamilton Harbour Developments Pty Ltd ACN 118 838 547 as trustee under instrument 712099802 by its duly constituted attorney Jason Damien Wavat under power of attorney dealing no. 713358647.

* Rule out whichever is inapplicable

2. Local Government Certificate.

* URBAN LAND DEVELOPMENT AUTHORITY

hereby approves this plan in accordance with the:

% URBAN LAND DEVELOPMENT AUTHORITY ACT 2007

Dated this 28th day of September 2011

Matt Leyson
Acting Chief Executive Officer

* Insert the name of the Local Government
# Insert designation of signatory or delegation
% Insert Integrated Planning Act 1997 or Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number : 42979
Name : HAMILTON HARBOUR

4. References :

Dept File :
Local Govt :
Surveyor : 22151-S

6. Existing / Created

Title Reference	Lot	Plan	Lots	Emts	Road
50857835	3	SP224042	10001-10008, 10101-10114, 10201-10214, 10301-10314, 10401-10414, 10501-10514, 10601-10614, 10701-10713, 10801-10813, 10901-10913, 11001-11012, 11101-11112, 11201-11212, 11301-11312, 11401-11412, 11501-11512, 11601-11612, 11701-11709, 11801-11809, 11901-11909, 12001-12009, 12101-12109 & COMMON PROPERTY	-	-

Por 313, Lot 523 on CP SL1979, Lot 599 on CP SL2212, Lot 1 on SP206759 & Lot 650 on CP SL2212	COMMON PROPERTY
Por 313 & Lot 1 on SP206759	10005, 10106, 10206, 10306, 10406, 10506, 10606, 10706, 10806, 10906, 11006, 11106, 11206, 11306, 11406, 11506, 11606, 11703, 11704, 11803, 11804, 11903, 11904, 12003, 12004, 12103 & 12104
Por 313	10003, 10004, 10006, 10103-10105, 10107, 10108, 10114, 10203-10205, 10207, 10208, 10214, 10303-10305, 10307, 10308, 10314, 10403-10405, 10407, 10408, 10414, 10503-10505, 10507, 10508, 10514, 10603-10605, 10607, 10608, 10614, 10703-10705, 10707, 10708, 10803-10805, 10807, 10808, 10903-10905, 10907, 10908, 11003-11005, 11007, 11008, 11103-11105, 11107, 11108, 11203-11205, 11207, 11208, 11303-11305, 11307, 11308, 11403-11405, 11407, 11408, 11503-11505, 11507, 11508, 11603-11605, 11607, 11608, 11702, 11705, 11802, 11805, 11902, 11905, 12002, 12005, 12102 & 12105
Por 313 & Lot 523 on CP SL1979	10001, 10002, 10007, 10101, 10102, 10109-10113, 10201, 10202, 10209-10211, 10301, 10302, 10309-10311, 10401, 10402, 10409-10411, 10501, 10502, 10509-10511, 10601, 10602, 10609-10611, 10701, 10702, 10709-10711, 10801, 10802, 10809-10811, 10901, 10902, 10909-10911, 11001, 11002, 11009-11011, 11101, 11102, 11109-11111, 11201, 11202, 11209-11211, 11301, 11302, 11309-11311, 11401, 11402, 11409-11411, 11501, 11502, 11509-11511, 11601, 11602, 11609-11611, 11701, 11706, 11707, 11709, 11801, 11806, 11807, 11809, 11901, 11906, 11907, 11909, 12001, 12006, 12007, 12009, 12101, 12106, 12107 & 12109
Lot 523 on CP SL1979	10008, 10112, 10113, 10212, 10213, 10312, 10313, 10412, 10413, 10512, 10513, 10612, 10613, 10712, 10713, 10812, 10813, 10912, 10913, 11012, 11112, 11212, 11312, 11412, 11512, 11612, 11708, 11808, 11908, 12008 & 12108

Orig	Lots

7. Portion Allocation :

8. Map Reference :
9543-33244

9. Locality :
HAMILTON

10. Local Government :
BRISBANE CITY COUNCIL

11. Passed & Endorsed :
By : RPS Australia East Pty Ltd
Date : 5/9/11 29/9/11 WJB
Signed :
Designation : Cadastral Surveyor

Building Management Statement 714066856 is to encumber & benefit all lots and Common Property created on this plan

Mortgage 713246237 fully encumbers all Lots created on this plan exclusive of Common Property

All lots defined on this plan are wholly contained within the base parcel; and encroachment of the building into other lots is resolved by a Building Management Statement No. 714066856

Development Approval : 16/06/2010.

12. Building Format Plans only.

I certify that :

~~* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.~~

* Part of the building shown on this plan encroaches onto adjoining * lots ~~and road~~

M Dillard 5/9/2011
Authorised Delegate Date
~~Cadastral Surveyor/Director~~ *
* delete words not required

13. Lodgement Fees :

Survey Deposit	$
Lodgement	$
New Titles	$
Photocopy	$
Postage	$
TOTAL	$

14. Insert Plan Number **SP224043**

Land Title Act 1994 : Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

REFERENCE MARKS

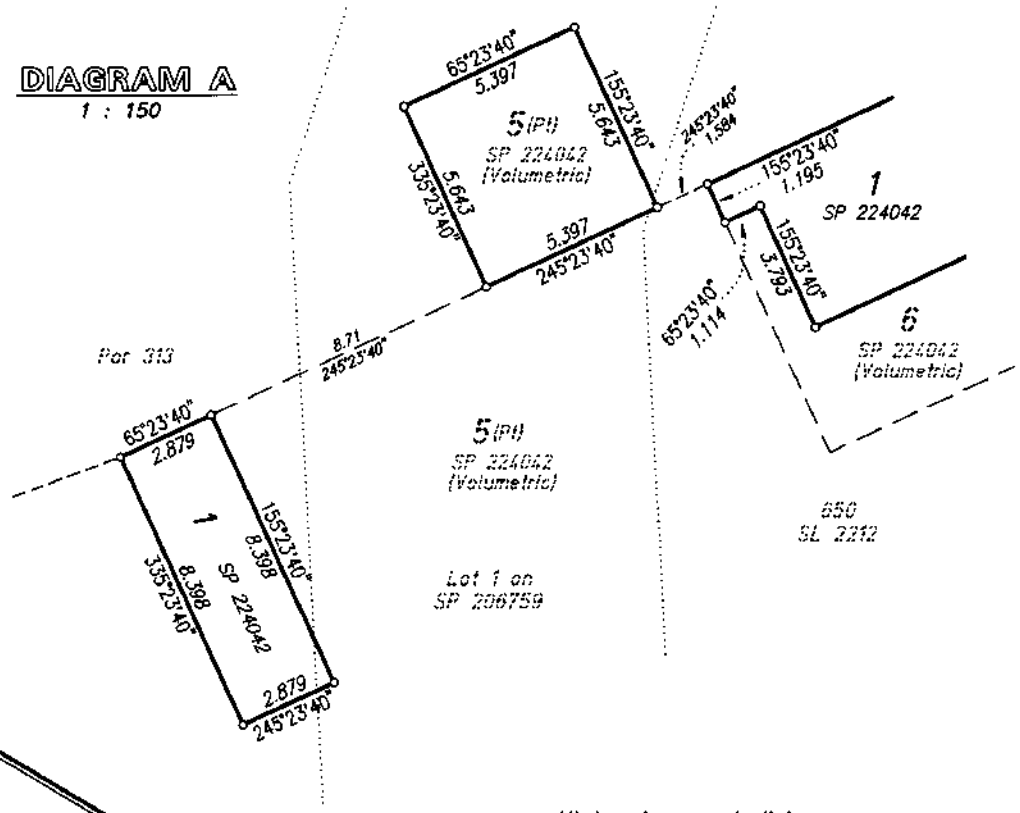
STN	TO	BRG	DIST	REMARKS
1	OIP	216°48'10"	0.585	13/IS198859
1	0 Screw in Conc	184°22'40"	5.122	13/IS198859
1	0 Screw in Kerb	212°53'30"	5.428	17/IS225721
1	0 Screw in Kerb	241°21'50"	27.142	2/SP206759
1	0 Screw in Conc	244°03'25"	31.651	2/SP206759
3	0 Nail in Kerb	263°0'	8.63	12/IS198859
3	0 Nail in Kerb	276°15'30"	12.532	16/IS225721
4	0 Screw in M/H	200°33'30"	38.256	4/SP206759
5	0 Screw in Kerb	254°40'45"	18.417	12/SP206759
5	0 Screw in Conc	204°30'30"	20.093	14/SP247579
5	0 Screw in Conc	130°25'50"	25.989	14/IS225721

PERMANENT MARKS

PM	BRG	DIST	No.	REMARKS
3-OPM	200°17'10"	26.087	160197	6/SP224042
4-OPM	47°06'55"	384.107	44053	15/SP224042

(New Conn)

DIAGRAM A
1 : 150



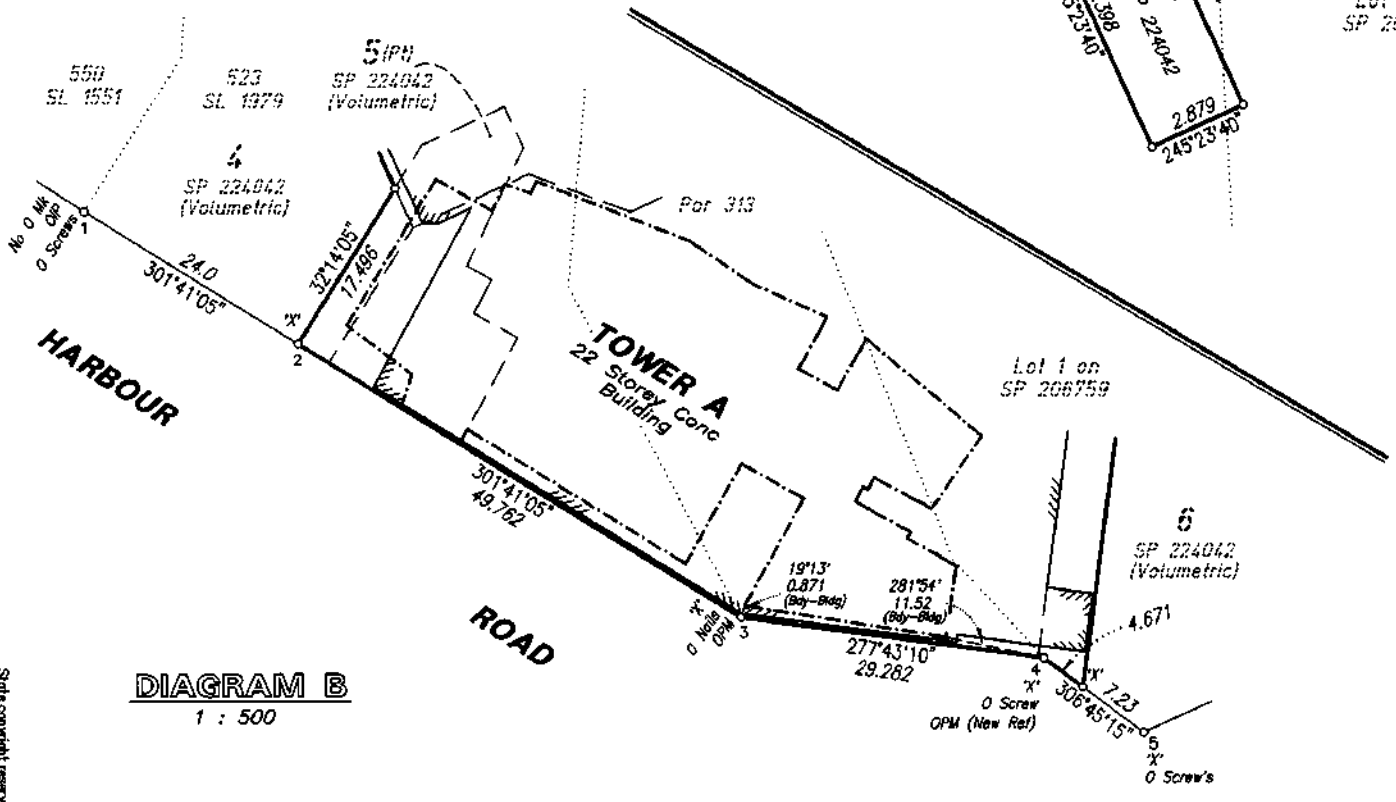


DIAGRAM B
1 : 500

All bearings and distances in Diagram A are original.

——— denotes Outline of Basement 1 (Level D)

-·-·-·- denotes Outline of Tower

Original information compiled from SP224042 in The Department of Environment and Resource Management.

Screw in Conc placed at all new corners unless shown otherwise.

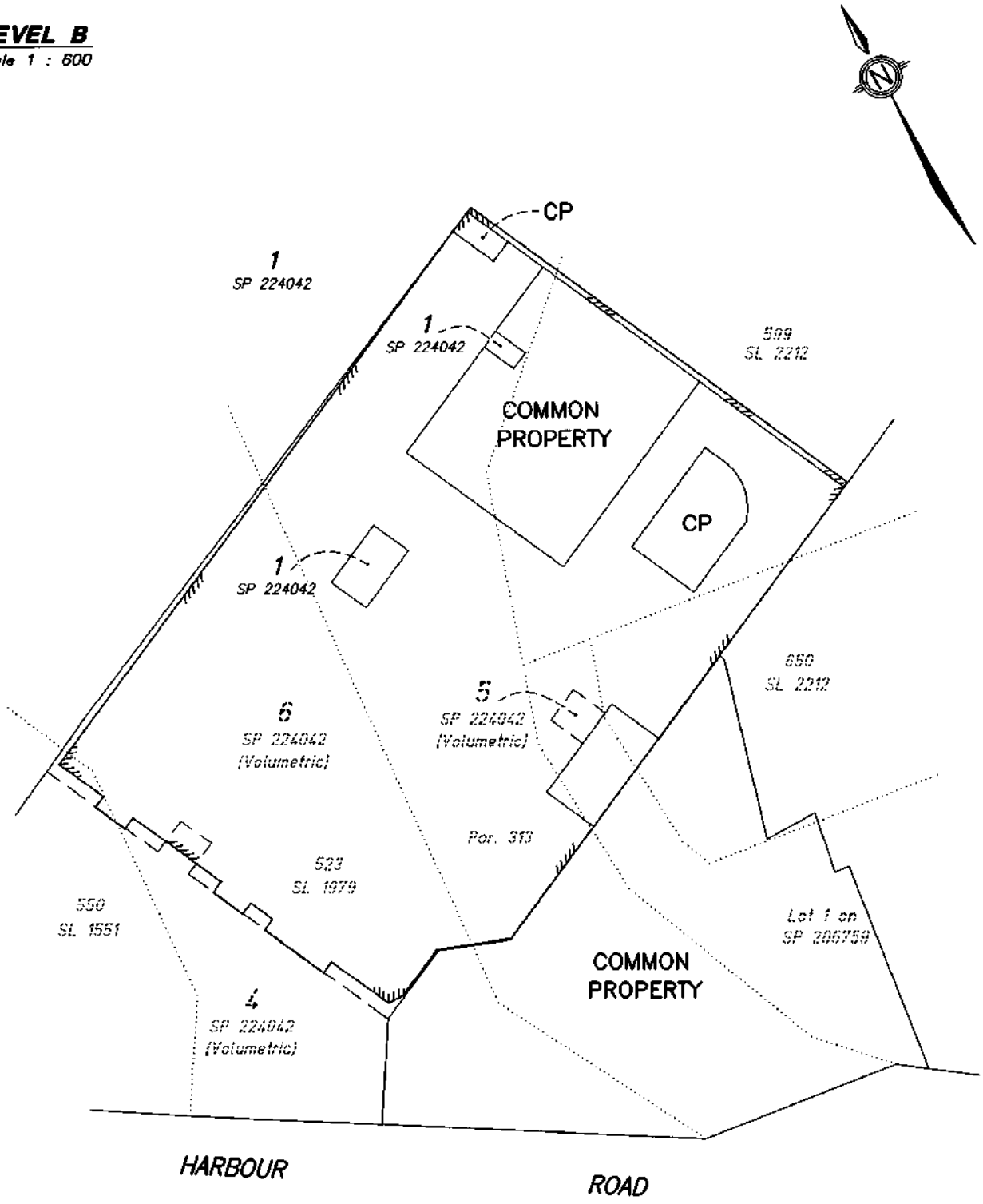
'X' denotes No 0 Mk, No Mk Pld (Construction).

Insert Plan Number **SP224043**

State copyright reserved.

FINAL 22151-1 (KCH/BNE)

LEVEL B
Scale 1 : 600



CP *denotes Common Property*

denotes Outline of Basement

State copyright reserved.

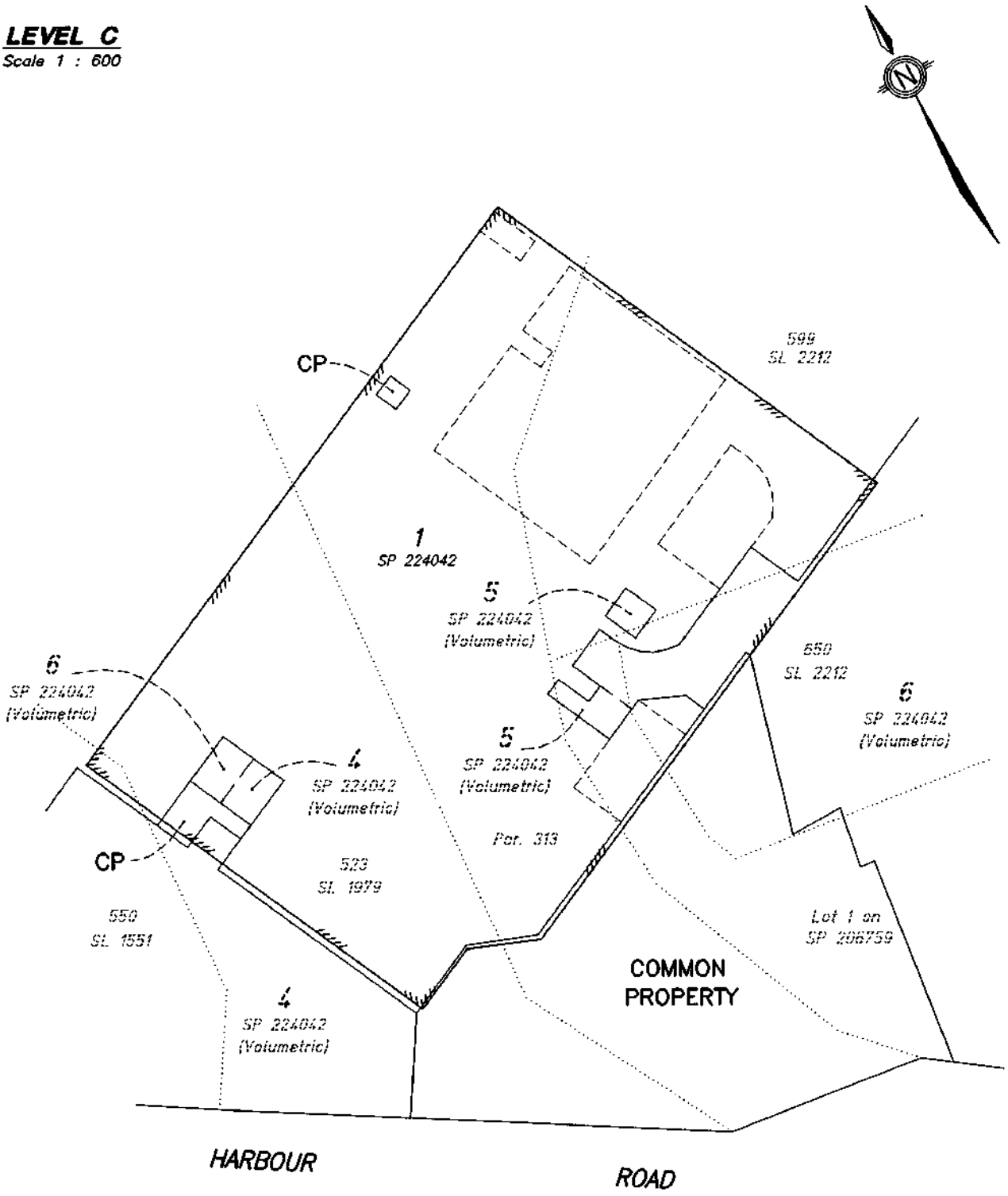
0 30 60 90 m
0 50 mm 100 mm 150 mm

Insert Plan Number **SP224043**

FINAL 22151-1 (KCH/BNE)

LEVEL C

Scale 1 : 600



CP *denotes Common Property*

denotes Outline of Basement

denotes Outline of Level Below

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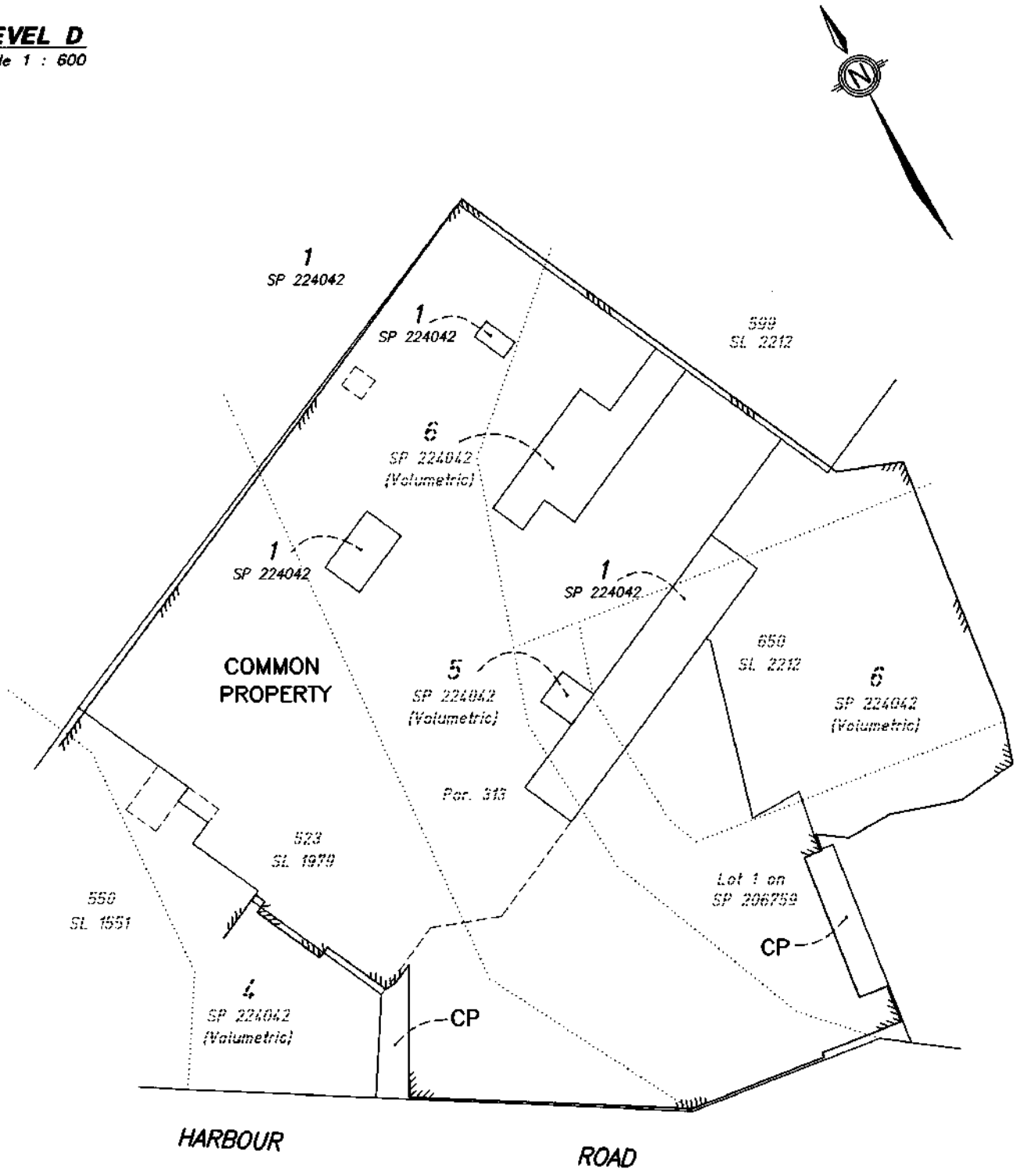
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Insert Plan Number **SP224043**

FINAL 22151-1 (KCH/BNE)

LEVEL D

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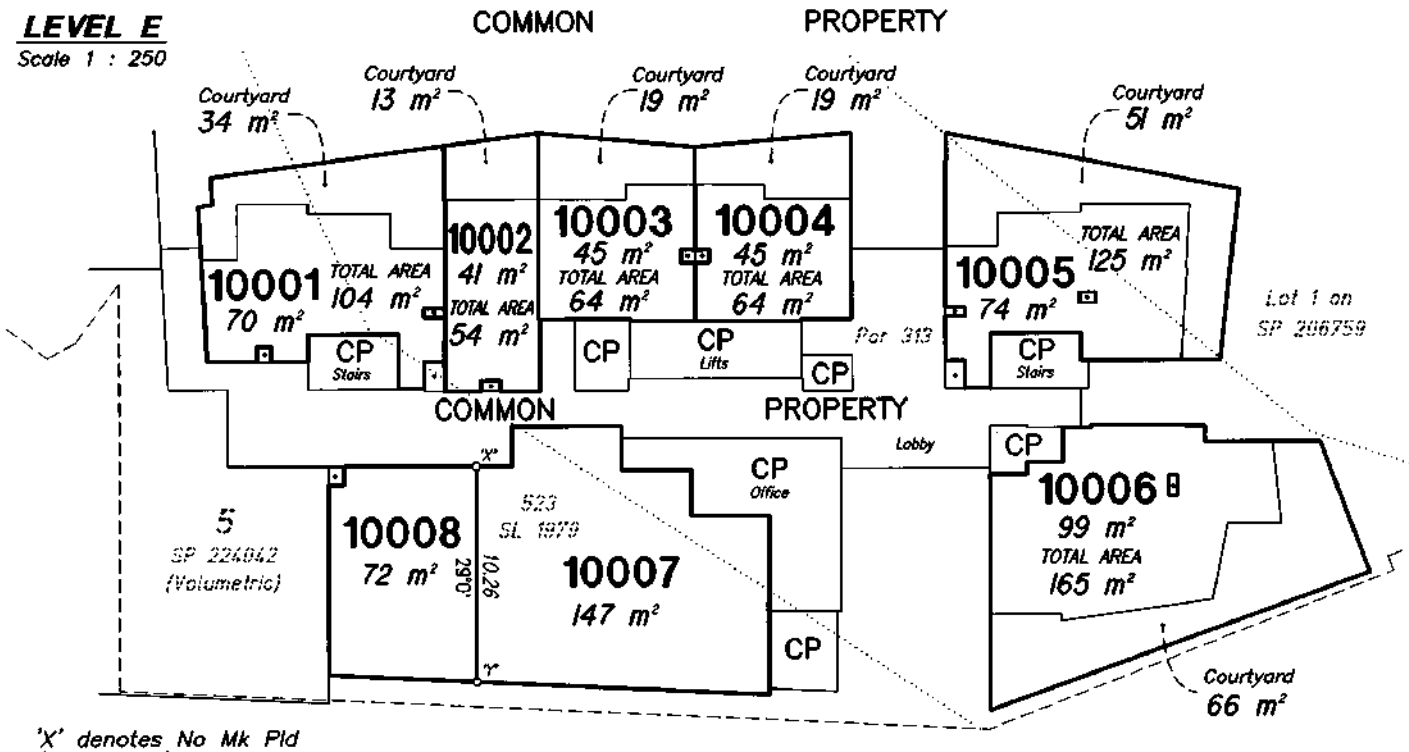
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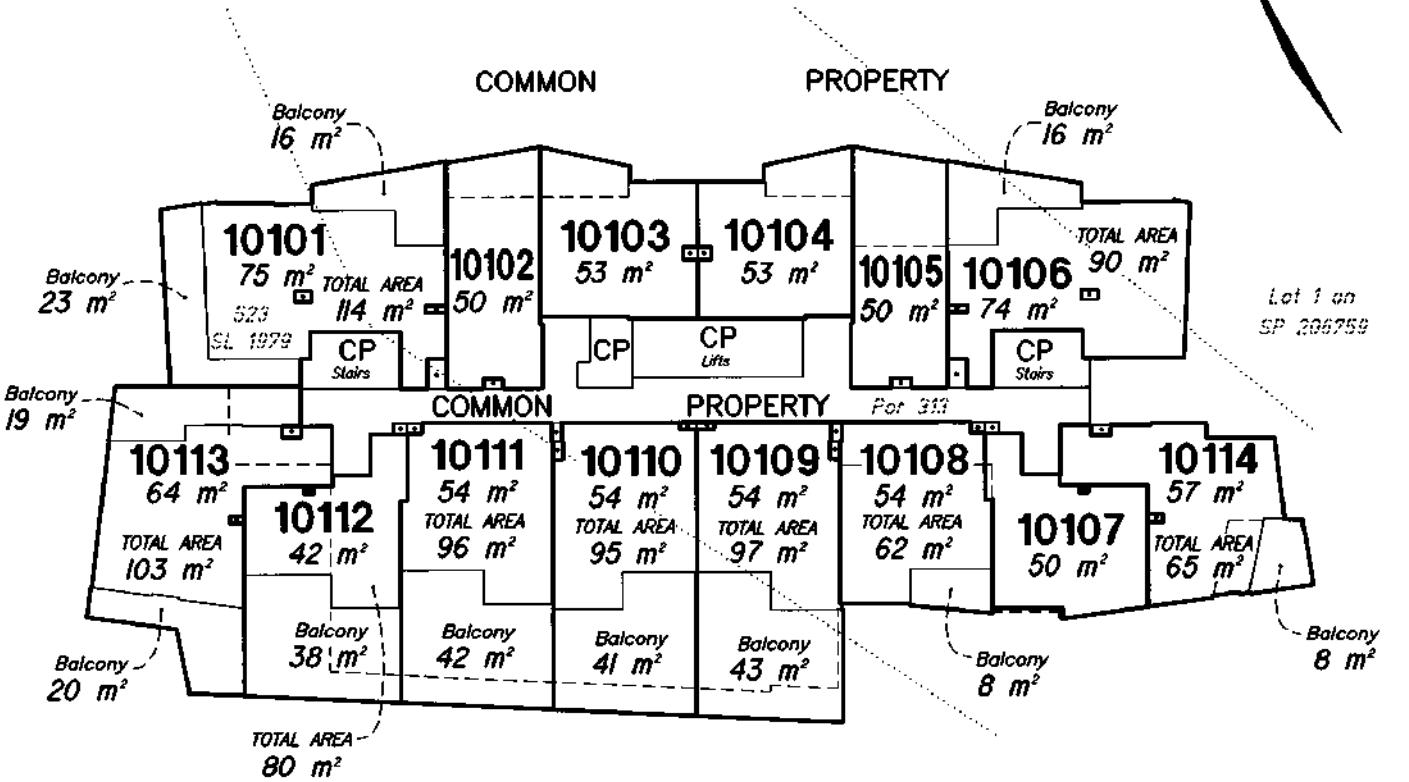
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CP denotes Common Property

denotes Common Property (Duct)

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LEVEL F

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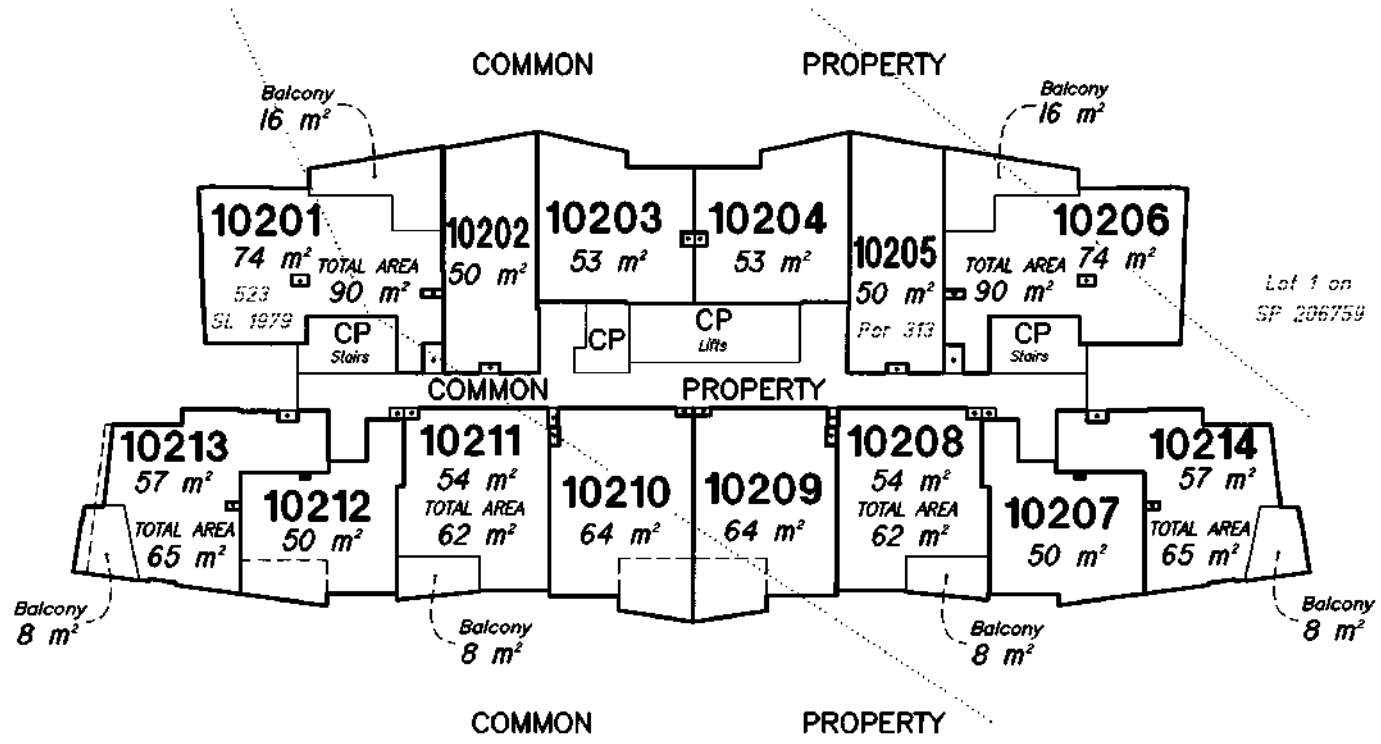
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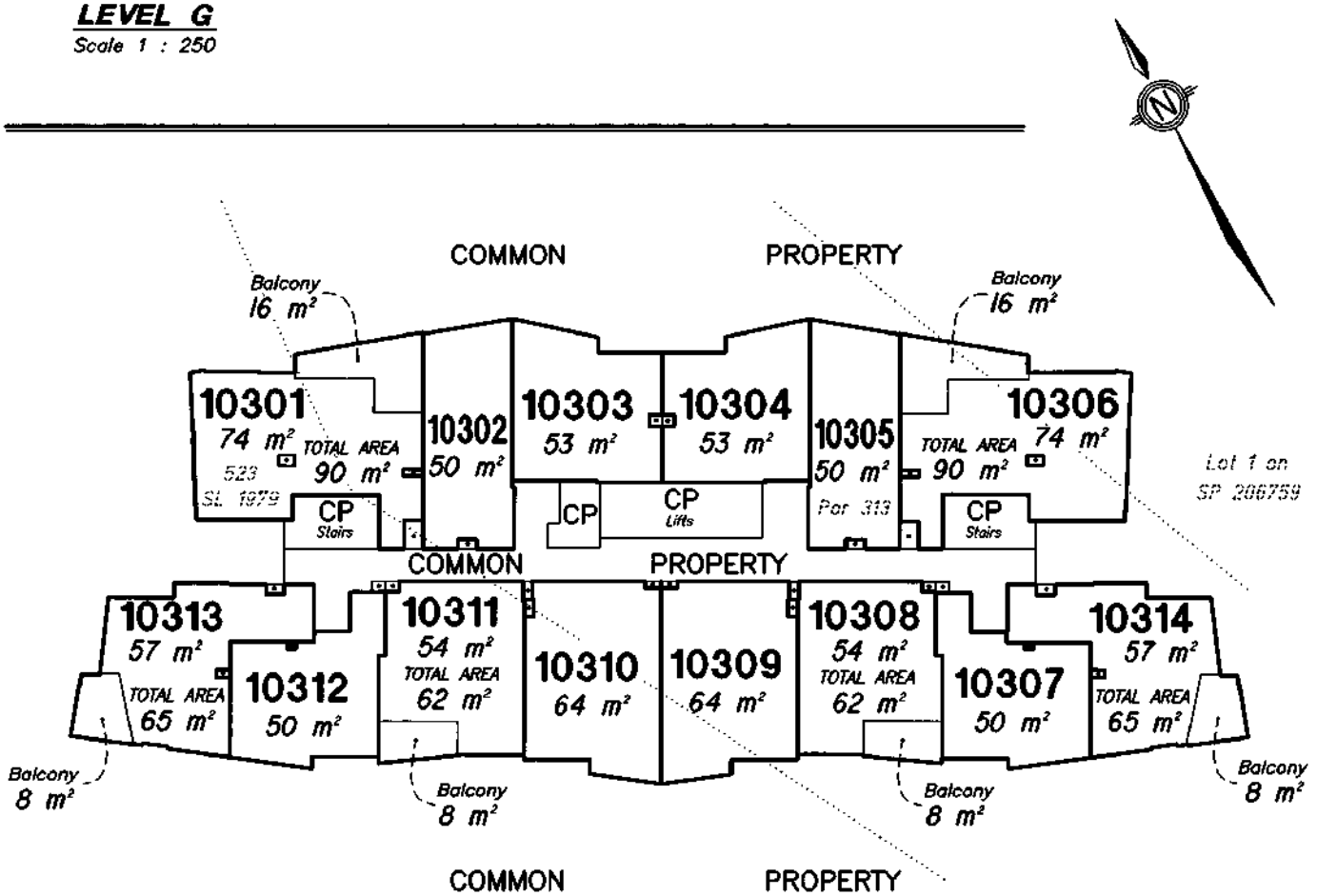
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FINAL 22151-1 (KCH/BNE)



LEVEL G
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LEVEL H
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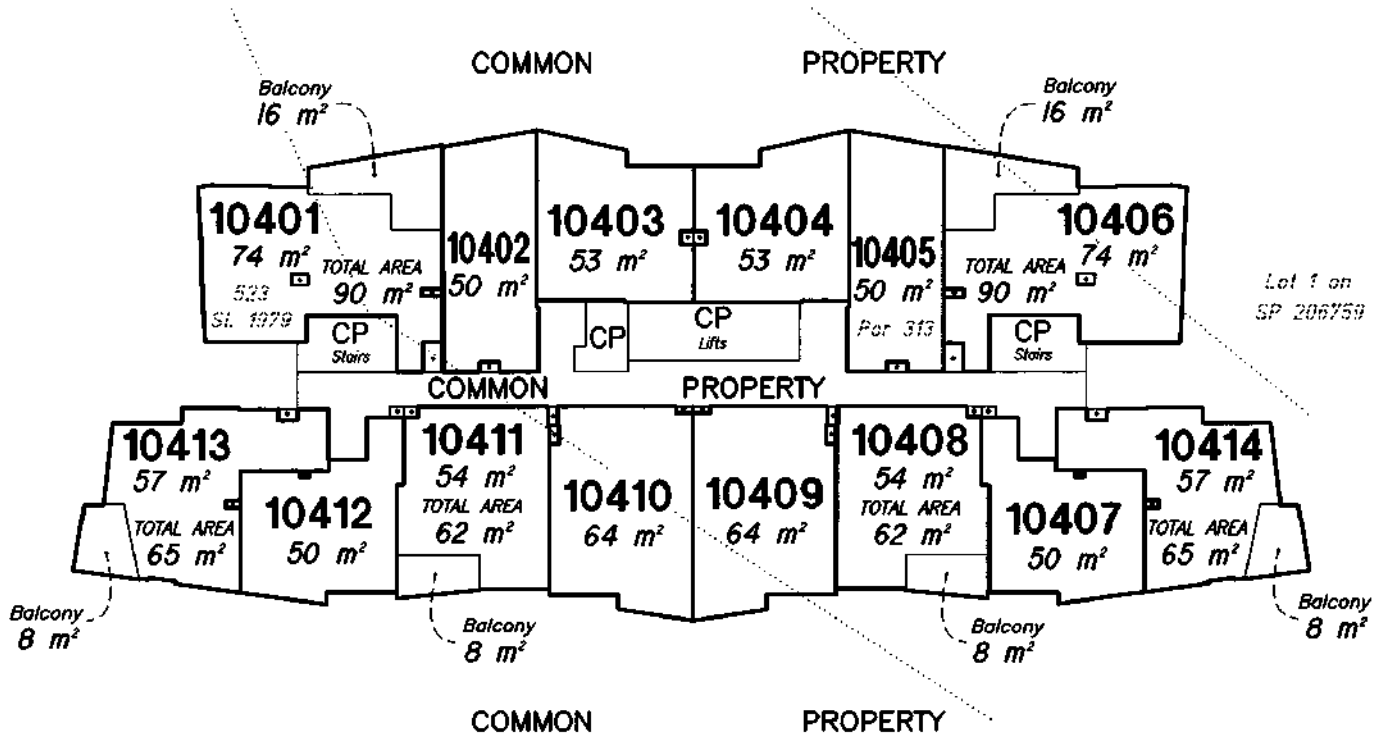
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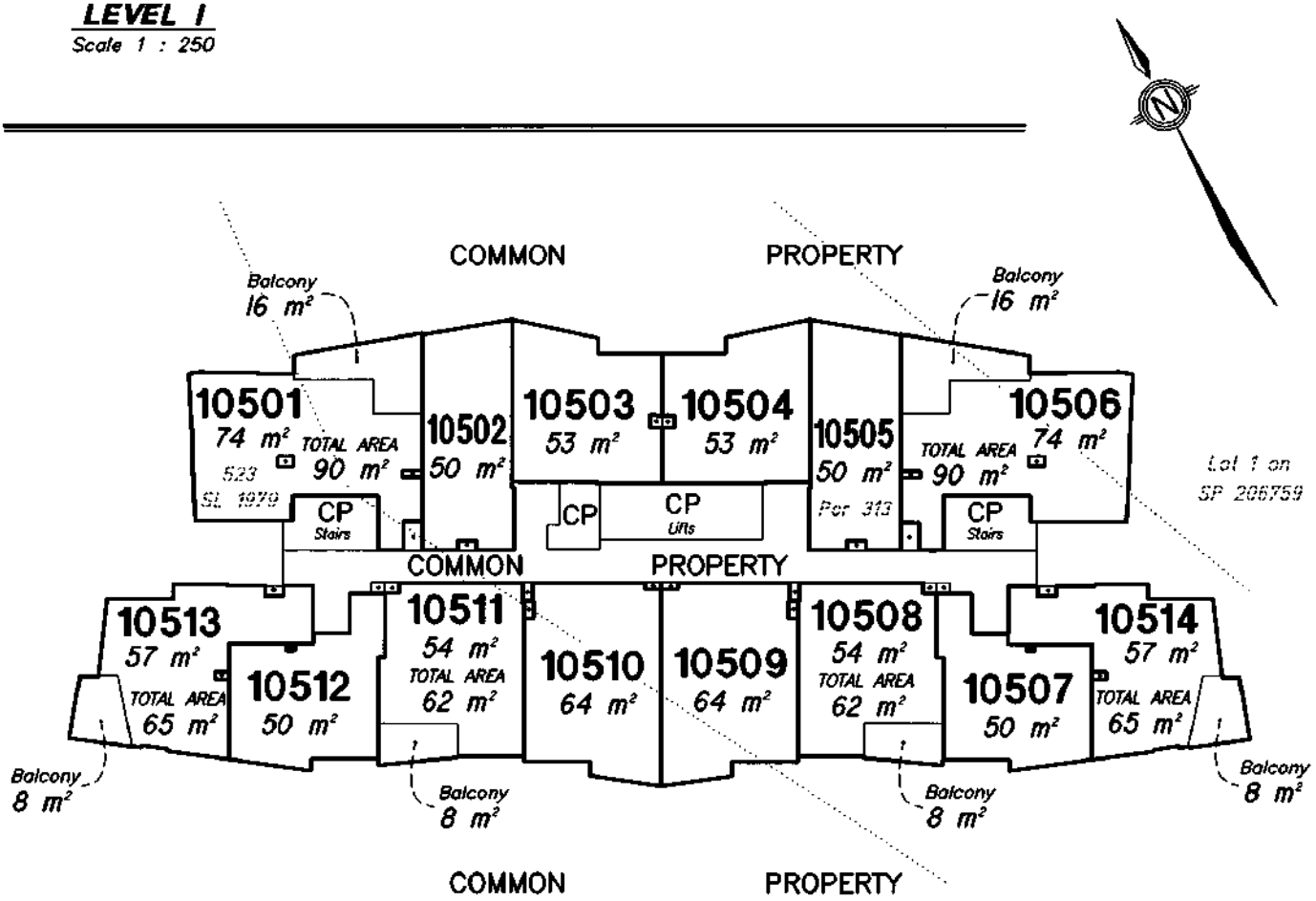
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LEVEL I
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LEVEL J
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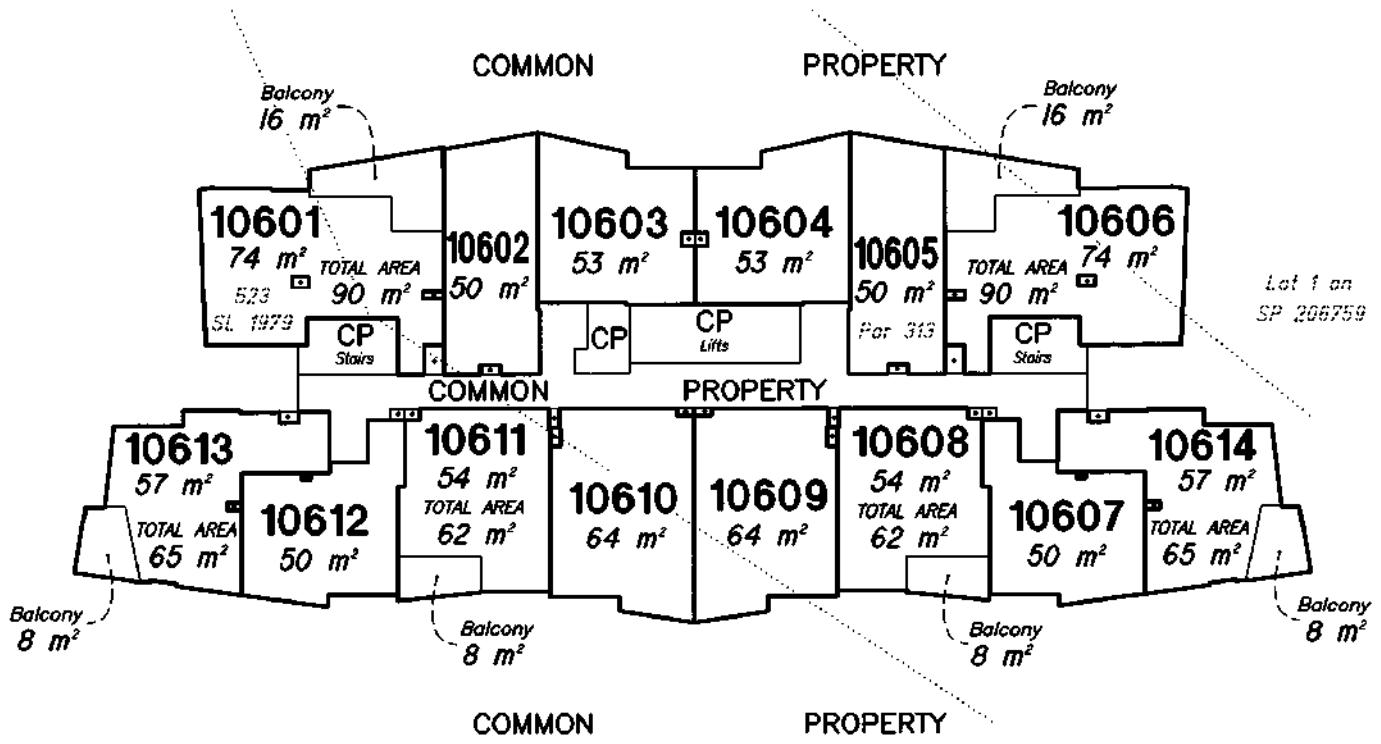
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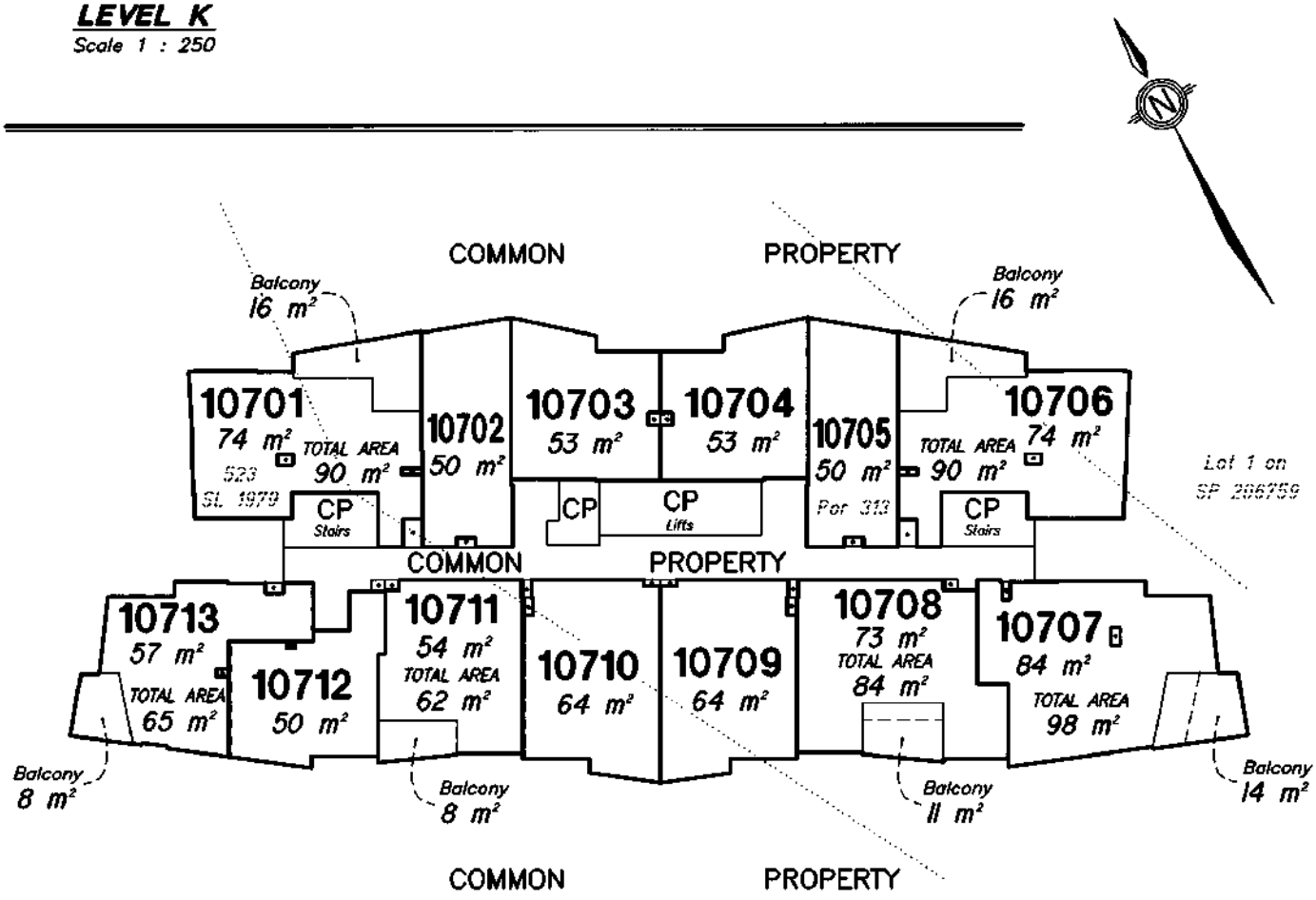
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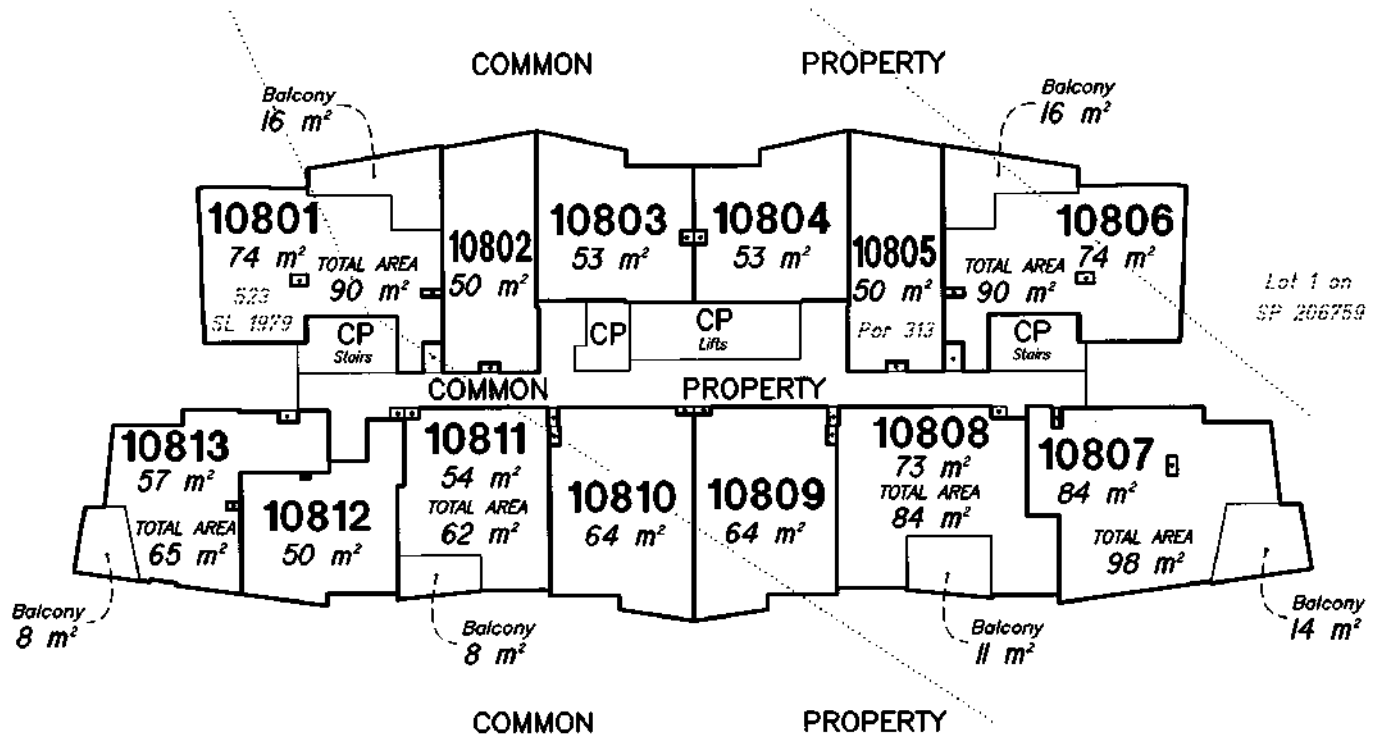
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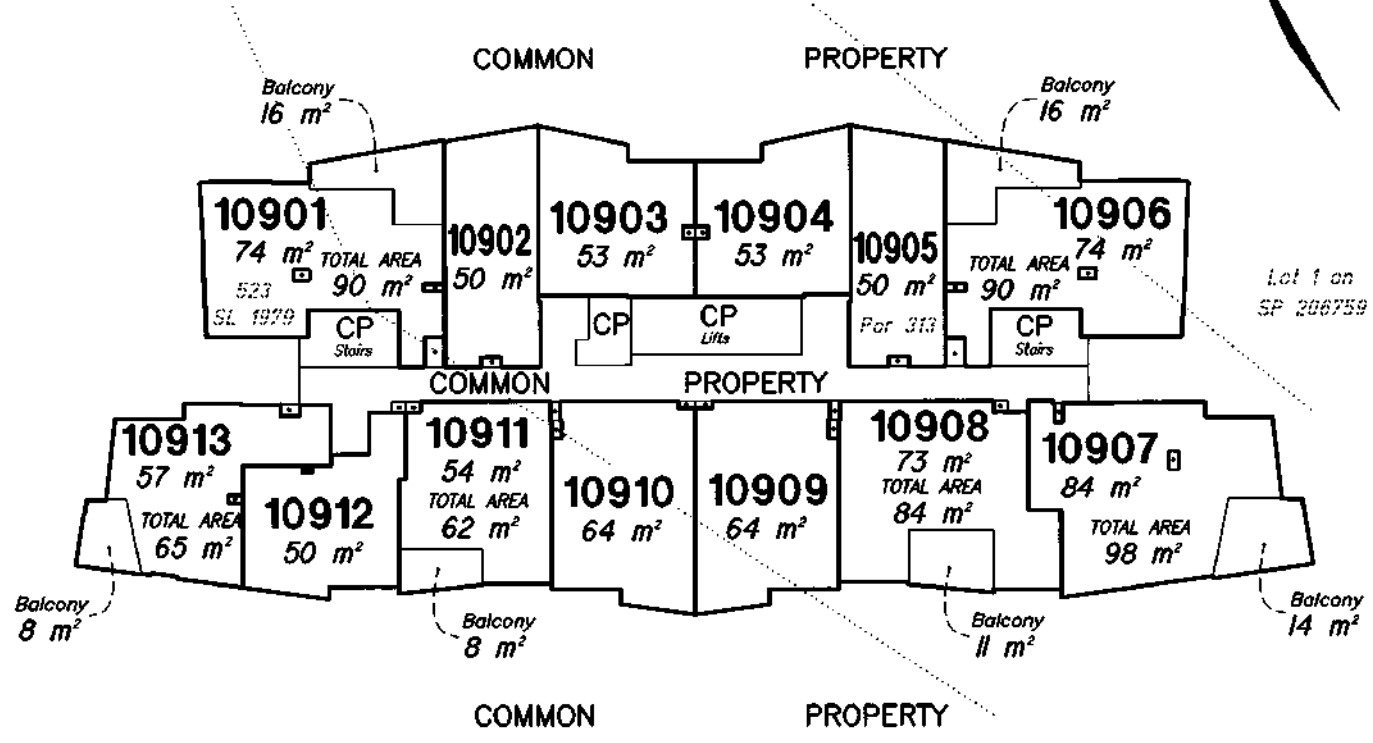
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LEVEL M
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LEVEL N
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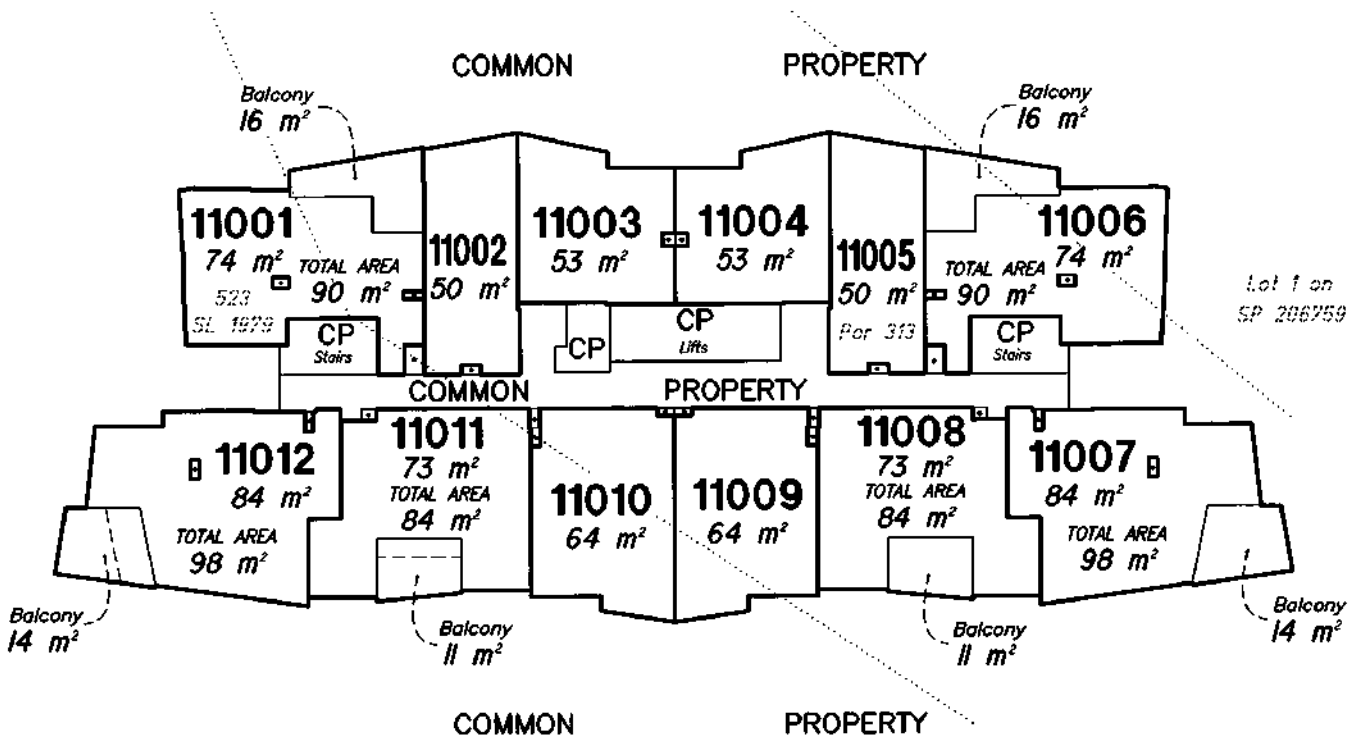
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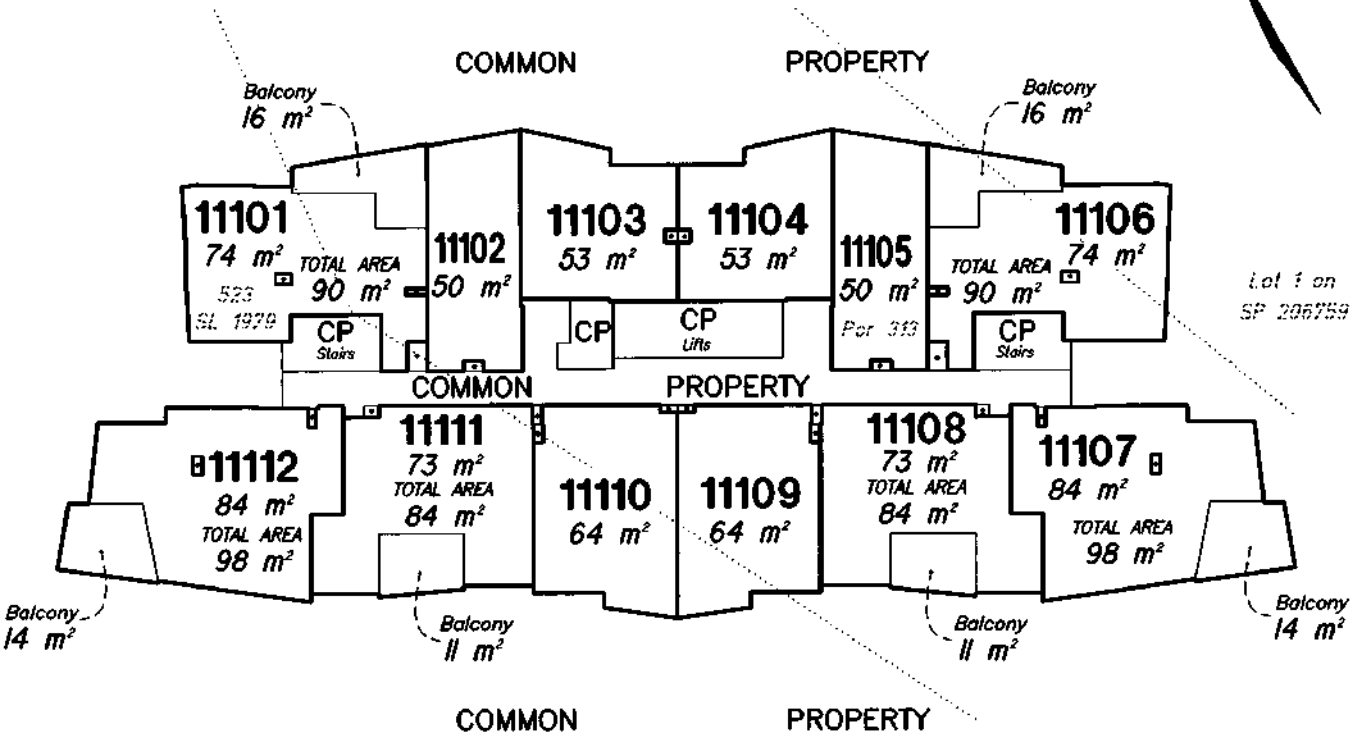
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LEVEL O
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LEVEL P
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CP denotes Common Property

denotes Common Property (Duct)

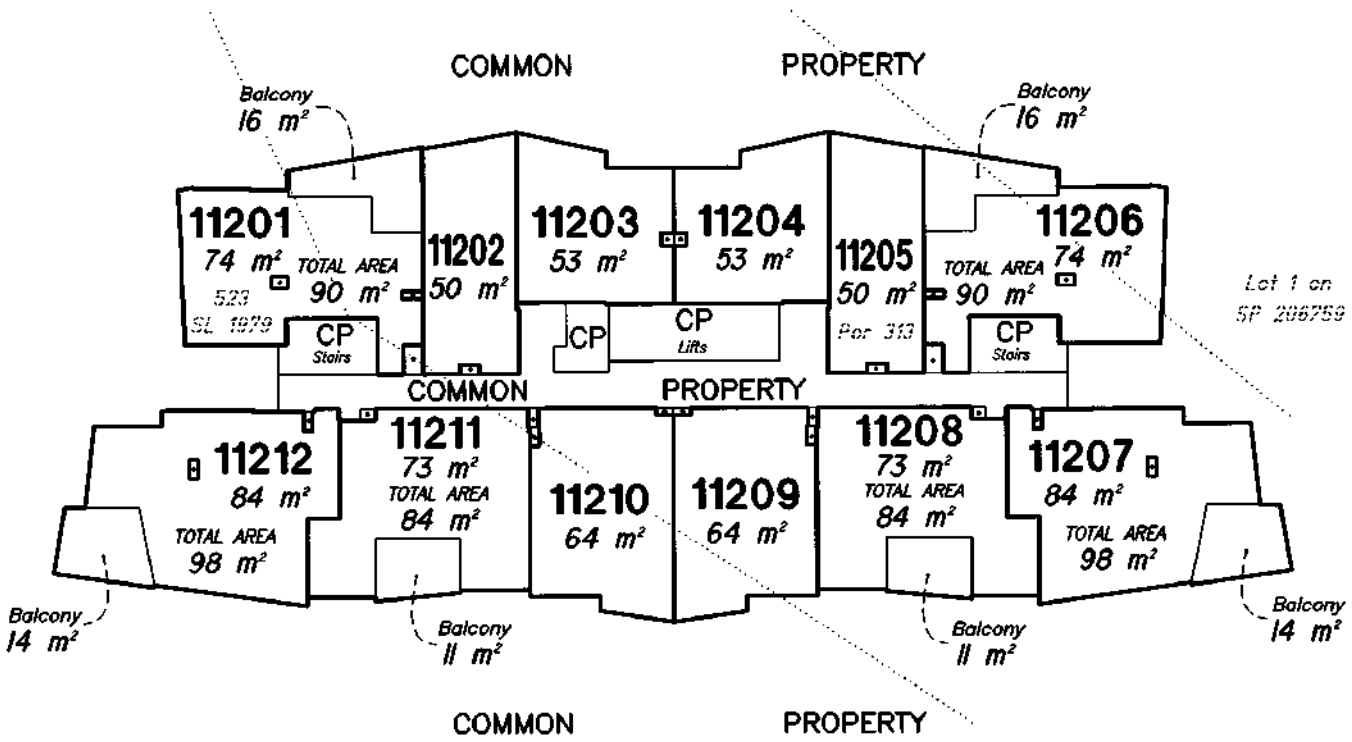
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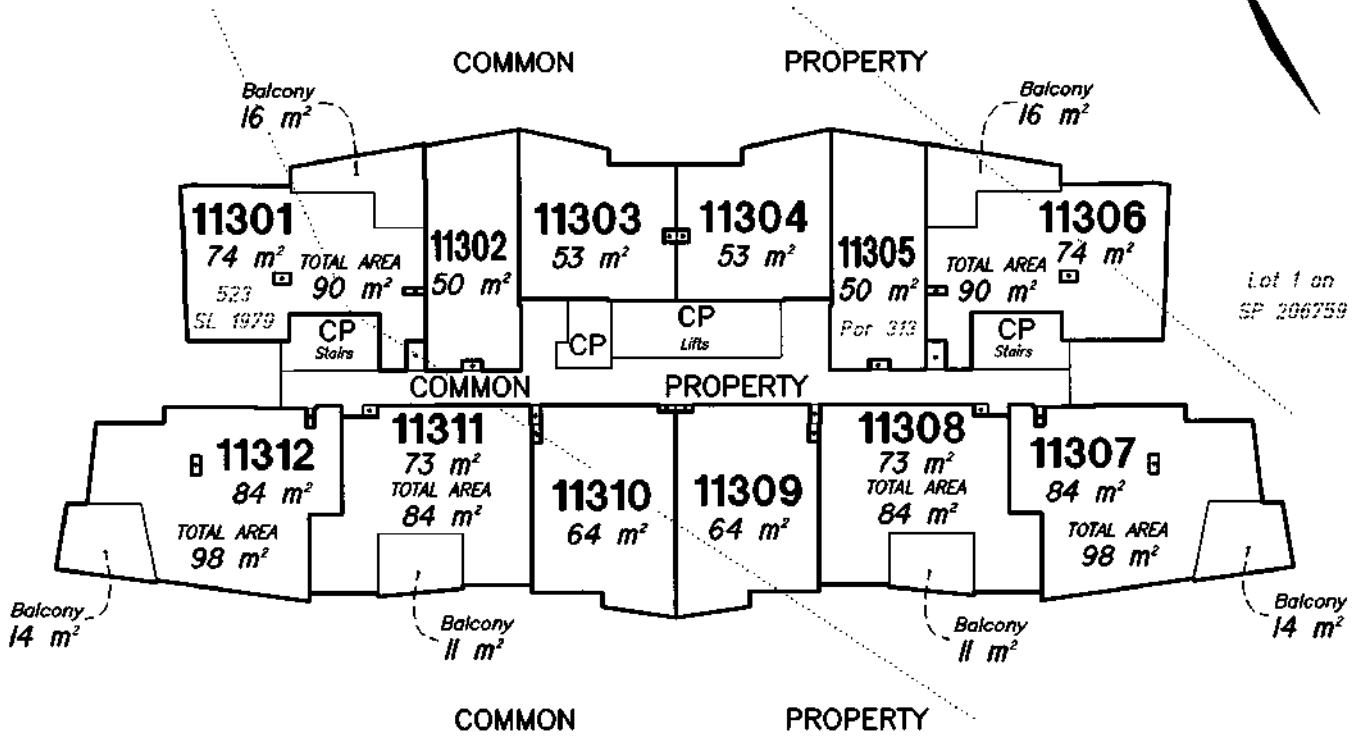
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FINAL 22151-1 (KCH/BNE)



LEVEL Q
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LEVEL R
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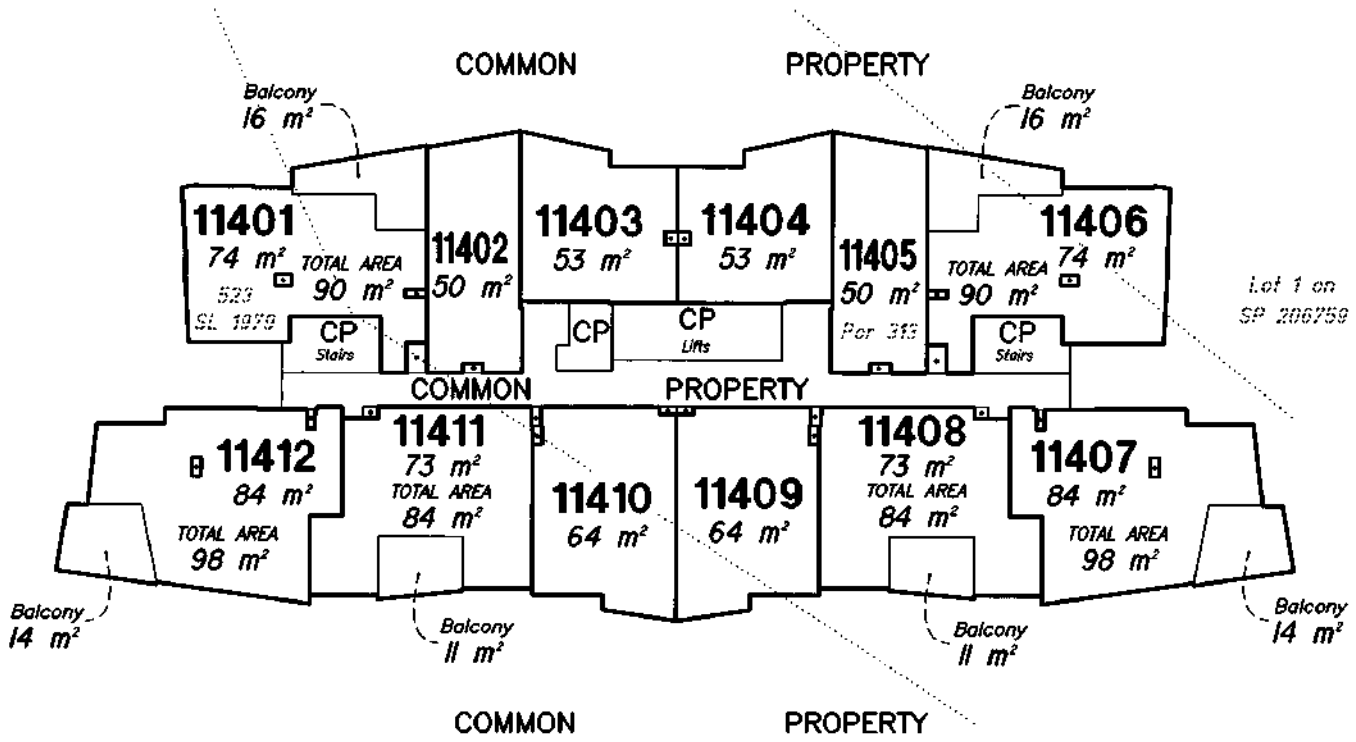
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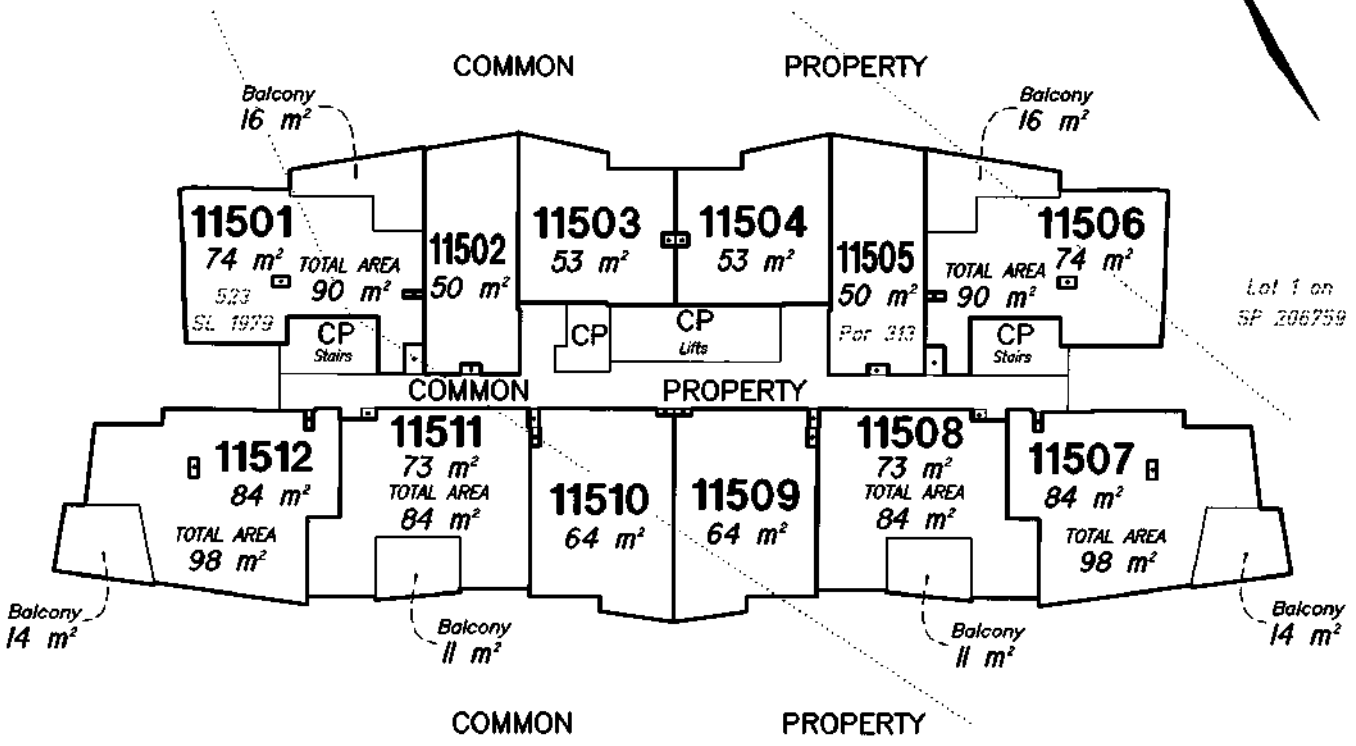
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LEVEL S
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LEVEL T
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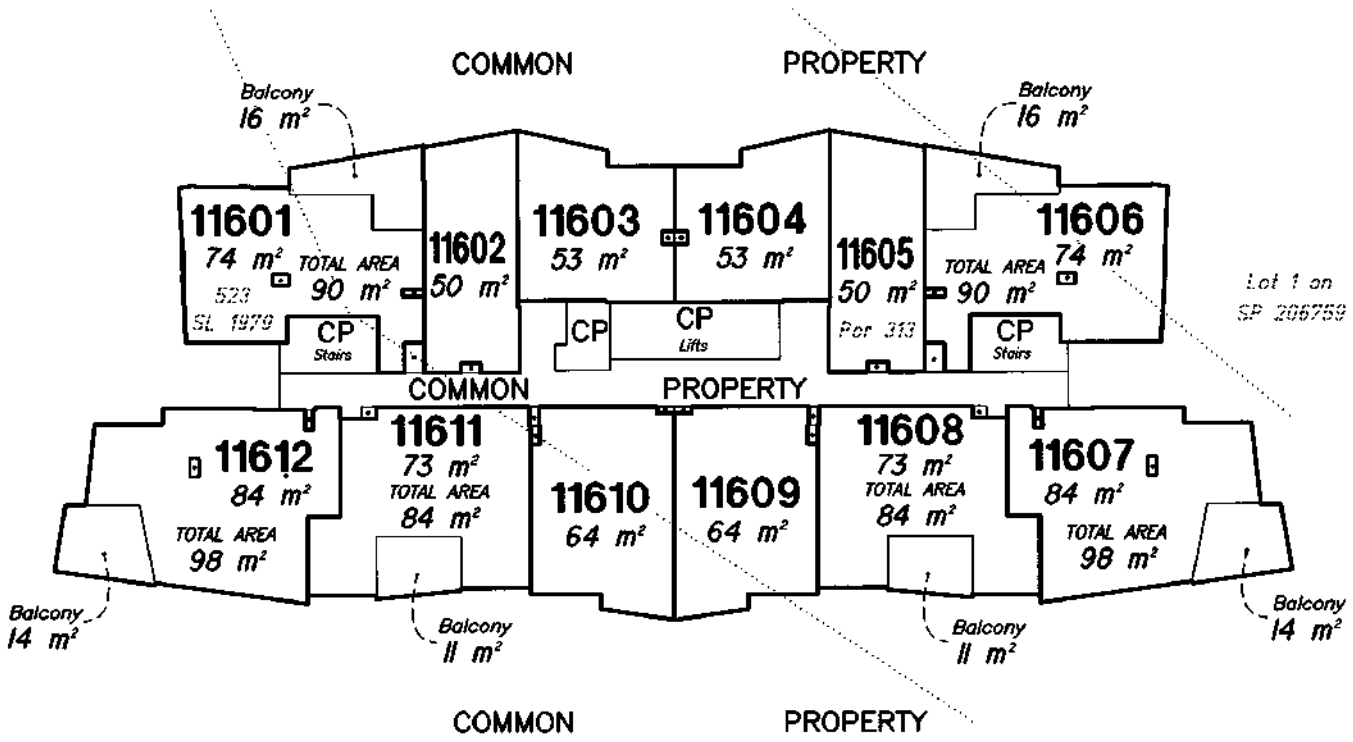
CP *denotes Common Property*

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LEVEL U
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LEVEL V
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▭ *denotes Common Property (Duct)*

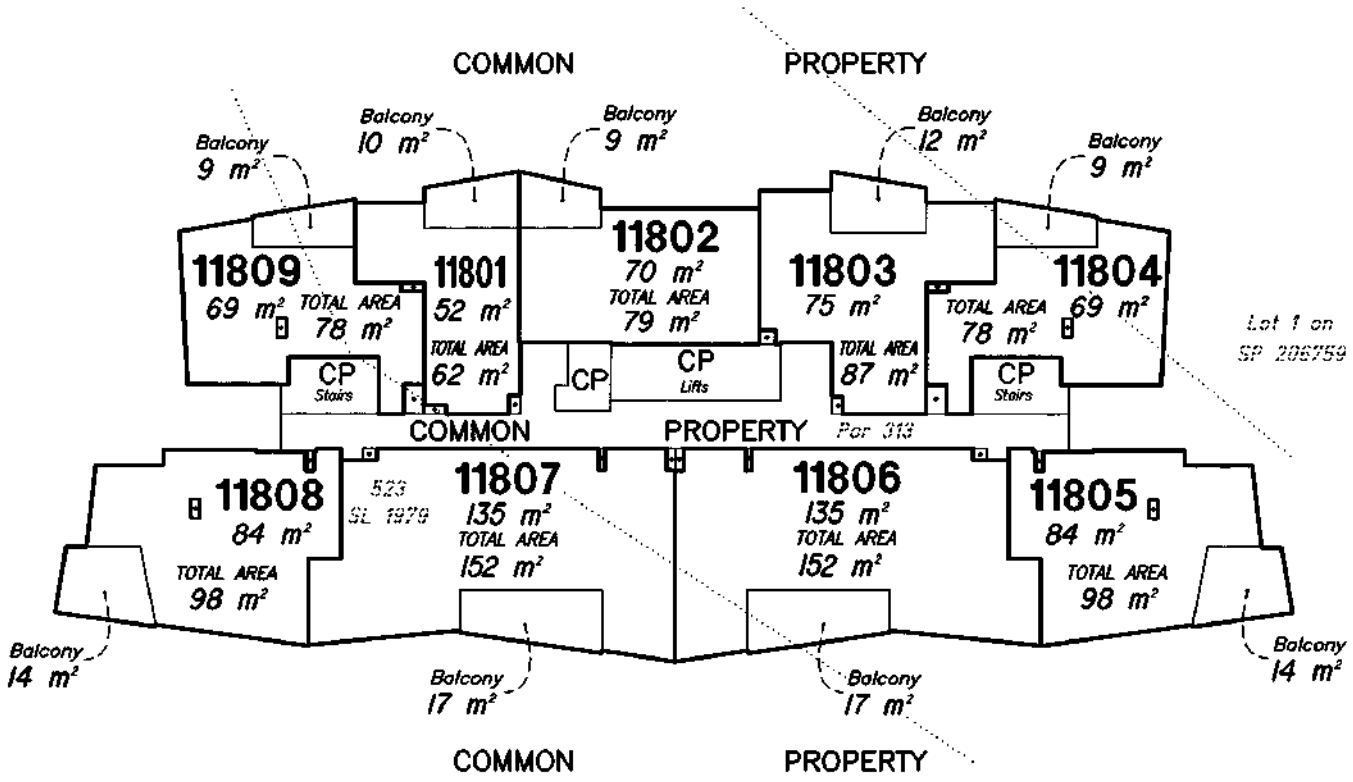
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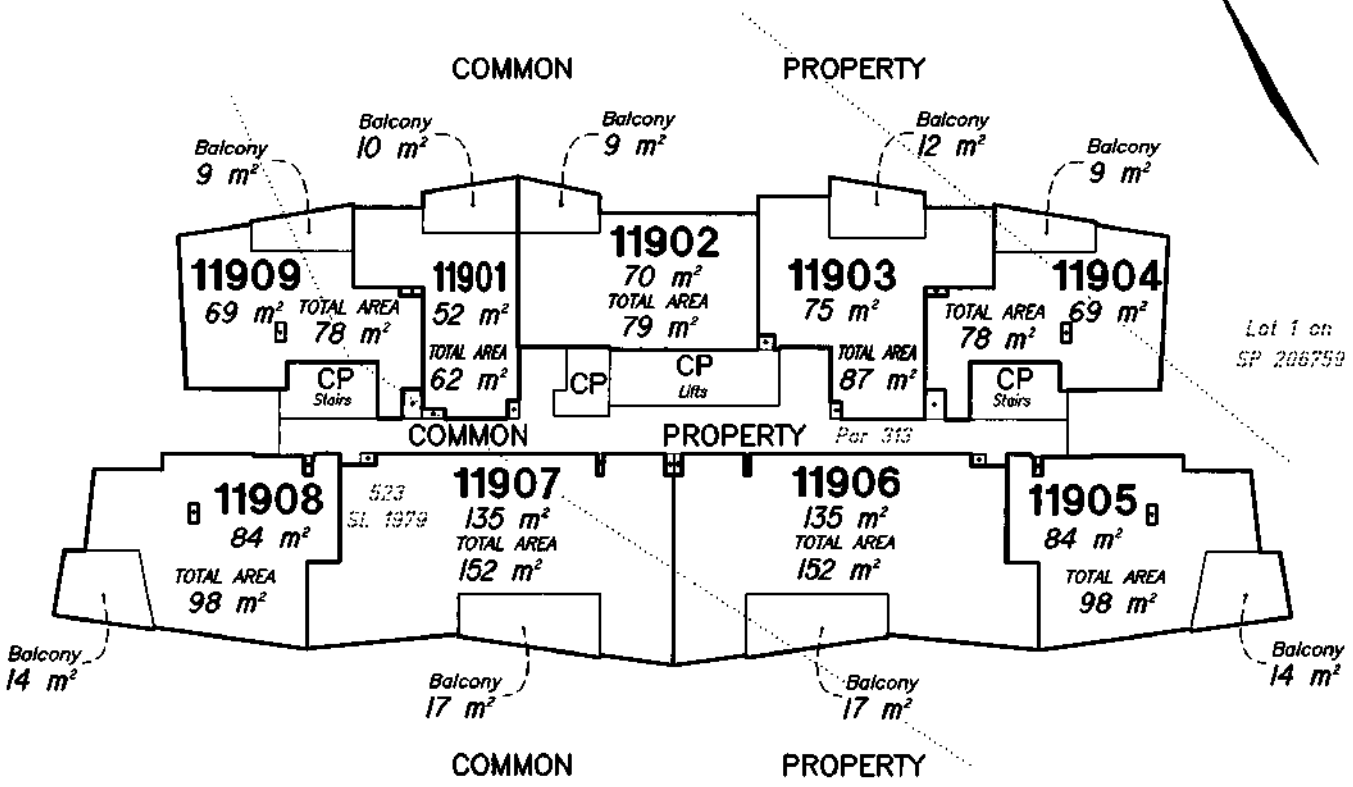
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FINAL 22151-1 (KCH/BNE)



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LEVEL X
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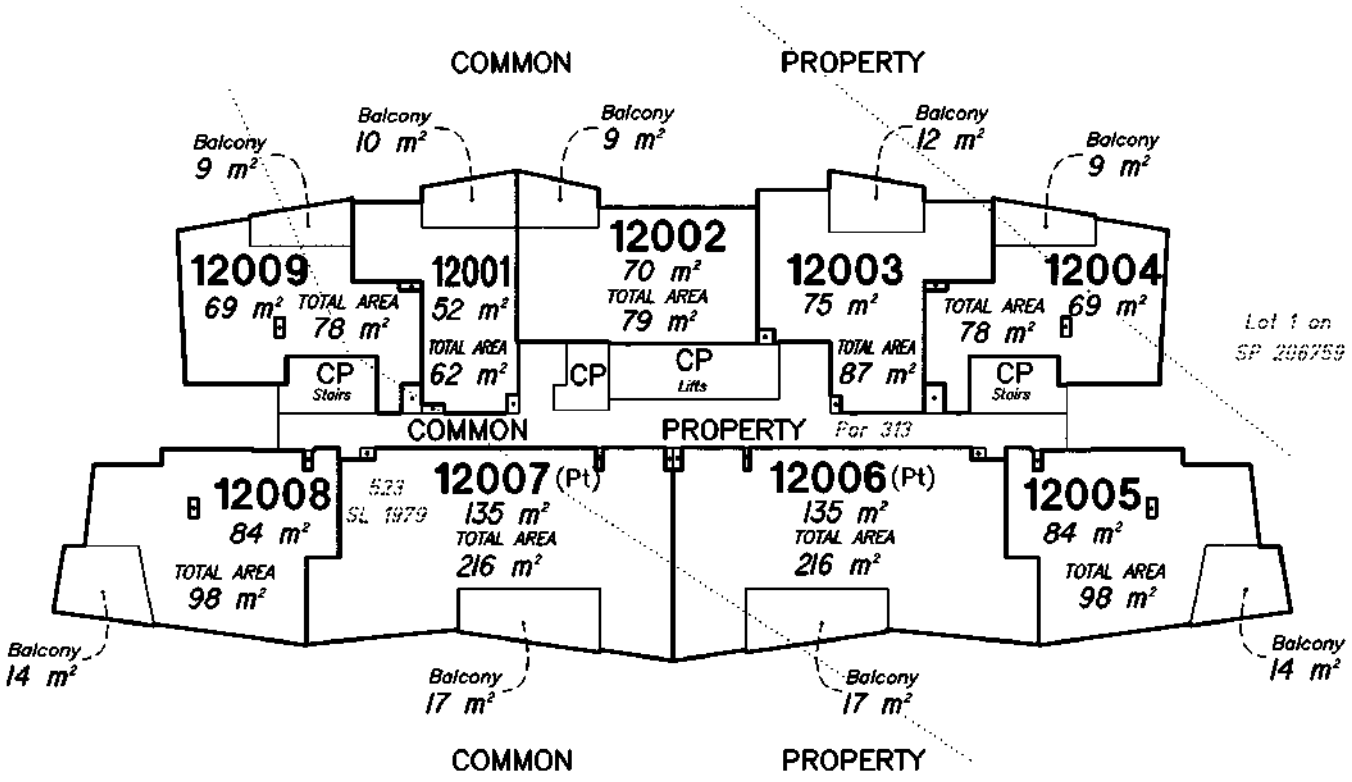
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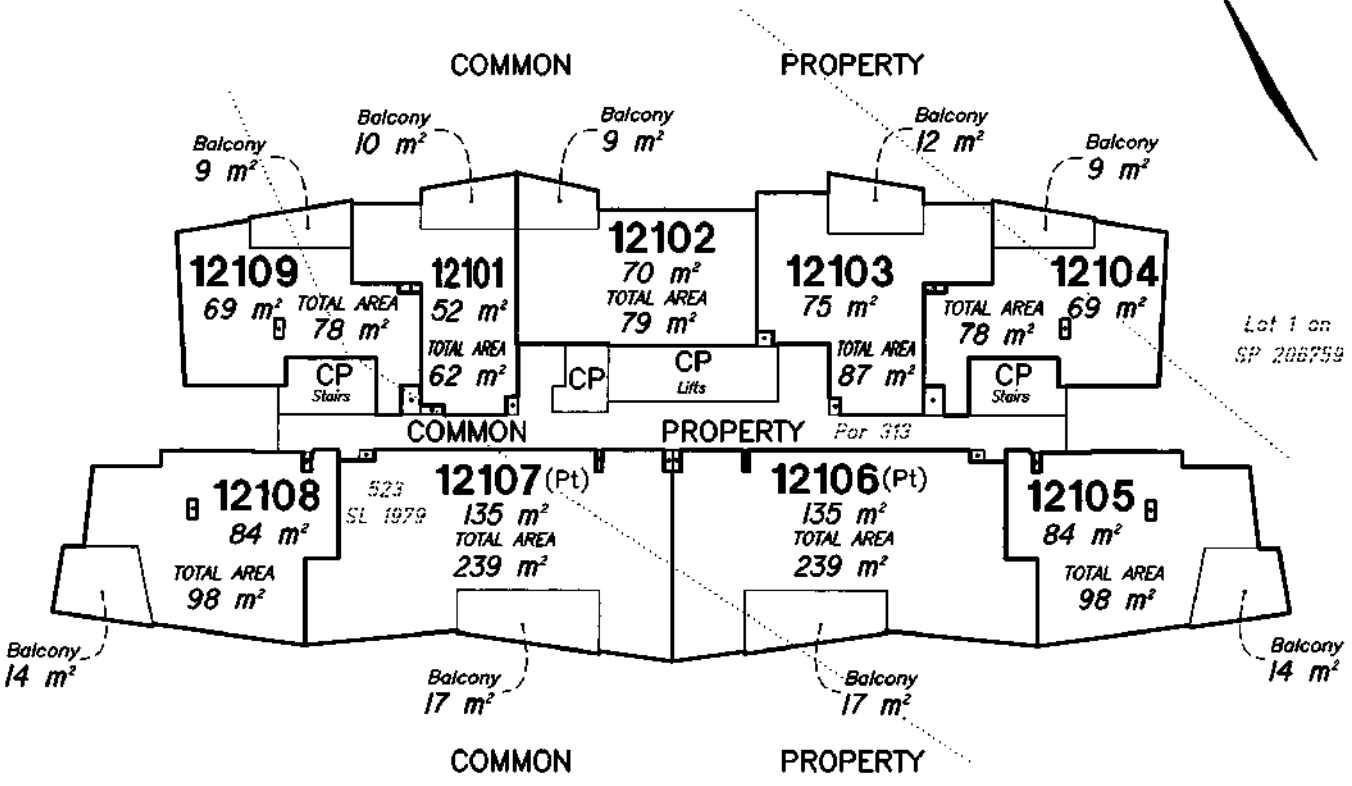
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LEVEL Y
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LEVEL Z
Scale 1 : 250

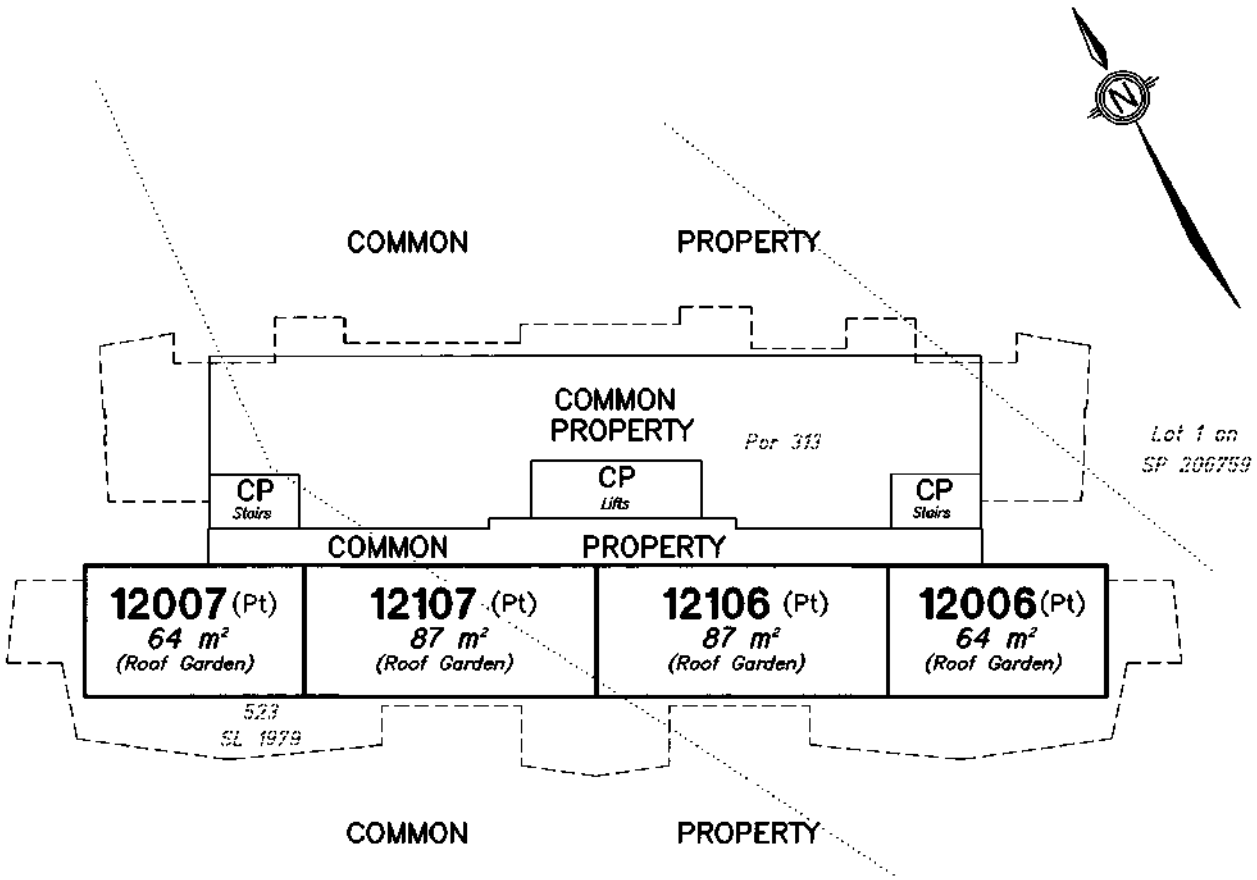
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denotes Common Property (Duct)

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LEVEL AA

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CP *denotes Common Property*

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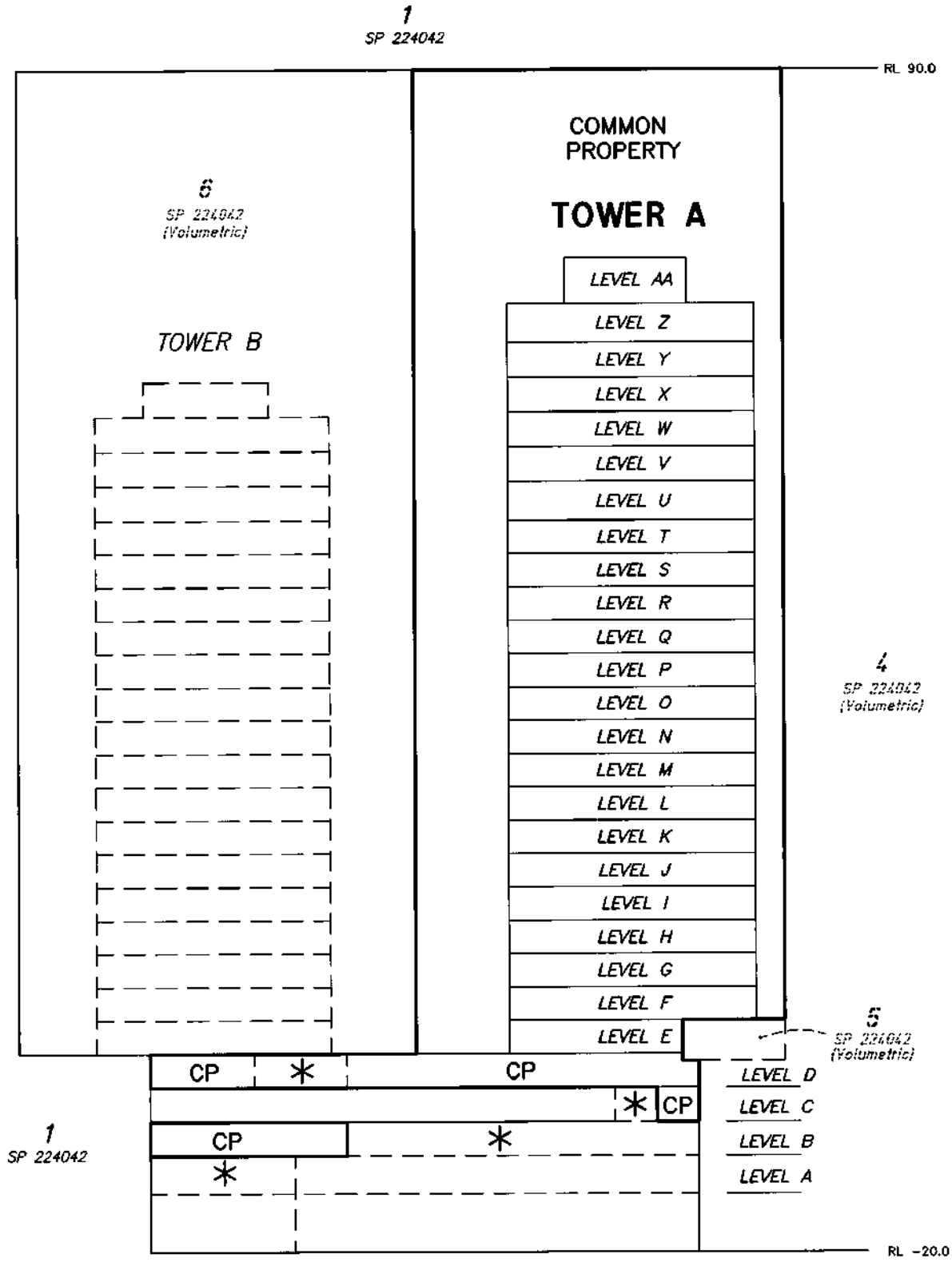
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Insert Plan Number **SP224043**

LATERAL ASPECT DIAGRAM

Not to Scale
(LOOKING SOUTH EAST)



✱ *denotes Lot 6 on SP 224042 (Volumetric)*

CP *denotes Common Property*

NOTE: Lot 6 on SP 224042 will be the second stage of Hamilton Harbour CTS and the lowest level in that lot will commence on Level A

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Insert Plan Number **SP224043**

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Property Fact Pack

develo

u11006/8 Harbour Road
Hamilton QLD 4007

YOUR DIGITAL COPY

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

At a glance

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

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

DATE OF REPORT
17th of October, 2026

ADDRESS
u11006/8 HARBOUR ROAD

LOT PLAN
11006/SP224043

COUNCIL
Brisbane

ZONING
- Ec Emerging Community
- Priority Development Area - State Gov

UTILITIES
- Water

SCHOOL CATCHMENTS
- Hamilton SS
- Aviation High

CLOSEST CITY
Brisbane - 5km

Zoning

What zone is my property?



Sources: Brisbane City Council, State Government - Economic Development Queensland

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Ec Emerging Community
- Os1 Open Space (Local)
- Priority Development Area - State Gov

Local Plans

Is my property in a Local Area or Neighbourhood Plan?



Sources: Brisbane City Council

THINGS TO KNOW

Local Area and Neighbourhood Plans provide more detailed planning guidance for specific parts of a suburb or town. They sit within the local planning scheme and work alongside zoning to shape how land can be developed.

While zoning sets the general land use, such as residential, commercial or industrial, Local Area Plans can refine or vary zoning rules. They might allow increased building heights in key centres, encourage mixed-use or higher density near transport, or protect local character in established neighbourhoods.

These plans help guide how growth occurs, balancing development with the area's unique identity, access to services, open spaces and transport networks.

Note: Local Area and Neighbourhood Plans differ between councils and are updated over time. Always check the local planning scheme or speak with a town planner or Council officer for current requirements.

Questions to ask

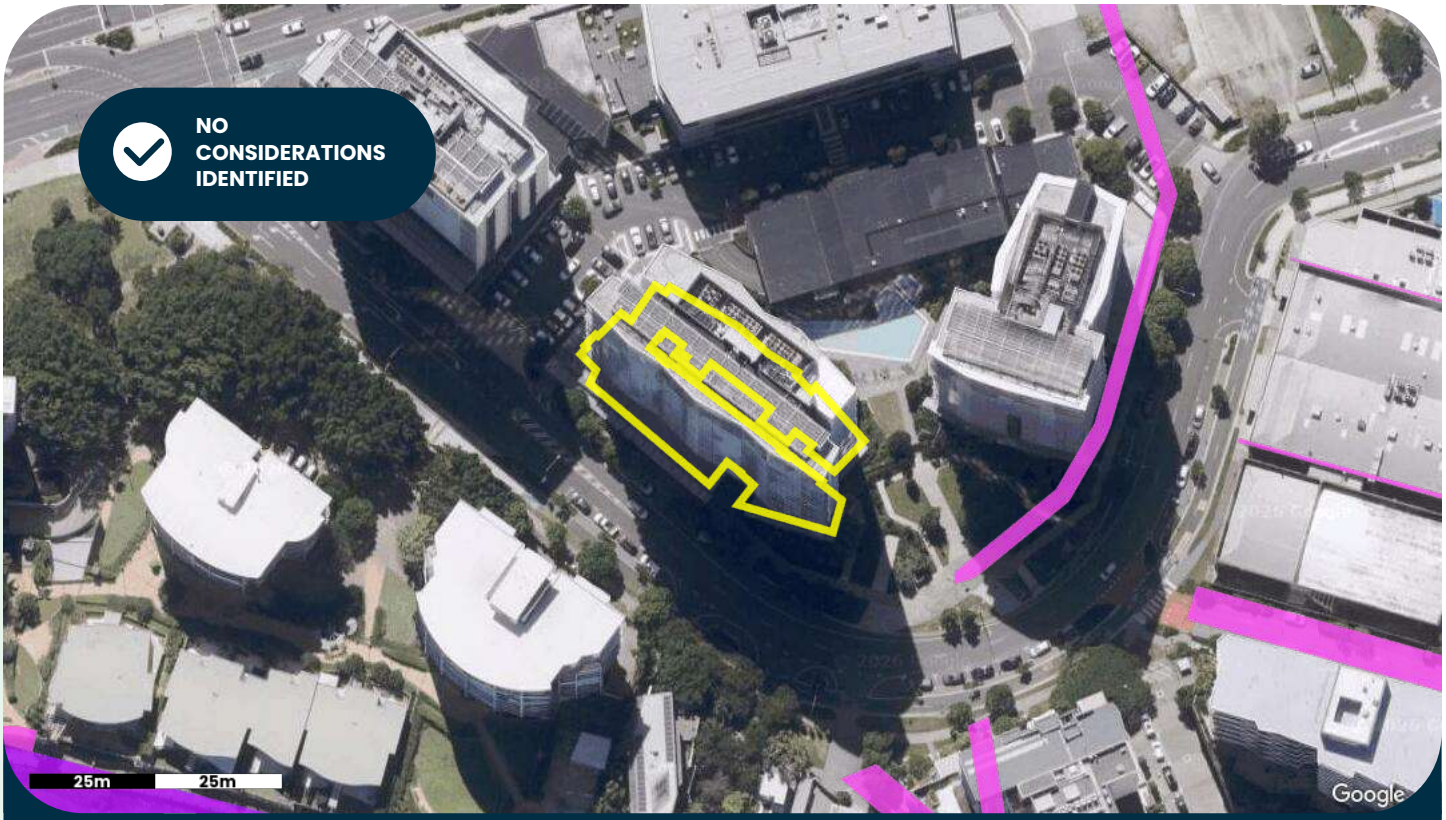
- Does this plan change or override standard zoning rules?
- What design, height or density controls apply?

LEGEND

- Selected Property
- Australia Tradecoast Neighbourhood Plan
- Racecourse Precinct Neighbourhood Plan

Easements

What access rights exist over the property?



Sources: Department Of Natural Resources And Mines, Manufacturing And Regional And Rural Development

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Secondary Interest: Easement
- Secondary Interest: Lands Lease

Flood Risk

Is the property in a potential flood area?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

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

Questions to ask

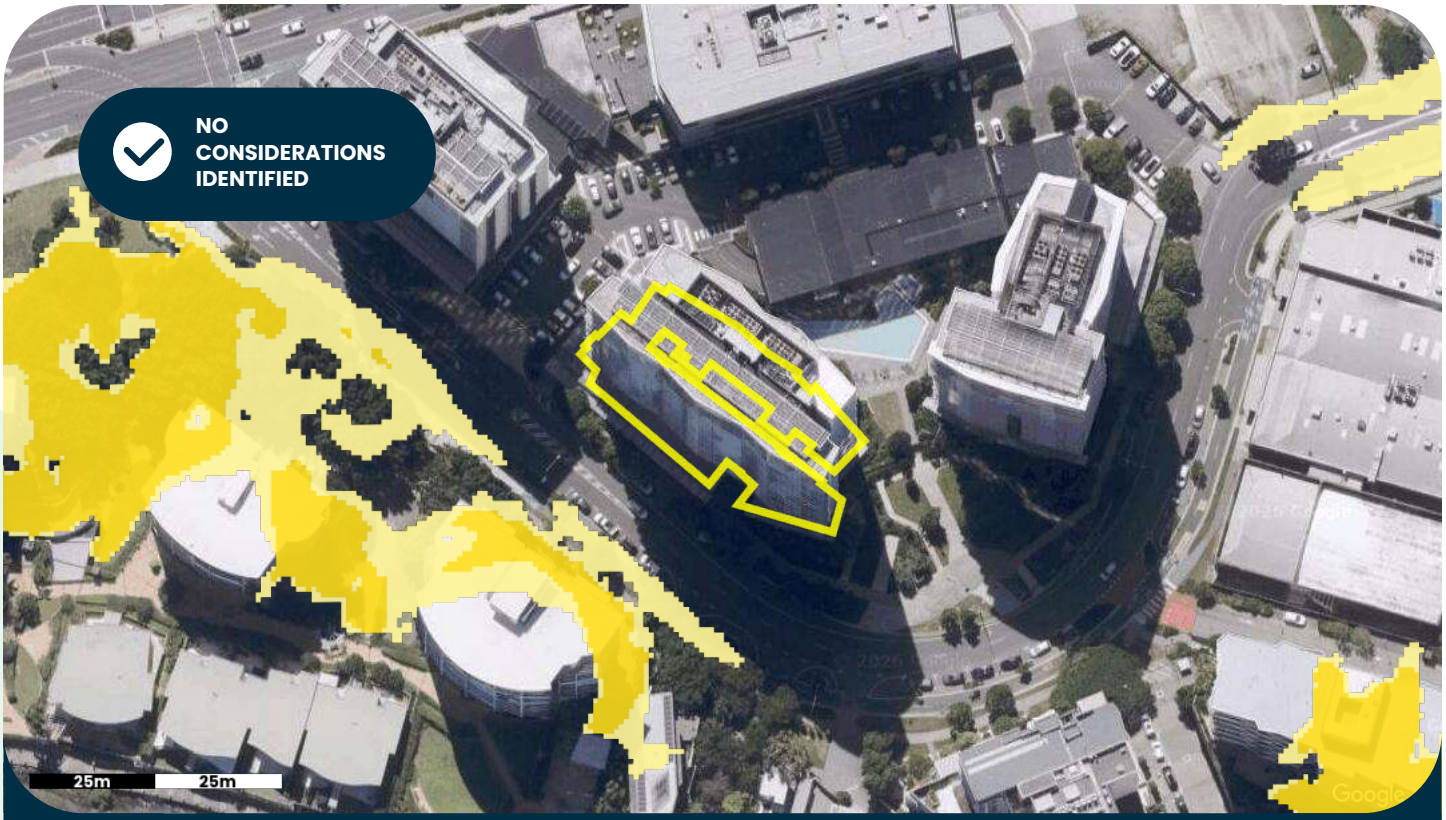
- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

LEGEND

- Selected Property
- High Likelihood (5.0% Annual Chance)
- Medium Likelihood (1.0% Annual Chance)
- Low Likelihood (0.2% Annual Chance)
- Very Low Likelihood (0.05% Annual Chance)

Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

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

Questions to ask

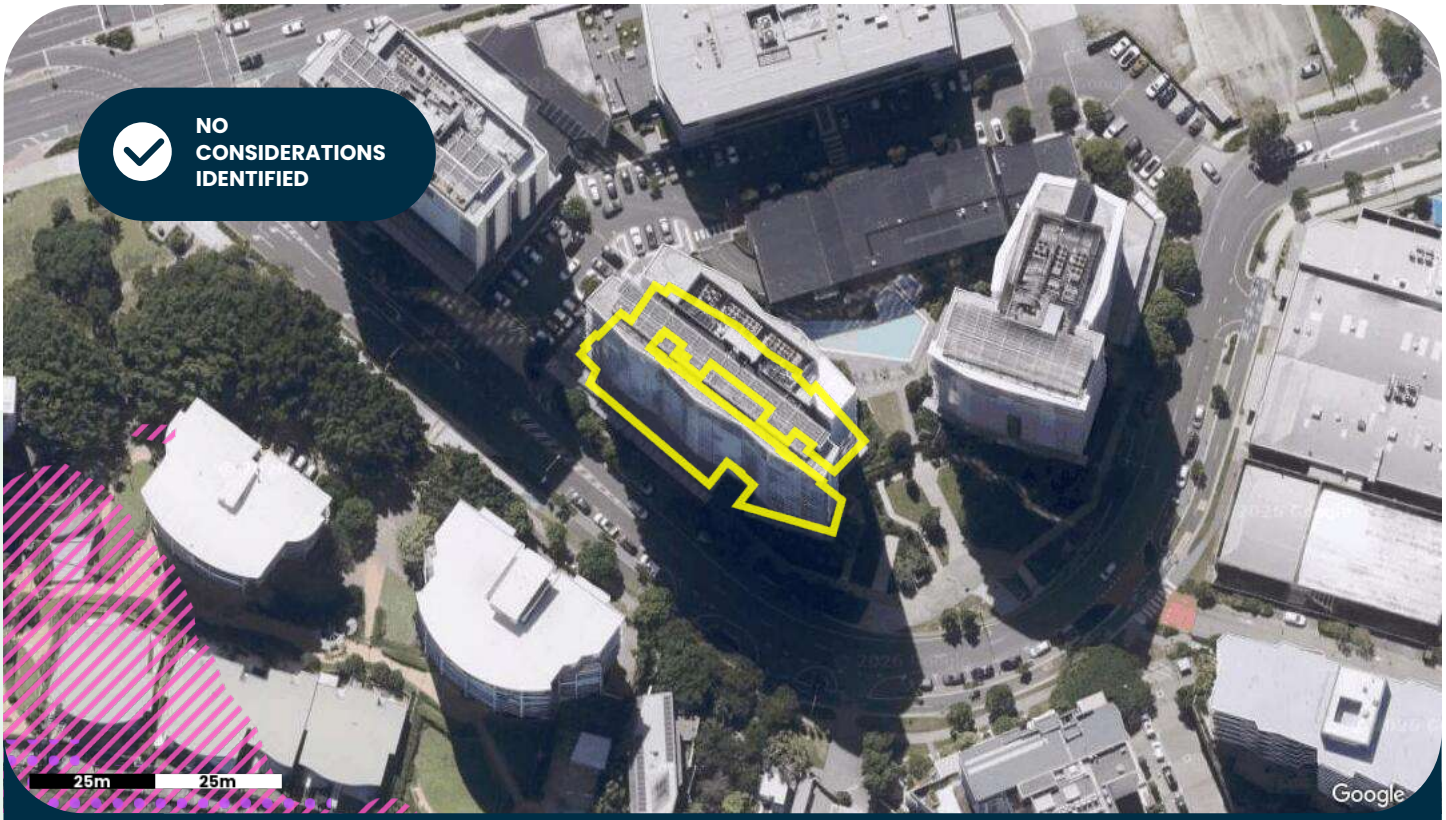
- Are there specific regulations for overland flow that affect your property?
- What building or landscaping measures can help manage water flow?

LEGEND

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

Flood History

Has the property been impacted by historic flood events?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

Questions to ask:

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

LEGEND

- Selected Property
- Flood Event - Feb 2022
- Flood Event - Jan 2011

Flood Planning Risk

What planning overlays impact development of this property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

Questions to ask

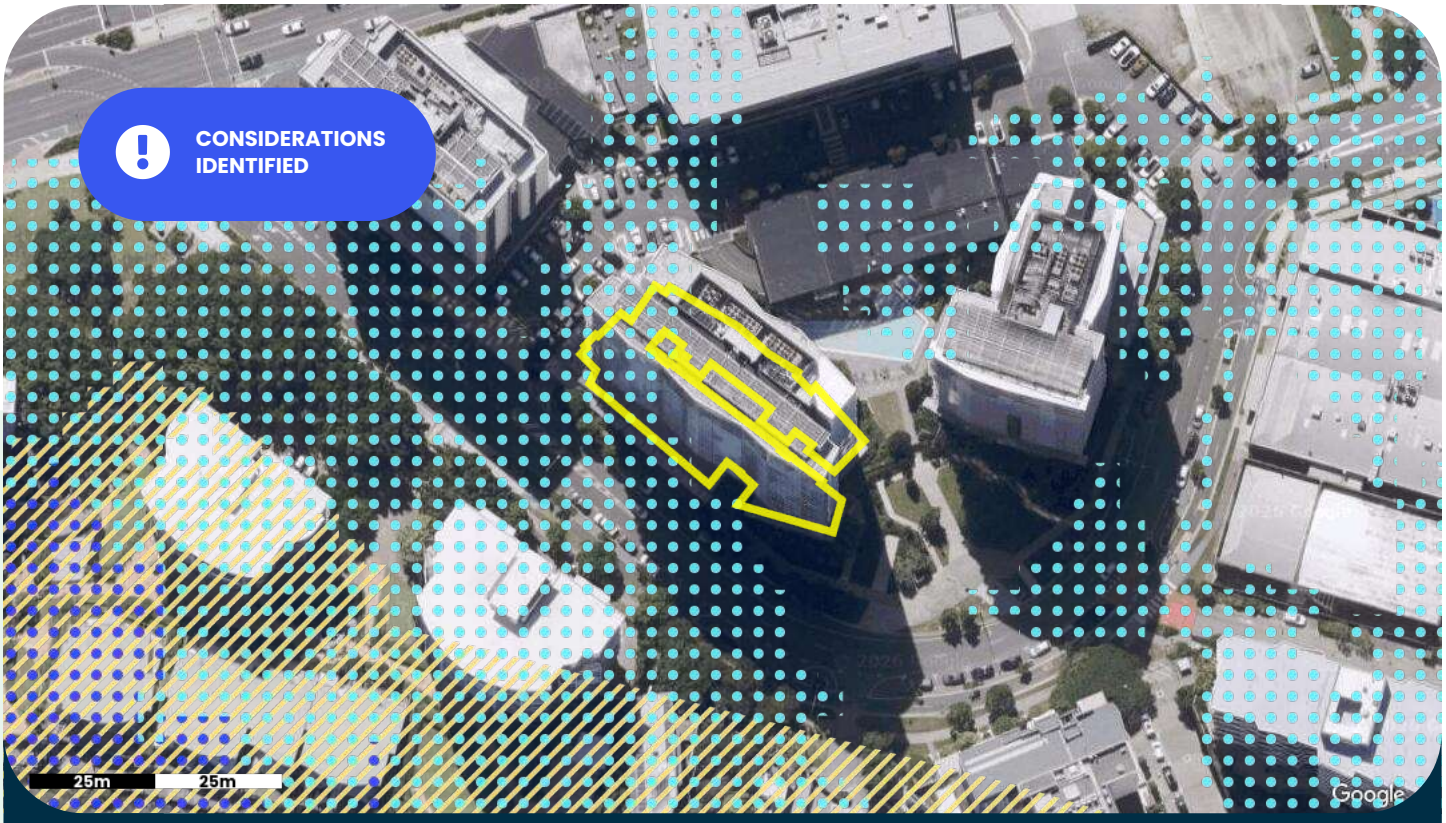
- What restrictions apply to developing in a Flood Planning area?
- Are there required flood immunity levels or design standards?
- How do overlays account for future changes like climate impacts or urban growth?

LEGEND

- Selected Property
- Planning Area 1 - High Risk
- Planning Area 2 - High To Mod. Risk
- Overland Flow Flood Planning Area
- Planning Area 4 - Low Risk
- Planning Area 5 - Very Low Risk

Coastal Flood Risk

Are there any coastal impacts that impact my property?



Sources: Brisbane City Council

THINGS TO KNOW

Coastal flooding may occur when high tides, storm surges, or severe weather events push seawater inland. Rising sea levels and coastal erosion, caused by waves, tides, and human activities like vegetation removal, can make previously safe areas more vulnerable to flooding.

Building in a potential coastal flood area often requires government approval and mitigation measures. These can include raising floor heights, using materials resistant to saltwater, and installing erosion control features such as seawalls, revetments, or dune restoration.

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

Note: Government coastal flood risk models provide general guidance but don't account for site-specific conditions or guarantee protection from flooding. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

Questions to ask

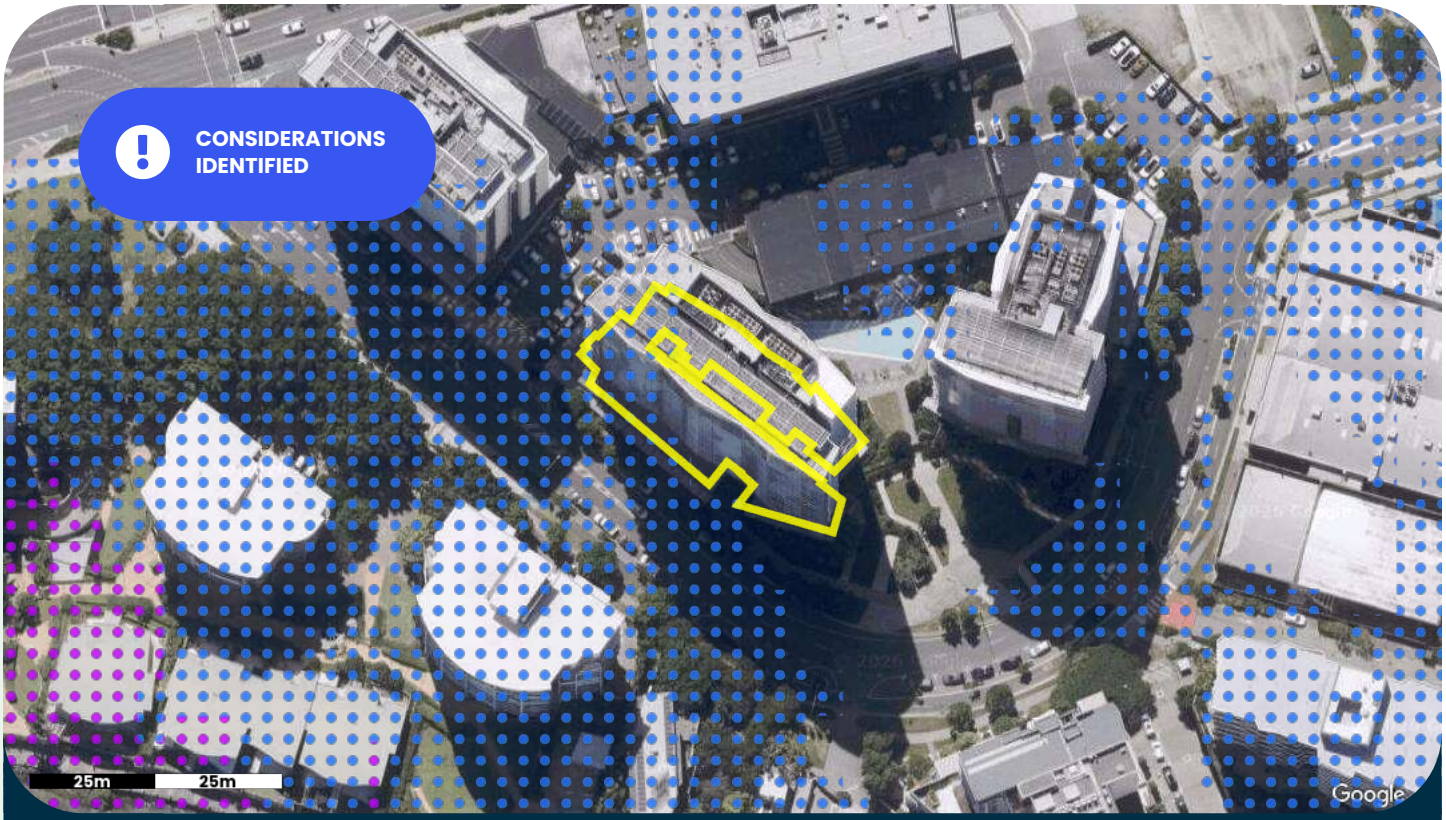
- What are the building restrictions in a coastal flood area?
- Can building designs reduce flood and erosion risks?
- How does coastal erosion impact your property, and what measures can help?

LEGEND

- Selected Property
- High Storm-Tide Inundation Area
- Medium Storm-Tide Inundation Area
- Erosion Prone Area - Coastal Erosion Sub-Category

State Flood Planning

What State overlays impact development of this property?



Sources: Queensland Department Of Environment And Science

THINGS TO KNOW

State Government Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater or coastal inundation. These overlays are prepared by the State, to provide a broad understanding of flood behavior across large areas and are often used to guide regional planning, infrastructure design and land use strategies.

The State may undertake flood studies in certain areas to determine potential impacts across large catchments for a range of purposes. This information is generally broad in nature and should be interpreted with caution when considering flood impacts at an individual property level. The existence of a State flood study over a property does not always indicate flood risk for that property, especially for urban residential properties. If available, **local Council flood models should be referred to for more accurate, site specific assessment in residential areas.**

Relevant State flood models have been included in Develo reports as they provide useful coverage for rural and regional areas, where local government data may not be available. Some State Government flooding data is statutory for developers and, if the development is of a sufficient scale, applications may need to be referred to the relevant authority for assessment.

Note: Flood Planning overlays are based on modelling assumptions and are general in nature. They do not guarantee property immunity from flooding or account for site-specific conditions. Newly subdivided lots may already have addressed flood risks in their design, which may render broad State mapping irrelevant.

Questions to ask

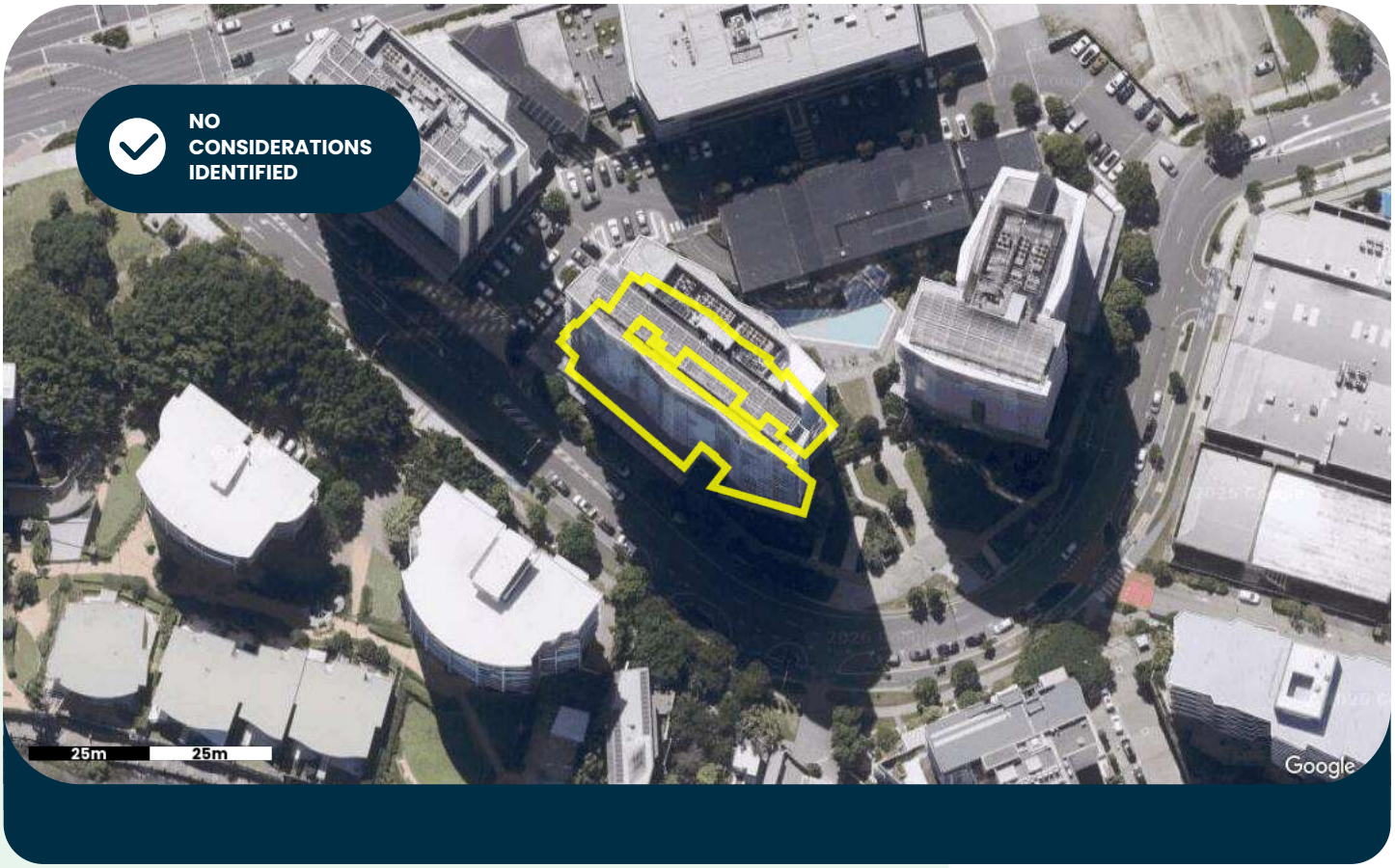
- What restrictions apply when developing in State t identified flood areas?
- Does my development need to be referred to the State for assessment?

LEGEND

- Selected Property
- State Coastal - High Storm Tide Inundation Area
- State Coastal - Moderate Storm Tide Inundation Area

Character

Is the property in a character or heritage area?



THINGS TO KNOW

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

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

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

Questions to ask

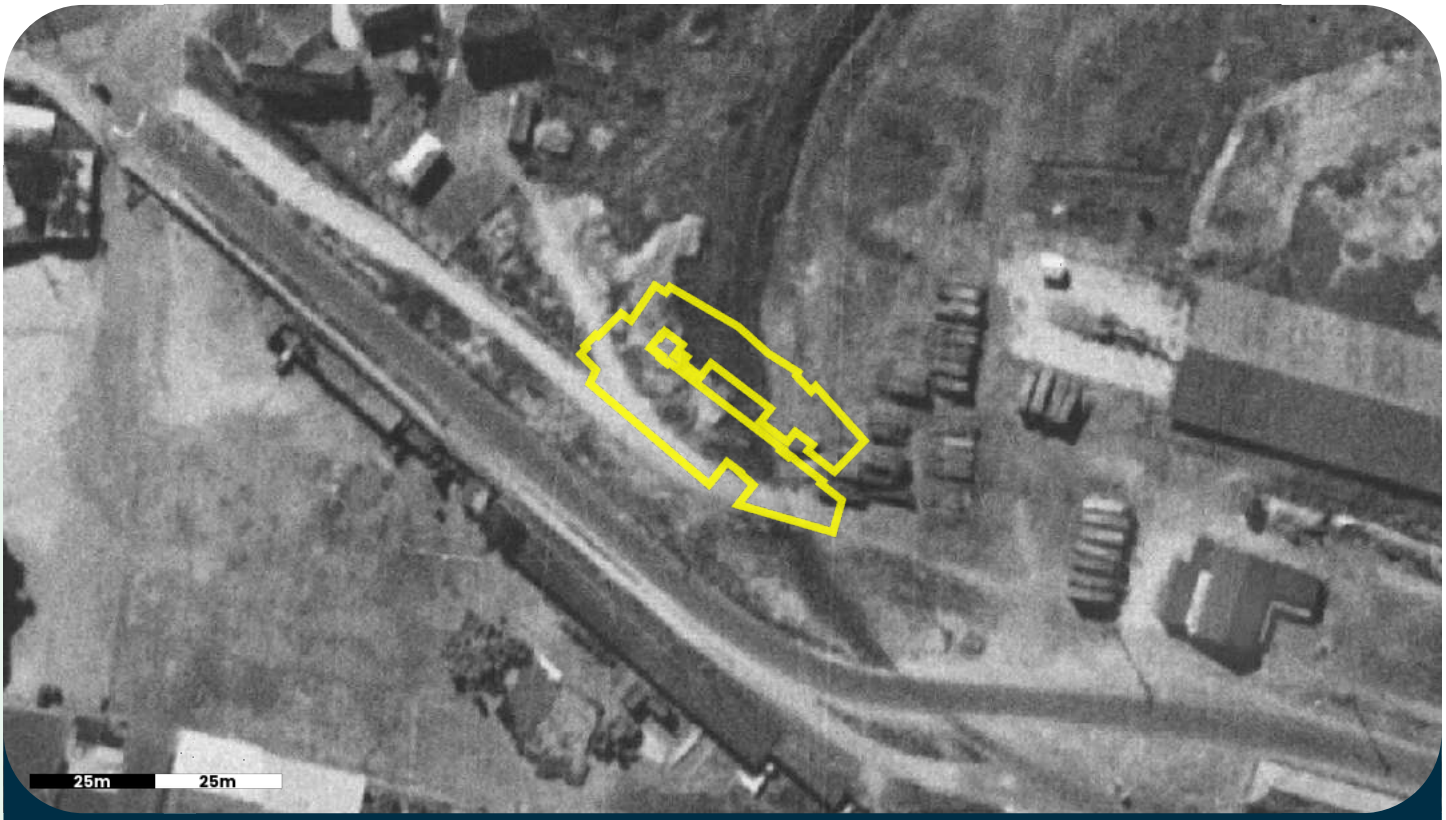
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

Selected Property

Historic Imagery

Historic Aerial Imagery



THINGS TO KNOW

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

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

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

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

Questions to ask:

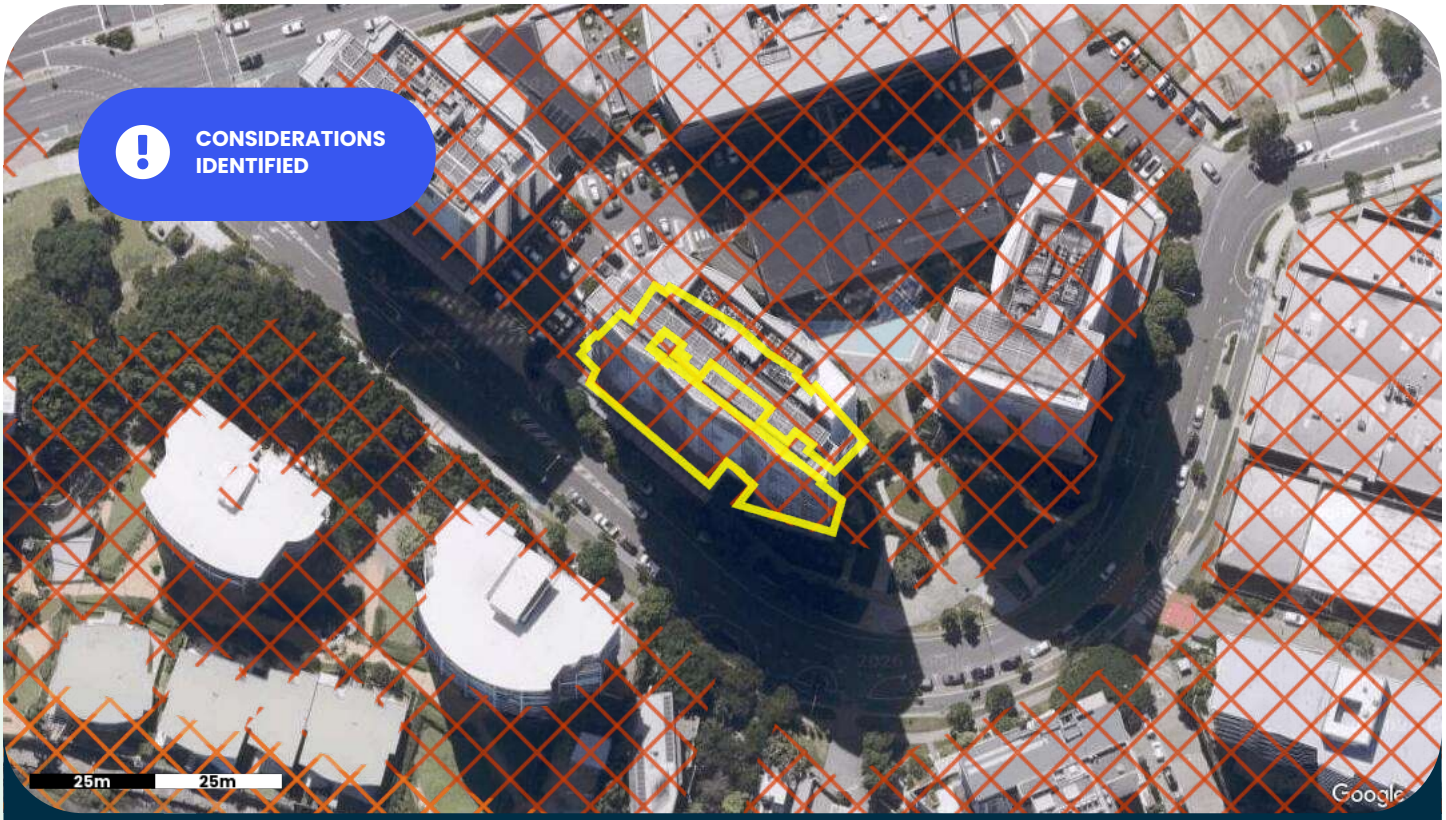
- Is the property protected by Character protection?
- Can the building be demolished or modified?
- How do these protections affect renovations, extensions, or new builds?

LEGEND

Selected Property

Vegetation

Is the property in an area with vegetation protection?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

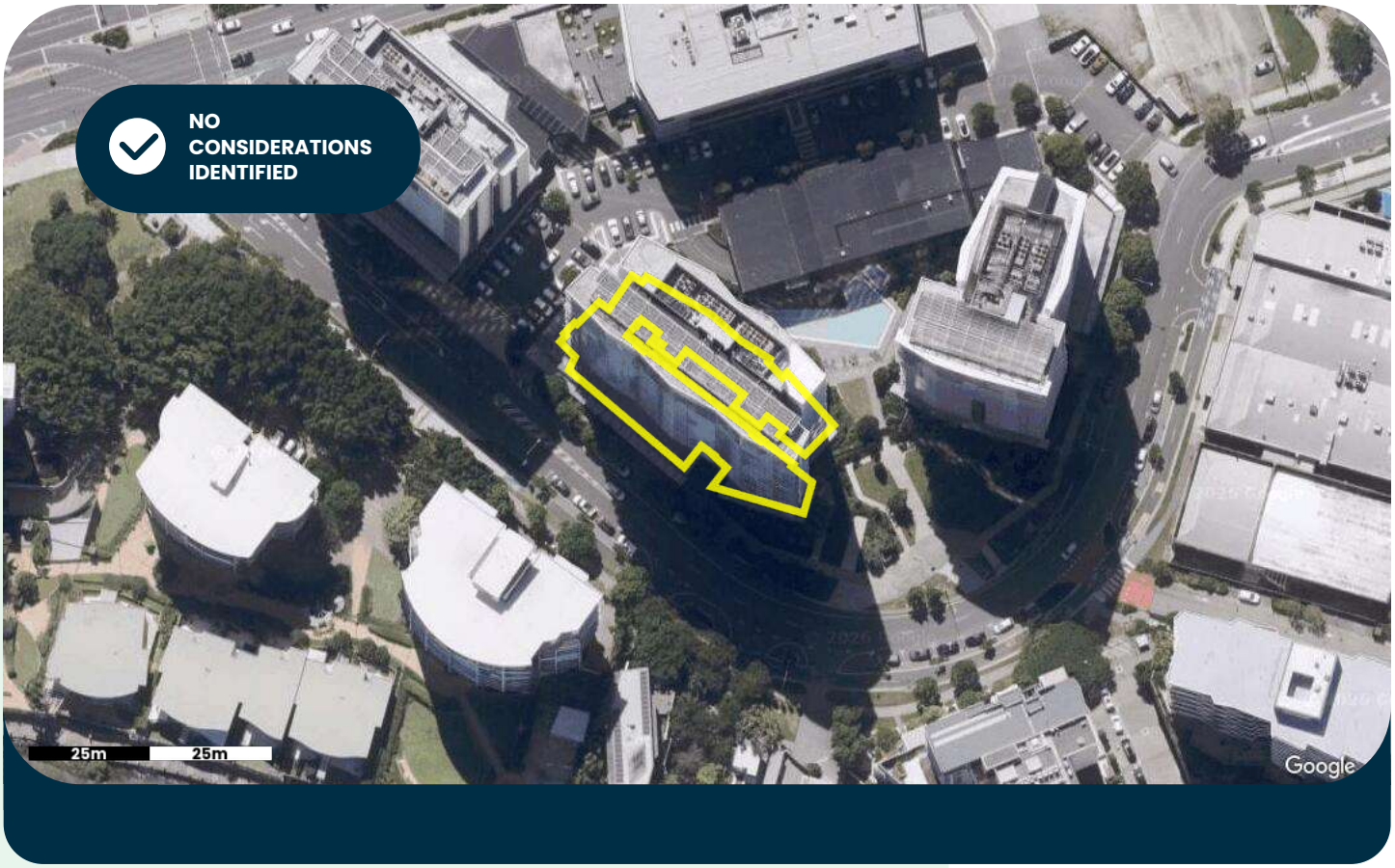
- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

LEGEND

- Selected Property
- Significant Urban Vegetation - Nall
- Waterway And Wetland Vegetation - Nall

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

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

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

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

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

Questions to ask

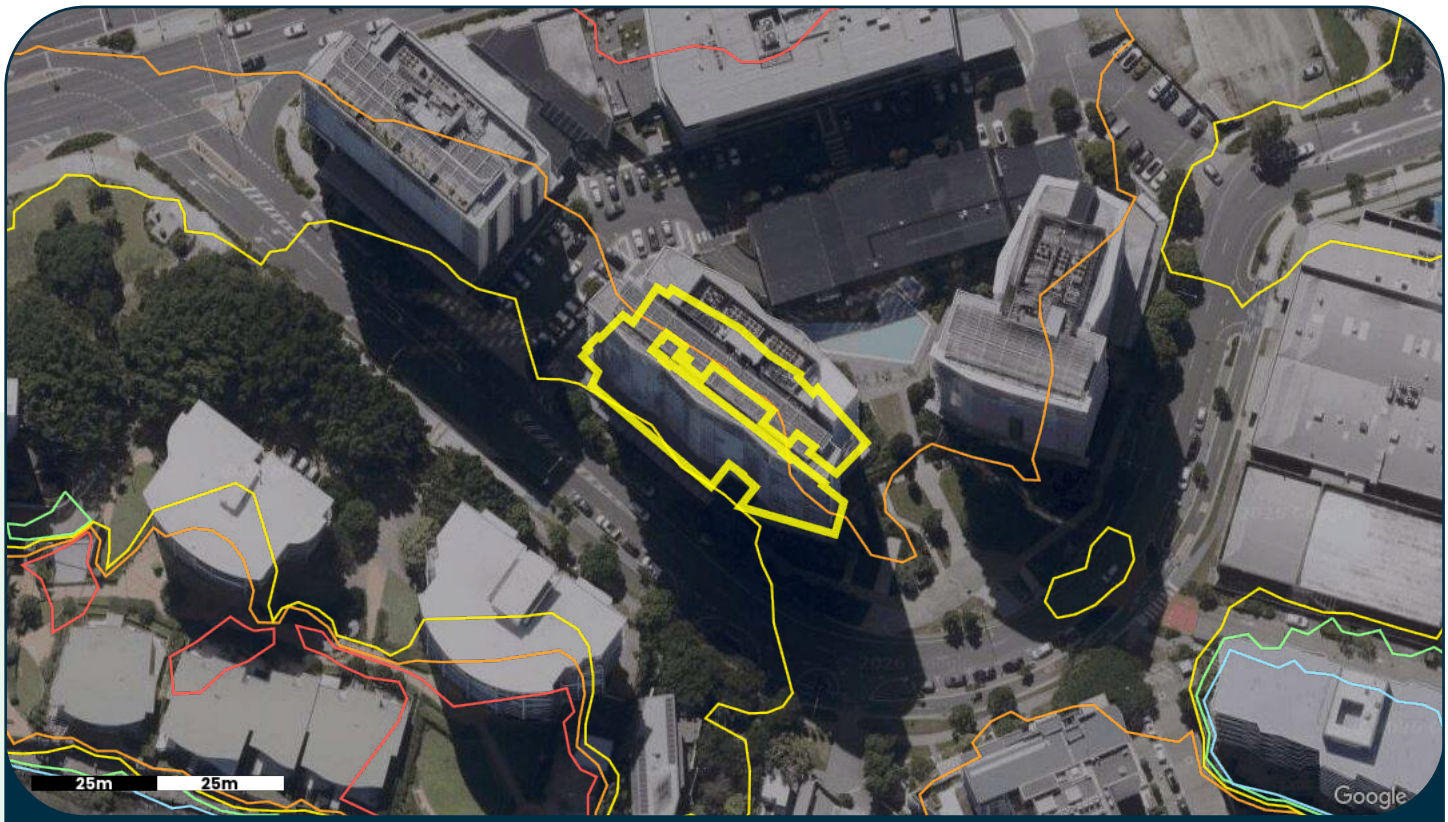
- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

LEGEND

Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

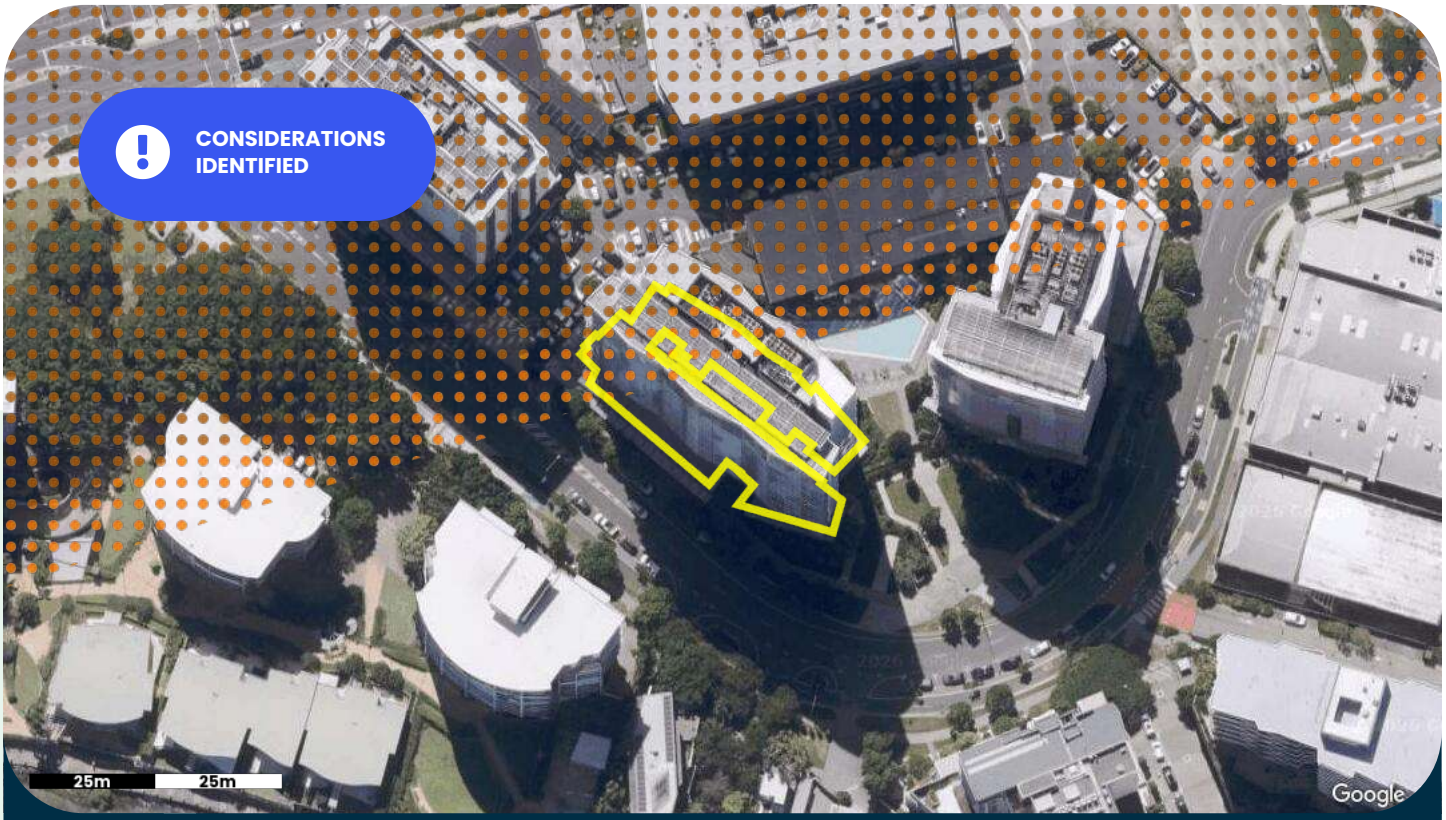
- Selected Property
- Property Est. Fall: ~1m
- Property High: ~4m
- Property Low: ~3m

5m

1m

Noise

Is the property in a potential noise area?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

Questions to ask

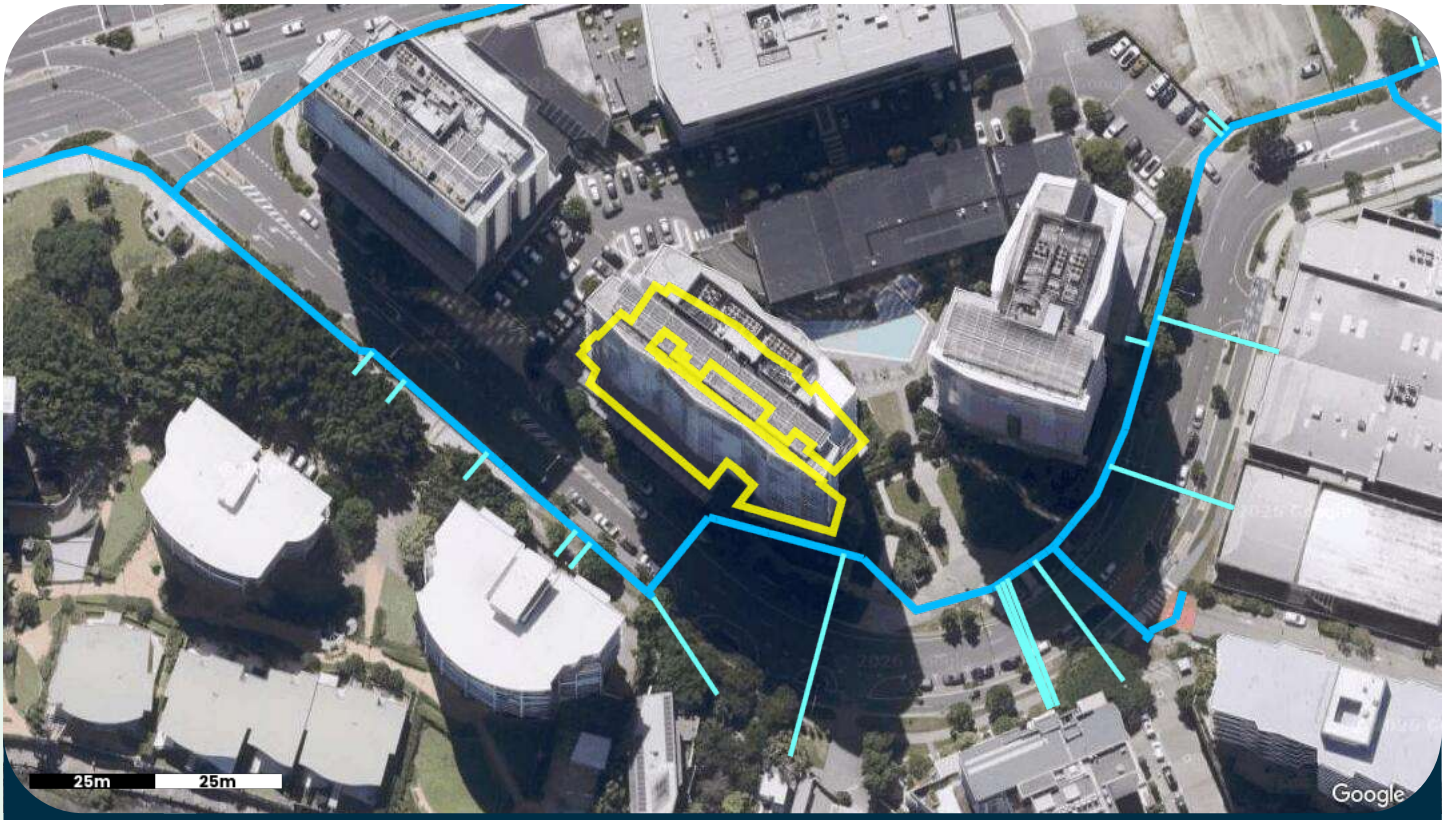
- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

LEGEND

- Selected Property
- High Noise Area (Council)
- High To Mod. Noise Area (Council)

Water

Are there any water pipes nearby?



Sources: Urban Utilities

3m from property

THINGS TO KNOW

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

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

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

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

Questions to ask

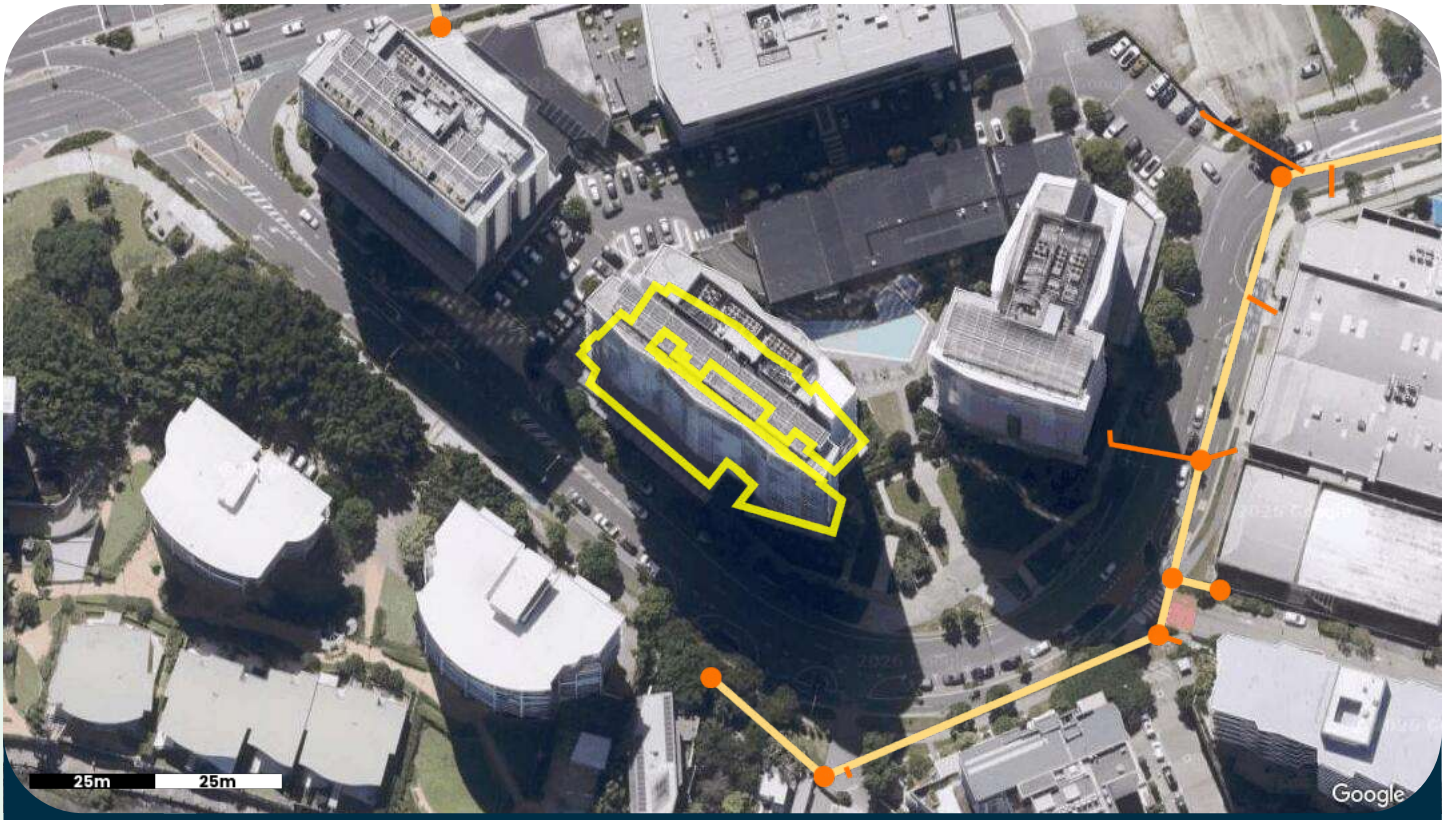
- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

LEGEND

- Selected Property
- Water Connection
- Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

34m from property

THINGS TO KNOW

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

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

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

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

Questions to ask

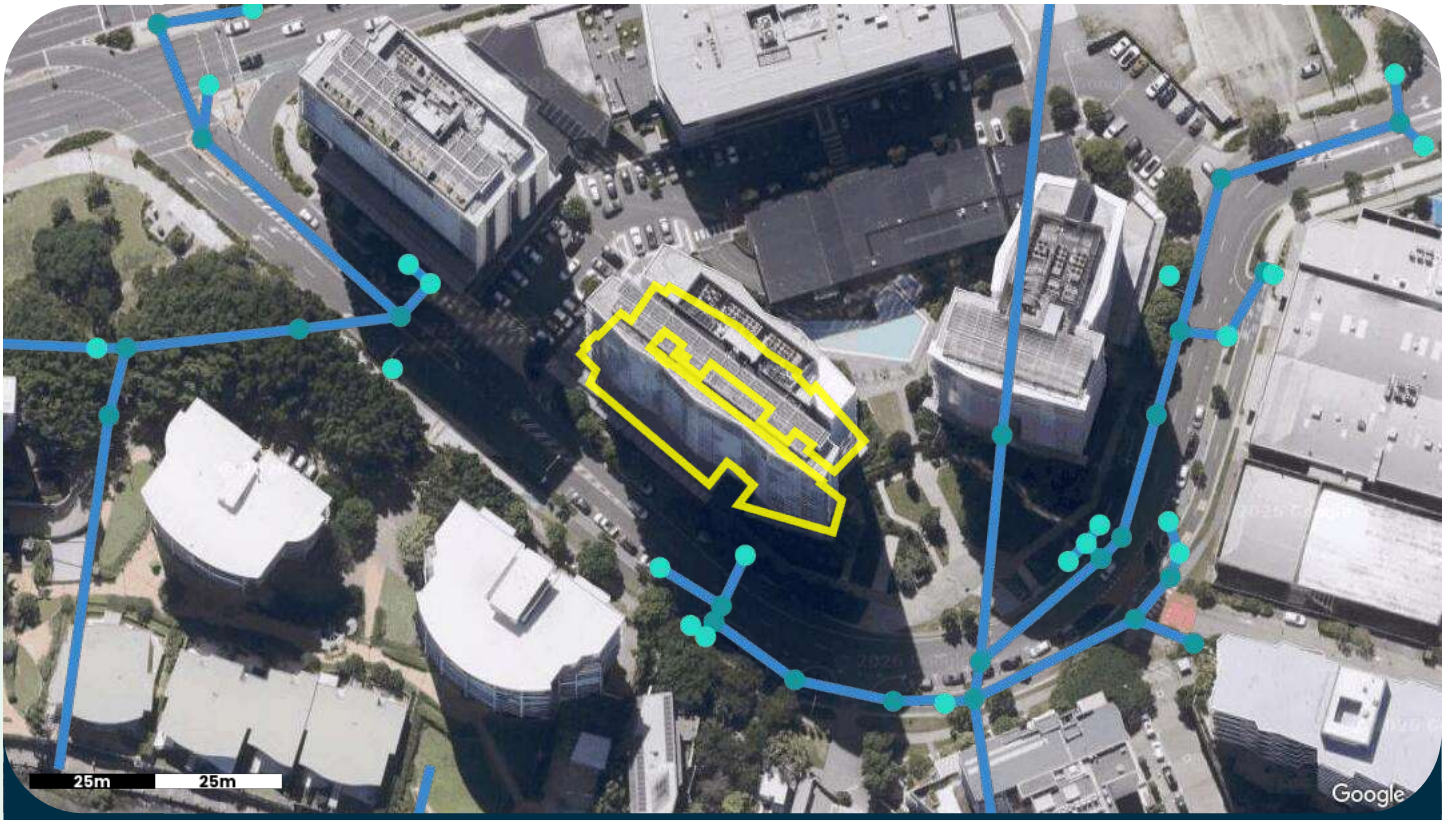
- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

LEGEND

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

Stormwater

Are there stormwater pipes on or near the property?



Sources: Brisbane City Council

9m from property

THINGS TO KNOW

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

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

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

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

Questions to ask

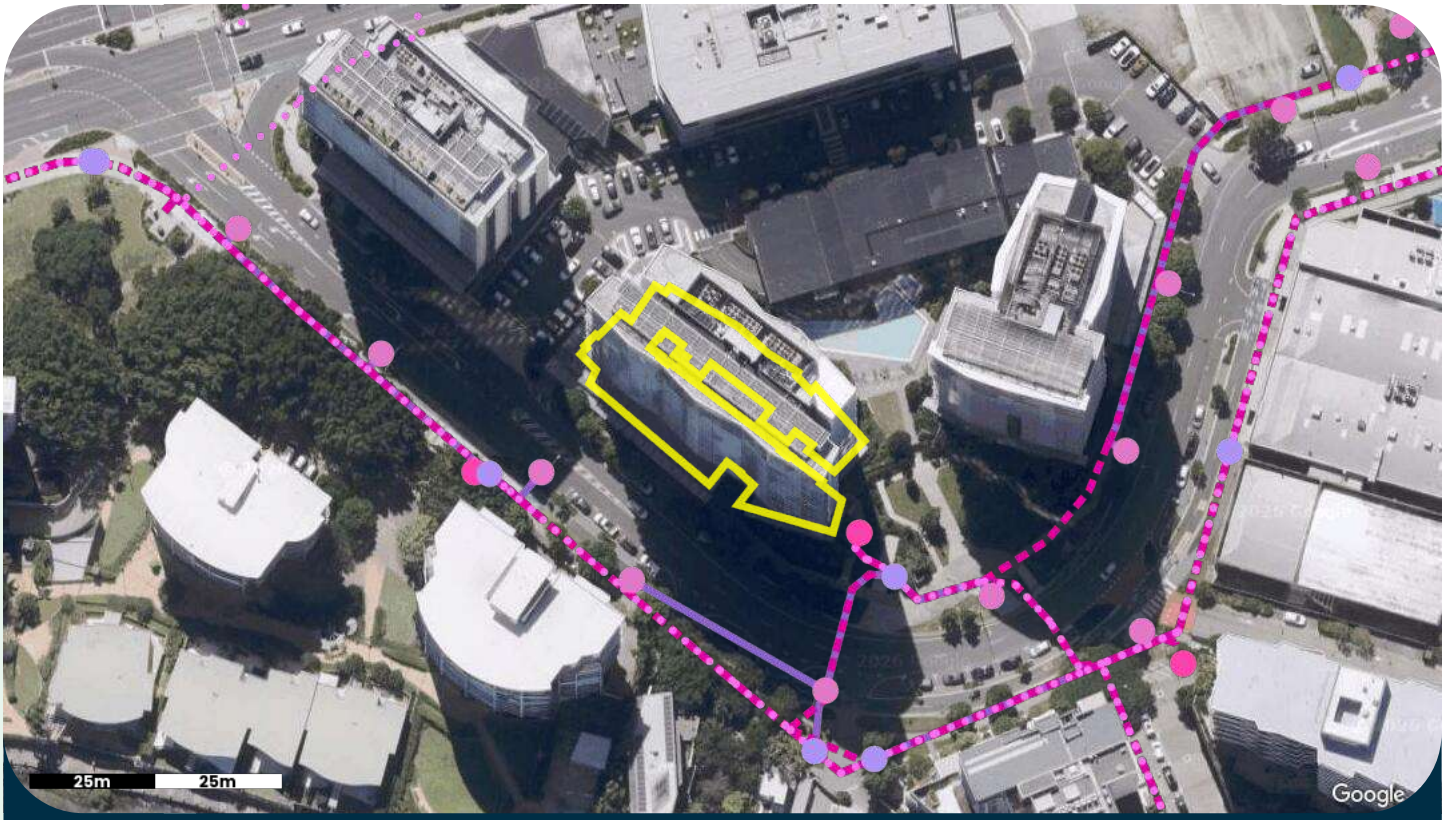
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

LEGEND

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

Power

Are there any power lines on or near the property?



Sources: Energex

5m from property

THINGS TO KNOW

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

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

Questions to ask

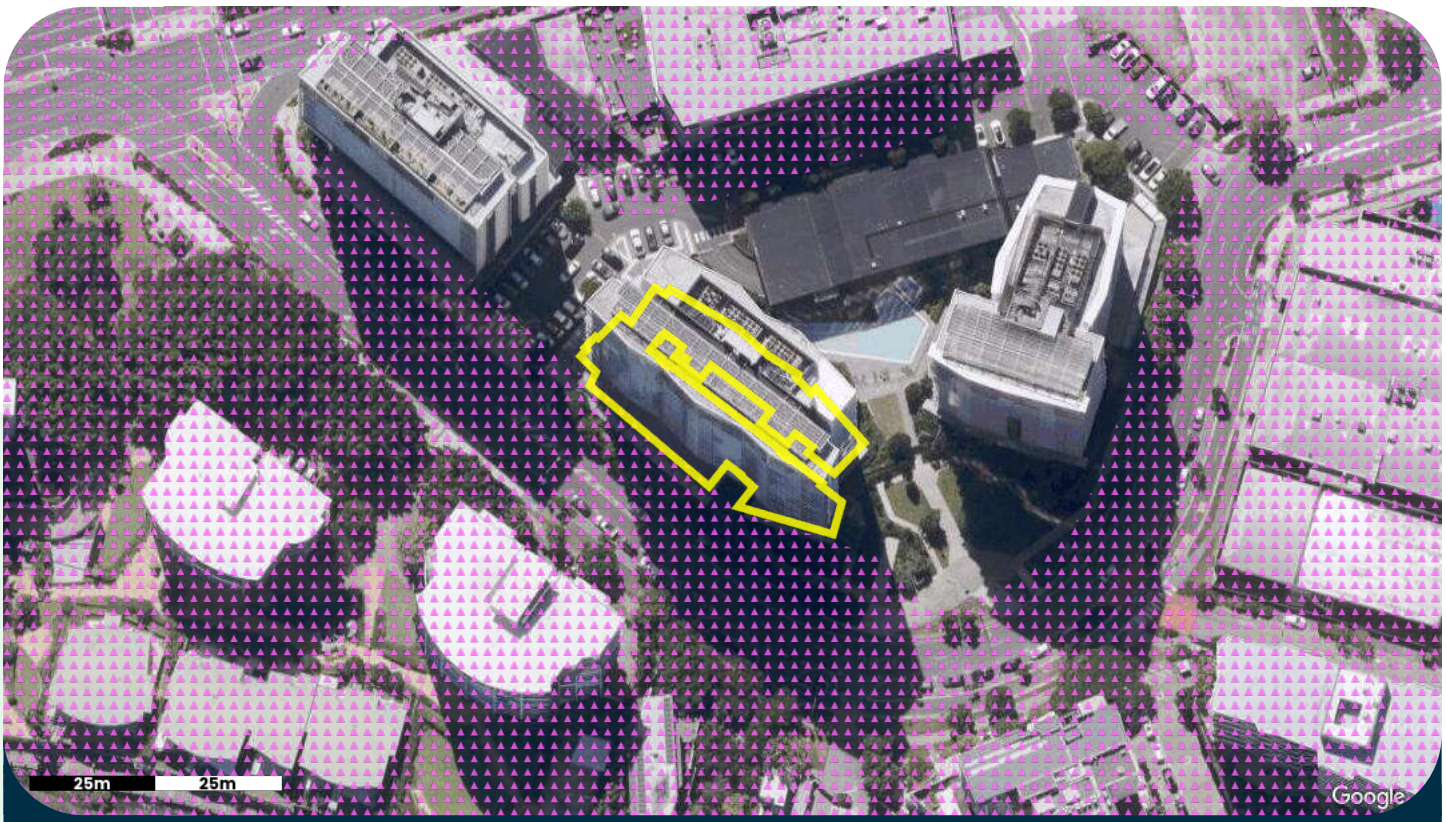
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

- Selected Property
- Power Line Or Cable
- Power Pillar
- Power Pole
- Substation
- Underground Power Cable (HV)
- Underground Power Cable (LV)

Internet Availability

What internet connection is available for this property?



Sources: Nbn

THINGS TO KNOW

This page identifies the mapped broadband service information available for the property. This may include whether the property is within a service available area, build commenced area, fixed line area, fixed wireless area, satellite area or other fibre provider area.

The type of connection available may influence the internet providers, plans and speeds available at the property. Some properties may have access to a fixed line connection, while others may rely on fixed wireless, satellite or another network technology.

If the property is within a service available area, it generally means a broadband connection may be available. However, some properties may still require additional work before a service can be connected.

Note: Information is based on third-party network mapping and is provided as a guide only and does not guarantee service availability, speeds, provider plans or address-specific outcomes. Network coverage and services may change over time. Always confirm availability, plans and expected speeds with your preferred provider.

Questions to ask

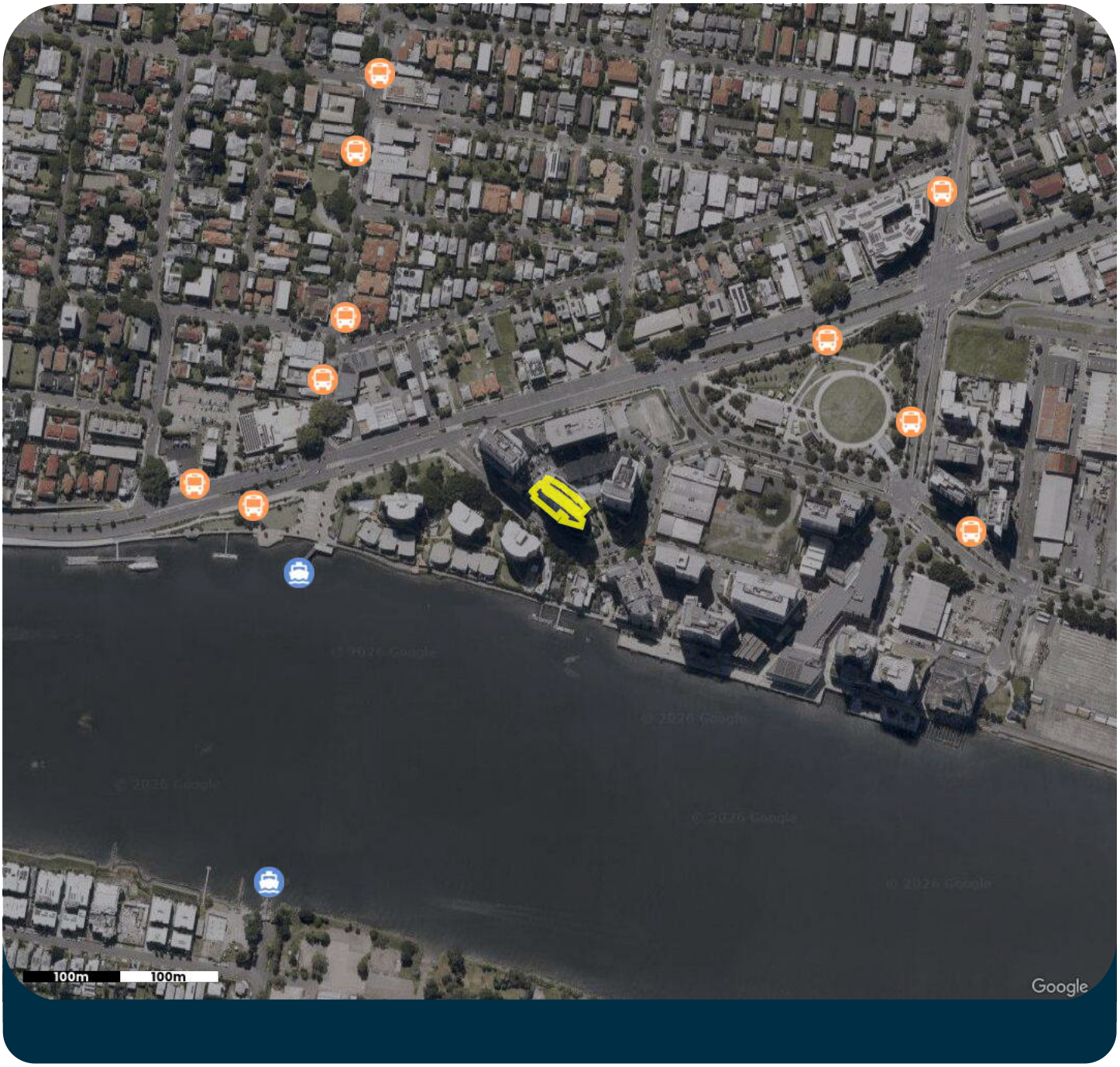
- Is the property serviced by fixed line, fixed wireless, satellite or another fibre network?
- What connection works are required before internet can be activated?
- What plans and speeds are available from providers at this address?

LEGEND

- Selected Property
- Nbn Fixed Line

Public Transport

Is there any public transport stops nearby?

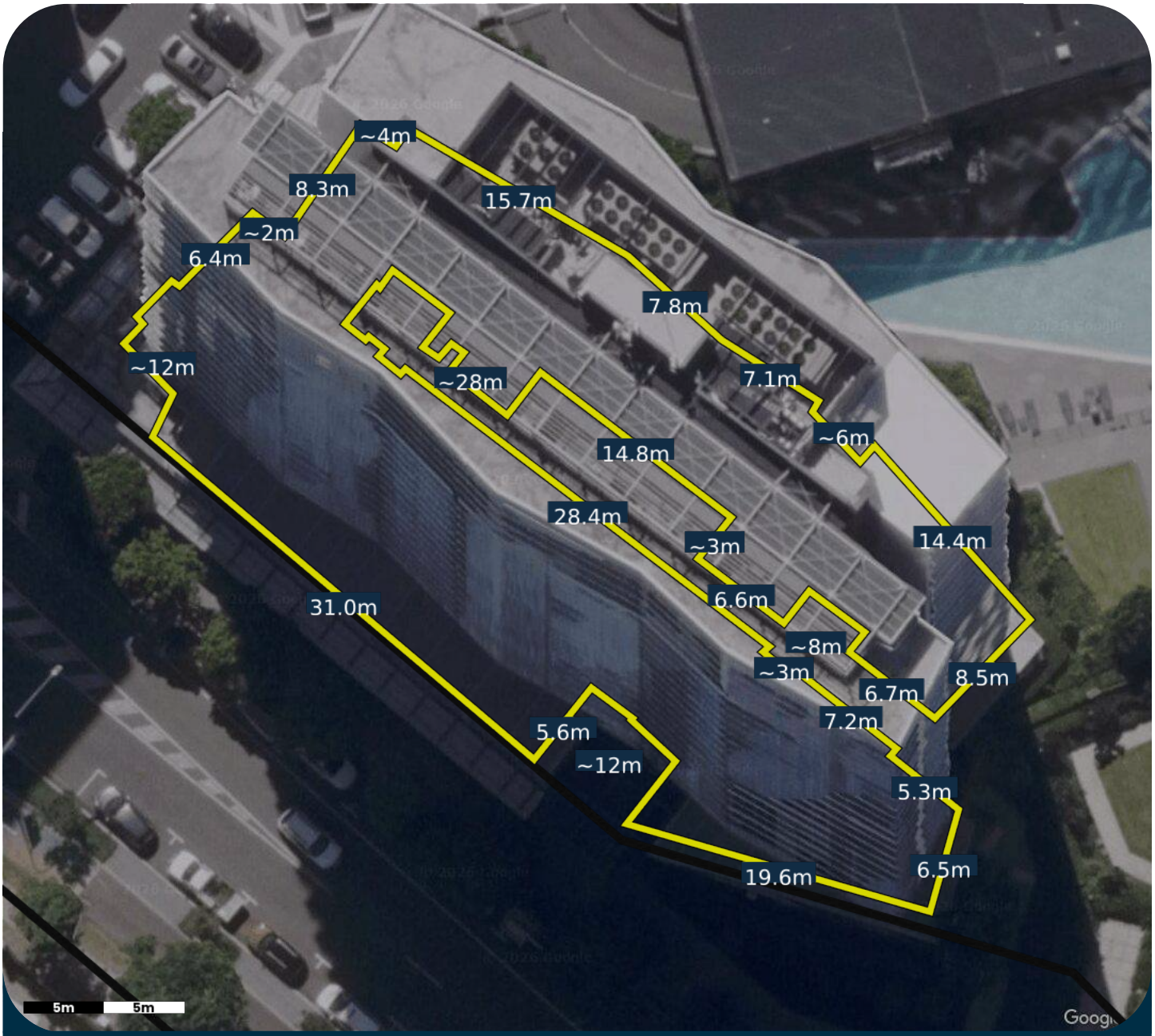


LEGEND

- Selected Property
- Ferry Terminal
- Bus Stop

Boundary

View your property boundaries



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

Area: ~1,213m2, Perimeter: ~285m

LEGEND

Selected Property

DISCLAIMER

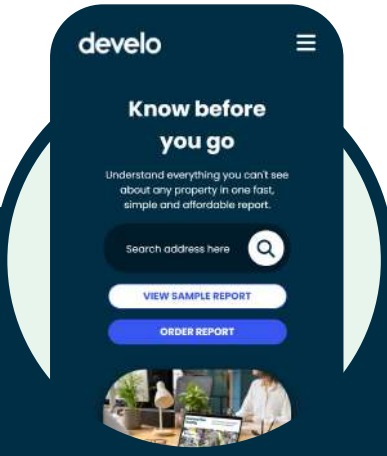
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Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

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

Dye & Durham
GPO Box 1612
Brisbane QLD 4001

Transaction ID: 51227268 EMR Site Id: 97165 19 October 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 11006 Plan: SP224043
11006/8 HARBOUR RD
HAMILTON

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority

Urban Utilities
ABN 86 673 835 011

Water and Sewerage Quarterly Account

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

QUUR31_A4B/E-1/S-1/I-1/
DR ARTI VAID & DR RAAHUL VAID
DR RAAHUL VAID
39 SEASIDE DR
BANKSIA BEACH QLD 4507

Customer reference number	10 1062 0556 0000 9
Bill number	1062 0556 82
Date issued	23/10/2026
Total due	**$275.12**
Direct debit date	**04/12/2026**

Property Location: HAMILTON HARBOUR 11006
8 HARBOUR ROAD
HAMILTON 4007

Your water usage

Water usage (kL)	4
Days charged	95

Average daily water usage (litres)

Current period	42
Same period last year	82

Account Summary

Period 03/07/2026 - 05/10/2026

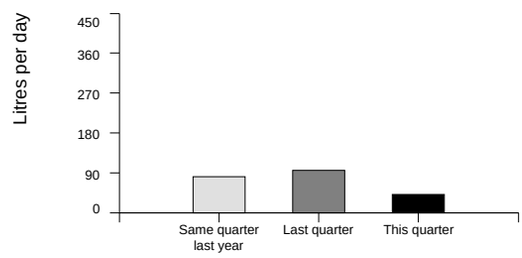
Your Last Account

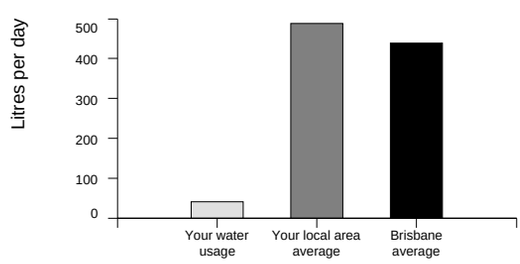
Amount Billed	$287.47
Amount Paid	$287.47CR

Your Current Account

Balance	$0.00
Current Charges	$275.12
Total Due	**$275.12**

Thank you for paying by Direct Debit.
The Total Due is due on the Direct Debit Date. It will be debited from your nominated account on the Direct Debit Date shown.





BS0120



Payment options

Direct debit
To arrange automatic payment from your bank account, visit *urbanutilities.com.au/directdebit*

BPAY® and BPAY View ®
Contact your bank or financial institution to view and pay your bill using internet banking.

® Registered to BPAY Pty Ltd ABN 69 079 137 518

Internet
Pay your account online using a Mastercard or Visa card at *urbanutilities.com.au/creditcard*

By phone
Call 1300 123 141 to pay your account using your Mastercard or Visa card.

Mail
Tear off this slip and return with your cheque payment to: Urban Utilities, PO Box 963, Parramatta, NSW 2124.

In person
Pay in person at Australia Post with cash, cheque, money order, credit card or debit card or any branch of the Commonwealth Bank with cash or cheque.

Amount paid

Date paid

Receipt number

YOUR CHARGES for 03/07/2026 - 05/10/2026 (95 days)

Customer ref. no.	10 1062 0556 0000 9

HAMILTON HARBOUR 11006
8 HARBOUR ROAD
HAMILTON 4007

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
AGA1900654	03/07/2026	198		
	06/10/2026	202	4kL	

Your usage was 4 kilolitres.

That's an average of 42 litres per day.

Water Usage

State bulk water price

State Bulk Water Charge 2026/27	4kL @ $3.517000/kL	$14.06

Urban Utilities distributor-retailer price

Tier 1 usage 2026/27	4kL @ $1.048000/kL	$4.19
	Subtotal	**$18.25**

Water Services

Urban Utilities water service charge

Water service charge 2026/27	95 days	$56.71
	Subtotal	**$56.71**

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2026/27	95 days	$200.16
	Subtotal	**$200.16**

Water usage	**$18.25**
Water services	**$56.71**
Sewerage services	**$200.16**
Your total charges 03/07/2026 - 05/10/2026	**$275.12**



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

UrbanUtilities

Water and Sewerage Account
In Person / Mail Payment Advice
Name: DR ARTI VAID & DR RAAHUL VAID

BPAY Biller Code: 112144
Ref: 10 1062 0556 0000 9

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

*4001 101062055600009

POST billpay

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

Current charges due date
28/11/2026

For Credit **Urban Utilities**

Trans Code	User ID	Customer Reference No.
831	066840	101062055600009

Teller Stamp & Initials

Date
Cash
Cheques

Total Due
$ 275.12

+757+

Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Mailing Code BPAY VIEW

Property Location 11006/8 HARBOUR RD HAMILTON

Issue Date 5 Jan 2026

Bill number
5000 1049 5251 280

Bill number **including donation**
5800 1049 5251 280

Enquiries
(07) 3403 8888
24 hours 7 days

P365BCCRA197_A4MA01/E-184/S-577/I-1153/H-6

MR ARTI VAID & MRS RAAHUL VAID
39 SEASIDE DR
BANKSIA BEACH QLD 4507

Account Period
1 Jan 2026 - 31 Mar 2026

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

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

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

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

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

LORD MAYOR'S CHARITABLE TRUST

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

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

Nett Amount Payable
$549.15

Due Date
4 Feb 2026

Summary of Charges

Opening Balance	0.37
Brisbane City Council Rates & Charges	485.92
State Government Charges	62.90
Gross Amount	549.19
Discount and/or Rounding (where applicable)	0.04 CR
Nett Amount Payable	549.15
Optional Lord Mayor's Charitable Trust donation received by the Due Date	564.15

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

Including Lord Mayor's Charitable Trust $15 donation

POST billpay *439 580010495251280

BPAY Biller Code: 319186
Ref: 5800 0000 4920 654
Amt: $564.15 by 4 Feb 2026

Excluding Lord Mayor's Charitable Trust $15 donation

POST billpay *439 500010495251280

BPAY Biller Code: 78550
Ref: 5000 0000 4920 654
Amt: $549.15 by 4 Feb 2026

Pay using your smartphone

Sniip · Google play · App Store

MR ARTI VAID & MRS RAAHUL VAID

Due Date		Gross Amount	Nett Amount
4 Feb 2026	50	$549.19	$549.15

<0000054915> <004440> <500010495251280> >

QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION

FORM 23
POOL SAFETY CERTIFICATE

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool.
This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975.*

1. Pool safety certificate number

Identification number: PSC0304671

2. Location of the swimming pool

Property details are usually shown on the title documents and rates notices

Street address: 8 HARBOUR RD

HAMILTON QLD Postcode 4007

Lot and plan details: 9999/SP/224042 Local government area: BRISBANE CITY

3. Exemptions, Performance solutions, or Special conditions for the swimming pool (If applicable)

If an exemption or performance solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or performance solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No performance solution applies

4. Pool properties Shared pool ☑ Non-shared pool ☐ Number of pools 2

5. Pool safety certificate validity

Effective date: 10/08/2026 Expiry date: 10/08/2027

6. Certification

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name: ANGELA GRANT

Pool safety inspector licence number: PS101182

Signature:

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

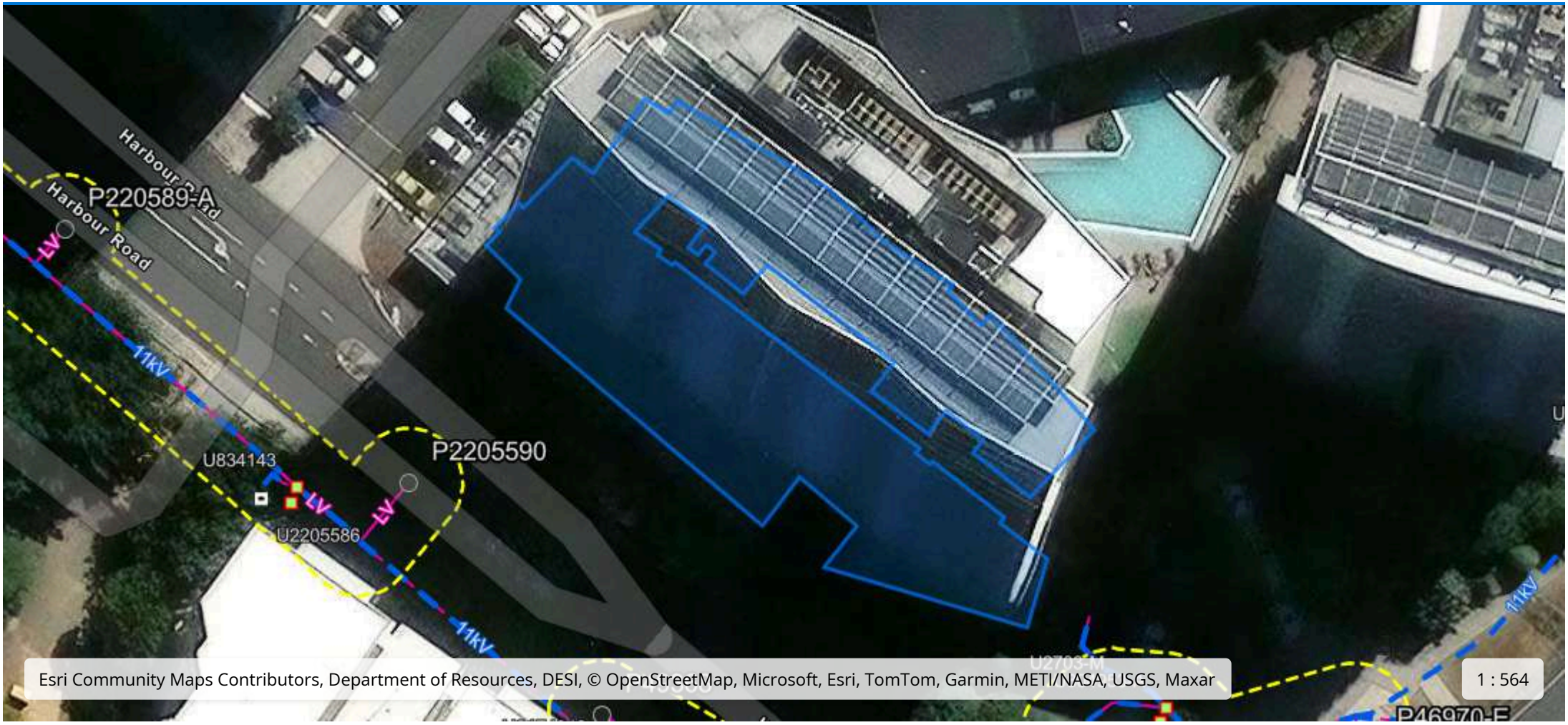
Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.

Look up and Live - 54515948



Poles

- Pole
- Tower

Devices

- Pillar
- Substation

Network TR

- Overhead
- Underground
- Submarine

Newtwork SWER

- Overhead
- Underground

Network HV

- Overhead
- Underground
- Submarine

Network LV

Overhead

Underground

Network Other

Network Other

LUAL_NoData_Public



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

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 281068949
Date: 17/10/2026

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

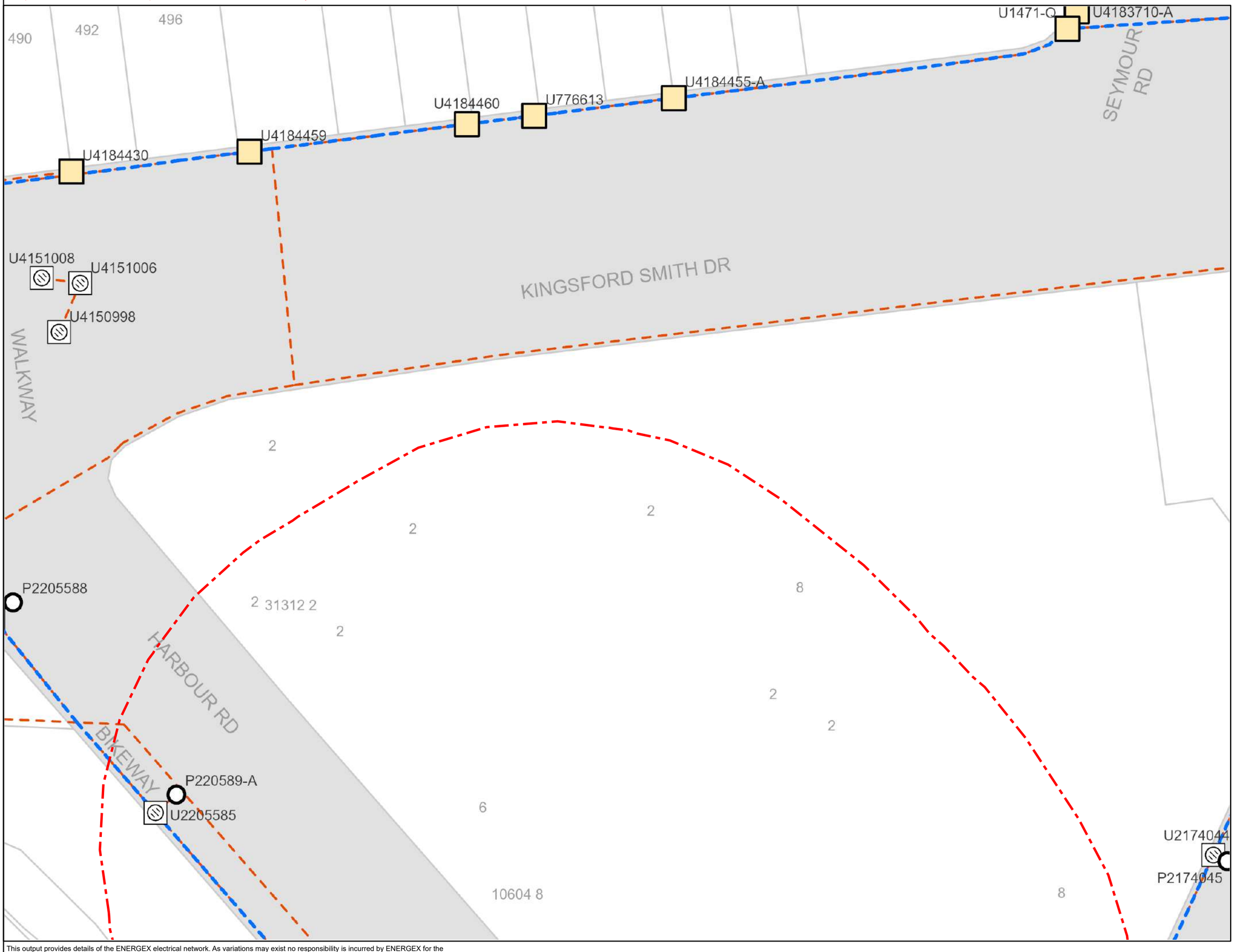
N
W E
S

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

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

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

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 281068949
Date: 17/10/2026

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

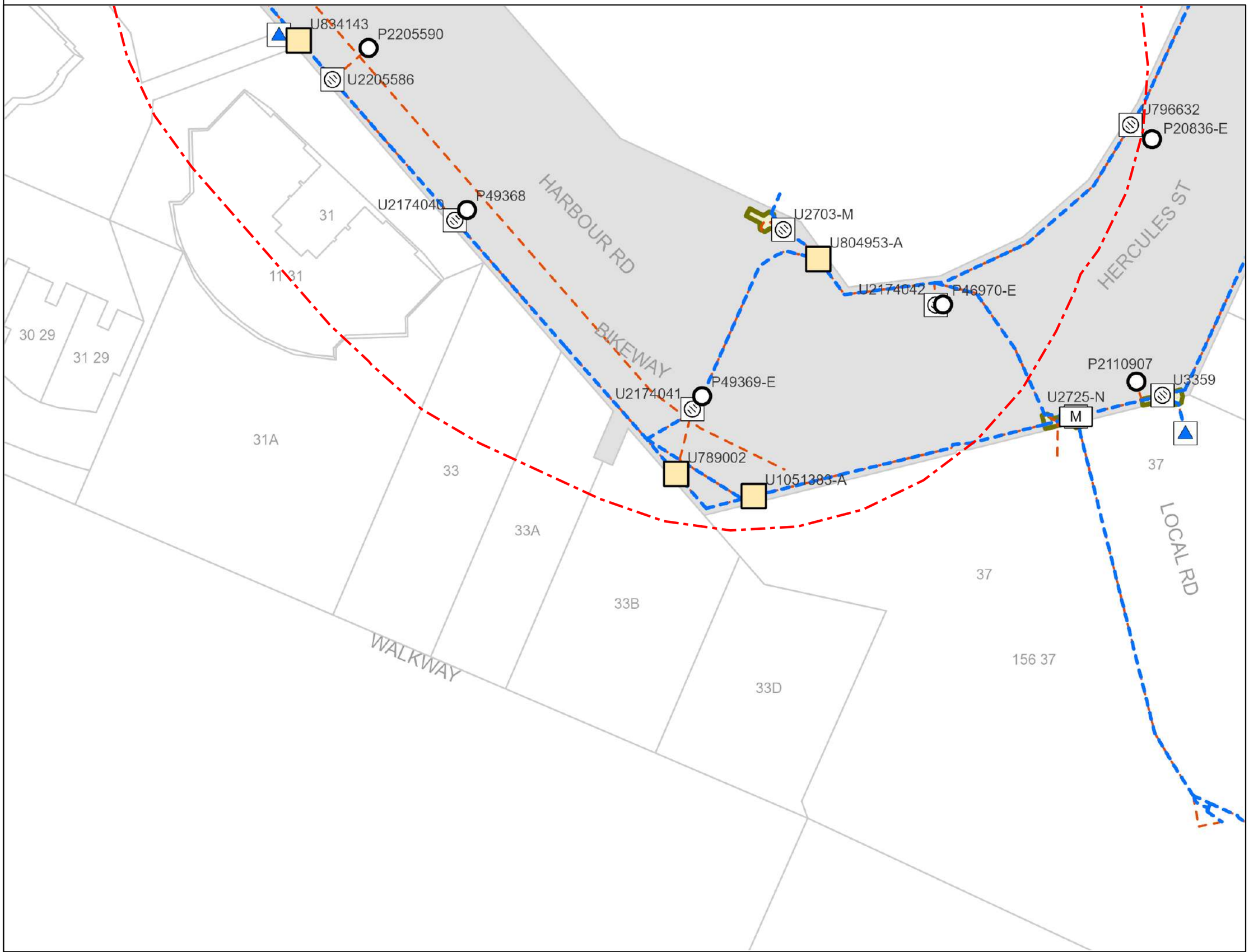
N
W E
S

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

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

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

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 281068949
Date: 17/10/2026

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

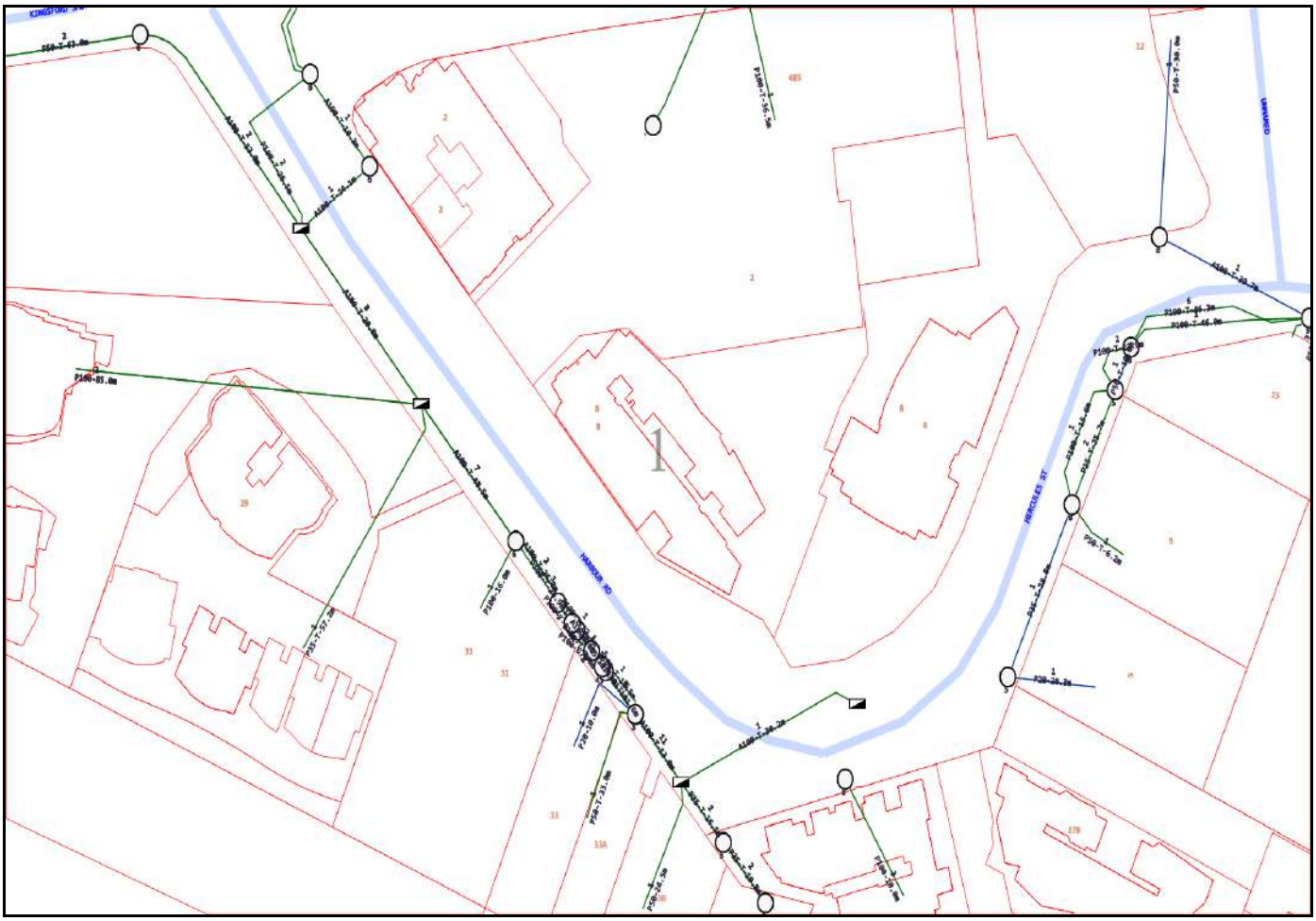
N
W E
S

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

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

LEGEND

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



Emergency Contacts

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



Tile No: 1

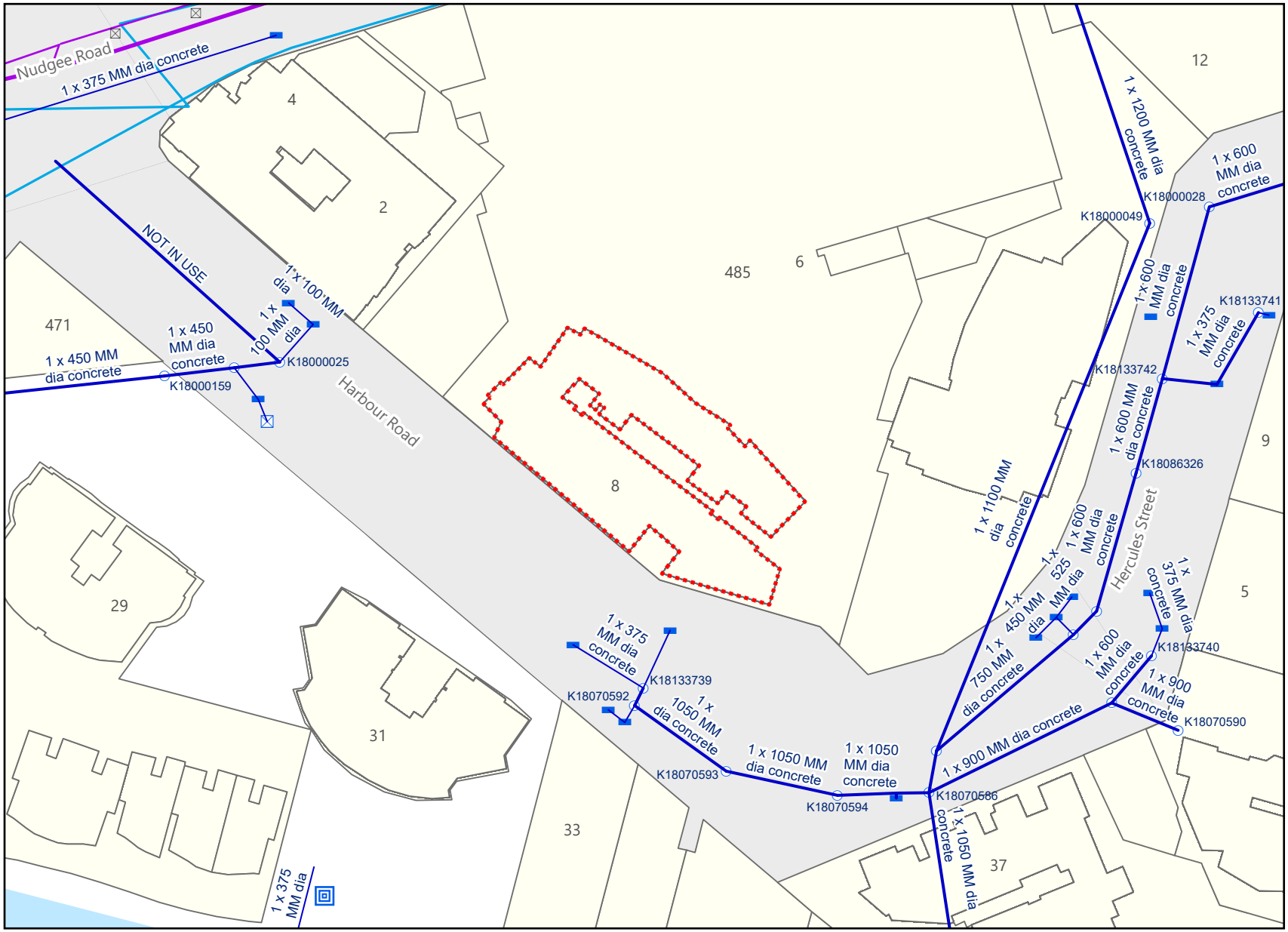
WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 281068951

Date Generated: 17 Oct 2026

For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208

Job # 54515948
Seq # 281068952
Provider: Brisbane City Council
Telephone: (07) 3403 8888



Legend

BYDA Enquiry

Stormwater Network

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

BCC Cable Network

- Fibre Optic Pit Location
- Traffic System Cable
- Traffic Signal Ducting
- Fibre Optic Cable Location

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

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

In an emergency contact Brisbane City Council on 07 3403 8888
17/10/26 (valid for 30 days)

0 10 20 40 m

Scale 1:1,000

Plans generated by SmarterWX™ Automate

- Use suitably qualified and supervised professionals, particularly if you are working near assets that contain electricity cables or gas pipes.

- Ensure the below minimum clearance distances between the construction activities and the actual location of our assets are met. If you need clearance distances for our above ground assets, or if the below distances cannot be met, call **1800 786 306** to discuss.

  Minimum assets clearance distances.

  - 300mm when laying asset inline, horizontal or vertical.
  - 1000mm when operating vibrating equipment. Eg: vibrating plates. No vibrating equipment on top of asset.
  - 1000mm when operating mechanical excavators or jackhammers/pneumatic breakers.
  - 2000mm when performing directional bore in-line, horizontal and vertical.
  - No heavy vehicle over 3 tonnes to be driven over asset with less than 600mm of cover.

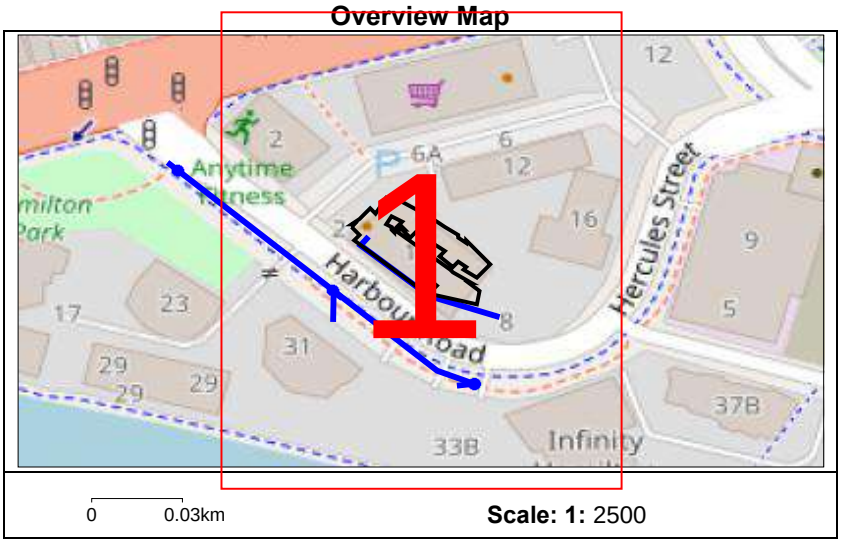
- Reinstate exposed Pipe Networks network infrastructure back to original state.

PRIVACY & CONFIDENTIALITY

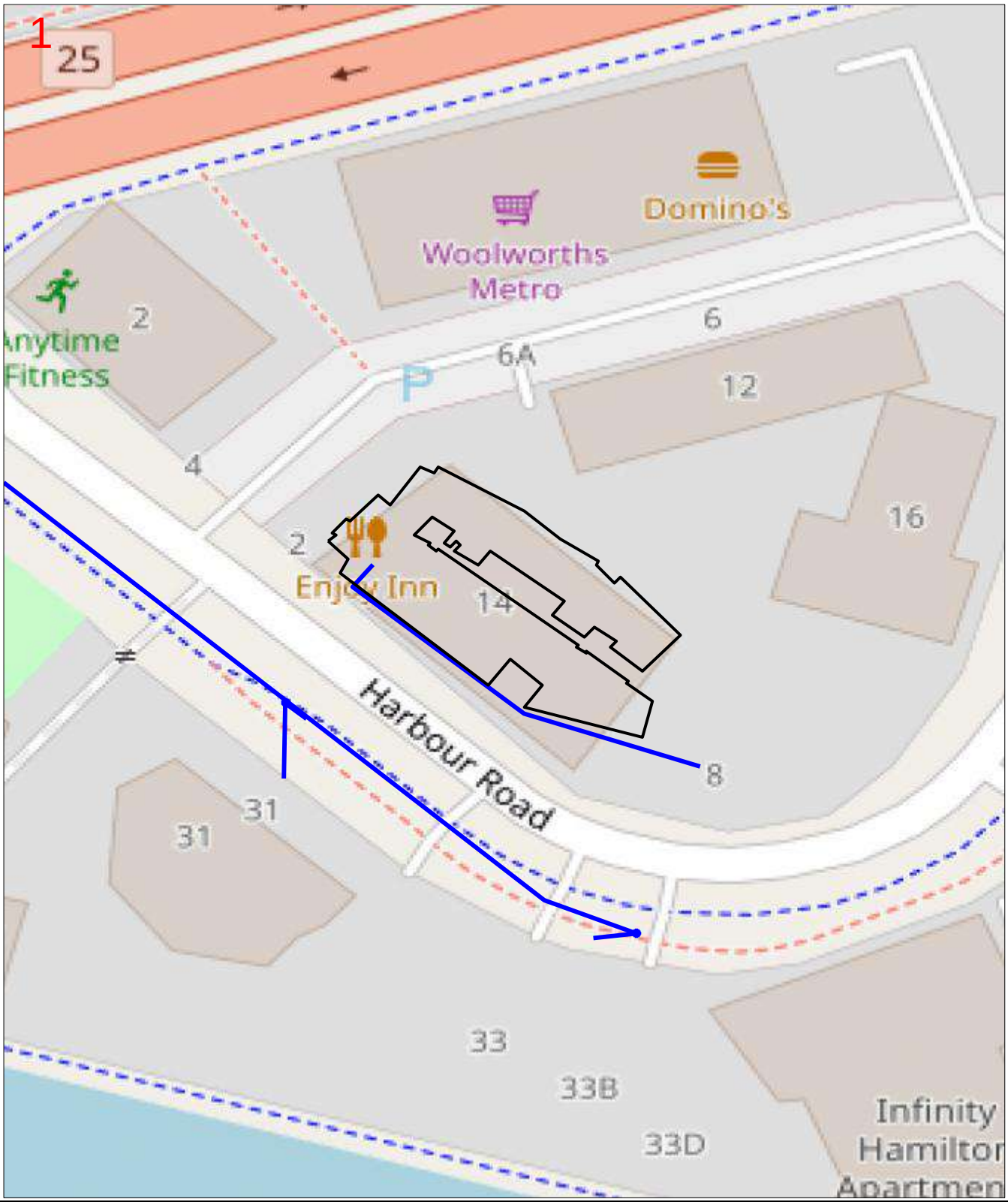
- Privacy Notice – Your information has been provided to us by Before You Dig Australia to respond to your Before You Dig Australia enquiry. We will keep your personal information in accordance with Pipe Networks's privacy policy.

- Confidentiality – The information we have provided to you is confidential and is to be used only for planning and designing purposes in connection with your Before You Dig Australia enquiry. Please dispose of the information by shredding or other secure disposal method after use. We retain all intellectual property rights (including copyrights) in all our documents and plans.

Overview Map



Pipe Networks Pty Limited



Enquiry Number: 281068953

Map Sheet: 1

Scale: 1: 750

0 0.008km

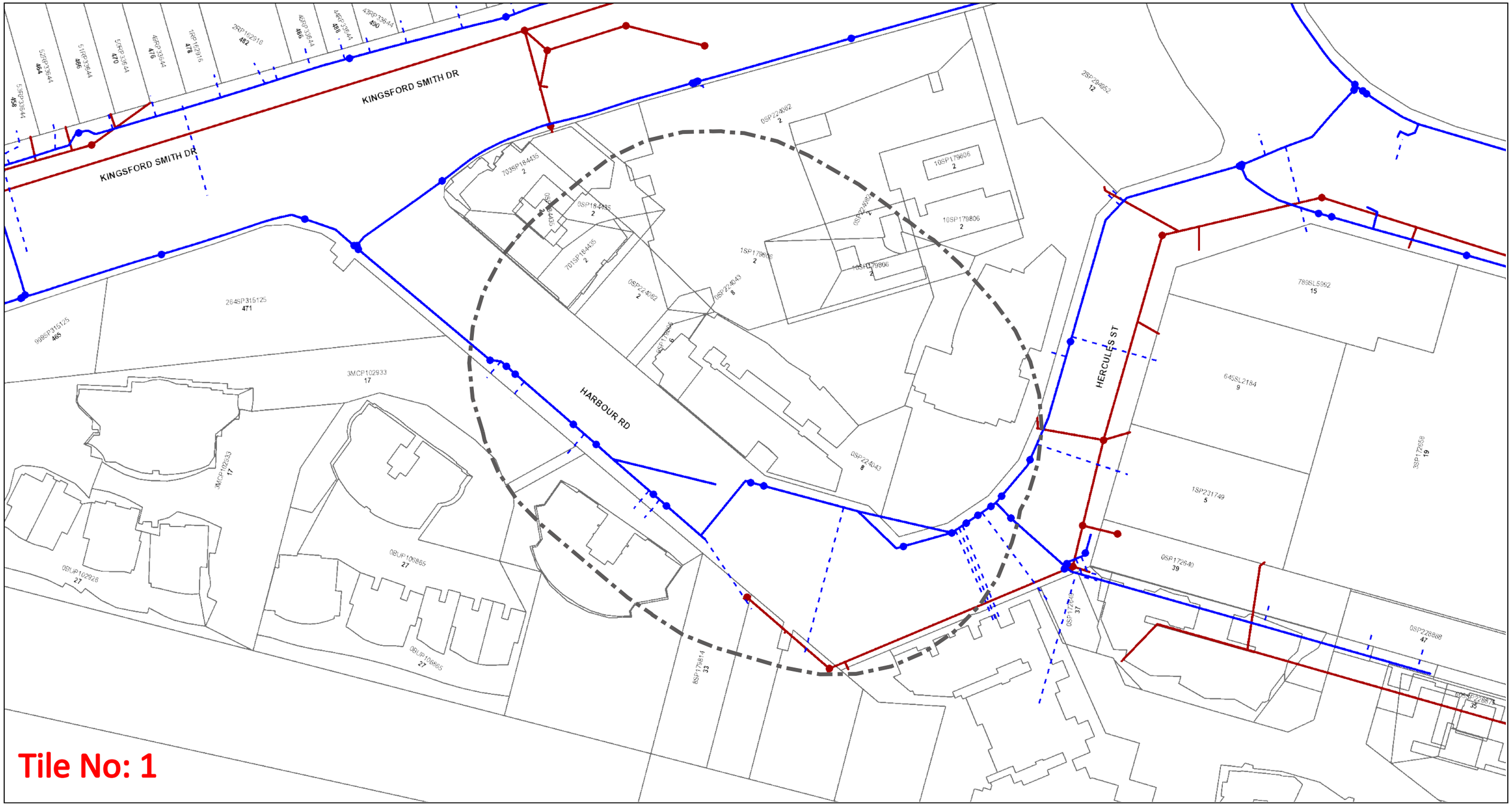
N

LEGEND

BYDA Work Area			
AAPT/PowerTel Pit		TransACT Pit	
AAPT/PowerTel Duct		TransACT Duct	
DDA Pit		SOUL Pattinson Telecoms Pit	
DDA Duct		SOUL Pattinson Telecoms Duct	
Agile/Adam Pit		PIPE Networks Pit	
Agile/Adam Duct		PIPE Networks Duct	

DISCLAIMER: *No responsibility/liability is taken by Pipe Networks Pty Limited for any inaccuracy, error, omission or action based on the information supplied in this correspondence. © 2026 Pipe Networks Pty Limited.*

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 1

UrbanUtilities

N

Map Scale
1:1000

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

BYDA Reference No: 281068954

Date BYDA Ref Received: 17/10/2026

Date BYDA Job to Commence: 17/10/2026

Date BYDA Map Produced: 17/10/2026

This Map is valid for 30 days

Produced By: Urban Utilities

Sewer	Water	Recycled Water
Infrastructure	Infrastructure	Infrastructure
Major Infrastructure	Major Infrastructure	Major Infrastructure
Network Pipelines	Network Pipelines	Network Pipelines
Network Structures	Network Structures	Network Structures
	Water Service (Indicative only)	

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

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

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

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

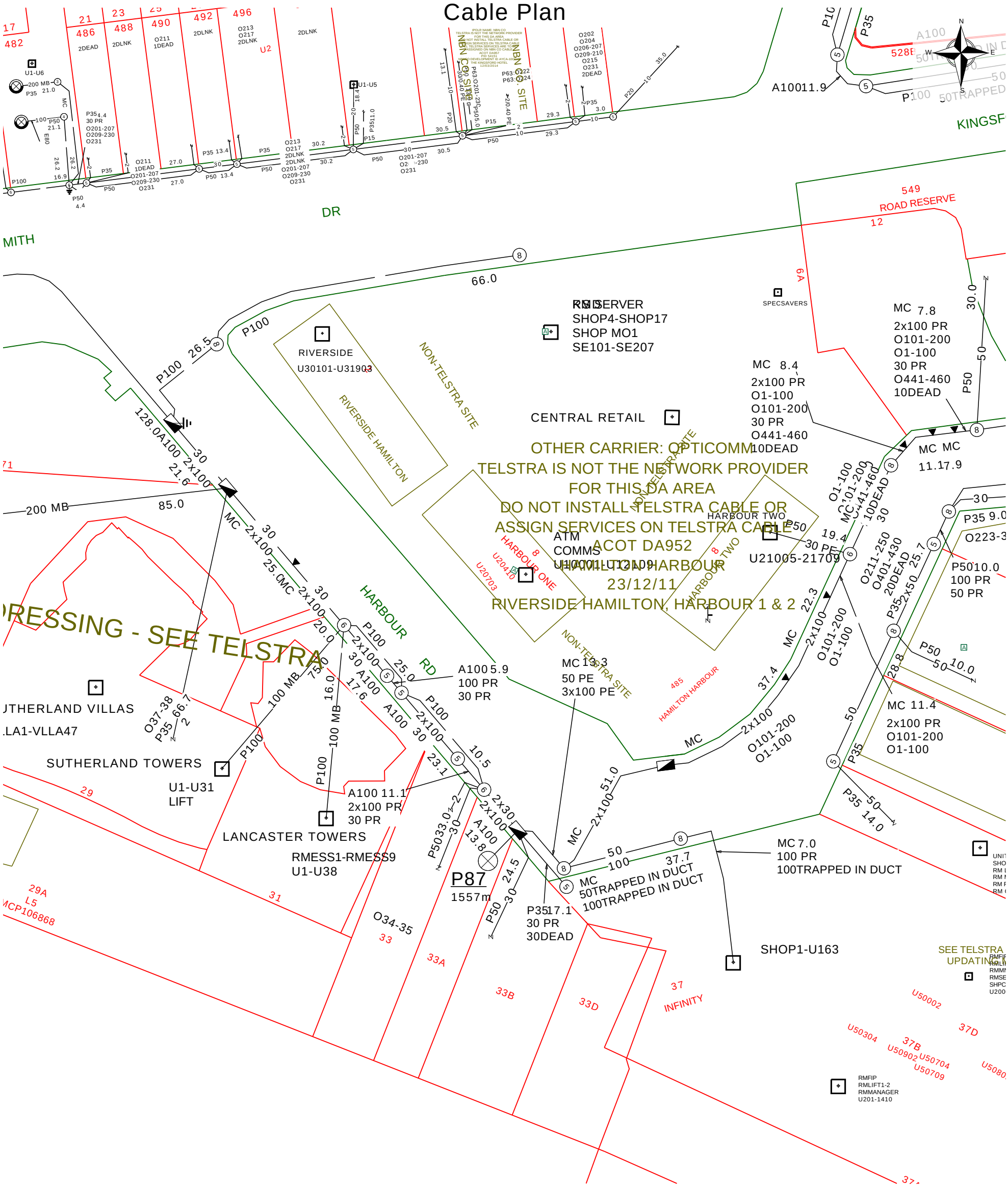
Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence)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

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

www.urbanutilities.com.au

ABN 86 673 835 011

Cable Plan



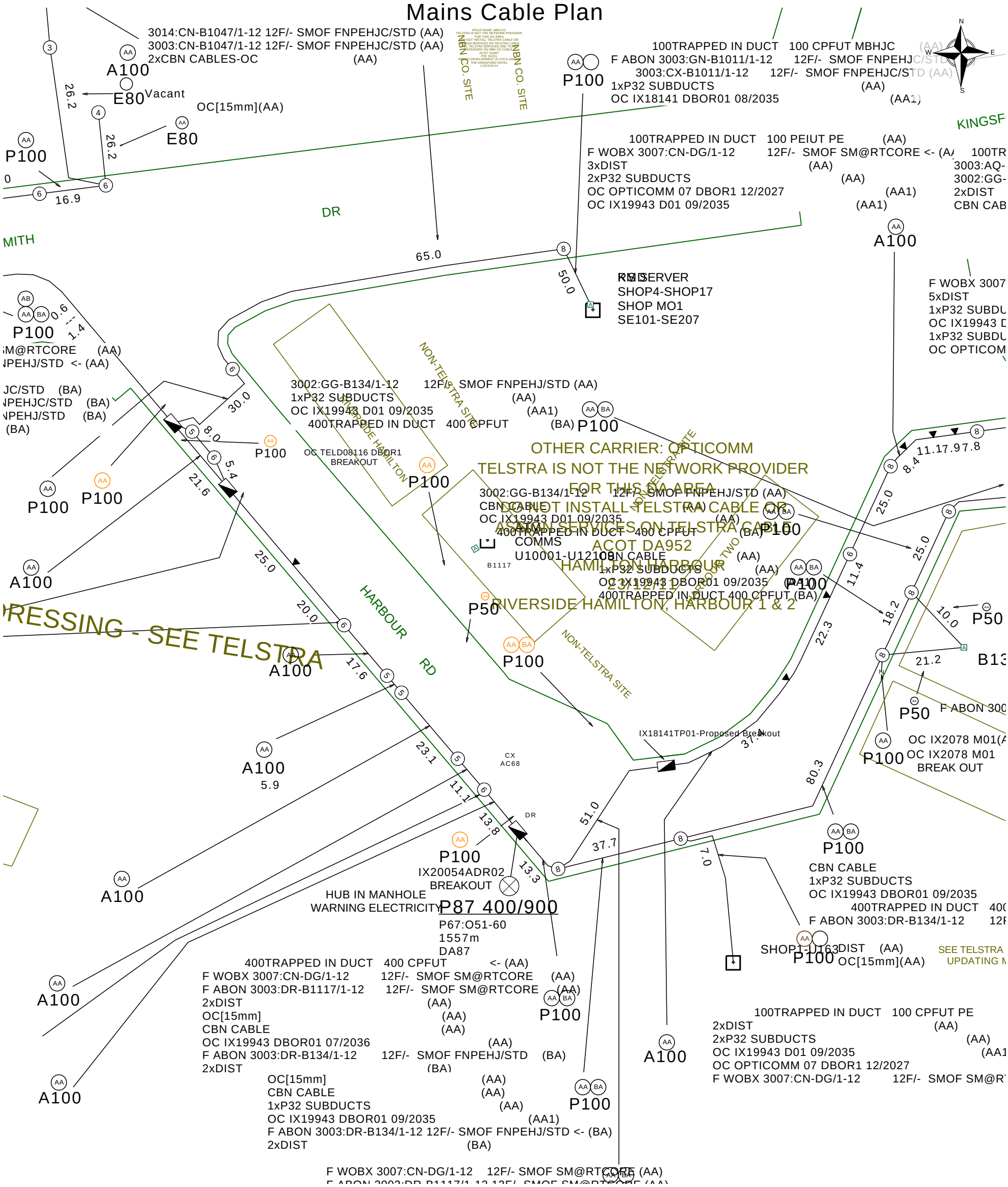
Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-(Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 281068955
TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.
Generated On 17/10/2026 23:48:44	

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

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

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

Mains Cable Plan



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

Sequence Number: 281068955

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 17/10/2026 23:48:46

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

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

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

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

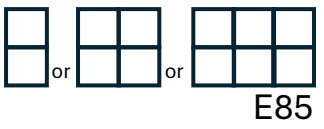
LEGEND

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



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

(attached text denotes conduit type and size)



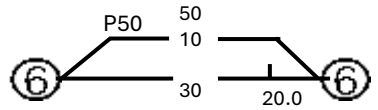
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

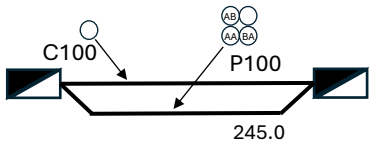
Some examples of conduit type and size:

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

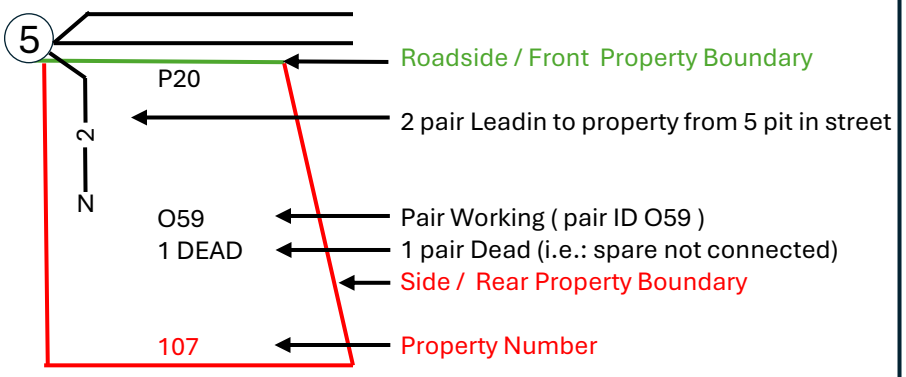
Some Examples of how to read Telstra Plans



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



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



The 5 Ps of Safe Excavation

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

Plan

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

Prepare

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

Pothole

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

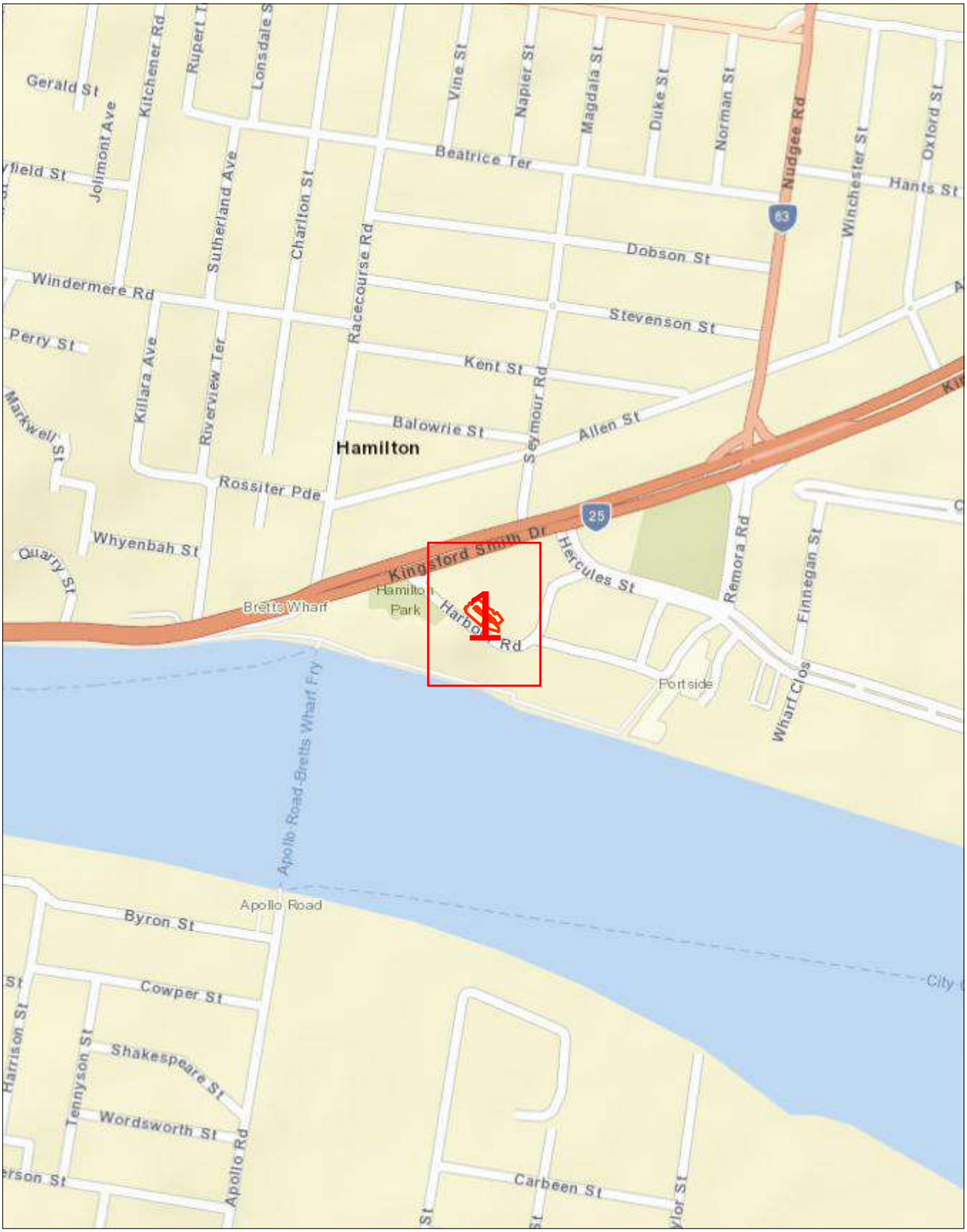
Protect

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

Proceed

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

Site Address:	11006/8 HARBOUR RD HAMILTON QLD 4007	**Sequence Number:**	281068956



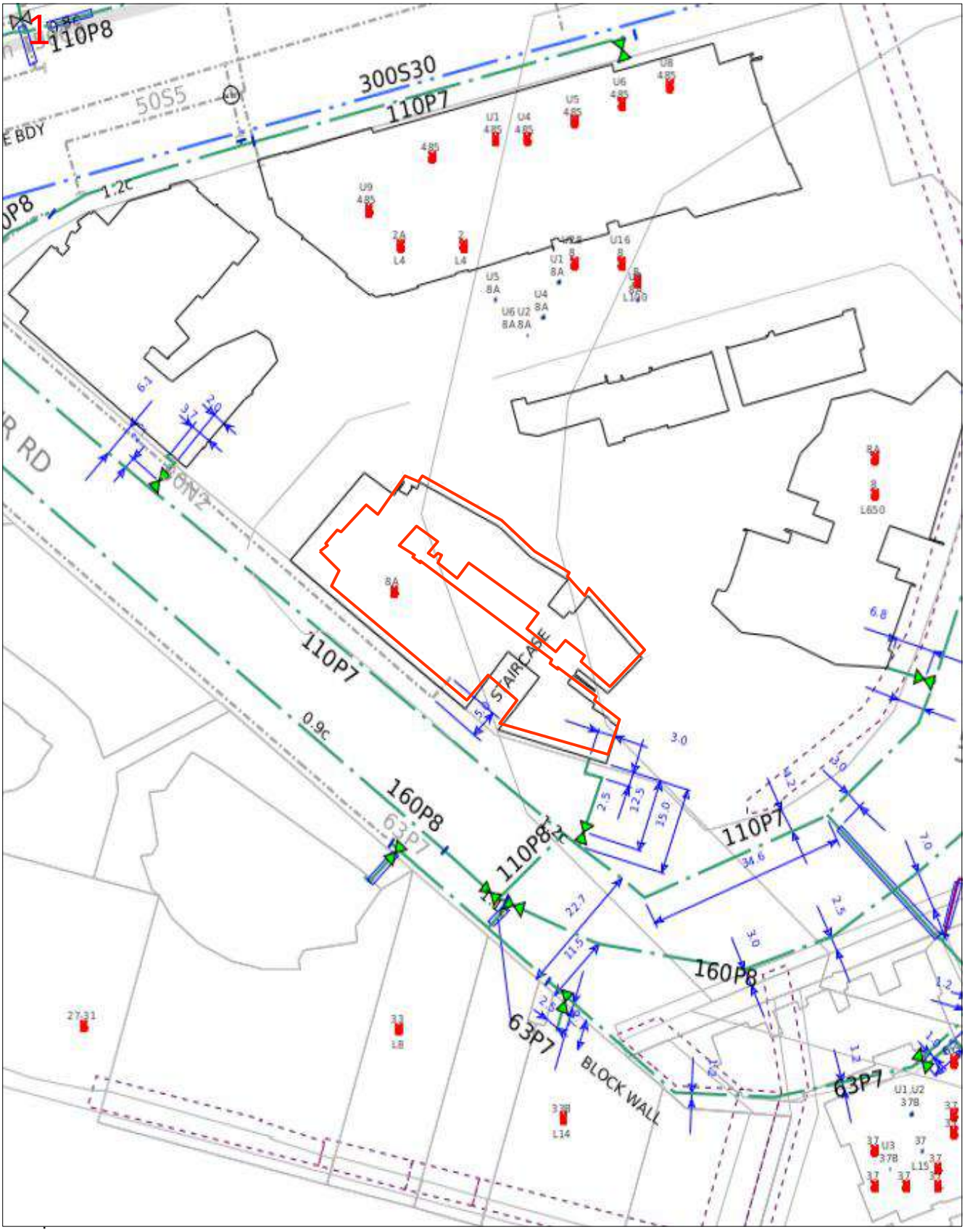
Scale 1: 6000

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

Enquiry Area

Map Key Area

Site Address:	11006/8 HARBOUR RD HAMILTON QLD 4007	**Sequence Number:**	281068956



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)	*not applicable*			*not applicable*
Hydrogen blended (aqua dash)	*not applicable*			*not applicable*

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				*not applicable*

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
- Buried valve
- Regulator station
- Gas connected property
- CP test station
- CP anode
- CP bond wire
- CP rectifier terminal
- Syphon
- Marker
- Part service^

^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

40P6 in 80C2 — High pressure, 40 mm polyethylene in an 80 mm cast iron casing

63S8 — 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

Statutory Encumbrances Annexure

Property: UNIT 11006 8 HARBOUR RD, HAMILTON QLD 4007

This report details statutory encumbrances that directly impact the property.

1. Look up and Live

Overhead and underground power infrastructure was not located within the property boundaries on the supplied Look up and Live mapping.

2. Energex QLD

Underground high-voltage electricity cables, with associated pillars, pits and poles, are shown within the parent lot along the internal Harbour Rd - Busway alignment, affecting the property. Additional high-voltage cable alignments and distribution assets are located in the adjoining road reserve along Harbour Rd and Hercules St at the property frontage.

3. NBN Co Qld

NBN telecommunications infrastructure is present within the property boundaries via a service lead-in connection from the street network to the premises. Additional NBN trenches/conduits with distribution pits are located in the road reserve along the adjoining street frontage and may affect works at the property frontage.

4. Optus Qld

Telecommunications infrastructure is present within the property boundaries. Optus underground cables and conduits run in the road reserve along the Harbour Rd - Hercules St frontage and include a lead-in crossing the boundary and extending into the lot to service the building.

5. Brisbane City Council

Council stormwater drainage infrastructure, including stormwater mains, gully pits and maintenance holes, is located in the road reserve along the Harbour Road frontage adjoining the property. Additional stormwater mains and pits run within the adjoining Hercules Street road reserve and may affect works along the property frontages.

6. PIPE Networks Pty Ltd (QLD)

Telecommunications infrastructure operated by Pipe Networks is located in the road reserve along the Harbour Road frontage adjoining the property, comprising a duct alignment running parallel to the frontage with a short spur toward the frontage. These assets are situated at the property frontage and may affect works or development at the boundary.

7. Queensland Urban Utilities

Urban Utilities water and sewerage infrastructure is located within the property boundaries. Water mains and indicative water service connections traverse parts of the lot, and sewer mains with associated maintenance structures run within the property.

8. Telstra QLD South East

Telecommunications distribution pits and main cable ducts are located in the road reserve along the Harbour Road frontage adjoining the property and may affect development at the property frontage. The plan notes this precinct is an other-carrier area - Telstra is not the fixed line network provider for this site.

9. APA Group Gas Networks (70710)

A natural gas distribution main is located in the road reserve along the Harbour Rd frontage adjoining the property, with associated valves in the verge. Gas service infrastructure is present within the property boundaries.

QUEENSLAND TITLES REGISTRY
Land Title Act 1994, Land Act 1994

GENERAL REQUEST

FORM 14 Version 4
Page 1 of 1

Duty Imprint

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FICE USE ONLY

P
C h is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

1. Nature of request

Request to record new Community Management Statement for Hamilton Harbour Community Titles Scheme 42979

Lodger (Name, address, E-mail & phone number)
Redchip Lawyers
ph: 3223 6100

Lodger Code
BE2805

2. Lot on Plan Description

Common Property of Hamilton Harbour Community Titles Scheme 42979

Title Reference
50858851

3. Registered Proprietor/State Lessee

Body Corporate for Hamilton Harbour Community Titles Scheme 42979

4. Interest

NOT APPLICABLE

5. Applicant

Body Corporate for Hamilton Harbour Community Titles Scheme 42979

6. Request

I hereby request that: the New Community Management Statement deposited herewith which amends Schedule C of the existing Community Management Statement be recorded as the New Community Management Statement for Hamilton Harbour Community Titles Scheme 42979.

7. Execution by applicant

Body Corporate for Hamilton Harbour Community Titles Scheme 42979

BODY CORPORATE FOR HAMILTON HARBOUR CTS 42979 The Common Seal of

17/10/2025
Execution Date

Applicant's Signature
Chairperson / Secretary

Applicant's Signature
Committee member

© Queensland Titles Registry Pty Ltd 2025

THIS CMS MUST BE DEPOSITED WITH:

- A FORM 14 GENERAL REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).

A NEW CMS MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only
CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name (including number) of CTS

Hamilton Harbour Community Titles Scheme 42979

2. Regulation module

ACCOMMODATION MODULE

3. Name of body corporate

Body Corporate for Hamilton Harbour Community Titles Scheme 42979

4. Scheme land

Lot on Plan Description

Common Property for Hamilton Harbour Community Titles Scheme 42979

See Enlarged Panel

3. Title Reference

50858851

5. Name and address of original owner

NOT APPLICABLE

6. Reference to plan lodged with this statement (if applicable)

NOT APPLICABLE

7. New CMS exemption to planning body community management statement notation (if applicable*)

Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')

Not applicable pursuant to section 60(6) of the *Body Corporate and Community Management Act 1997.*

*If there is no exemption, a Form 18C must be deposited with the Request to record the CMS.

8. Consent of body corporate

See Form 20 – BCCM Execution

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

1. Community Titles Scheme (CTS) Name	CTS Number
Hamilton Harbour	42979

2. Module Type of BCCM Scheme	Instrument being executed (using this certificate)
Accommodation Module	CMS

3. Execution by the Body Corporate for the above Scheme*

Signature		Signature	
Signer Name	Stewart Scott	Signer Name	Michael Farrell
Signer Authority	Chairperson	Signer Authority	Treasurer
Entity (if applicable)		Entity (if applicable)	
Execution Date	17/10/2025	Execution Date	17/10/2025

*By executing above the Body Corporate confirms it is in compliance with Section 96 of the *Body Corporate and Community Management Act 1997*.

When this Form should be used:

This form should be used for the execution by a Body Corporate of any Titles Instrument other than a Form 14.

Guidance

Please refer to Parts [45-2060] to [45-2081] of the Land Title Practice Manual for guidance on completion and execution of this form and refer to Part 45 generally for further guidance on titles instruments involving Community Titles Schemes. Some brief guidance on the completion of Item 3 has been included below for the quick reference of those who are already familiar with executions of titles instruments by a Body Corporate.

Signer Authority Guidance:

Representative of a Registered Owner means a natural person (individual) whose name is recorded on the body corporate's roll as the representative of the registered owner of a lot that is included in the scheme – Refer to Part [45-2070-1] of the Land Title Practice Manual.

Registered Owner – Individual means a natural person (individual) who is the registered owner of a lot that is included in the scheme. If a lot is owned by 2 or more people, it is acceptable for only one of the registered owners to sign the relevant certificate – Refer to Part [45-2070-2] of the Land Title Practice Manual.

Registered Owner - Corporation means the officeholder of the position of 'Director' or 'Secretary' for the corporate entity that is the registered owner of the lot. It is acceptable for only one office holder (Director or Secretary) of a Corporate Entity to execute on behalf of the Corporation in this instance, as by doing so they confirm they are signing as Agent on behalf of the Corporation and hold the requisite authority to do so – Refer to Part [45-2070-4] of the Land Title Practice Manual. The name and A.C.N of the corporation must be included in the 'Entity' field.

Body Corporate Manager under Chapter 3, Part 5 means a Body Corporate Manager appointed under Chapter 3, Part 5 of the respective Module Regulations to perform the functions of the body corporate committee. This is applicable only to Standard Module, Small Schemes Module and Accommodation Modules. This type of body corporate manager should not be confused with the more common type of body corporate manager that assists with the administration of the body corporate - Refer to Part [45-2070-5] of the Land Title Practice Manual.

Person specified as Signatory in the Body Corporate resolution authorising the transaction means the person identified (by name) and specifically authorised in the body corporate resolution, as the person who should execute the instrument. By signing in this way, the person signing confirms that they are one and the same person as is specified in the resolution to sign the instrument and that they have the authority to sign it. A copy of the resolution is not required to be deposited with this form to confirm this authority – Refer to Part [45-2060] of the Land Title Practice Manual.

Constructing Authority - Authorised Officer means the officer for the Constructing Authority that is authorised to execute on behalf of the Body Corporate pursuant to Section 12A of the *Acquisition of Land Act 1967* and Section 51 or 51A of the *Body Corporate and Community Management Act 1997*. The name of the Authorised Officer must be completed in the 'Signer Name' field, and the name of the Constructing Authority e.g. 'Department of Transport and Main Roads' must be entered into the 'Entity' section – Refer to Part [45-2068] of the Land Title Practice Manual.

Title Reference 50858851

4. **Scheme Land**

Lot on Plan Description	Title Reference
Lots 10001 to 10008, 10101 to 10114, 10201 to 10214, 10301 to 10314, 10401 to 10414, 10501 to 10514, 10601 to 10614, 10701 to 10713, 10801 to 10813, 10901 to 10913, 11001 to 11012, 11101 to 11112, 11201 to 11212, 11301 to 11312, 11401 to 11412, 11501 to 11512, 11601 to 11612, 11701 to 11709, 11801 to 11809, 11901 to 11909, 12001 to 12009, and 12101 to 12109 (inclusive) on SP 224043	50858852 to 50859111 (inclusive)
Lots 20001 – 20011, 20101 – 20112, 20201 – 20212, 20301 – 20312, 20401 – 20412, 20501 – 20512, 20601 – 20612, 20701 – 20712, 20801 – 20812, 20901 – 20912, 21001 – 21011, 21101 – 21111, 21201 – 21211, 21301 – 21311, 21401 – 21411, 21501 – 21511, 21601 – 21610, 21701 – 21710 and 21801 – 21810 (inclusive) on SP 224081	50863689 to 50863903 (inclusive)

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 10001 on SP 224043	43	36
Lot 10002 on SP 224043	39	21
Lot 10003 on SP 224043	40	23
Lot 10004 on SP 224043	40	23
Lot 10005 on SP 224043	45	42
Lot 10006 on SP 224043	49	63
Lot 10007 on SP 224043	49	63
Lot 10008 on SP 224043	45	34
Lot 10101 on SP 224043	45	39
Lot 10102 on SP 224043	39	21
Lot 10103 on SP 224043	39	22
Lot 10104 on SP 224043	39	22
Lot 10105 on SP 224043	39	23
Lot 10106 on SP 224043	42	39
Lot 10107 on SP 224043	39	24
Lot 10108 on SP 224043	40	30
Lot 10109 on SP 224043	43	30
Lot 10110 on SP 224043	43	30
Lot 10111 on SP 224043	43	32
Lot 10112 on SP 224043	42	26
Lot 10113 on SP 224043	43	34
Lot 10114 on SP 224043	40	32
Lot 10201 on SP 224043	42	38
Lot 10202 on SP 224043	39	21
Lot 10203 on SP 224043	39	22
Lot 10204 on SP 224043	39	22
Lot 10205 on SP 224043	39	21

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 10206 on SP 224043	42	39
Lot 10207 on SP 224043	39	24
Lot 10208 on SP 224043	40	30
Lot 10209 on SP 224043	40	29
Lot 10210 on SP 224043	40	29
Lot 10211 on SP 224043	40	30
Lot 10212 on SP 224043	39	24
Lot 10213 on SP 224043	40	32
Lot 10214 on SP 224043	40	33
Lot 10301 on SP 224043	42	39
Lot 10302 on SP 224043	39	21
Lot 10303 on SP 224043	39	23
Lot 10304 on SP 224043	39	23
Lot 10305 on SP 224043	39	21
Lot 10306 on SP 224043	42	40
Lot 10307 on SP 224043	39	24
Lot 10308 on SP 224043	40	31
Lot 10309 on SP 224043	40	29
Lot 10310 on SP 224043	40	29
Lot 10311 on SP 224043	40	30
Lot 10312 on SP 224043	39	24
Lot 10313 on SP 224043	40	33
Lot 10314 on SP 224043	40	34
Lot 10401 on SP 224043	42	39
Lot 10402 on SP 224043	39	22
Lot 10403 on SP 224043	39	23
Lot 10404 on SP 224043	39	23
Lot 10405 on SP 224043	39	22

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 10406 on SP 224043	42	40
Lot 10407 on SP 224043	39	25
Lot 10408 on SP 224043	40	32
Lot 10409 on SP 224043	40	29
Lot 10410 on SP 224043	40	29
Lot 10411 on SP 224043	40	31
Lot 10412 on SP 224043	39	24
Lot 10413 on SP 224043	40	33
Lot 10414 on SP 224043	40	34
Lot 10501 on SP 224043	42	39
Lot 10502 on SP 224043	39	22
Lot 10503 on SP 224043	39	23
Lot 10504 on SP 224043	39	23
Lot 10505 on SP 224043	39	22
Lot 10506 on SP 224043	42	40
Lot 10507 on SP 224043	39	25
Lot 10508 on SP 224043	40	32
Lot 10509 on SP 224043	40	30
Lot 10510 on SP 224043	40	30
Lot 10511 on SP 224043	40	32
Lot 10512 on SP 224043	39	25
Lot 10513 on SP 224043	40	34
Lot 10514 on SP 224043	40	34
Lot 10601 on SP 224043	42	39
Lot 10602 on SP 224043	39	22
Lot 10603 on SP 224043	39	23
Lot 10604 on SP 224043	39	23
Lot 10605 on SP 224043	39	23

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 10606 on SP 224043	42	41
Lot 10607 on SP 224043	39	26
Lot 10608 on SP 224043	40	32
Lot 10609 on SP 224043	40	30
Lot 10610 on SP 224043	40	30
Lot 10611 on SP 224043	40	32
Lot 10612 on SP 224043	39	25
Lot 10613 on SP 224043	40	34
Lot 10614 on SP 224043	40	35
Lot 10701 on SP 224043	42	40
Lot 10702 on SP 224043	39	22
Lot 10703 on SP 224043	39	23
Lot 10704 on SP 224043	39	23
Lot 10705 on SP 224043	39	23
Lot 10706 on SP 224043	42	41
Lot 10707 on SP 224043	43	48
Lot 10708 on SP 224043	42	44
Lot 10709 on SP 224043	40	30
Lot 10710 on SP 224043	40	30
Lot 10711 on SP 224043	40	32
Lot 10712 on SP 224043	39	26
Lot 10713 on SP 224043	40	34
Lot 10801 on SP 224043	42	40
Lot 10802 on SP 224043	39	22
Lot 10803 on SP 224043	39	23
Lot 10804 on SP 224043	39	23
Lot 10805 on SP 224043	39	22
Lot 10806 on SP 224043	42	41

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 10807 on SP 224043	43	48
Lot 10808 on SP 224043	42	44
Lot 10809 on SP 224043	40	31
Lot 10810 on SP 224043	40	31
Lot 10811 on SP 224043	40	32
Lot 10812 on SP 224043	39	26
Lot 10813 on SP 224043	40	35
Lot 10901 on SP 224043	42	41
Lot 10902 on SP 224043	39	22
Lot 10903 on SP 224043	39	24
Lot 10904 on SP 224043	39	24
Lot 10905 on SP 224043	39	22
Lot 10906 on SP 224043	42	42
Lot 10907 on SP 224043	43	48
Lot 10908 on SP 224043	42	45
Lot 10909 on SP 224043	40	31
Lot 10910 on SP 224043	40	31
Lot 10911 on SP 224043	40	33
Lot 10912 on SP 224043	39	27
Lot 10913 on SP 224043	40	35
Lot 11001 on SP 224043	42	41
Lot 11002 on SP 224043	39	23
Lot 11003 on SP 224043	39	24
Lot 11004 on SP 224043	39	24
Lot 11005 on SP 224043	39	23
Lot 11006 on SP 224043	42	42
Lot 11007 on SP 224043	43	50
Lot 11008 on SP 224043	42	45

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 11009 on SP 224043	40	31
Lot 11010 on SP 224043	40	31
Lot 11011 on SP 224043	42	45
Lot 11012 on SP 224043	43	49
Lot 11101 on SP 224043	42	42
Lot 11102 on SP 224043	39	24
Lot 11103 on SP 224043	39	24
Lot 11104 on SP 224043	39	24
Lot 11105 on SP 224043	39	23
Lot 11106 on SP 224043	42	42
Lot 11107 on SP 224043	43	49
Lot 11108 on SP 224043	42	46
Lot 11109 on SP 224043	40	32
Lot 11110 on SP 224043	40	32
Lot 11111 on SP 224043	42	46
Lot 11112 on SP 224043	43	49
Lot 11201 on SP 224043	42	42
Lot 11202 on SP 224043	39	24
Lot 11203 on SP 224043	39	29
Lot 11204 on SP 224043	39	29
Lot 11205 on SP 224043	39	24
Lot 11206 on SP 224043	42	43
Lot 11207 on SP 224043	43	51
Lot 11208 on SP 224043	42	46
Lot 11209 on SP 224043	40	32
Lot 11210 on SP 224043	40	32
Lot 11211 on SP 224043	42	46
Lot 11212 on SP 224043	43	55

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 11301 on SP 224043	42	43
Lot 11302 on SP 224043	39	24
Lot 11303 on SP 224043	39	30
Lot 11304 on SP 224043	39	30
Lot 11305 on SP 224043	39	24
Lot 11306 on SP 224043	42	43
Lot 11307 on SP 224043	43	56
Lot 11308 on SP 224043	42	47
Lot 11309 on SP 224043	40	33
Lot 11310 on SP 224043	40	33
Lot 11311 on SP 224043	42	47
Lot 11312 on SP 224043	43	56
Lot 11401 on SP 224043	42	43
Lot 11402 on SP 224043	39	24
Lot 11403 on SP 224043	39	30
Lot 11404 on SP 224043	39	30
Lot 11405 on SP 224043	39	24
Lot 11406 on SP 224043	42	43
Lot 11407 on SP 224043	43	57
Lot 11408 on SP 224043	42	48
Lot 11409 on SP 224043	40	34
Lot 11410 on SP 224043	40	34
Lot 11411 on SP 224043	42	48
Lot 11412 on SP 224043	43	57
Lot 11501 on SP 224043	42	44
Lot 11502 on SP 224043	39	23
Lot 11503 on SP 224043	39	30
Lot 11504 on SP 224043	39	31

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 11505 on SP 224043	39	25
Lot 11506 on SP 224043	42	44
Lot 11507 on SP 224043	43	58
Lot 11508 on SP 224043	42	48
Lot 11509 on SP 224043	40	34
Lot 11510 on SP 224043	40	34
Lot 11511 on SP 224043	42	48
Lot 11512 on SP 224043	43	58
Lot 11601 on SP 224043	42	44
Lot 11602 on SP 224043	39	25
Lot 11603 on SP 224043	39	31
Lot 11604 on SP 224043	39	31
Lot 11605 on SP 224043	39	25
Lot 11606 on SP 224043	42	44
Lot 11607 on SP 224043	43	58
Lot 11608 on SP 224043	42	49
Lot 11609 on SP 224043	40	35
Lot 11610 on SP 224043	40	35
Lot 11611 on SP 224043	42	49
Lot 11612 on SP 224043	43	58
Lot 11701 on SP 224043	40	33
Lot 11702 on SP 224043	42	42
Lot 11703 on SP 224043	42	42
Lot 11704 on SP 224043	41	41
Lot 11705 on SP 224043	43	61
Lot 11706 on SP 224043	48	112
Lot 11707 on SP 224043	48	102
Lot 11708 on SP 224043	43	61

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 11709 on SP 224043	41	41
Lot 11801 on SP 224043	40	33
Lot 11802 on SP 224043	42	42
Lot 11803 on SP 224043	42	42
Lot 11804 on SP 224043	42	41
Lot 11805 on SP 224043	43	61
Lot 11806 on SP 224043	48	115
Lot 11807 on SP 224043	48	115
Lot 11808 on SP 224043	43	61
Lot 11809 on SP 224043	41	41
Lot 11901 on SP 224043	40	33
Lot 11902 on SP 224043	42	42
Lot 11903 on SP 224043	42	42
Lot 11904 on SP 224043	41	41
Lot 11905 on SP 224043	43	62
Lot 11906 on SP 224043	48	115
Lot 11907 on SP 224043	48	115
Lot 11908 on SP 224043	43	62
Lot 11909 on SP 224043	41	41
Lot 12001 on SP 224043	40	34
Lot 12002 on SP 224043	42	42
Lot 12003 on SP 224043	42	42
Lot 12004 on SP 224043	41	42
Lot 12005 on SP 224043	43	64
Lot 12006 on SP 224043	52	124
Lot 12007 on SP 224043	52	135
Lot 12008 on SP 224043	43	64
Lot 12009 on SP 224043	41	42

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 12101 on SP 224043	40	34
Lot 12102 on SP 224043	42	43
Lot 12103 on SP 224043	42	43
Lot 12104 on SP 224043	41	42
Lot 12105 on SP 224043	43	65
Lot 12106 on SP 224043	53	135
Lot 12107 on SP 224043	53	135
Lot 12108 on SP 224043	43	65
Lot 12109 on SP 224043	41	42
Lot 20001 on SP 224081	41	23
Lot 20002 on SP 224081	43	31
Lot 20003 on SP 224081	41	22
Lot 20004 on SP 224081	48	50
Lot 20005 on SP 224081	42	21
Lot 20006 on SP 224081	46	34
Lot 20007 on SP 224081	43	45
Lot 20008 on SP 224081	41	30
Lot 20009 on SP 224081	41	30
Lot 20010 on SP 224081	41	30
Lot 20011 on SP 224081	43	45
Lot 20101 on SP 224081	39	23
Lot 20102 on SP 224081	39	23
Lot 20103 on SP 224081	40	31
Lot 20104 on SP 224081	39	22
Lot 20105 on SP 224081	48	41
Lot 20106 on SP 224081	42	23
Lot 20107 on SP 224081	39	23
Lot 20108 on SP 224081	43	46

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 20109 on SP 224081	40	31
Lot 20110 on SP 224081	40	31
Lot 20111 on SP 224081	40	31
Lot 20112 on SP 224081	43	46
Lot 20201 on SP 224081	39	24
Lot 20202 on SP 224081	39	24
Lot 20203 on SP 224081	40	31
Lot 20204 on SP 224081	39	23
Lot 20205 on SP 224081	41	35
Lot 20206 on SP 224081	39	24
Lot 20207 on SP 224081	39	24
Lot 20208 on SP 224081	43	46
Lot 20209 on SP 224081	40	31
Lot 20210 on SP 224081	40	31
Lot 20211 on SP 224081	40	31
Lot 20212 on SP 224081	43	46
Lot 20301 on SP 224081	39	24
Lot 20302 on SP 224081	39	24
Lot 20303 on SP 224081	40	31
Lot 20304 on SP 224081	39	23
Lot 20305 on SP 224081	41	35
Lot 20306 on SP 224081	39	24
Lot 20307 on SP 224081	39	24
Lot 20308 on SP 224081	43	46
Lot 20309 on SP 224081	40	32
Lot 20310 on SP 224081	40	32
Lot 20311 on SP 224081	40	32
Lot 20312 on SP 224081	43	46

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 20401 on SP 224081	39	24
Lot 20402 on SP 224081	39	24
Lot 20403 on SP 224081	40	31
Lot 20404 on SP 224081	39	23
Lot 20405 on SP 224081	41	35
Lot 20406 on SP 224081	39	24
Lot 20407 on SP 224081	39	24
Lot 20408 on SP 224081	43	46
Lot 20409 on SP 224081	40	32
Lot 20410 on SP 224081	40	32
Lot 20411 on SP 224081	40	32
Lot 20412 on SP 224081	43	46
Lot 20501 on SP 224081	39	24
Lot 20502 on SP 224081	39	24
Lot 20503 on SP 224081	40	31
Lot 20504 on SP 224081	39	23
Lot 20505 on SP 224081	41	35
Lot 20506 on SP 224081	39	24
Lot 20507 on SP 224081	39	24
Lot 20508 on SP 224081	43	46
Lot 20509 on SP 224081	40	33
Lot 20510 on SP 224081	40	33
Lot 20511 on SP 224081	40	33
Lot 20512 on SP 224081	43	46
Lot 20601 on SP 224081	39	24
Lot 20602 on SP 224081	39	24
Lot 20603 on SP 224081	40	32
Lot 20604 on SP 224081	39	23

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 20605 on SP 224081	41	35
Lot 20606 on SP 224081	39	24
Lot 20607 on SP 224081	39	24
Lot 20608 on SP 224081	43	47
Lot 20609 on SP 224081	40	33
Lot 20610 on SP 224081	40	33
Lot 20611 on SP 224081	40	33
Lot 20612 on SP 224081	43	48
Lot 20701 on SP 224081	39	24
Lot 20702 on SP 224081	39	24
Lot 20703 on SP 224081	40	32
Lot 20704 on SP 224081	39	23
Lot 20705 on SP 224081	41	35
Lot 20706 on SP 224081	39	24
Lot 20707 on SP 224081	39	24
Lot 20708 on SP 224081	43	48
Lot 20709 on SP 224081	40	34
Lot 20710 on SP 224081	40	34
Lot 20711 on SP 224081	40	34
Lot 20712 on SP 224081	43	48
Lot 20801 on SP 224081	39	24
Lot 20802 on SP 224081	39	24
Lot 20803 on SP 224081	40	32
Lot 20804 on SP 224081	39	24
Lot 20805 on SP 224081	41	36
Lot 20806 on SP 224081	39	24
Lot 20807 on SP 224081	39	24
Lot 20808 on SP 224081	43	48

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 20809 on SP 224081	40	34
Lot 20810 on SP 224081	40	34
Lot 20811 on SP 224081	40	34
Lot 20812 on SP 224081	43	48
Lot 20901 on SP 224081	39	24
Lot 20902 on SP 224081	39	24
Lot 20903 on SP 224081	40	32
Lot 20904 on SP 224081	39	24
Lot 20905 on SP 224081	41	36
Lot 20906 on SP 224081	39	24
Lot 20907 on SP 224081	39	24
Lot 20908 on SP 224081	43	48
Lot 20909 on SP 224081	40	34
Lot 20910 on SP 224081	40	34
Lot 20911 on SP 224081	40	34
Lot 20912 on SP 224081	43	49
Lot 21001 on SP 224081	39	30
Lot 21002 on SP 224081	39	30
Lot 21003 on SP 224081	40	33
Lot 21004 on SP 224081	39	24
Lot 21005 on SP 224081	41	36
Lot 21006 on SP 224081	39	30
Lot 21007 on SP 224081	39	30
Lot 21008 on SP 224081	43	51
Lot 21009 on SP 224081	43	54
Lot 21010 on SP 224081	43	54
Lot 21011 on SP 224081	43	50
Lot 21101 on SP 224081	39	30

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 21102 on SP 224081	39	30
Lot 21103 on SP 224081	40	33
Lot 21104 on SP 224081	39	24
Lot 21105 on SP 224081	41	36
Lot 21106 on SP 224081	39	30
Lot 21107 on SP 224081	39	30
Lot 21108 on SP 224081	43	51
Lot 21109 on SP 224081	43	54
Lot 21110 on SP 224081	43	54
Lot 21111 on SP 224081	43	50
Lot 21201 on SP 224081	39	30
Lot 21202 on SP 224081	39	30
Lot 21203 on SP 224081	40	33
Lot 21204 on SP 224081	39	24
Lot 21205 on SP 224081	41	37
Lot 21206 on SP 224081	39	30
Lot 21207 on SP 224081	39	30
Lot 21208 on SP 224081	43	52
Lot 21209 on SP 224081	43	55
Lot 21210 on SP 224081	43	55
Lot 21211 on SP 224081	43	50
Lot 21301 on SP 224081	39	30
Lot 21302 on SP 224081	39	30
Lot 21303 on SP 224081	40	33
Lot 21304 on SP 224081	39	24
Lot 21305 on SP 224081	41	37
Lot 21306 on SP 224081	39	30
Lot 21307 on SP 224081	39	30

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 21308 on SP 224081	43	52
Lot 21309 on SP 224081	43	55
Lot 21310 on SP 224081	43	55
Lot 21311 on SP 224081	43	51
Lot 21401 on SP 224081	39	31
Lot 21402 on SP 224081	39	31
Lot 21403 on SP 224081	40	34
Lot 21404 on SP 224081	39	24
Lot 21405 on SP 224081	41	38
Lot 21406 on SP 224081	39	31
Lot 21407 on SP 224081	39	31
Lot 21408 on SP 224081	43	53
Lot 21409 on SP 224081	43	56
Lot 21410 on SP 224081	43	56
Lot 21411 on SP 224081	43	51
Lot 21501 on SP 224081	39	31
Lot 21502 on SP 224081	39	31
Lot 21503 on SP 224081	40	34
Lot 21504 on SP 224081	39	24
Lot 21505 on SP 224081	41	38
Lot 21506 on SP 224081	39	31
Lot 21507 on SP 224081	39	31
Lot 21508 on SP 224081	43	53
Lot 21509 on SP 224081	43	56
Lot 21510 on SP 224081	43	56
Lot 21511 on SP 224081	43	51
Lot 21601 on SP 224081	39	31
Lot 21602 on SP 224081	39	31

Lot on Plan	Contribution Entitlement	Interest Entitlement
Lot 21603 on SP 224081	40	34
Lot 21604 on SP 224081	39	24
Lot 21605 on SP 224081	41	39
Lot 21606 on SP 224081	39	31
Lot 21607 on SP 224081	39	31
Lot 21608 on SP 224081	45	112
Lot 21609 on SP 224081	53	135
Lot 21610 on SP 224081	44	66
Lot 21701 on SP 224081	39	31
Lot 21702 on SP 224081	39	31
Lot 21703 on SP 224081	40	34
Lot 21704 on SP 224081	39	24
Lot 21705 on SP 224081	41	39
Lot 21706 on SP 224081	39	31
Lot 21707 on SP 224081	39	31
Lot 21708 on SP 224081	45	112
Lot 21709 on SP 224081	53	135
Lot 21710 on SP 224081	44	67
Lot 21801 on SP 224081	39	31
Lot 21802 on SP 224081	39	31
Lot 21803 on SP 224081	40	34
Lot 21804 on SP 224081	39	25
Lot 21805 on SP 224081	41	39
Lot 21806 on SP 224081	39	31
Lot 21807 on SP 224081	39	31
Lot 21808 on SP 224081	45	112
Lot 21809 on SP 224081	53	135
Lot 21810 on SP 224081	44	67

Lot on Plan	Contribution Entitlement	Interest Entitlement
TOTAL	19437	17,975

PRINCIPLES FOR DECIDING THE CONTRIBUTION LOT ENTITLEMENT FOR A LOT

1. The contribution schedule principle under section 46(7) of the *Body Corporate and Community Management Act 1997* (BCCM Act) on which the contribution schedule lot entitlements for the community titles scheme has been decided is the relativity principle.

2. The relativity principle referred to in paragraph 1 above is the principle that the lot entitlements must clearly demonstrate the relationship between the lots in the community titles scheme by reference to one or more particular relevant factors.

3. Section 46A(3) of the BCCM Act states that a relevant factor (as referred to in paragraph 2 above) may, and may only, be any of the following:

   a. how the community titles scheme is structured;

   b. the nature, features and characteristics of the lots;

   c. the purposes for which the lots are used;

   d. the impact the lots may have on the costs of maintaining the common property;

   e. the market values of the lots.

4. Individual contribution schedule lot entitlements for the community titles scheme were decided by reference to the following factors:

   a. the nature, features and characteristics of the lots in the community titles scheme;

   b. the purposes for which the lots in the community titles scheme are used; and

   c. the impact the lots in the community titles scheme may have on the costs of maintaining the common property within the community titles scheme,

   and, in having reference to these factors, it is considered just and equitable for there to be a variation, ranging from a minimum of 39 to a maximum of 53, in the contribution schedule lot entitlements for the community titles scheme.

5. After having decided to use the relativity principle and by reference to the factors referred to in paragraph 4 above, some details about how the individual contribution lot entitlements for the community titles scheme were decided are as follows:

   a. The body corporate is responsible for the costs of the repair, maintenance, capital replacement and cleaning of common property within the community titles scheme. Common property can include, amongst other things:

      i. external surface areas of the building containing the lots such as exterior walls forming the outer surface of the lot, windows, roof and building screens;

      ii. internal areas of the building such as lobby and foyer walls, floors and coverings and lift well, lifts and common toilets;

      iii. utilities and other infrastructure, goods and equipment owned by the body corporate; and

      iv. fire detection and prevention devices and fire fighting equipment (eg. fire sprinklers, fire extinguishers and fire doors) and electrical wiring, which support, service, protect or otherwise benefit lots.

   b. Certain features or characteristics of lots in the community titles scheme impact on the costs to the body corporate of repairing, maintaining, capital replacement and cleaning the common property, for example:

i. a lot which has a greater external surface area will have a higher contribution schedule lot entitlement than a lot which has a smaller external surface area because there is a higher cost of repairing, maintaining, replacing and cleaning that part of the common property surrounding the lot with the greater external surface area; and

ii. the greater the floor area of a lot, the greater the prospective demand on the common property to protect, support, service and generally benefit the lot with corresponding greater cost to the body corporate in the provision of and in the repair, maintenance, capital replacement and, as applicable, cleaning of the common property provided to the lot.

c. Lots in the community titles scheme are used for residential, office purposes or the operation of management rights. The purposes for which these lots are used contributes to a variance in the contribution schedule lot entitlement to the extent that office lots were given a higher contribution schedule lot entitlement to account for the greater number of public invitee utilising services provided by the office lots but does not affect the contribution schedule lot entitlement for the lot entitled to the operation of management rights.

PRINCIPLES FOR DECIDING THE INTEREST LOT ENTITLEMENT FOR A LOT

1. The interest schedule lot entitlements for lots in the community titles scheme reflect the respective market values of the lots and are calculated using the market value principle.

2. The market value principle referred to in paragraph 1 above is the principle that the lot entitlements must reflect the respective market values of the lots in the community titles scheme, except to the extent it is just and equitable in the circumstances for the individual lot entitlements not to reflect the respective market values of the lots. This principle also requires that the following apply for working out the market values of lots included in a community titles scheme:

   a. if a lot included in the scheme is a subsidiary scheme, the market value of the lot is the market value of the scheme land for the subsidiary scheme;

   b. for establishing the market value of a lot created under a standard format plan of subdivision or volumetric format plan of subdivision, buildings and improvements on the lot are to be disregarded.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Sections 66(1)(f) and (g) of the *Body Corporate and Community Management Act 1997* are not applicable.

SCHEDULE C BY-LAWS

PART A – PRELIMINARY

1 Structure

1.1 These by-laws are set out in the following structure:

(a) Part A – Preliminary

(b) Part B – Interferences

(c) Part C – Works

(d) Part D – Regulation of use

(e) Part E – Exclusive use

2 Definitions and interpretation

2.1 The terms set out in these by-laws mean:

(a) **'Act'** means the *Body Corporate Community Management Act* 1997 (Qld).

(b) **'BMS'** means the building management statement that the Body Corporate is a party to.

(c) **'Body Corporate'** means the Body Corporate established upon the registration of the Scheme.

(d) **'Caretaking Service Contractor'** means a service contractor for the Scheme who is also a letting agent for the Scheme.

(e) **'Common Property'** means Scheme Land that is not included in a Lot.

(f) **'Improvement'** means the erection of a building, a structural change or a non-structural change of any kind or the carrying out of any works.

(g) **'Lot'** means a lot in the Scheme.

(h) **'Occupier'** means any person that occupies a Lot.

(i) **'Outdoor Area'** means an area of a Lot, or of Common Property or a body corporate asset an Occupier of a Lot may use under an exclusive use by-law, including any of the following areas – a balcony, courtyard, patio or verandah.

(j) **'Owner'** means an owner of a Lot.

(k) **'Regulation Module'** means the regulation module of the Act that applies to the Scheme as identified in Item 2 of this community management statement.

(l) **'Scheme'** means Hamilton Harbour CTS 42979.

(m) **'Scheme Land'** means any land within the Scheme, including any Lot and the Common Property.

(n) **'Security Access Device'** means a key, fob, swipe or other device used to gain access to something that is otherwise inaccessible.

(o) **'Social Function'** means a gathering of a number of people that causes other Owners or Occupiers to be excluded from the use and enjoyment of part or all of the Common Property.

(p) **'Smoke'** means –

(i) for a smoking product other than a personal vaporiser or a hookah—smoke, hold or otherwise have control over an ignited smoking product; or

(ii) for a personal vaporiser—inhale through the vaporiser; or

(iii) for a hookah—inhale through the hookah.

(q) **'Vehicle'** includes but is not limited to all types of automobiles, motorcycles, scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, segways, skateboards, rollerblades or any other equivalent means of transportation.

(r) **'Visitor'** means a person who is invited in any capacity onto Scheme Land by an Owner, Occupier or a Visitor.

2.2 In the interpretation of these by-laws, terms used in these by-laws may be interpreted by reference to how those terms are defined in the Act and Regulation Module.

2.3 If there is an inconsistency between a by-law and the Act or Regulation Module, the Act or Regulation Module prevails to the extent of the inconsistency.

2.4 The singular includes the plural and vice versa.

2.5 Words importing a gender include other genders.

3 Applicability of these by-laws

3.1 An Owner whose Lot is subject to a lease, licence or tenancy agreement must take reasonable steps to ensure that any lessee, licensee, tenant or other Occupier and their Visitors comply with and observe these by-laws.

3.2 Occupiers must:

(a) comply with these by-laws to the extent they apply to an Occupier; and

(b) ensure that the by-laws are complied with by their Visitors to the extent they apply to an Occupier.

4 Tenancies

4.1 If an Owner lets their Lot for a term of six months or more, the Owner must, as soon as practicable, give the Body Corporate notice of:

(a) the name of the tenant and all Occupiers;

(b) the service address of the tenant;

(c) the term of the tenancy;

(d) the name and service address of any Owner's letting agent for the tenancy; and

(e) any other information the Body Corporate may reasonably require.

5 Application and approval process

5.1 This by-law applies where an Owner or Occupier makes an application to the Body Corporate or otherwise seeks to obtain the Body Corporate's consent.

5.2 When deciding whether to approve any application made by an Owner or Occupier (the Applicant) under these by-laws, the Body Corporate may:

(a) take into account previous approvals under these by-laws provided to the Applicant and the Applicant's compliance with any conditions of previous approvals;

(b) request the Applicant to provide all information reasonably required to make a decision, where the Body Corporate may make as many requests as reasonably necessary; and

(c) grant its approval on reasonable and relevant conditions; or

(d) refuse any application if it is reasonable to do so.

5.3 An Owner or Occupier of a Lot granted approval under these by-laws must comply with any conditions of that approval, failing which, the Body Corporate may withdraw that approval after the Applicant has been provided with a reasonable opportunity to remedy any non-compliance.

5.4 If any approval under these by-laws by the Body Corporate is invalid, it is read down or severed to the extent required to be valid.

6 Development Approvals and local laws

6.1 All Development Approvals for the Scheme and all local laws applying to the Scheme must be complied with. Any breach of the Development Approvals or local laws will constitute a breach of this by-law which will be enforced in accordance with the Act and Regulation Module.

7 Building Management Statement

7.1 An Owner or Occupier must not do anything which places the Body Corporate in breach of the BMS, without the Body Corporate's written approval.

7.2 Any written approval provided pursuant to these by-laws does not relieve the Owner or Occupier from obligations to obtain any necessary consents under the BMS (if any are required).

8 Easements

8.1 An Owner or Occupier must:

(a) duly observe the obligations of any easement imposed on the Body Corporate to such extent as they may apply to an Owner or Occupier; and

(b) not, without the written approval of the Body Corporate, undertake or permit anything which may cause or contribute to a breach of any easement on the part of the Body Corporate.

8.2 Any written approval provided pursuant to these by-laws does not relieve the Owner or Occupier from obligations to obtain any necessary consents under the easement (if any are required).

PART B - INTERFERENCES

9 Noise and nuisances

9.1 An Owner or Occupier must not use, or permit the use of, a Lot or the Common Property in a way that:

(a) causes a nuisance or hazard;

(b) interferes unreasonably with the use or enjoyment of another Lot; or

(c) interferes unreasonably with the use or enjoyment of the Common Property by a person who is lawfully on the Common Property.

10 Obstruction

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

(a) obstruct, or permit the obstruction of, the lawful use of the Common Property or another Lot by someone else; or

(b) use as storage, or place items on, the Common Property (unless otherwise permitted under these by-laws).

11 Smoking

11.1 An Owner or Occupier must not Smoke, or permit any Visitors to Smoke, on the Common Property or in an Outdoor Area.

12 Auctions

12.1 An Owner must not permit any auction to take place on their Lot or the Common Property without the written approval of the Body Corporate.

13 Garage sales

13.1 An Owner must not permit any garage sale to take place on their Lot or the Common Property without the written approval of the Body Corporate.

14 Parking

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

(a) park a Vehicle or allow a Vehicle to stand, on any part of the Common Property (other than in an exclusive use area); or

(b) permit a Visitor to park a Vehicle or allow a Vehicle to stand, on the Common Property (other than in a designated visitor car parking bay or exclusive use area).

15 Vehicles

15.1 Vehicles must be operated in accordance with all public road rules and must not be operated in a manner that creates a nuisance or hazard or interferes unreasonably with the use or enjoyment of another Lot or the Common Property.

16 Electric vehicle charging

16.1 An Owner or Occupier must not make any Improvement to the Common Property or their Lot in respect of electric Vehicle charging, including the installation of electric Vehicle charging infrastructure, which includes an electric Vehicle charger and specialised cable, without the prior written approval of the Body Corporate.

16.2 An Owner or Occupier must not (and must not allow a Visitor to) use an existing power point to the Common Property or their Lot in respect of electric Vehicle charging, without the prior written approval of the Body Corporate.

17 Communications

17.1 Owners and Occupiers must only communicate and interact with the Body Corporate and other Owners and Occupiers in a reasonable manner and not in any way which may (including, but not limited to) be:

(a) an annoyance;

(b) a nuisance;

(c) a hazard;

(d) an unreasonable interference;

(e) threatening or intimidating;

(f) defamatory; or

(g) anti-social.

PART C - WORKS

18 Damage

18.1 An Owner or Occupier must not damage, deface or alter any part of the Common Property without the written approval of the Body Corporate.

19 Common Property Improvements

19.1 An Owner or Occupier must not make any Improvement to the Common Property without the written approval of the Body Corporate.

19.2 A Caretaking Service Contractor may without the consent of the Body Corporate display signs or notices for the purposes of letting any Lot for lease in the Scheme in or about the Common Property provided they are in keeping with the amenity of the Scheme.

20 Improvements to Body Corporate Items

20.1 An Owner or Occupier must not, without the written approval of the Body Corporate, make any Improvements to:

(a) railings, parapets and balustrades on (whether precisely, or for all practical purposes) the boundary of a Lot and common property or the boundary of a Lot and another Lot;

(b) doors, fences, windows and associated fittings situated in a boundary wall separating a Lot from common property or the boundary of a Lot and another Lot;

(c) roofing membranes that are not common property but that provide protection for lots or common property;

(d) foundation structures;

(e) roofing structures providing protection; and

(f) essential supporting framework, including but not limited to load-bearing walls.

21 Lot Improvements

21.1 An Owner or Occupier must not make any Improvement (other than minor cosmetic work that does not in any way affect, alter or otherwise impact the Common Property or another Lot) to their Lot without the written approval of the Body Corporate.

22 External appearance of a lot

22.1 The Owner or Occupier of a Lot must not 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) if it will result in a change of the appearance of the Lot being visible from another Lot or the Common Property, or from outside the Scheme Land, without the Body Corporate's written approval.

23 Floor coverings

23.1 An Owner or Occupier must ensure that all flooring areas within the Lot are covered, treated or otherwise used to the extent sufficient to prevent the transmission of noise to another Lot or the Common Property that causes a nuisance or hazard or interferes unreasonably with the use or enjoyment of another Lot or the Common Property.

PART D – REGULATION OF USE

24 Animals

24.1 Subject to section 181 of the Act, an Owner or Occupier 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 a Visitor to bring or keep an animal on the Lot or Common Property.

24.2 When keeping an animal in the Scheme, in addition to any other requirements under these by-laws, an approval by the Committee, the Act or the Regulation Module the Owner or Occupier must:

(a) ensure that when passing through common property the animal will be suitably restrained or carried;

(b) register the animal with the local council;

(c) ensure that the animal is kept within the Lot and not allowed to roam, dig, soil or otherwise damage Common Property or another Lot;

(d) dispose of any animal waste left on the Common Property immediately in a suitable garbage receptacle; and

(e) ensure the animal carries a name tag identifying the animal and its owner.

25 Alienation

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

(a) use, take, or in any other way appropriate any part of the Common Property for their sole or exclusive use unless authorised by another by-law;

(b) alienate in any way any part of the Common Property unless authorised by another by-law; or

(c) interfere with the lawful use and enjoyment of Common Property by other Owners or Occupiers.

26 Common Property Garbage

26.1 An Owner or Occupier must not leave garbage or other materials on the Common Property except in a designated garbage receptacle.

26.2 An Owner or Occupier must:

(a) comply with any local authority by-laws or local laws about the disposal of garbage that apply to the Scheme;

(b) place all recyclable rubbish in the recycling receptacles;

(c) not, in disposing of garbage, adversely affect the health, hygiene or comfort of other Owners or Occupiers;

(d) not leave bulky items or furniture (including white goods) in the designated garbage receptacles, but must dispose of these items in a suitable place outside the Scheme land;

(e) not cause damage to the garbage receptacles;

(f) not overfill the garbage receptacles; and

(g) not allow rubbish to become stuck to the garbage receptacles or liquids to run in the garbage receptacles.

27 Dangerous substances

27.1 An Owner or Occupier must not, without the Body Corporate's written approval, store a flammable or dangerous item or substance on a Lot unless the item or substance is:

(a) used or intended to be used for domestic purposes; or

(b) fuel stored within a fuel tank of a vehicle, boat, or internal combustion engine in which the fuel is stored under the requirements of any law regulating the storage of flammable materials.

28 Removals

28.1 An Owner or Occupier shall not move any furniture into or out of a Lot without:

(a) reasonable notice being given to the Body Corporate (having regard to matters including, but not limited to, the amount and size of furniture to be moved); and

(b) taking adequate measures to prevent damage to the Common Property and any other Lot in the Scheme.

28.2 Owners and Occupiers shall endeavour to have removalist vehicles park in the parking areas designated from time to time for removalist vehicles where possible.

29 No interference

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

(a) interfere with, hinder, harass or otherwise obstruct contractors or employees engaged by the Body Corporate; or

(b) give instructions to contractors or employees on the Scheme Land engaged by the Body Corporate.

30 Interference with support, shelter, utility infrastructure

30.1 An Owner or Occupier must not, without the written approval of the Body Corporate, interfere or permit interference with:

(a) support or shelter provided for a Lot or the Common Property;

(b) utility infrastructure or utility services; or

(c) body corporate assets.

31 Health and safety

31.1 Owners and Occupiers must give notice as soon as reasonably practicable to the Body Corporate after becoming aware of any:

(a) infectious disease which is present at the Scheme requiring notification by statute or ordinance;

(b) accident or incident causing personal injury or any property or other damage which occurs on Scheme Land; or

(c) other event that may affect the insurance of the Body Corporate, health or safety of owners or occupiers or may otherwise create liability for the Body Corporate.

32 Social functions

32.1 An Owner or Occupier must not use an area of the Common Property for the purposes of a Social Function without the written approval of the Body Corporate.

33 Use of lots

33.1 Without the approval of the Body Corporate, an Owner or Occupier may not use their Lot for anything other than:

(a) residential purposes; or

(b) a home office that does not compete with the Caretaking Service Contractor; or

(c) if the Owner or Occupier is a Caretaking Service Contractor, for:

(i) the purposes of management of the Scheme;

(ii) the letting or sales of Lots in the Scheme on behalf of the Owners and the rendering of such other services to Owners and Occupiers; and

(iii) the letting and sales of Lots outside the Scheme and the rendering of such other services.

33.2 An Owner or Occupier of a Lot shall not use, or permit the use of, their Lot for any purpose which may be illegal, immoral or bring the Scheme into disrepute.

34 Letterbox

34.1 An Owner or Occupier of a Lot must not interfere with the letterbox designated for another Lot or the Body Corporate.

34.2 Letterboxes must not be used by Owners, Occupiers or Visitors for the purpose of depositing or retrieving Security Access Devices or other access keys, without the prior written consent of the body corporate.

35 BBQ Area

35.1 Owners, Occupiers and their Visitors may use the barbecue facilities and area on the Common Property, subject to compliance with the following conditions:

(a) the facilities must not already be being used by another Owner, Occupier or Visitor;

(b) the use must not cause damage to the surface, fixtures or fittings of the barbecue area or facilities;

(c) the use must not cause a nuisance or hazard or interfere unreasonably with the use or enjoyment of another Lot or the Common Property;

(d) a person using the BBQ Area must be supervised if their conduct and capability reasonably requires them to be supervised; and

(e) the barbeque must be cleaned and tidied after use.

36 Clothesline

36.1 Owners and Occupiers may use the clotheslines on the Common Property without approval by the Body Corporate on the conditions that the clotheslines are:

(a) for the clotheslines intended purpose;

(b) not already being used by another Owner or Occupier;

(c) not used in a way that causes damage to the clotheslines;

(d) not used for an unfair period of time or frequency such that it would prevent other Owners or Occupiers from using the clotheslines; and

(e) not used in a way that causes nuisance or hazard or interferes unreasonably with the use or enjoyment of another Lot or the Common Property.

36.2 A person using the clothesline must be supervised if their conduct and capability reasonably requires them to be supervised.

37 Gym

37.1 Owners, Occupiers and their Visitors may use the gym on the Common Property, subject to compliance with the following conditions:

(a) the use must not cause damage to the Common Property or Body Corporate assets;

(b) the use must not cause a nuisance or hazard or interfere unreasonably with the use or enjoyment of another Lot or the Common Property (through noise or otherwise);

(c) a person using the gym must be supervised if their conduct and capability reasonably requires them to be supervised (as an example without limitation, a child who is unable to use the gym equipment safely must be supervised);

(d) the equipment must only be used for its intended purpose;

(e) towels must be placed on equipment during use to prevent sweat on the equipment;

(f) the area must be left clean and tidy after use;

(g) all moveable equipment must be returned to their designated place after use; and

(h) any sweat on the equipment must be wiped and sanitised after use.

38 Pool

38.1 Owners, Occupiers and their Visitors may use the pool, subject to compliance with the following conditions:

(a) the use must not cause damage to the Scheme Land or Body Corporate assets;

(b) the use must not cause a nuisance or hazard or interfere unreasonably with the use or enjoyment of another Lot or the Common Property (through noise or otherwise);

(c) the use must not interfere with the maintenance or upkeep of the pool or the surrounding areas;

(d) a person using the pool must be supervised if their conduct and capability reasonably requires them to be supervised (as an example without limitation, a person who is not a confident swimmer must be supervised if they are not able to stand when using the pool);

(e) the pool and pool area must be left clean and tidy after use; and

(f) glass must not be brought into the area.

39 Spa

39.1 Owners, Occupiers and their Visitors may use the spa, subject to compliance with the following conditions:

(a) a person must shower immediately prior to using the spa;

(b) the use must not cause damage;

(c) the use must not cause a nuisance or hazard or interfere unreasonably with the use or enjoyment of another Lot or the Common Property (through noise or otherwise);

(d) the use must not interfere with the maintenance or upkeep of the spa or the surrounding areas;

(e) a person using the spa must be supervised if their conduct and capability reasonably requires them to be supervised;

(f) the area must be left clean and tidy after use; and

(g) glass must not be brought into the area.

40 Grassed area adjacent to pool between Tower 1 and Tower 2

40.1 Owners, Occupiers and their Visitors may use the grassed area on the Common Property, subject to compliance with the following conditions:

(a) the use must not cause damage to the Common Property or Body Corporate assets;

(b) the use must not cause a nuisance or hazard or interfere unreasonably with the use or enjoyment of another Lot or the Common Property (through noise or otherwise);

(c) a person using the area must be supervised if their conduct and capability reasonably requires them to be supervised;

(d) no BBQs are to occur without prior written approval of the Body Corporate; and

(e) the area must be left clean and tidy after use.

41 Security

41.1 An Owner or Occupier of a Lot must not, without the written approval of the Body Corporate:

(a) interfere or tamper with a Security Access Device;

(b) copy a Security Access Device;

(c) give a Security Access Device to a person other than an Owner, Occupier or Visitor; or

(d) use a Security Access Device to access a Lot or Common Property that they are not authorised to access.

42 Bicycle racks

42.1 Owners, Occupiers and their Visitors may use the bicycle racks, subject to compliance with the following conditions:

(a) the use must not cause damage to the Common Property or Body Corporate assets;

(b) the use must not cause damage to another Owner or Occupier's bicycle;

(c) the use must not cause a nuisance or hazard or interfere unreasonably with the use or enjoyment of another Lot or the Common Property (through noise or otherwise);

(d) the use must be for the bicycle rack's intended purpose;

(e) a person using the bicycle rack's must be supervised if their conduct and capability reasonably requires them to be supervised;

(f) the area must be left clean and tidy after use;

(g) the use must not prevent other Owner and Occupier's bicycles from being removed;

(h) the use must not promote a risk of theft or damage of any Owner or Occupier's bicycle; and

(i) the bicycle rack must not be overloaded to store more bicycles than its intended limit.

43 Ablution

43.1 Owners, Occupiers and their Visitors may use the ablution facilities, subject to compliance with the following conditions:

(a) the use must not cause damage to the Common Property or body corporate assets;

(b) the use must not cause a nuisance or hazard or interfere unreasonably with the use or enjoyment of another Lot or the Common Property (through noise or otherwise);

(c) the ablution facilities must only be used for their intended purpose;

(d) the area must be left clean and tidy after use;

(e) a person using the ablution facilities must be supervised if their conduct and capability reasonably requires them to be supervised;

(f) belongings must not be left after their use; and

(g) Owners, Occupiers and their Visitors must not use or take more consumables than are required for the normal use of the ablution facilities.

44 Conference room

44.1 Owners, Occupiers and their Visitors may use the conference room, subject to compliance with the following conditions:

(a) the use must not cause damage to the Common Property or Body Corporate assets;

(b) the use must not cause a nuisance or hazard or interfere unreasonably with the use or enjoyment of another Lot or the Common Property (through noise or otherwise);

(c) a person using the conference room must be supervised if their conduct and capability reasonably requires them to be supervised;

(d) the conference room must only be used for its intended purpose;

(e) the area must be left clean and tidy after use; and

(f) all moveable furniture must be returned to its designated place after use.

PART E – URBAN LAND DEVELOPMENT AUTHORITY MANDATED BY-LAWS

45 ULDA By-Law

45.1 The approval for the Scheme issues by the Urban Land Development Authority mandates the inclusion of the following particulars in this CMS;

(a) the landscaping is to be maintained in accordance with the approved plans and maintenance regime;

(b) internal collection of refuse and recyclables remains the responsibility of the Body Corporate and tenants of the commercial/ retail lots; and

(c) disclosure is made to Owners and Occupiers that the Scheme is located in proximity to the Brisbane Airport and due to aircraft over-flights may not be afforded the same level of amenity compares with other residential areas.

PART F – EXCLUSIVE USE

46 Letting Agent – Exclusive Letting Rights

46.1 While the Letting Agent holds an authorisation from the Body Corporate to act as a letting agent for the Scheme, the Letting Agent may conduct a letting and selling agents business from the Scheme to the exclusion of all others. The Letting Agent is not permitted to conduct any letting or selling of lots in any other residential schemes within the Development.

46.2 The Letting Agent may affix and display on the Common Property such signs and advertisements as may be reasonably required by the Letting Agent in the performance of its duties and in the exercise of its rights under any agreement entered into between the Letting Agent and the Body Corporate.

47 Service Contractor – Exclusive Rights

47.1 While the Service Contractor holds an appointment from the Body Corporate to manage and maintain the Common Property (in accordance with the terms of that appointment), the Service Contractor may provide its services to the Body Corporate to the exclusion of all others.

48 Letting Agent and Service Contractor – Body Corporate's Obligations

48.1 Whilst the Letting Agent holds an authorisation from the Body Corporate to act as letting agent for the Scheme and/or the Service Contractor holds an appointment from the Body Corporate to manage and maintain the Common Property (the "Agreements"), the Body Corporate;

(a) will not directly or indirectly provide any of the services set out in the Agreements;

(b) will not permit any person, including its staff to carry on or render or be concerned in any business which competes with the business carried on by the Letting Agent or Service Contractor under the Agreements;

(c) will not enter into with any other person an agreement, authority or appointment which is similar to the Agreements; or

(d) the Body Corporate will not make any part of the Common Property available to any person for the purpose of conducting any business which competes with the business carried on by the Letting Agent or Service Contractor under the Agreements.

49 Construction / Sale of Lots

49.1 Whilst the Original Owner remains an Owner of any Lot in Development, the Original Owner and its contractors, agents and those authorised by it, will be entitled to:

(a) undertake works necessary to complete the Development, including excavation, general earthworks, the installation of drainage, utility services, irrigation, construction of improvements;

(b) enter onto land within the Development with any vehicles, workers or equipment to undertake the works;

(c) bring heavy earthmoving equipment onto the Common Property or other Lots in the Development owned by the Original Owner in order to complete the Development; and

(d) use the Common Property or other Lots in the Development owned by the Original Owner to:

(i) give access to and egress from any part of the Development with or without vehicles and equipment (or either of them); and

(ii) store building materials, vehicles, equipment or fill.

49.2 In exercising its rights under this By-Law, the Original Owner will use reasonable endeavours to prevent undue interference with the enjoyment by Occupiers of their respective Lot and the Common Property.

49.3 While any construction or building operations are occurring within the Development, Occupiers must comply with the reasonable directions of the Original Owner (and persons authorised by it). In particular, they must comply with any altered traffic (vehicle and pedestrian) flow directions.

49.4 Occupiers must not object top any noise, nuisance or other inconvenience which may arise as a result of the Original Owner exercising its rights under this By-Law.

49.5 For avoidance of doubt nothing in this by-law in any way limits the rights of the Original Owner (if any) set out elsewhere in this CMS.

50 Display Unit and Promotional Functions

50.1 Despite anything else in these By-laws, the Original Owner may:

(a) use any Lot, or permit any Lot to be used, for the purposes of a Display Unit; and

(b) erect signage, or permit signage to be erected within the Scheme (provided this complies with all laws);

(c) carry out promotional and marketing functions from the Common Property (but must minimise the disturbance to Occupiers in doing so).

51 No Objection

51.1 The Original Owner is permitted to use and damage the Common Property for the purpose of developing the Scheme. If any damage is caused to the Common Property or anything on the Common Property, the Original Owner will make good the damage at its expense.

52 Exclusive Use Areas

52.1 Owners are entitled to the exclusive use of that part of the Common Property allocated by the Original Owner or the solicitor acting on behalf of the Original Owner (as the Original Owner's agent) and notified to the Body Corporate during the period ending 1 year after the recording of the relevant community management statement for the purposes of Section 174 of the BCCM Act ("Exclusive Use Space") which allocations (at the date of this CMS) are identified in Schedule E for the purposes notified by the Original Owner or the Solicitor acting on behalf of the Original Owner. Such Owners:

(a) must, at their own expense, keep the Exclusive Use Space neat and tidy and keep all plants (if any) properly tendered and watered; and

(b) must, so far as they are lawfully able to, perform the duties of the Body Corporate in respect of the Exclusive Use Space.

52.2 Exclusive use areas under this By-Law not kept clean will be tidied and cleaned by the Body Corporate at the expense of the Owner.

52.3 For the purposes of Section 171(3)(b)(i) of the BCCM Act, an allocation under this By-Law may be revoked, but only if the Owner of the Lot agrees in writing before the revocation.

53 Exclusive Use – Parking and Storage

53.1 Owners are entitled to the exclusive use of that part of the Common Property presently as identified in Schedule E or as allocated by the Original Owner or the solicitor acting on behalf of the Original Owner (as the Original Owner's agent) and notified to the Body Corporate during the period ending 1 year after recording of the relevant community management statement for the purposes of Section 174 of the BCCM Act for the purposes of carparking or storage as described in Schedule E

53.2 Carparking spaces which have storage areas adjacent to them to which there is no means of access other than through the carparking space may only be reallocated under an agreed allocation under Section 171(1)(b)(ii) of the BCCM Act if the storage area is also subject to the agreed allocation so that, at all times, there is a lawful means of access to the storage area.

53.3 For the purposes of Section 171(3)(b)(i) of the BCCM Act, an allocation under this By-Law may be revoked, but only if the Owner of the Lot agrees in writing before the revocation.

53.4 Exclusive use areas under this By-Law may only be used for carparking or storage as designated, must be kept clean and tidy by the Owner. Exclusive use areas under this By-Law not kept clean will be tidied and cleaned by the Body Corporate at the expense of the Owner.

53.5 Exclusive use carparking and storage areas must not be enclosed unless permitted in writing by the Committee and then only in accordance with methods approved by the Body Corporate for enclosure. Only storage systems, such as shelving, approved in writing by the Committee may be used.

54 Exclusive Use – Access and Washroom Facilities

54.1 Owners are entitled to the exclusive use of that part of the Common Property presently identified in Schedule E for the purposes of access and use of washroom and toilet facilities. If more than one Owner has the benefit of the exclusive use of the same part of the Common Property then the exclusive use if for the benefit of those Owners jointly.

54.2 Exclusive use areas under this by-law may be used only for the purpose for which they are given and must be kept clean and tidy at all times by the Owner(s) having the benefit of the exclusive use area.

54.3 For the purpose of Section 171(3)(b)(i) of the BCCM Act, an allocation under this By-Law may be revoked, but only if the Owner of the Lot agrees in writing before the revocation.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Lots affected by statutory easements are as follows:

Statutory Easement	HAMILTON HARBOUR CTS 42979
Support	Lots 10001 to 10008, 10101 to 10114, 10201 to 10214, 10301 to 10314, 10401 to 10414, 10501 to 10514, 10601 to 10614, 10701 to 10713, 10801 to 10813, 10901 to 10913, 11001 to 11012, 11101 to 11112, 11201 to 11212, 11301 to 11312, 11401 to 11412, 11501 to 11512, 11601 to 11612, 11701 to 11709, 11801 to 11809, 11901 to 11909, 12001 to 12009, 12101 to 12109 and Common Property on SP 224043 and Lots 20001 – 20011, 20101 – 20112, 20201 – 20212, 20301 – 20312, 20401 – 20412, 20501 – 20512, 20601 – 20612, 20701 – 20712, 20801 – 20812, 20901 – 20912, 21001 – 21011, 21101 – 21111, 21201 – 21211, 21301 – 21311, 21401 – 21411, 21501 – 21511, 21601 – 21610, 21701 – 21710 and 21801 – 21810 on SP 224081 and Common Property on SP 224081
Utility Services and Utility Infrastructure	Lots 10001 to 10008, 10101 to 10114, 10201 to 10214, 10301 to 10314, 10401 to 10414, 10501 to 10514, 10601 to 10614, 10701 to 10713, 10801 to 10813, 10901 to 10913, 11001 to 11012, 11101 to 11112, 11201 to 11212, 11301 to 11312, 11401 to 11412, 11501 to 11512, 11601 to 11612, 11701 to 11709, 11801 to 11809, 11901 to 11909, 12001 to 12009, 12101 to 12109 and Common Property on SP 224043 and Lots 20001 – 20011, 20101 – 20112, 20201 – 20212, 20301 – 20312, 20401 – 20412, 20501 – 20512, 20601 – 20612, 20701 – 20712, 20801 – 20812, 20901 – 20912, 21001 – 21011, 21101 – 21111, 21201 – 21211, 21301 – 21311, 21401 – 21411, 21501 – 21511, 21601 – 21610, 21701 – 21710 and 21801 – 21810 on SP 224081 and Common Property on SP 224081
Shelter	Lots 10001 to 10008, 10101 to 10114, 10201 to 10214, 10301 to 10314, 10401 to 10414, 10501 to 10514, 10601 to 10614, 10701 to 10713, 10801 to 10813, 10901 to 10913, 11001 to 11012, 11101 to 11112, 11201 to 11212, 11301 to 11312, 11401 to 11412, 11501 to 11512, 11601 to 11612, 11701 to 11709, 11801 to 11809, 11901 to 11909, 12001 to 12009, 12101 to 12109 and Common Property on SP 224043 and Lots 20001 – 20011, 20101 – 20112, 20201 – 20212, 20301 – 20312, 20401 – 20412, 20501 – 20512, 20601 – 20612, 20701 – 20712, 20801 – 20812, 20901 – 20912, 21001 – 21011, 21101 – 21111, 21201 – 21211, 21301 – 21311, 21401 – 21411, 21501 – 21511, 21601 – 21610, 21701 – 21710 and 21801 – 21810 on SP 224081 and Common Property on SP 224081
Projections	Nil
Maintenance of building close to boundary	Nil

The Scheme Land is created out of a volumetric lot and the requirement for service location diagrams by Section 66(1)(d)(ii) of the Body Corporate and Community Management Act does not apply.

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

HARBOUR ONE CARPARK AND STORAGE AREA ALLOCATIONS

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 10001 on SP 224043	3-77		
Lot 10002 on SP 224043			
Lot 10003 on SP 224043			
Lot 10004 on SP 224043			
Lot 10005 on SP 224043	1-175		
Lot 10006 on SP 224043	193A and 194A		
Lot 10007 on SP 224043	2-163 and 2-164		
Lot 10008 on SP 224043	2-114		
Lot 10101 on SP 224043	3-76		
Lot 10102 on SP 224043			
Lot 10103 on SP 224043			
Lot 10104 on SP 224043			
Lot 10105 on SP 224043			
Lot 10106 on SP 224043	1-174		
Lot 10107 on SP 224043			
Lot 10108 on SP 224043	3-153		
Lot 10109 on SP 224043	1-157		
Lot 10110 on SP 224043	1-158		
Lot 10111 on SP 224043	1-164		
Lot 10112 on SP 224043			
Lot 10113 on SP 224043	3-144		
Lot 10114 on SP 224043	3-141		
Lot 10201 on SP 224043	3-75		
Lot 10202 on SP 224043			
Lot 10203 on SP 224043			
Lot 10204 on SP 224043			
Lot 10205 on SP 224043			3-S27

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 10206 on SP 224043	1-173	3-S11	
Lot 10207 on SP 224043			
Lot 10208 on SP 224043	3-154		
Lot 10209 on SP 224043	1-155		
Lot 10210 on SP 224043	1-156		
Lot 10211 on SP 224043	1-165		
Lot 10212 on SP 224043			
Lot 10213 on SP 224043	3-157		
Lot 10214 on SP 224043	3-156		
Lot 10301 on SP 224043	3-3 and 3-4		
Lot 10302 on SP 224043			
Lot 10303 on SP 224043			
Lot 10304 on SP 224043	1-129		
Lot 10305 on SP 224043			
Lot 10306 on SP 224043	1-172		
Lot 10307 on SP 224043			
Lot 10308 on SP 224043	3-155		
Lot 10309 on SP 224043	1-153		
Lot 10310 on SP 224043	1-154		
Lot 10311 on SP 224043	1-166		
Lot 10312 on SP 224043			
Lot 10313 on SP 224043	3-84		
Lot 10314 on SP 224043	3-85		
Lot 10401 on SP 224043	3-87		
Lot 10402 on SP 224043			
Lot 10403 on SP 224043			
Lot 10404 on SP 224043			

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 10405 on SP 224043			
Lot 10406 on SP 224043	1-224 and 1-225		
Lot 10407 on SP 224043			
Lot 10408 on SP 224043	3-158		
Lot 10409 on SP 224043	1-151		
Lot 10410 on SP 224043	1-152		
Lot 10411 on SP 224043	1-167		
Lot 10412 on SP 224043			
Lot 10413 on SP 224043	3-82		
Lot 10414 on SP 224043	3-83		3-S28
Lot 10501 on SP 224043	3-88		
Lot 10502 on SP 224043			
Lot 10503 on SP 224043			
Lot 10504 on SP 224043			
Lot 10505 on SP 224043			
Lot 10506 on SP 224043	1-171		
Lot 10507 on SP 224043	3-86		
Lot 10508 on SP 224043			
Lot 10509 on SP 224043	1-148		
Lot 10510 on SP 224043	1-150		
Lot 10511 on SP 224043	1-106		
Lot 10512 on SP 224043	1-107		
Lot 10513 on SP 224043	3-80		
Lot 10514 on SP 224043	3-81		
Lot 10601 on SP 224043	3-147		
Lot 10602 on SP 224043			
Lot 10603 on SP 224043			

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 10604 on SP 224043			
Lot 10605 on SP 224043			
Lot 10606 on SP 224043	1-170		
Lot 10607 on SP 224043	1-104		
Lot 10608 on SP 224043	1-105		
Lot 10609 on SP 224043	1-149		3-S7
Lot 10610 on SP 224043	1-147		
Lot 10611 on SP 224043	1-168		
Lot 10612 on SP 224043	1-159		
Lot 10613 on SP 224043	1-180		
Lot 10614 on SP 224043	3-79		3-S26
Lot 10701 on SP 224043	3-146		
Lot 10702 on SP 224043			
Lot 10703 on SP 224043			
Lot 10704 on SP 224043			
Lot 10705 on SP 224043			
Lot 10706 on SP 224043	3-145		3-S2 and 3-S3
Lot 10707 on SP 224043	3-151		
Lot 10708 on SP 224043	3-90	3-S19	
Lot 10709 on SP 224043	1-146		
Lot 10710 on SP 224043	1-145		
Lot 10711 on SP 224043	3-159		
Lot 10712 on SP 224043	1-160		
Lot 10713 on SP 224043	1-179		
Lot 10801 on SP 224043	1-96		
Lot 10802 on SP 224043			
Lot 10803 on SP 224043			

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 10804 on SP 224043		3-S14	
Lot 10805 on SP 224043	1-48	1-S10	
Lot 10806 on SP 224043	1-93		
Lot 10807 on SP 224043	1-29 and 1-30		
Lot 10808 on SP 224043	1-102	1-S28	
Lot 10809 on SP 224043	1-144		
Lot 10810 on SP 224043	1-143		
Lot 10811 on SP 224043	1-169		
Lot 10812 on SP 224043	1-161		
Lot 10813 on SP 224043	1-178		
Lot 10901 on SP 224043	3-152		
Lot 10902 on SP 224043			
Lot 10903 on SP 224043			
Lot 10904 on SP 224043			
Lot 10905 on SP 224043			
Lot 10906 on SP 224043	3-143		
Lot 10907 on SP 224043	1-27 and 1-28	3-S20	
Lot 10908 on SP 224043	1-78		
Lot 10909 on SP 224043	1-142		
Lot 10910 on SP 224043	1-141		
Lot 10911 on SP 224043	1-181		
Lot 10912 on SP 224043	1-162		
Lot 10913 on SP 224043	3-78		
Lot 11001 on SP 224043	1-216 and 1-217		
Lot 11002 on SP 224043			
Lot 11003 on SP 224043			
Lot 11004 on SP 224043			

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 11005 on SP 224043			
Lot 11006 on SP 224043	3-1	3-S36	
Lot 11007 on SP 224043	1-25 and 1-26		
Lot 11008 on SP 224043	1-80		
Lot 11009 on SP 224043	1-140		
Lot 11010 on SP 224043	1-139		3-S29
Lot 11011 on SP 224043	1-79		
Lot 11012 on SP 224043	1-1		
Lot 11101 on SP 224043	1-204 and 1-205		
Lot 11102 on SP 224043			
Lot 11103 on SP 224043			
Lot 11104 on SP 224043			
Lot 11105 on SP 224043			
Lot 11106 on SP 224043	3-148		
Lot 11107 on SP 224043	1-23 and 1-24	3-S10	
Lot 11108 on SP 224043	1-82		
Lot 11109 on SP 224043	1-138		
Lot 11110 on SP 224043	1-95		
Lot 11111 on SP 224043	1-81		
Lot 11112 on SP 224043	1-2	3-S13	
Lot 11201 on SP 224043	3-2	3-S37	
Lot 11202 on SP 224043			
Lot 11203 on SP 224043	1-110		
Lot 11204 on SP 224043	1-182		
Lot 11205 on SP 224043			
Lot 11206 on SP 224043	3-93		
Lot 11207 on SP 224043	1-19 and 1-20	1-S23	

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 11208 on SP 224043	1-84		
Lot 11209 on SP 224043	1-136		
Lot 11210 on SP 224043	1-137		
Lot 11211 on SP 224043	1-83	1-S37	
Lot 11212 on SP 224043	1-21 and 1-22		
Lot 11301 on SP 224043	3-211		
Lot 11302 on SP 224043			
Lot 11303 on SP 224043	1-163		
Lot 11304 on SP 224043	1-108		1-S38
Lot 11305 on SP 224043			
Lot 11306 on SP 224043	3-139		
Lot 11307 on SP 224043	1-15 and 1-16		
Lot 11308 on SP 224043	1-86	1-S25	
Lot 11309 on SP 224043	1-134		
Lot 11310 on SP 224043	1-135		
Lot 11311 on SP 224043	1-85	3-S12	
Lot 11312 on SP 224043	1-17 and 1-18	1-S8	
Lot 11401 on SP 224043	3-7 and 3-8		
Lot 11402 on SP 224043			
Lot 11403 on SP 224043	1-185		
Lot 11404 on SP 224043	1-183	3-S23	
Lot 11405 on SP 224043			
Lot 11406 on SP 224043	3-138		
Lot 11407 on SP 224043	1-5 and 1-6		
Lot 11408 on SP 224043	1-88		3-S25
Lot 11409 on SP 224043	1-132		
Lot 11410 on SP 224043	1-133		

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 11411 on SP 224043	1-87	1-S21	
Lot 11412 on SP 224043	1-3 and 1-4	3-S15	
Lot 11501 on SP 224043	3-140		
Lot 11502 on SP 224043			
Lot 11503 on SP 224043	1-109		
Lot 11504 on SP 224043	3-149		
Lot 11505 on SP 224043			
Lot 11506 on SP 224043	3-137		
Lot 11507 on SP 224043	1-11 and 1-12		
Lot 11508 on SP 224043	1-90		
Lot 11509 on SP 224043	1-130		
Lot 11510 on SP 224043	1-131		
Lot 11511 on SP 224043	1-89		
Lot 11512 on SP 224043	1-13 and 1-14		
Lot 11601 on SP 224043	1-101		
Lot 11602 on SP 224043			
Lot 11603 on SP 224043	1-177		
Lot 11604 on SP 224043	1-184		
Lot 11605 on SP 224043			
Lot 11606 on SP 224043	1-100		
Lot 11607 on SP 224043	1-9 and 1-10	1-S39	
Lot 11608 on SP 224043	1-94		3-S34 and 3-S35
Lot 11609 on SP 224043	1-128		1-S67
Lot 11610 on SP 224043			
Lot 11611 on SP 224043	1-98		
Lot 11612 on SP 224043	1-7 and 1-8	1-S81	
Lot 11701 on SP 224043	3-150		

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 11702 on SP 224043	3-92		
Lot 11703 on SP 224043	1-218 and 1-219		
Lot 11704 on SP 224043	3-89		
Lot 11705 on SP 224043	1-69 and 1-70	1-S32	
Lot 11706 on SP 224043	1-57 and 1-58	1-S31	
Lot 11707 on SP 224043	1-55 and 1-56	1-S30	
Lot 11708 on SP 224043	1-91 and 1-92	1-S27	
Lot 11709 on SP 224043	1-103		1-S58
Lot 11801 on SP 224043	1-49		
Lot 11802 on SP 224043	4-5 and 4-6		
Lot 11803 on SP 224043	3-5 and 3-6	3-S18	
Lot 11804 on SP 224043	3-95		
Lot 11805 on SP 224043	1-65 and 1-66	1-S20	
Lot 11806 on SP 224043	1-59 and 1-60	1-S19	
Lot 11807 on SP 224043	1-61 and 1-62	1-S18	
Lot 11808 on SP 224043	1-67 and 1-68	1-S17	
Lot 11809 on SP 224043	3-96		
Lot 11901 on SP 224043	1-176		
Lot 11902 on SP 224043	3-142		
Lot 11903 on SP 224043	1-214 and 1-215		
Lot 11904 on SP 224043	3-97		
Lot 11905 on SP 224043	1-31 and 1-32	1-S11	
Lot 11906 on SP 224043	1-37 and 1-38	1-S12	
Lot 11907 on SP 224043	1-35 and 1-36	1-S13	
Lot 11908 on SP 224043	1-63 and 1-64	1-S14	
Lot 11909 on SP 224043	3-98	3-S22	
Lot 12001 on SP 224043	1-99		

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 12002 on SP 224043	3-91	3-S21	
Lot 12003 on SP 224043	3-9 and 3-10		
Lot 12004 on SP 224043	1-208 and 1-209		
Lot 12005 on SP 224043	1-33 and 1-34	1-S7	
Lot 12006 on SP 224043	1-41, 1-42, 1-226 and 1-227	1-S6	
Lot 12007 on SP 224043	1-50, 1-51 and 1-52	1-S5	
Lot 12008 on SP 224043	1-39 and 1-40	1-S4	
Lot 12009 on SP 224043	1-206 and 1-207		1-S80A
Lot 12101 on SP 224043	1-97		
Lot 12102 on SP 224043	1-222 and 1-223		
Lot 12103 on SP 224043	1-220 and 1-221	1-S33	
Lot 12104 on SP 224043	1-212 and 1-213		
Lot 12105 on SP 224043	1-45 and 1-46	1-S3	
Lot 12106 on SP 224043	1-42A and 1-43A	1-S2	
Lot 12107 on SP 224043	1-43 and 1-44	1-S1	
Lot 12108 on SP 224043	1-53 and 1-54	1-S29	
Lot 12109 on SP 224043	1-210 and 1-211		
Lot 21809 on SP 224081	1-47		

HARBOUR TWO CARPARK AND STORAGE AREA ALLOCATIONS

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "C"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 20001 on SP 224081			
Lot 20002 on SP 224081	3-177		
Lot 20003 on SP 224081			
Lot 20004 on SP 224081	2-160		
Lot 20005 on SP 224081	2-161		

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "C"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 20006 on SP 224081	2-162		
Lot 20007 on SP 224081	3-94		
Lot 20008 on SP 224081	3-168		
Lot 20009 on SP 224081	3-167		3-S6
Lot 20010 on SP 224081	3-166		
Lot 20011 on SP 224081	4-3 and 4-4		
Lot 20101 on SP 224081			
Lot 20102 on SP 224081			
Lot 20103 on SP 224081	3-176		
Lot 20104 on SP 224081			
Lot 20105 on SP 224081	3-183		
Lot 20106 on SP 224081			
Lot 20107 on SP 224081			
Lot 20108 on SP 224081	4-9 and 4-10		
Lot 20109 on SP 224081	3-165		
Lot 20110 on SP 224081	3-164	1-S16	
Lot 20111 on SP 224081	3-163		3-S9
Lot 20112 on SP 224081	4-7 and 4-8		
Lot 20201 on SP 224081			
Lot 20202 on SP 224081			
Lot 20203 on SP 224081	3-175		
Lot 20204 on SP 224081			
Lot 20205 on SP 224081	3-184		
Lot 20206 on SP 224081			
Lot 20207 on SP 224081		1-S26	
Lot 20208 on SP 224081	4-13 and 4-14		
Lot 20209 on SP 224081	3-162		3-S31

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "C"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 20210 on SP 224081	3-119		
Lot 20211 on SP 224081	3-118		
Lot 20212 on SP 224081	3-52 and 3-53		
Lot 20301 on SP 224081			
Lot 20302 on SP 224081			
Lot 20303 on SP 224081	3-174		
Lot 20304 on SP 224081			
Lot 20305 on SP 224081	3-185		
Lot 20306 on SP 224081			
Lot 20307 on SP 224081			
Lot 20308 on SP 224081	3-50 and 3-51		
Lot 20309 on SP 224081	3-120		
Lot 20310 on SP 224081	3-121		
Lot 20311 on SP 224081	3-122		
Lot 20312 on SP 224081	4-11 and 4-12		
Lot 20401 on SP 224081			
Lot 20402 on SP 224081			
Lot 20403 on SP 224081	3-173		
Lot 20404 on SP 224081			
Lot 20405 on SP 224081	3-186		
Lot 20406 on SP 224081			
Lot 20407 on SP 224081			
Lot 20408 on SP 224081	3-46 and 3-47		
Lot 20409 on SP 224081	3-117		
Lot 20410 on SP 224081	3-116		
Lot 20411 on SP 224081	3-115		
Lot 20412 on SP 224081	3-48 and 3-49		

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "C"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 20501 on SP 224081			
Lot 20502 on SP 224081			
Lot 20503 on SP 224081	3-172		
Lot 20504 on SP 224081			
Lot 20505 on SP 224081	3-187		
Lot 20506 on SP 224081			
Lot 20507 on SP 224081			
Lot 20508 on SP 224081	3-42 and 3-43		
Lot 20509 on SP 224081	3-123		
Lot 20510 on SP 224081	3-124		
Lot 20511 on SP 224081	3-125		
Lot 20512 on SP 224081	3-44 and 3-45		
Lot 20601 on SP 224081			
Lot 20602 on SP 224081			
Lot 20603 on SP 224081	3-171		
Lot 20604 on SP 224081			
Lot 20605 on SP 224081	3-188		3-S30
Lot 20606 on SP 224081			
Lot 20607 on SP 224081			
Lot 20608 on SP 224081	3-38 and 3-39		
Lot 20609 on SP 224081	3-114	1-S9	
Lot 20610 on SP 224081	4-1		4-S1
Lot 20611 on SP 224081	3-112		
Lot 20612 on SP 224081	3-40 and 3-41		
Lot 20701 on SP 224081			
Lot 20702 on SP 224081			
Lot 20703 on SP 224081	3-170		

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "C"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 20704 on SP 224081			
Lot 20705 on SP 224081	3-189		3-S32/33
Lot 20706 on SP 224081		1-S34, 1-S35 and 1-S36	
Lot 20707 on SP 224081			
Lot 20708 on SP 224081	3-11 and 3-12		
Lot 20709 on SP 224081	3-126		
Lot 20710 on SP 224081	3-127		
Lot 20711 on SP 224081	3-128		3-S4
Lot 20712 on SP 224081	3-36 and 3-37		
Lot 20801 on SP 224081			
Lot 20802 on SP 224081			
Lot 20803 on SP 224081	3-169		
Lot 20804 on SP 224081			
Lot 20805 on SP 224081	3-190		
Lot 20806 on SP 224081			
Lot 20807 on SP 224081			
Lot 20808 on SP 224081	3-13 and 3-14		
Lot 20809 on SP 224081	3-129		
Lot 20810 on SP 224081	4-2		4-S2
Lot 20811 on SP 224081	3-113		
Lot 20812 on SP 224081	3-34 and 3-35		
Lot 20901 on SP 224081			
Lot 20902 on SP 224081			
Lot 20903 on SP 224081	3-210		3-S24
Lot 20904 on SP 224081			
Lot 20905 on SP 224081	3-191		

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "C"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 20906 on SP 224081	1-10A		
Lot 20907 on SP 224081			
Lot 20908 on SP 224081	3-15 and 3-16		
Lot 20909 on SP 224081	3-132		
Lot 20910 on SP 224081	3-18		3-S39
Lot 20911 on SP 224081	3-17		3-S38
Lot 20912 on SP 224081	3-32 and 3-33		
Lot 21001 on SP 224081	4-94		
Lot 21002 on SP 224081	4-93		
Lot 21003 on SP 224081	3-209		
Lot 21004 on SP 224081			
Lot 21005 on SP 224081	3-192		
Lot 21006 on SP 224081	3-161		
Lot 21007 on SP 224081	3-135		
Lot 21008 on SP 224081	3-133 and 3-134		1-S74
Lot 21009 on SP 224081	3-136 and 3-160		1-S68
Lot 21010 on SP 224081	3-74 and 3-99		3-S1
Lot 21011 on SP 224081	3-30 and 3-31		
Lot 21101 on SP 224081	4-98		
Lot 21102 on SP 224081	4-97		
Lot 21103 on SP 224081	3-208		
Lot 21104 on SP 224081			
Lot 21105 on SP 224081	3-193		
Lot 21106 on SP 224081	4-96		
Lot 21107 on SP 224081	4-95		
Lot 21108 on SP 224081	3-108 and 3-109		1-S70
Lot 21109 on SP 224081	3-54 and 3-55		1-S66

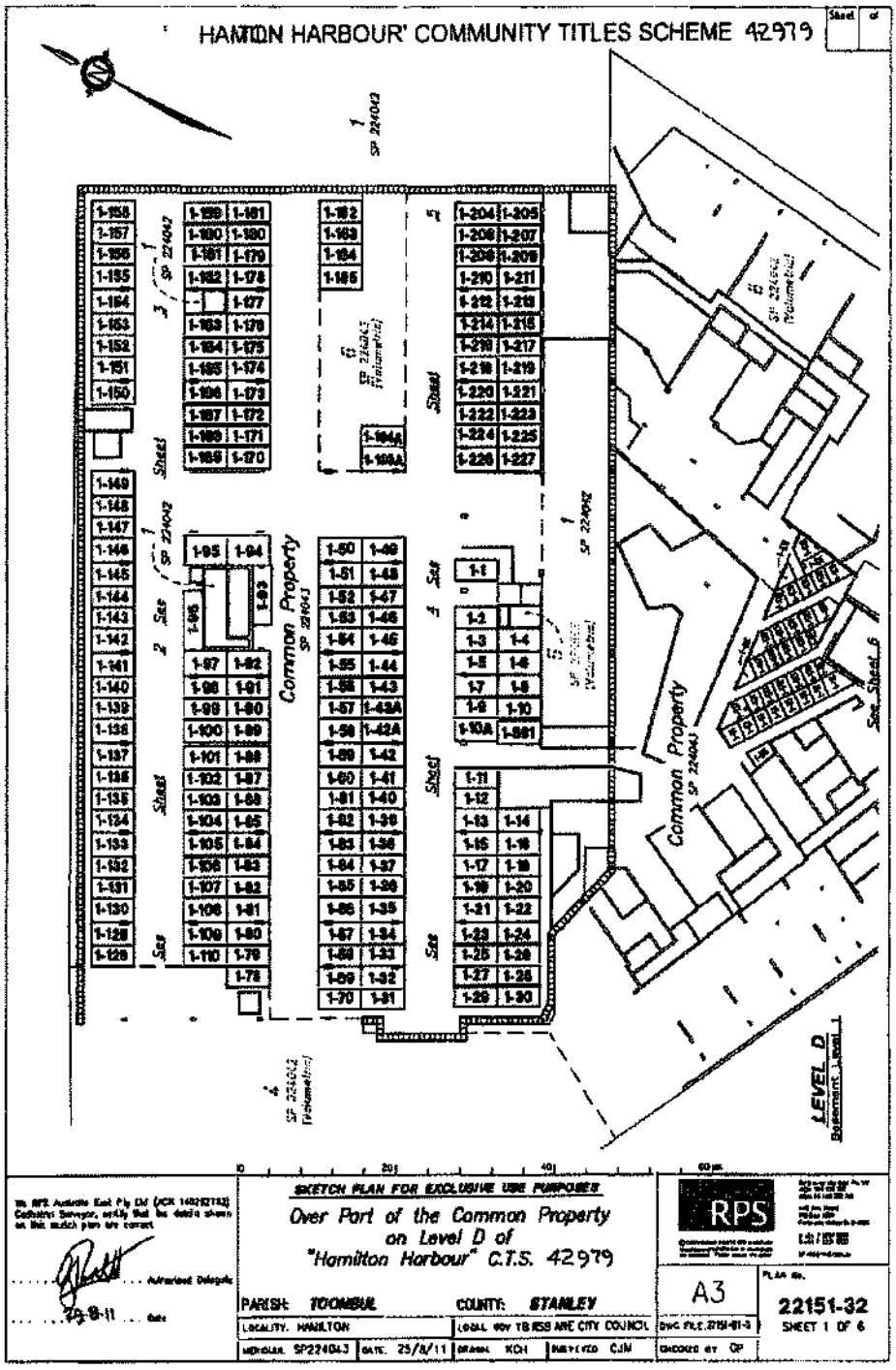
Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "C"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 21110 on SP 224081	3-56 and 3-57		1-S63
Lot 21111 on SP 224081	3-28 and 3-29		1-S79
Lot 21201 on SP 224081	4-102		
Lot 21202 on SP 224081	4-101		
Lot 21203 on SP 224081	3-207		
Lot 21204 on SP 224081			
Lot 21205 on SP 224081	3-194		
Lot 21206 on SP 224081	4-100		
Lot 21207 on SP 224081	4-99		
Lot 21208 on SP 224081	3-106 and 3-107		1-S71
Lot 21209 on SP 224081	3-58 and 3-59		1-S62
Lot 21210 on SP 224081	3-60 and 3-61		1-S61
Lot 21211 on SP 224081	3-26 and 3-27		1-S78
Lot 21301 on SP 224081	4-91		
Lot 21302 on SP 224081	4-92		
Lot 21303 on SP 224081	3-206		
Lot 21304 on SP 224081			
Lot 21305 on SP 224081	3-195		
Lot 21306 on SP 224081	4-104		
Lot 21307 on SP 224081	4-103		
Lot 21308 on SP 224081	3-104 and 3-105		1-S72
Lot 21309 on SP 224081	3-62 and 3-63		1-S60
Lot 21310 on SP 224081	3-64 and 3-65		1-S59
Lot 21311 on SP 224081	3-24 and 3-25		
Lot 21401 on SP 224081	3-130		
Lot 21402 on SP 224081	3-131		
Lot 21403 on SP 224081	3-205		

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "C"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 21404 on SP 224081			
Lot 21405 on SP 224081	3-196		
Lot 21406 on SP 224081	4-89		
Lot 21407 on SP 224081	4-90		
Lot 21408 on SP 224081	3-102 and 3-103		1-S73
Lot 21409 on SP 224081	3-66 and 3-67		1-S47
Lot 21410 on SP 224081	3-68 and 3-69		1-S57
Lot 21411 on SP 224081	3-22 and 3-23		1-S76
Lot 21501 on SP 224081	4-85		
Lot 21502 on SP 224081	4-86		
Lot 21503 on SP 224081	3-204		
Lot 21504 on SP 224081			
Lot 21505 on SP 224081	3-197		3-S5
Lot 21506 on SP 224081	4-87		
Lot 21507 on SP 224081	4-88		
Lot 21508 on SP 224081	3-100 and 3-101		1-S69
Lot 21509 on SP 224081	3-70 and 3-71		1-S64
Lot 21510 on SP 224081	3-72 and 3-73		1-S77
Lot 21511 on SP 224081	3-20 and 3-21		1-S75
Lot 21601 on SP 224081	4-81		
Lot 21602 on SP 224081	4-82		
Lot 21603 on SP 224081	3-203		
Lot 21604 on SP 224081			
Lot 21605 on SP 224081	3-198	3-S17	
Lot 21606 on SP 224081	4-83		
Lot 21607 on SP 224081	4-84		
Lot 21608 on SP 224081	1-198 and 1-199		1-S50 and 3-S8

Lot on Plan	By-law 47 – Exclusive Use Area – Parking on Plan attached marked "C"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "A"	By-law 47 – Exclusive Use Area – Storage on Plan attached marked "C"
Lot 21609 on SP 224081	1-190 and 1-191		1-S42
Lot 21610 on SP 224081	1-202 and 1-203		1-S56
Lot 21701 on SP 224081	3-181		
Lot 21702 on SP 224081	3-180	3-S16	
Lot 21703 on SP 224081	3-202		
Lot 21704 on S0P 224081			
Lot 21705 on SP 224081	3-199		
Lot 21706 on SP 224081	3-179		
Lot 21707 on SP 224081	3-178		
Lot 21708 on SP 224081	1-189 and 1-188		1-S44
Lot 21709 on SP 224081	1-192 and 1-193		1-S54
Lot 21710 on SP 224081	1-200 and 1-201		1-S65
Lot 21801 on SP 224081	3-19		
Lot 21802 on SP 224081	3-110		
Lot 21803 on SP 224081	3-201		
Lot 21804 on SP 224081			
Lot 21805 on SP 224081	3-200		
Lot 21806 on SP 224081	3-111		
Lot 21807 on SP 224081	3-182		
Lot 21808 on SP 224081	1-196 and 1-197		1-S52
Lot 21809 on SP 224081	1-194 and 1-195		1-S40
Lot 21810 on SP 224081	1-186 and 1-187		1-S48

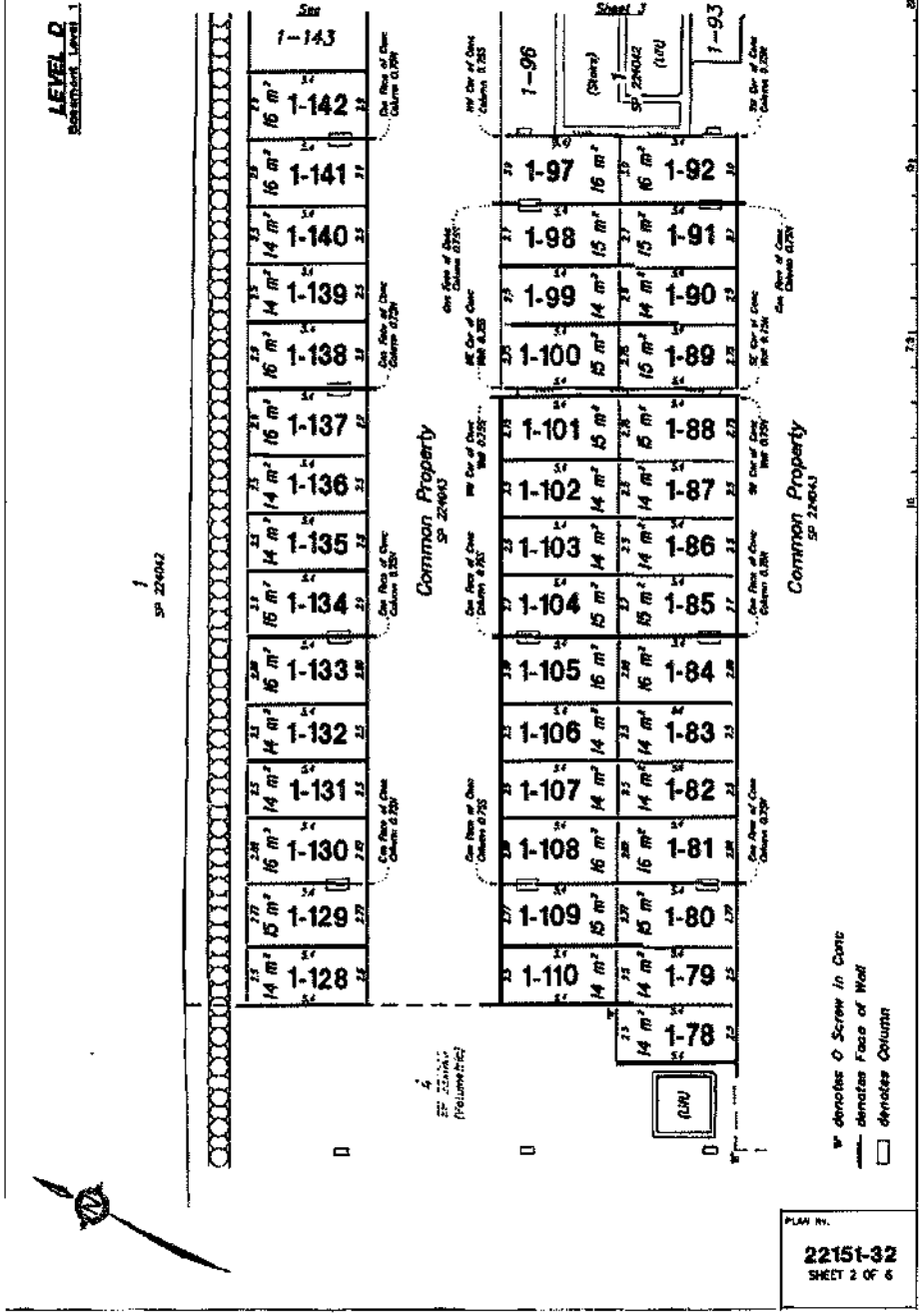
OTHER ALLOCATIONS

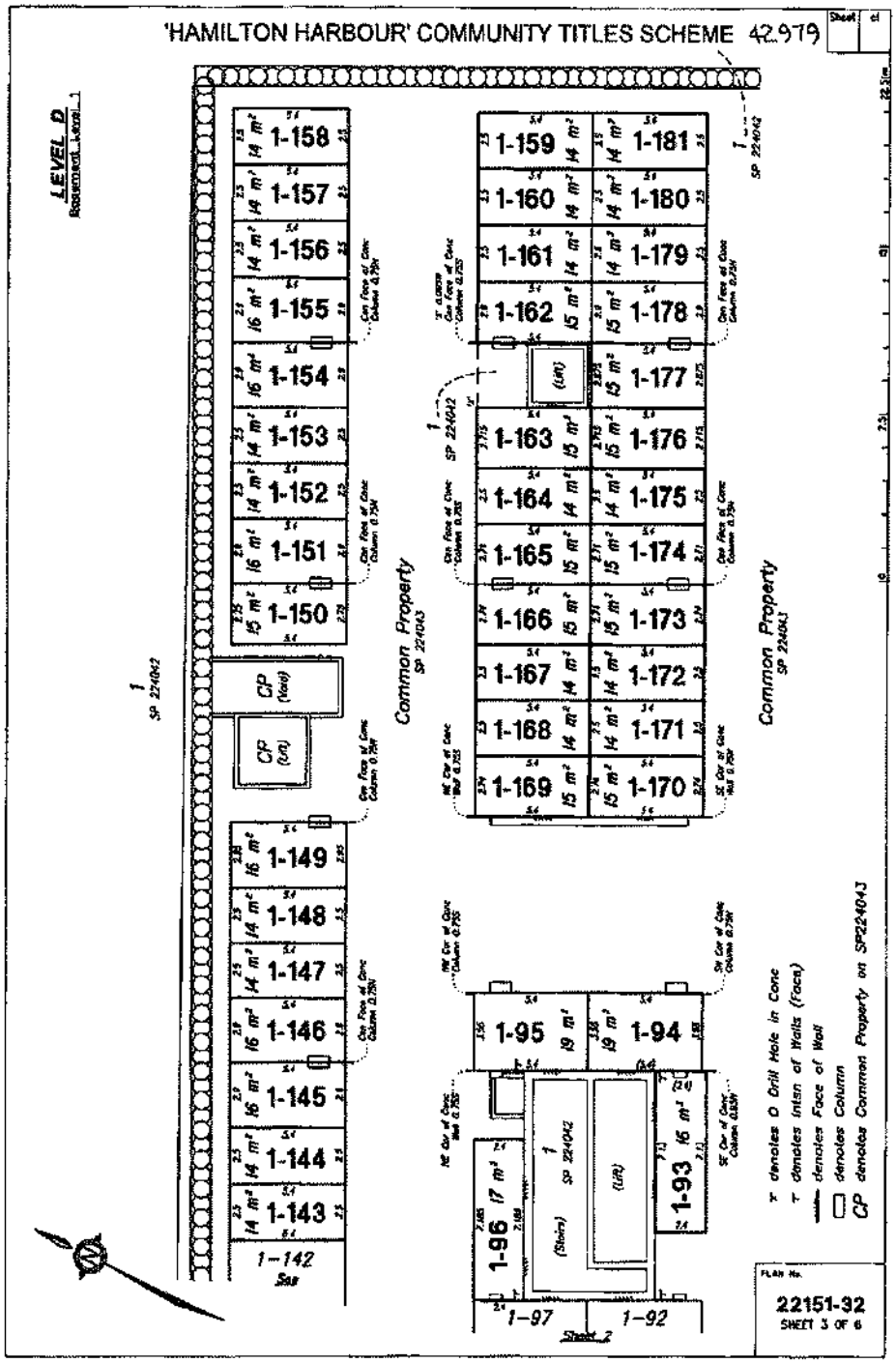
Lot on Plan	By-law 48 – Exclusive Use Area – Access and Washroom Facilities on Plan attached marked "B"
Lot 10007 on SP 224043	A1
Lot 10008 on SP 224043	A1


HAMILTON HARBOUR' COMMUNITY TITLES SCHEME 42979
Common Property
SP 224043
LEVEL D
Basement Level
SKETCH PLAN FOR EXCLUSIVE USE PURPOSES
Over Part of the Common Property on Level D of "Hamilton Harbour" C.T.S. 42979
PARISH: TOOMBUL
COUNTY: STANLEY
LOCALITY: HAMILTON
LOCAL GOV'T: BRISBANE CITY COUNCIL
SURVEY DIAGRAM: SP224043
DATE: 25/8/11
DRAWN: KCH
SURVEYED: CJM
CHECKED BY: CP
RPS
A3
PLAN No.
22151-32
SHEET 1 OF 6

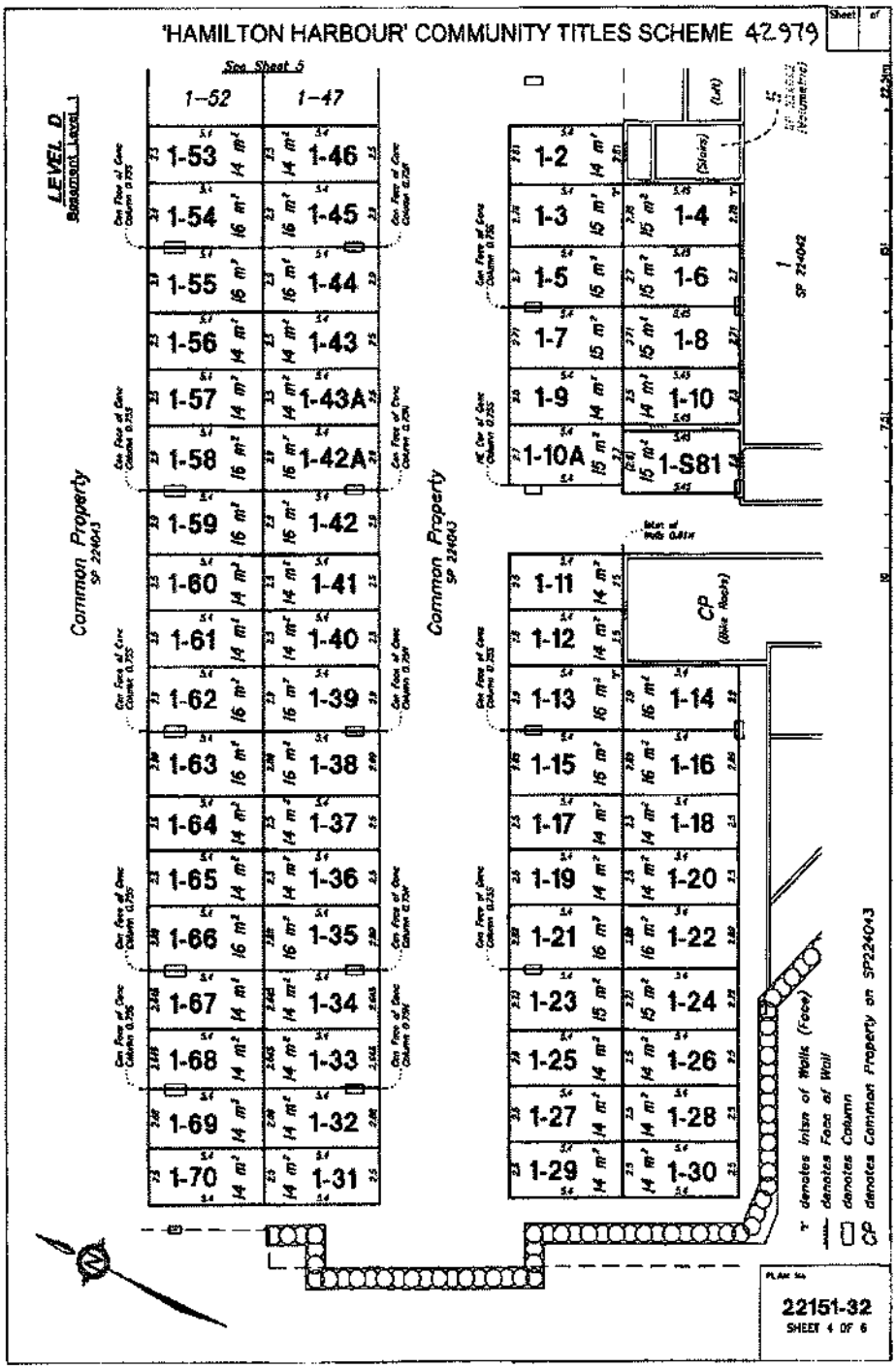
'A'

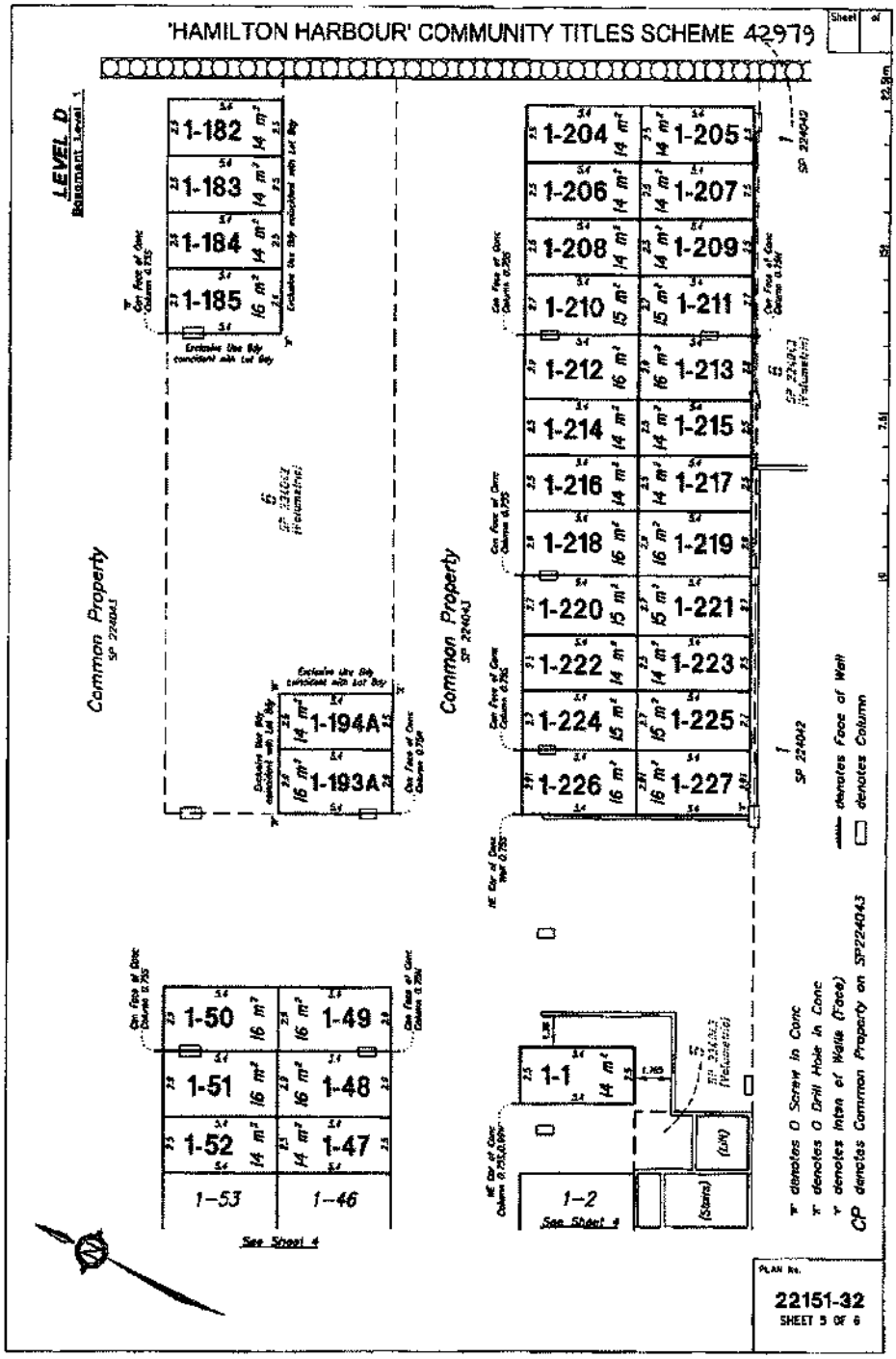
'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME 42971

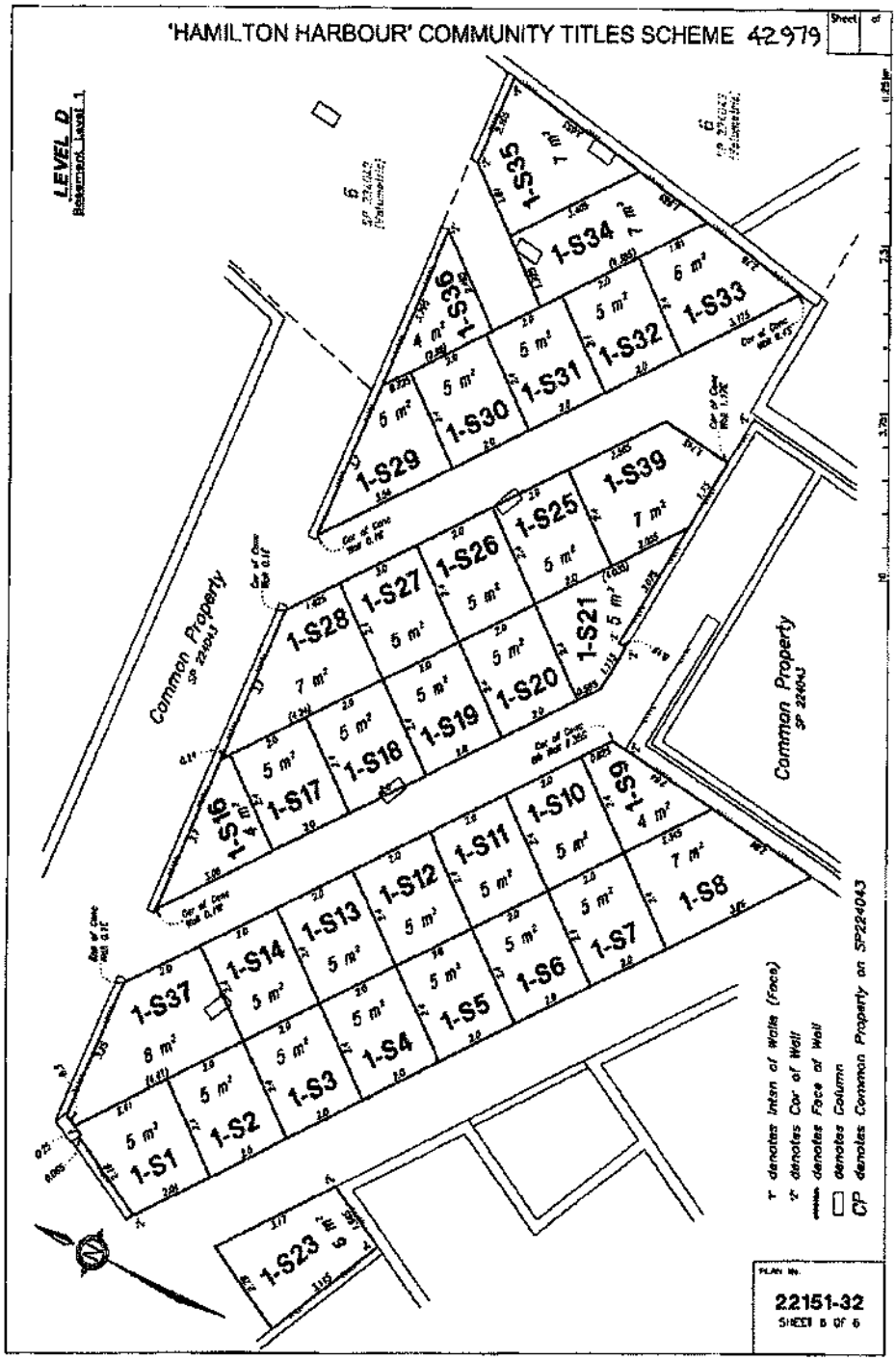



'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME 42979
LEVEL D
1-158
1-157
1-156
1-155
1-154
1-153
1-152
1-151
1-150
1-149
1-148
1-147
1-146
1-145
1-144
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1-162
1-163
1-164
1-165
1-166
1-167
1-168
1-169
1-181
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1-174
1-173
1-172
1-171
1-170
1-95
1-94
1-96
1-93
1-97
1-92
CP (Void)
CP (Un)
(Un)
(Void)
(Stairs)
Common Property
SP 224043
SP 224042
Sheet 2
FLAN No.
22151-32
SHEET 3 OF 6

"A"


'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME 42979
Sheet
of
LEVEL 0
Basement Level 1
See Sheet 5
1–52
1–47
Common Property
SP 224043
Common Property
SP 224043
1-53
1-54
1-55
1-56
1-57
1-58
1-59
1-60
1-61
1-62
1-63
1-64
1-65
1-66
1-67
1-68
1-69
1-70
1-46
1-45
1-44
1-43
1-43A
1-42A
1-42
1-41
1-40
1-39
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1-33
1-32
1-31
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1-4
1-5
1-6
1-7
1-8
1-9
1-10
1-10A
1-S81
1-11
1-12
1-13
1-14
1-15
1-16
1-17
1-18
1-19
1-20
1-21
1-22
1-23
1-24
1-25
1-26
1-27
1-28
1-29
1-30
(Lift)
(Stairs)
(Stairs)
1
SP 224042
CP
(Bike Racks)
denotes Inlsn of Walls (Face)
denotes Face of Wall
denotes Column
CP denotes Common Property on SP224043
PLAN No.
22151-32
SHEET 4 OF 6

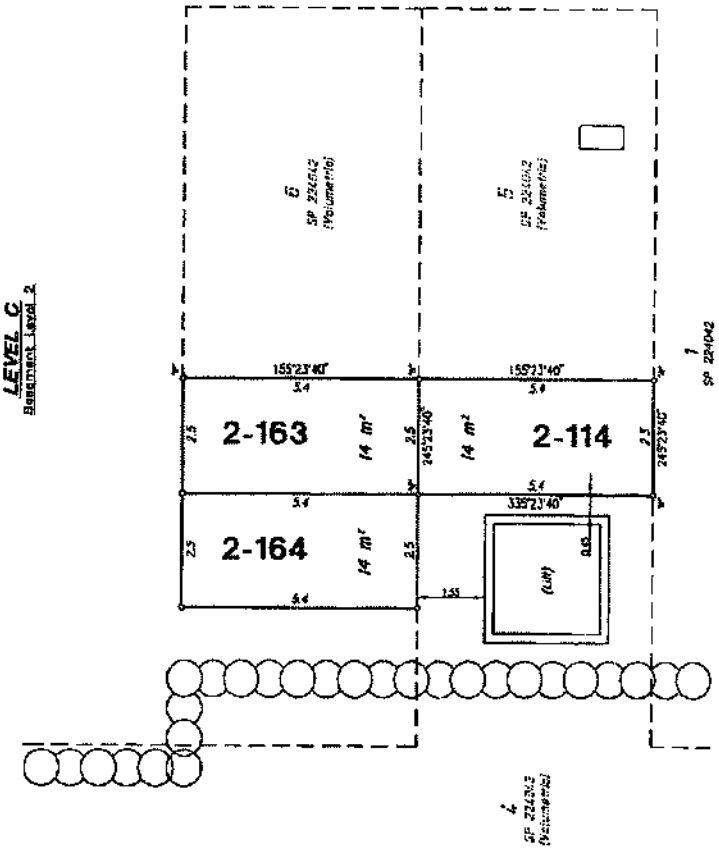

'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME 42979
LEVEL D
Basement Level 1
Common Property
SP 224043
1-182
1-183
1-184
1-185
1-194A
1-193A
1-204
1-205
1-206
1-207
1-208
1-209
1-210
1-211
1-212
1-213
1-214
1-215
1-216
1-217
1-218
1-219
1-220
1-221
1-222
1-223
1-224
1-225
1-226
1-227
1-50
1-49
1-51
1-48
1-52
1-47
1-53
1-46
1-1
1-2
See Sheet 4
See Sheet 3
(Lift)
(Stairs)
denotes Face of Wall
denotes Column
denotes O Screw In Conc
denotes O Drill Hole In Conc
denotes Intersection of Walls (Face)
CP denotes Common Property on SP224043
PLAN No.
22151-32
SHEET 5 OF 6


'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME 42979
Sheet
of
LEVEL 0
Basement Level -1
Common Property SP 224043
Common Property SP 224043
1-S1
1-S2
1-S3
1-S4
1-S5
1-S6
1-S7
1-S8
1-S9
1-S10
1-S11
1-S12
1-S13
1-S14
1-S15
1-S16
1-S17
1-S18
1-S19
1-S20
1-S21
1-S23
1-S25
1-S26
1-S27
1-S28
1-S29
1-S30
1-S31
1-S32
1-S33
1-S34
1-S35
1-S36
1-S37
1-S39
* denotes Intern of Walls (Face)
** denotes Cor of Wall
denotes Face of Wall
denotes Column
CP denotes Common Property on SP224043
PLAN No.
22151-32
SHEET 5 OF 6

'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME 42979

Sheet of

▼ denotes Ø Screw in Conc at Stn



SKETCH PLAN FOR EXCLUSIVE USE PURPOSES

Over part of the Common Property on Level C of "Hamilton Harbour" C.T.S. 42979

PARISH: TOOMBUL COUNTY: STANLEY

LOCALITY: HAMILTON LOCAL GOVT: BRISBANE CITY COUNCIL

MERIDIAN: SP224043 DATE: 25/6/11 DRAWN: KCH SURVEYED: CJH CHECKED BY: GP

DWG FILE: 2151-16-N

A3

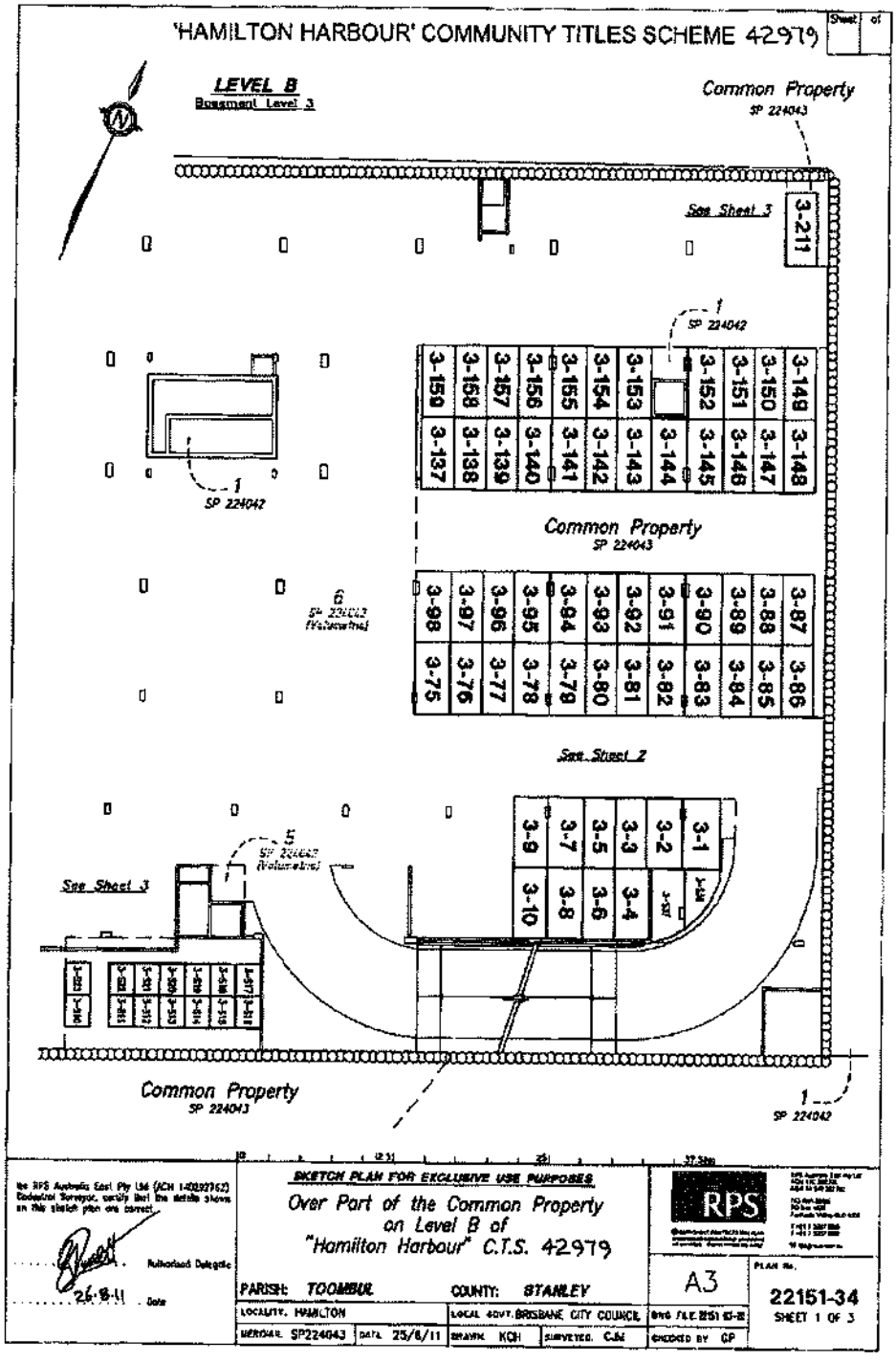
PLAN No. 22151-33

SHEET 1 OF 1

We RPS Australia East Pty Ltd (ACN 140292782) Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Delegate

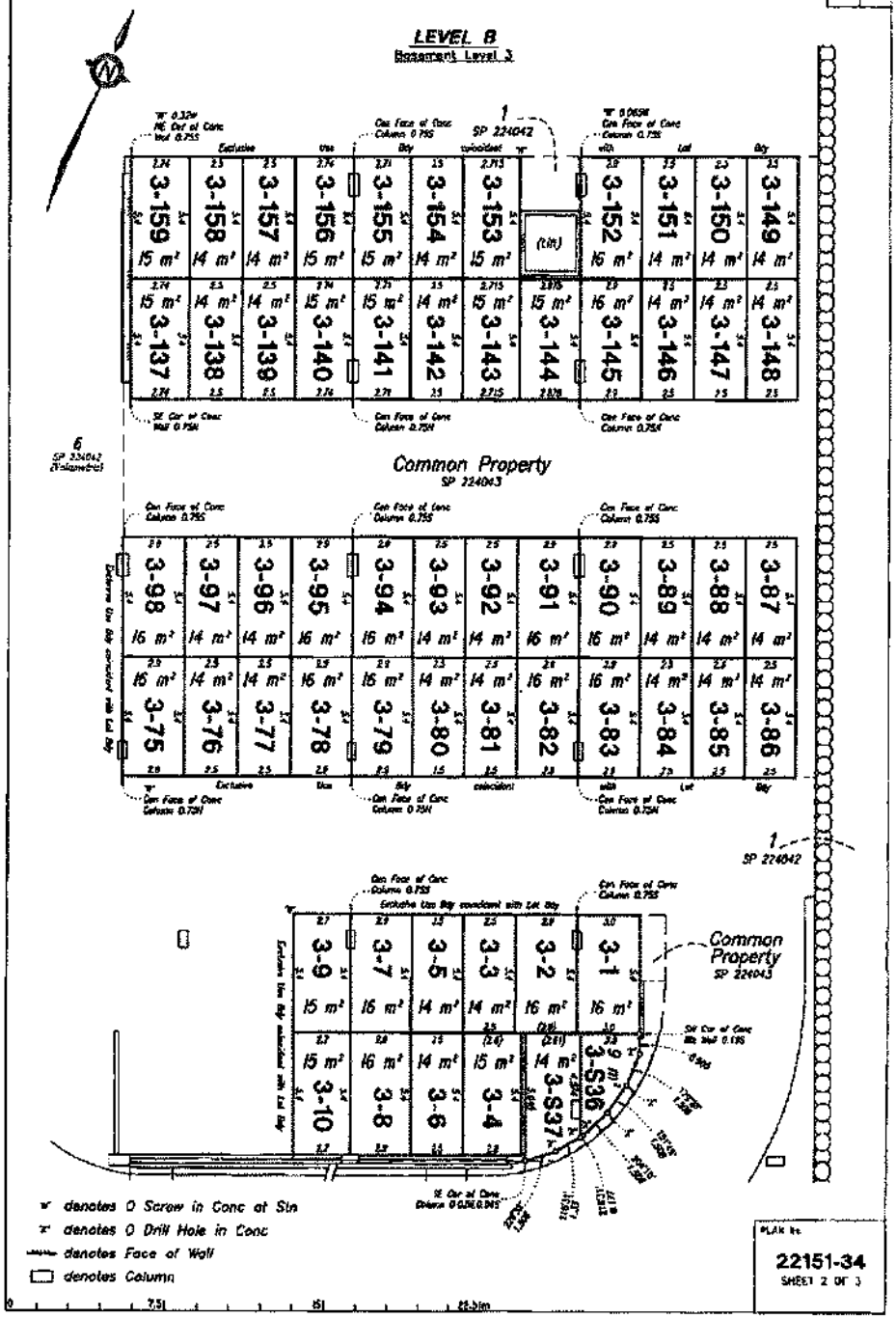
26/8/11 Date


'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME 42979
Sheet of
LEVEL B
Basement Level 3
Common Property
SP 224043
See Sheet 3
3-211
1
SP 224042
3-159 3-158 3-157 3-156 3-155 3-154 3-153 3-152 3-151 3-150 3-149
3-137 3-138 3-139 3-140 3-141 3-142 3-143 3-144 3-145 3-146 3-147 3-148
1
SP 224042
Common Property
SP 224043
6
SP 224043
(Volumetric)
3-98 3-97 3-96 3-95 3-94 3-93 3-92 3-91 3-90 3-89 3-88 3-87
3-75 3-76 3-77 3-78 3-79 3-80 3-81 3-82 3-83 3-84 3-85 3-86
See Sheet 2
5
SP 224043
(Volumetric)
See Sheet 3
3-9 3-7 3-5 3-3 3-2 3-1
3-10 3-8 3-6 3-4
Common Property
SP 224043
1
SP 224042
SKETCH PLAN FOR EXCLUSIVE USE PURPOSES
Over Part of the Common Property on Level B of "Hamilton Harbour" C.T.S. 42979
PARISH: TOOMBUL
COUNTY: STANLEY
LOCALITY: HAMILTON
LOCAL GOVT: BRISBANE CITY COUNCIL
MERIDIAN: SP224043
DATE: 25/6/11
DRAWN: KCH
SURVEYED: CJM
CHECKED BY: GP
RPS
A3
PLAN No.
22151-34
SHEET 1 OF 3
Authorised Delegate
26-8-11
Date

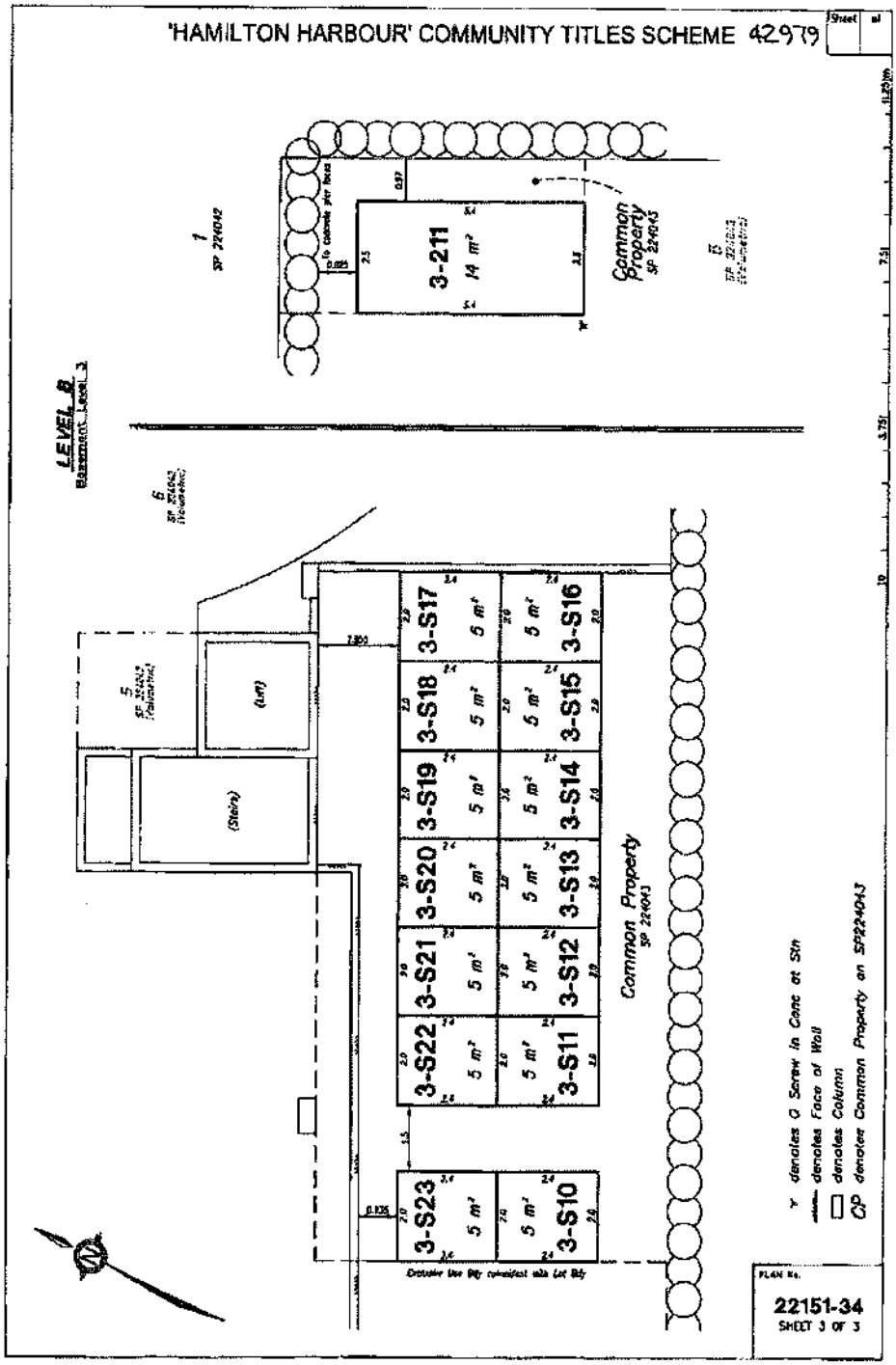
'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME 42979

Sheet of

LEVEL 8
Basement Level 3

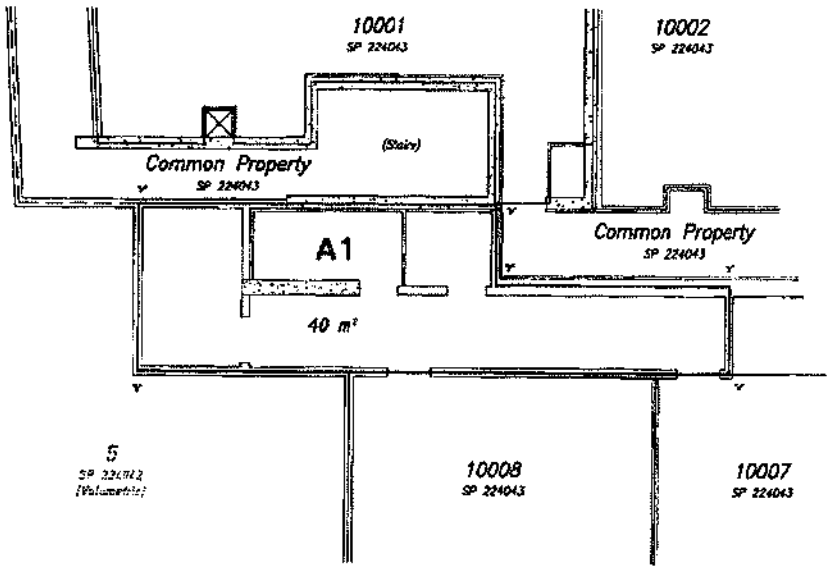


PLAN No.
22151-34
SHEET 2 OF 3


'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME 42979
Sheet
of
LEVEL 8
Basement - Level 3
1
SP 224042
3-211
14 m²
Common Property
SP 224043
5
SP 224043
(Lift)
(Stairs)
3-S17
3-S18
3-S19
3-S20
3-S21
3-S22
3-S23
3-S16
3-S15
3-S14
3-S13
3-S12
3-S11
3-S10
5 m²
Common Property
SP 224043
Y denotes Screw in Conc at Stn
denotes Face of Wall
denotes Column
CP denotes Common Property on SP224043
PLAN No.
22151-34
SHEET 3 OF 3

'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME 42979 Sheet of

LEVEL E
Tower 'A'
Ground Floor



'Y' denotes intersection of wall centrelines

0 3.75 7.5 11.25m

We RPS Australia East Pty Ltd (ACN 140292788) Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Delegate

30/8/11 Date

SKETCH PLAN FOR EXCLUSIVE USE PURPOSES

Over part of the Common Property on Level E of "Hamilton Harbour" C.T.S. 42979

PARISH: TOOMBUL COUNTY: STANLEY

LOCALITY HAMILTON LOCAL GOVT. BRISBANE CITY COUNCIL

REFERENCE SP224043 DATE 25/8/11 DRAWN KCH SURVEYED CJW

RPS

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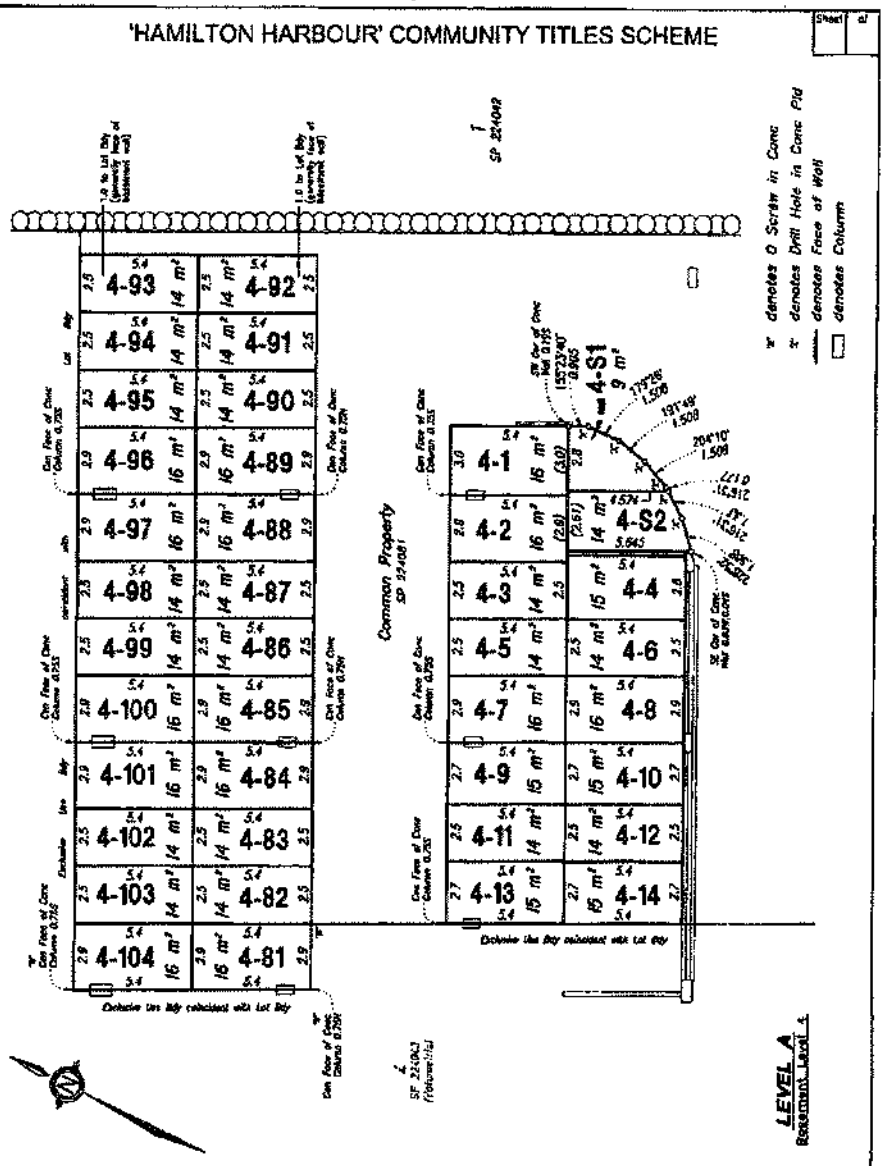
PLAN No. 22151-35

SHEET 1 OF 1

DWG FILE 2151-02-S

CHECKED BY DP

'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME



We RPS Australia East Pty Ltd (ACN 140292782) Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Delegate

22-9-11

SKETCH PLAN FOR EXCLUSIVE USE PURPOSES

Over Part of the Common Property on Level A of "Hamilton Harbour" C.T.S.

PARISH: TOOMBUL COUNTY: STANLEY

LOCALITY: HAMILTON LOCAL GOVT: BRISBANE CITY COUNCIL

MERIDIAN: SP224081 DATE: 19/9/11 DRAWN: KCH SURVEYED: CJH DESIGNED BY: CP

RPS

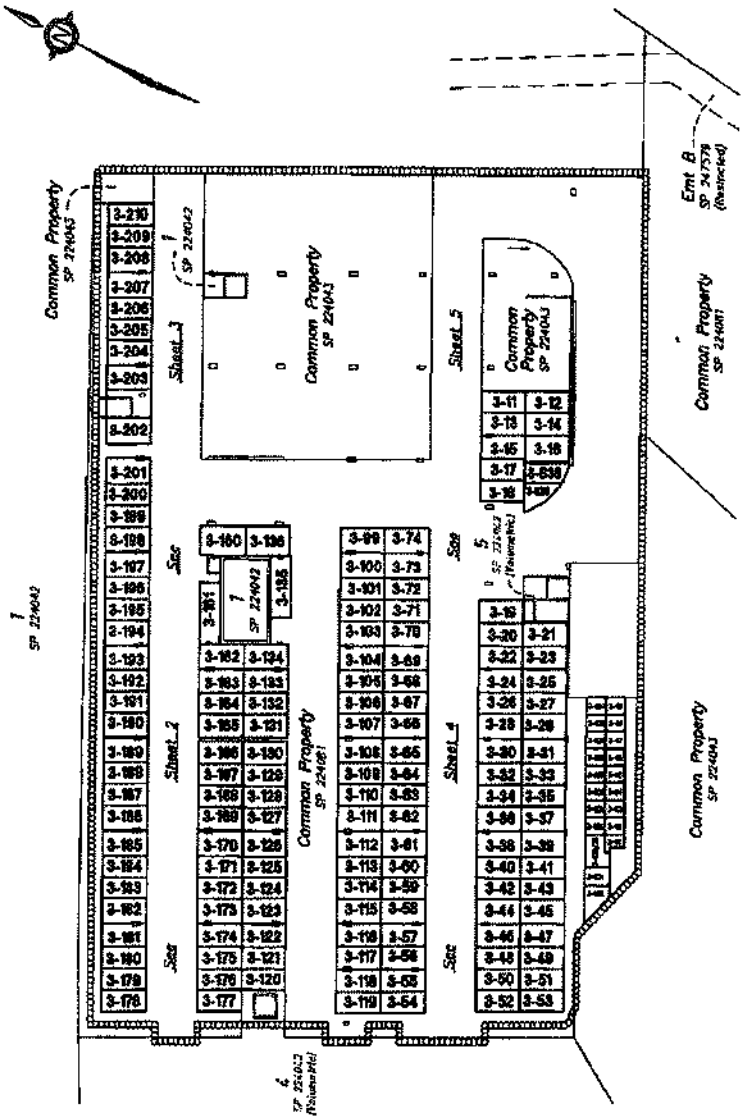
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PLAN No. 22151-39

SHEET 1 OF 1

'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME

Sheet of



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Authorised Delegate

22.9.11 Date

SKETCH PLAN FOR EXCLUSIVE USE PURPOSES

Over Part of the Common Property on Level B of "Hamilton Harbour" C.T.S.

PARISH: TOOMBUL COUNTY: STANLEY

LOCALITY: HAMILTON LOCAL GOVT: BRISBANE CITY COUNCIL

MERIDIAN: SP224081 DATE: 15/9/11 DRAWN: GC SURVEYED: CJM

RPS

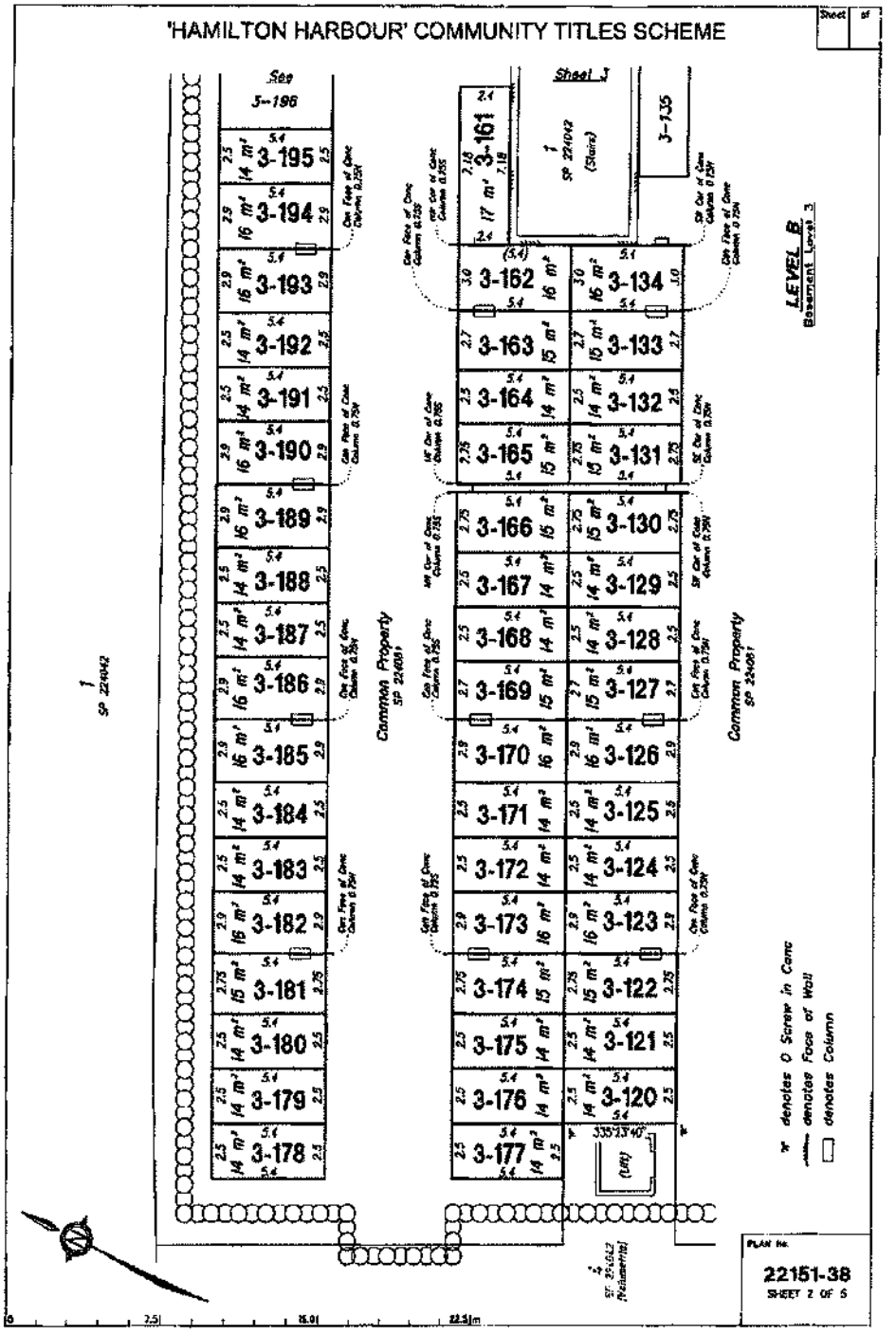
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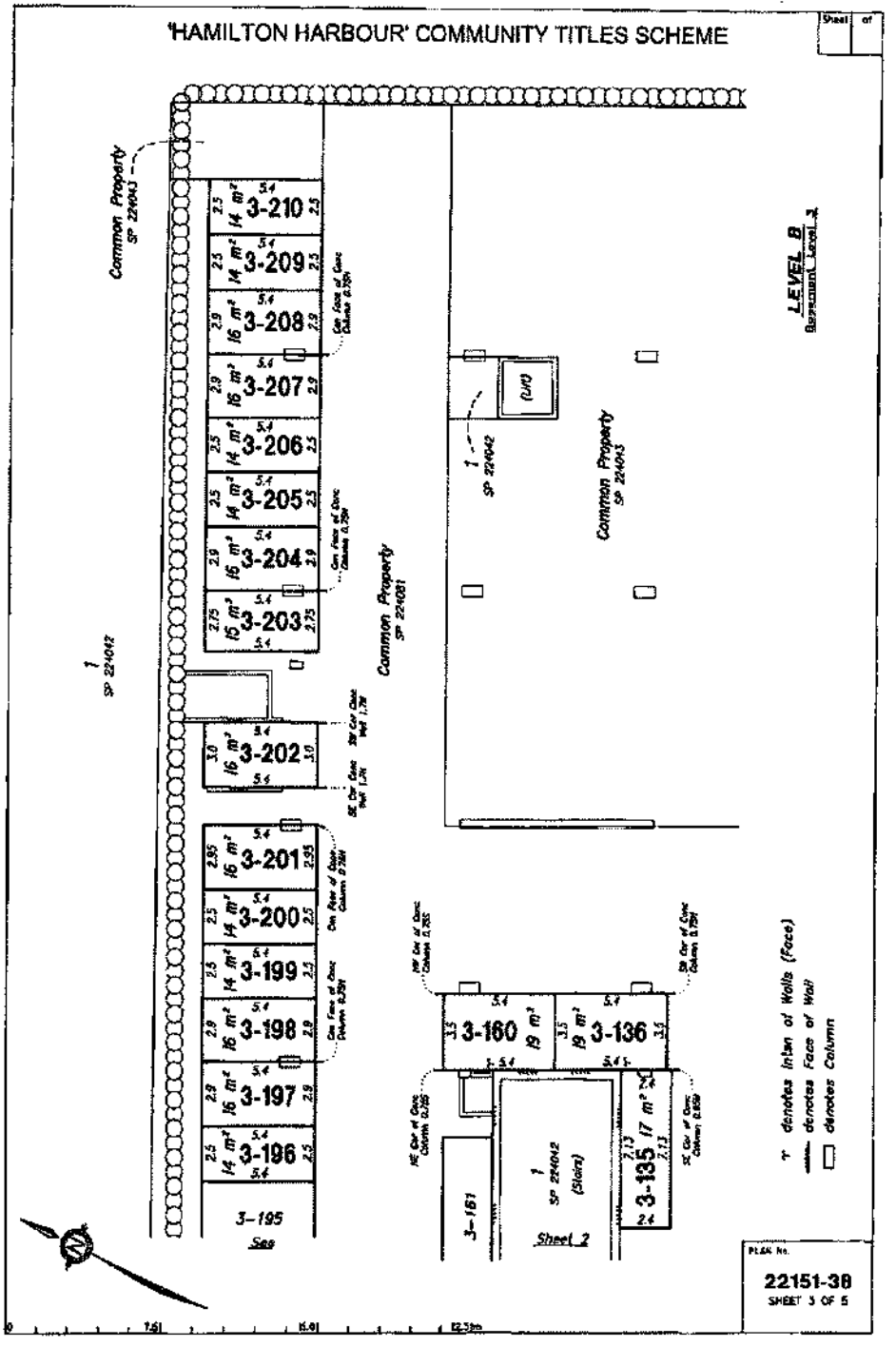
Plan No. 22151-38

SHEET 1 OF 5

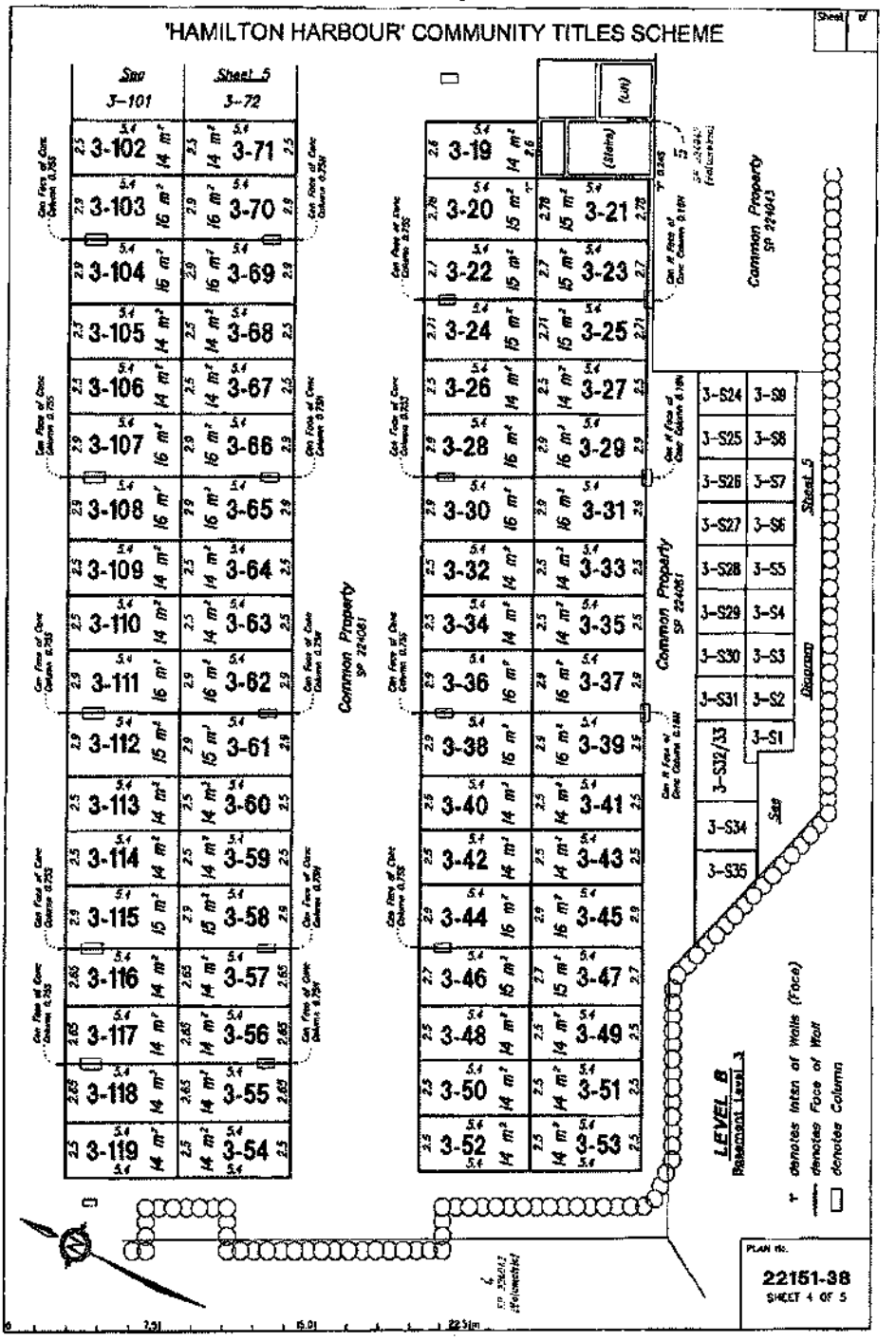
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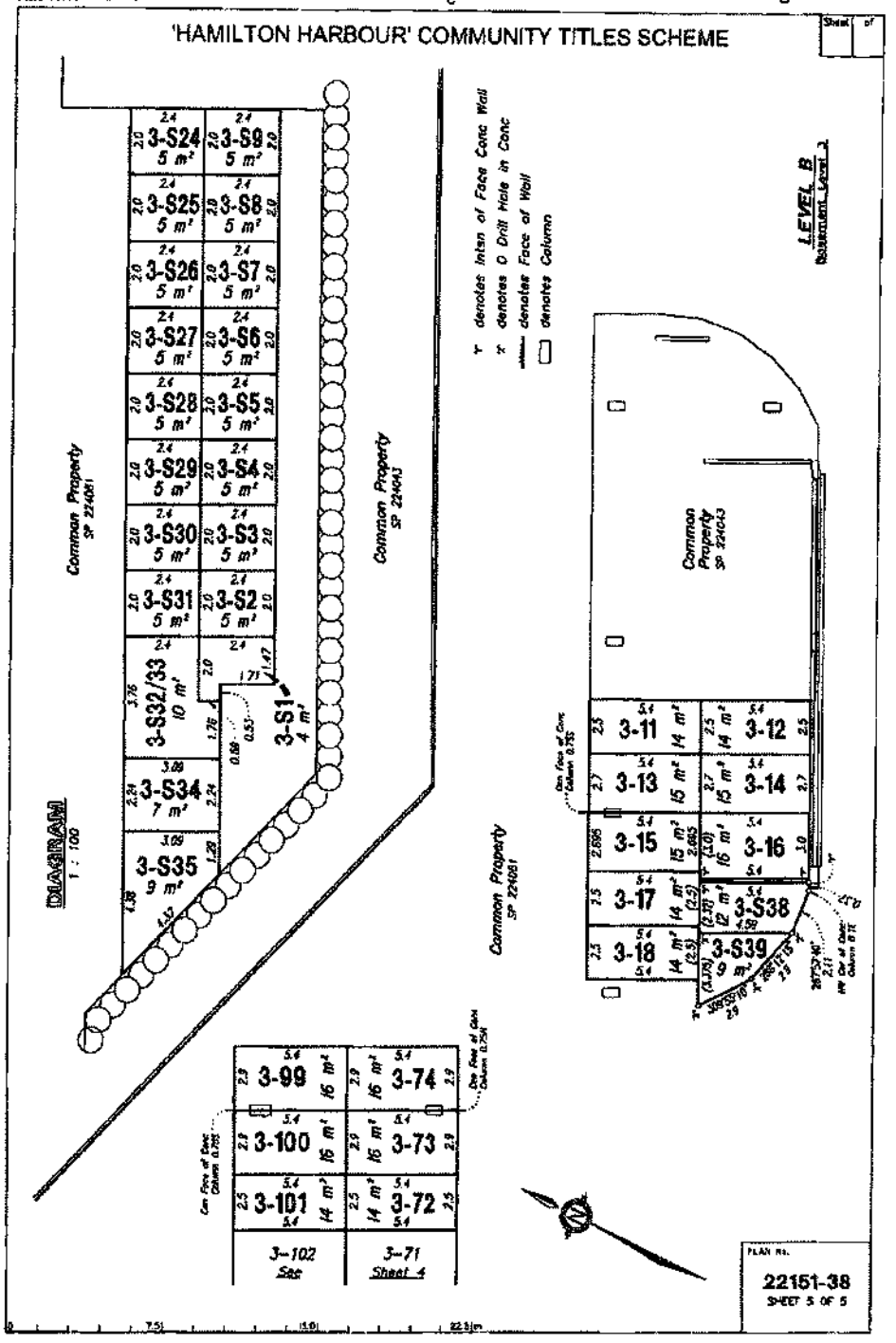
CHECKED BY: GP


'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME
Sheet
of
See 3-196
Sheet 3
1 SP 224042 (Stairs)
3-135
LEVEL B
Basement Level 3
3-195
3-194
3-193
3-192
3-191
3-190
3-189
3-188
3-187
3-186
3-185
3-184
3-183
3-182
3-181
3-180
3-179
3-178
3-161
3-162
3-163
3-164
3-165
3-166
3-167
3-168
3-169
3-170
3-171
3-172
3-173
3-174
3-175
3-176
3-177
3-134
3-133
3-132
3-131
3-130
3-129
3-128
3-127
3-126
3-125
3-124
3-123
3-122
3-121
3-120
Common Property SP 224061
Common Property SP 224061
1 SP 224042
1 SP 224042 (Residential)
(Unit)
* denotes ◇ Screw in Conc
denotes Face of Wall
denotes Column
PLAN No.
22151-38
SHEET 2 OF 5
0
2.5
15.0
22.5m


'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME
Sheet of
LEVEL 8
Basement Level 3
Common Property
SP 224043
3-210
3-209
3-208
3-207
3-206
3-205
3-204
3-203
3-202
3-201
3-200
3-199
3-198
3-197
3-196
3-195
Sea
1
SP 224042
Common Property
SP 224081
(Lift)
Common Property
SP 224043
3-160
3-136
3-135
3-161
(Stairs)
Sheet 2
denotes Inlet of Walls (Face)
denotes Face of Wall
denotes Column
PLAN No.
22151-38
SHEET 3 OF 5

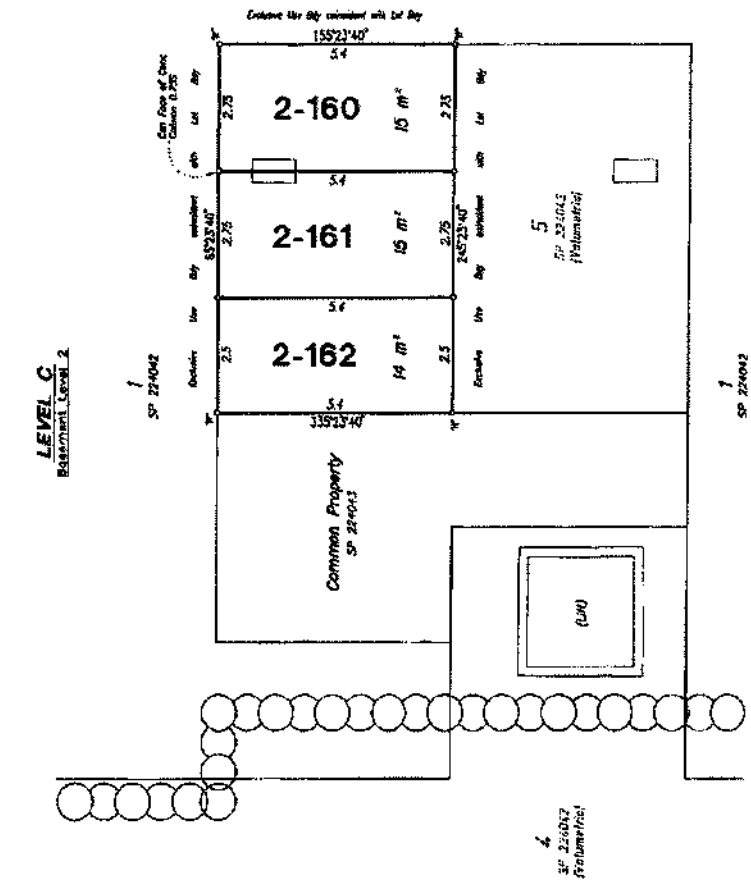
'C'


'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME
Sheet of
See Sheet 5
3-101
Sheet 5
3-72
3-102
3-103
3-104
3-105
3-106
3-107
3-108
3-109
3-110
3-111
3-112
3-113
3-114
3-115
3-116
3-117
3-118
3-119
3-71
3-70
3-69
3-68
3-67
3-66
3-65
3-64
3-63
3-62
3-61
3-60
3-59
3-58
3-57
3-56
3-55
3-54
3-19
3-20
3-22
3-24
3-26
3-28
3-30
3-32
3-34
3-36
3-38
3-40
3-42
3-44
3-46
3-48
3-50
3-52
3-21
3-23
3-25
3-27
3-29
3-31
3-33
3-35
3-37
3-39
3-41
3-43
3-45
3-47
3-49
3-51
3-53
(Lift)
(Stairs)
Common Property SP 224061
3-S24
3-S25
3-S26
3-S27
3-S28
3-S29
3-S30
3-S31
3-S32/33
3-S34
3-S35
3-S8
3-S7
3-S6
3-S5
3-S4
3-S3
3-S2
3-S1
See Sheet 5
Diagram
LEVEL B
Basement Level 3
denotes Intersection of Walls (Face)
denotes Face of Wall
denotes Column
PLAN no.
22151-38
SHEET 4 OF 5


'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME
Sheet of
LEVEL B
Basement Level 2
DIAGRAM
1 : 100
Common Property SP 224061
Common Property SP 224043
denotes Inten of Face Conc Wall
denotes O Drill Hole in Conc
denotes Face of Wall
denotes Column
3-S24 5 m²
3-S25 5 m²
3-S26 5 m²
3-S27 5 m²
3-S28 5 m²
3-S29 5 m²
3-S30 5 m²
3-S31 5 m²
3-S9 5 m²
3-S8 5 m²
3-S7 5 m²
3-S6 5 m²
3-S5 5 m²
3-S4 5 m²
3-S3 5 m²
3-S2 5 m²
3-S32/33 10 m²
3-S1 4 m²
3-S34 7 m²
3-S35 9 m²
3-11 14 m²
3-12
3-13 15 m²
3-14
3-15 15 m²
3-16 16 m²
3-17 14 m²
3-S38 12 m²
3-18 14 m²
3-S39 9 m²
3-99 16 m²
3-74 16 m²
3-100 16 m²
3-73 16 m²
3-101 14 m²
3-72 14 m²
3-102 See
3-71 Sheet 4
PLAN No.
22151-38
SHEET 5 OF 5

'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME

Sheet of



We RPS Australia East Pty Ltd (ACN 140292788) Chartered Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Delegate

22-9-11 Date

SKETCH PLAN FOR EXCLUSIVE USE PURPOSES

Over part of the Common Property on Level C of "Hamilton Harbour" C.T.S.

PARISH: TOOMBUL COUNTY: STANLEY

LOCALITY: HAMILTON LOCAL GOVT: BRISBANE CITY COUNCIL

MERIDIAN: SP224081 DATE: 16/9/11 DRAWN: DC SURVEYED: CJM CHECKED BY: DP

RPS

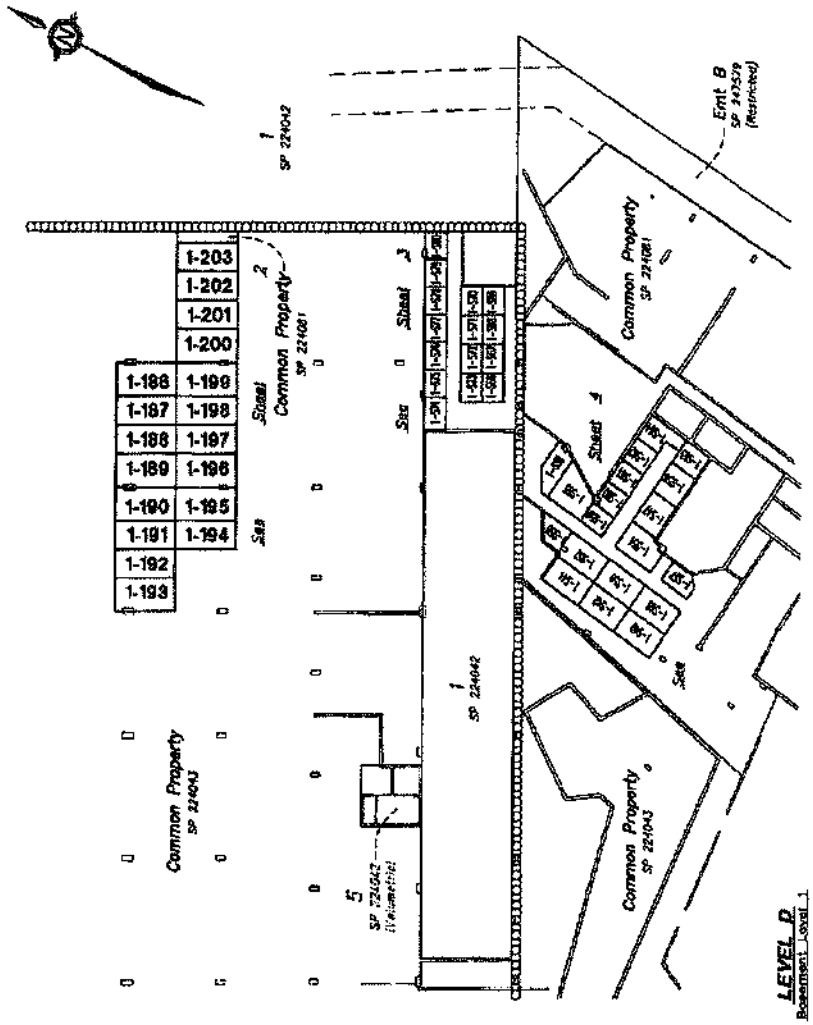
A3

PLAN No. 22151-37

SHEET 1 OF 1

'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME

Sheet of



0 15m 30m 45m

We RPS Australia East Pty Ltd (ACN 140292782) Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Delegate

22-9-11 Date

SKETCH PLAN FOR EXCLUSIVE USE PURPOSES

Over Part of the Common Property on Level D of "Hamilton Harbour" C.T.S.

PARISH: TOOMBUL COUNTY: STANLEY

LOCALITY: HAMILTON LOCAL GOVT: BRISBANE CITY COUNCIL

MERIDIAN: SP224081 DATE: 15/9/11 DRAWN: GC SURVEYED: CJM

RPS

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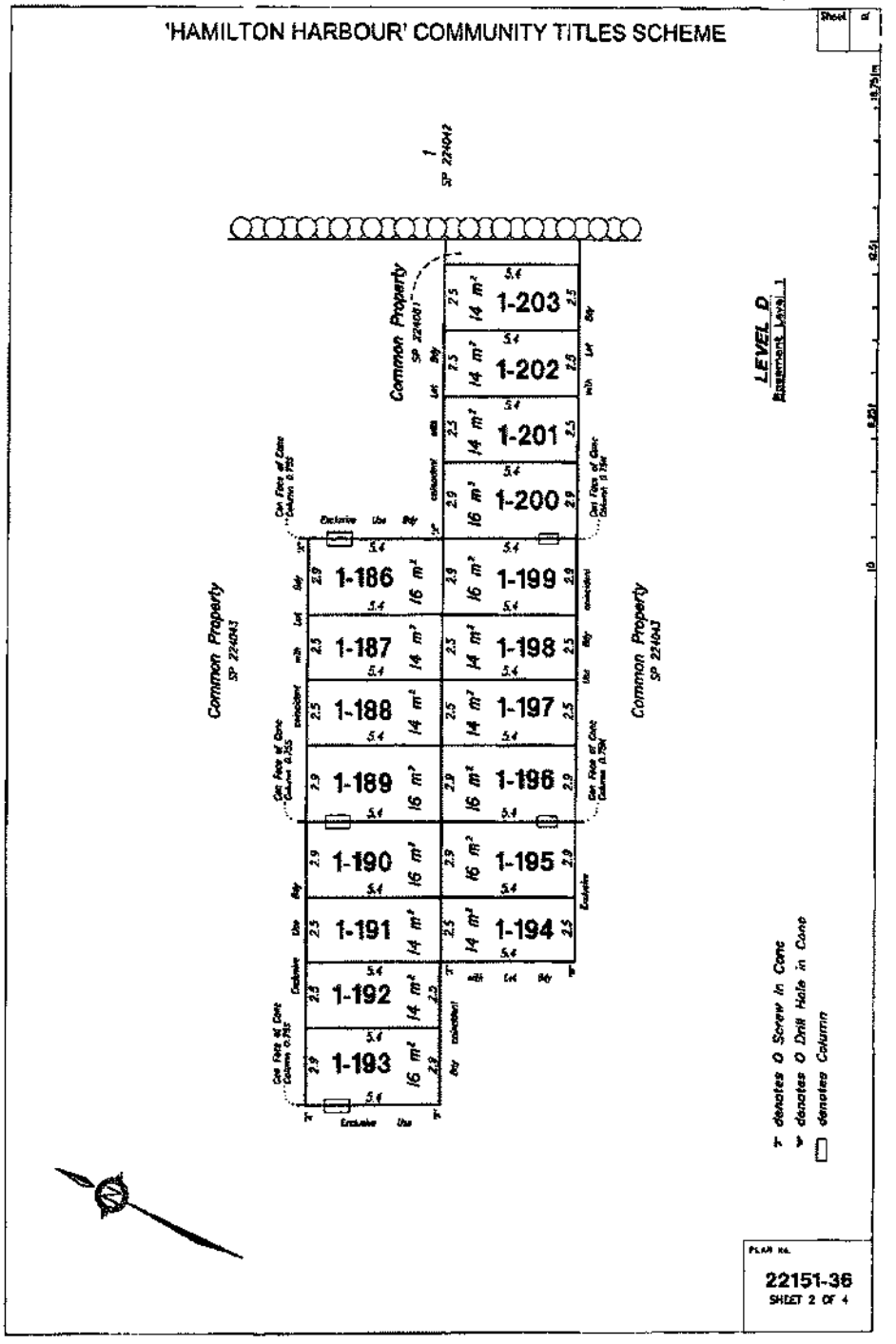
PLAN No 22151-36

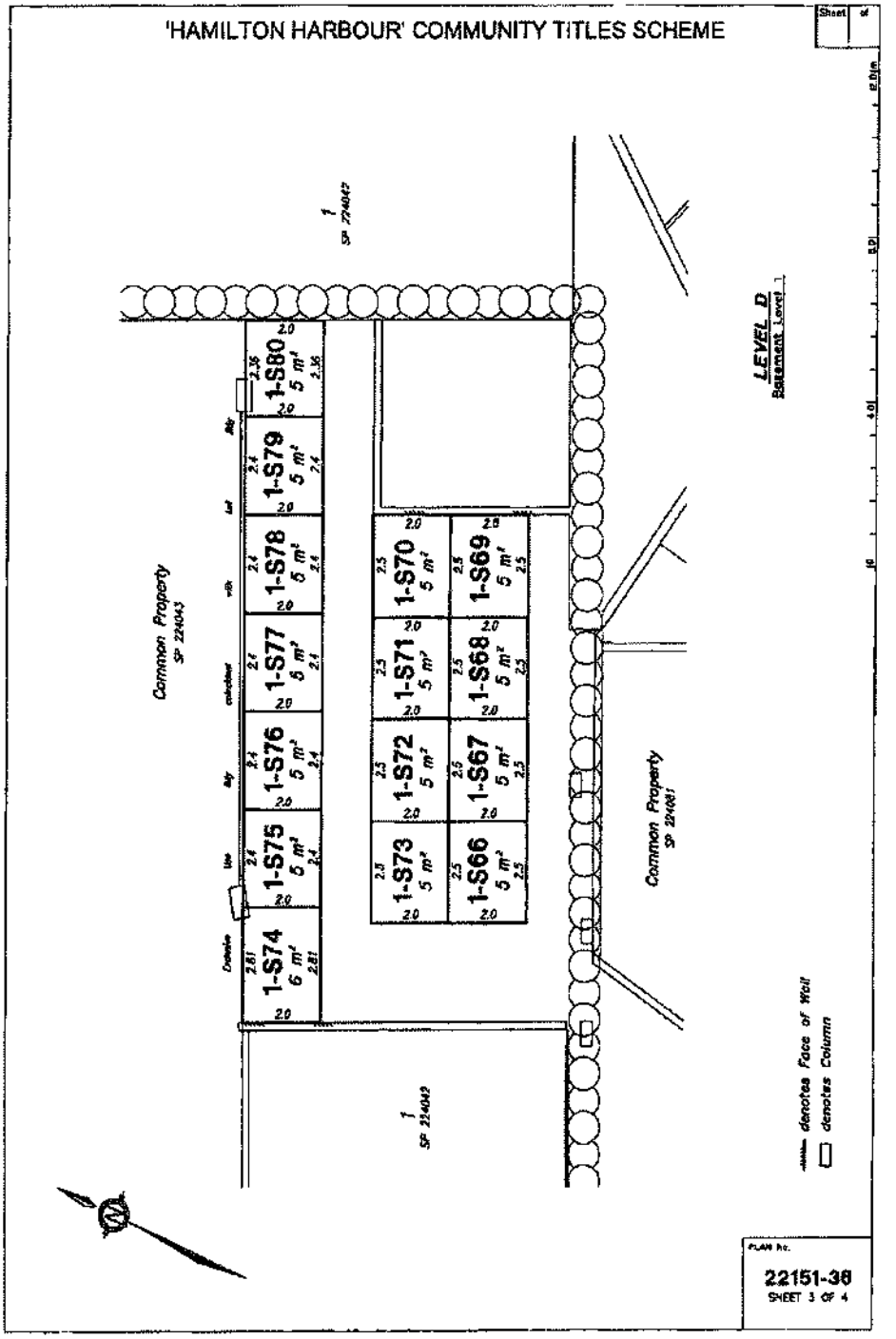
SHEET 1 OF 4

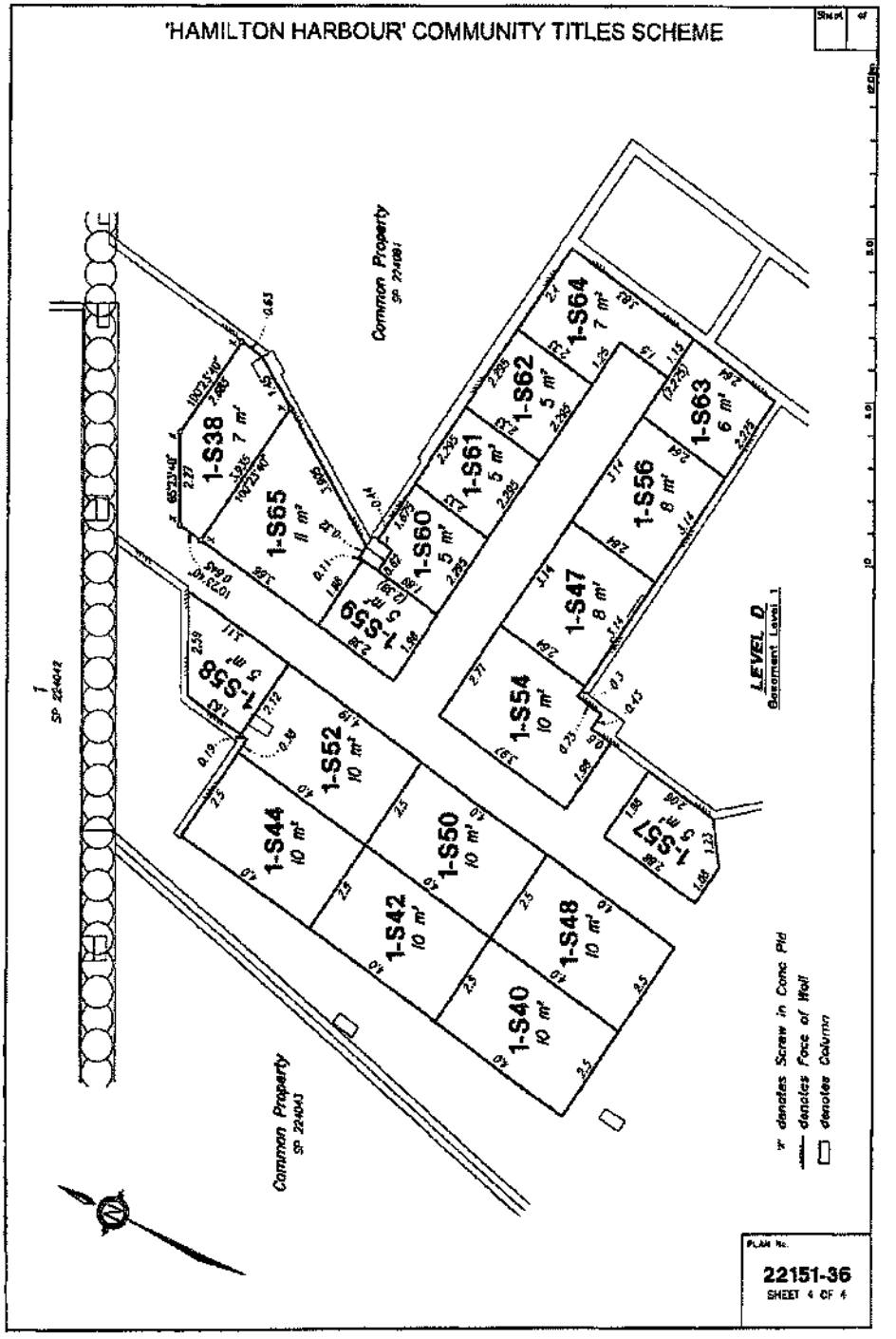
DWG FILE: 2215-36-D-S

CHECKED BY: GP

'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME




'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME
Sheet of
LEVEL D
Basement Level 1
Common Property
SP 224043
Common Property
SP 224081
1
SP 224043
1
SP 224043
1-S80 5 m²
1-S79 5 m²
1-S78 5 m²
1-S77 5 m²
1-S76 5 m²
1-S75 5 m²
1-S74 6 m²
1-S70 5 m²
1-S71 5 m²
1-S72 5 m²
1-S73 5 m²
1-S69 5 m²
1-S68 5 m²
1-S67 5 m²
1-S66 5 m²
denotes Face of Wall
denotes Column
PLAN No.
22151-36
SHEET 3 OF 4


'HAMILTON HARBOUR' COMMUNITY TITLES SCHEME
Sheet of
Common Property SP 224061
Common Property SP 224043
1 SP 224042
LEVEL 0
Basement Level 1
1-S38 7 m²
1-S65 11 m²
1-S59 5 m²
1-S58 5 m²
1-S60 5 m²
1-S61 5 m²
1-S62 5 m²
1-S64 7 m²
1-S63 6 m²
1-S56 8 m²
1-S47 8 m²
1-S54 10 m²
1-S57 5 m²
1-S52 10 m²
1-S44 10 m²
1-S50 10 m²
1-S42 10 m²
1-S48 10 m²
1-S40 10 m²
"x" denotes Screw in Conc Pld
denotes Face of Wall
denotes Column
PLAN No.
22151-36
SHEET 4 OF 4

HAMILTON HARBOUR RESIDENCES
CTS 42979

House Rules in conjunction with the bylaws.

The purpose of these rules is to ensure that residents and their guests receive the maximum enjoyment from living here. Your co-operation in observing these rules is appreciated.

1. **Noise**. Hamilton Harbour is a residential complex. Please be respectful of those who consider Hamilton Harbour their home. Residents MUST not create any noise to interfere with the peaceful enjoyment of other residents. Any noise causing annoyance to other residents between the hours of 9pm – 7am will not be tolerated.
2. **Bikes, Scooters, e-Bikes, e-Scooters.** These are not permitted to be ridden on common property. Care must be taken with any lithium battery units which must be maintained in good condition so as to minimise risk of fire. These must not be charged using common property electricity. All e-bikes and e-scooters must not be stored in apartments and must be stored on basement storage facilities.
3. **Pool and Spa**. Pool and Spa hours are 7am to 9pm. Security will lock the pool area and remove anyone there after 9pm.No alcohol or glass is to be taken into the pool and spa enclosure but is permitted in the BBQ area. The maximum number of people in the spa at any one time is 6. Children under the age of 16 must be supervised by an adult at all times whilst using the pool or spa. Inflatable toys are not permitted in the pool or spa. Residents with guests that access the pool, spa and BBQ areas must be accompanied by the resident.
4. **BBQ area**. Barbeques and tables are free to be used, however these must be booked through MYBOS. To allow everyone reasonable access, bookings are for 2 hour blocks and consecutive bookings are not allowed. BBQs are to be cleaned after use using the materials supplied. Tables and surrounding areas must also be left in a clean and tidy state for the next users.
5. **Smoking**. Hamilton Harbour is a smoke free environment for the benefit and enjoyment of others. There is no smoking, including the use of e-cigarettes, on

any common property, balcony or courtyard. Smoking is permitted outside the property but all cigarette butts and other smoking paraphernalia must be disposed of responsibly not left anywhere as litter.

6. **Pets**. All pets must be approved and registered with management. All pets must be on a leash and restrained on common property including lifts and hallways. Residents must clean up after their pet on common property otherwise a cleaning fee **of $200** will be charged. All pets must be managed by the owner or person responsible in a manner that does not interfere with the peaceful enjoyment of other residents and their guests. No pets are permitted in the pool, spa or BBQ area.
7. **Lifts**. Please be courteous to others when using the lifts. Do not obstruct those wishing to exit the lift. Please do not obstruct the lift door or hold them open as this can damage the lift mechanism.
8. **Balconies**. Residents and their guests must not throw anything from their balconies. No BBQs are permitted on alfresco balconies. Residents must not use balconies for storage and keep them in tidy appearance and visually uniform. Curtains, blinds and tinting are not to be applied to alfresco balcony windows.
9. **Carparks and Storage**. Residents must park within the designated carpark for their apartment. Vehicles must not be parked so that parts of the vehicle extend into the common area. If an over bonnet storage has been approved and is fitted within the designated carpark, vehicles still must remain within the designated carpark space, otherwise the over bonnet storage box must be removed. Unapproved over bonnet storage boxes must be removed. No other items are to be left in the carpark. Flammable materials **MUST NOT** be stored in over bonnet nor cage storage areas.
10. **Rubbish Disposal.** Bin rooms are provided on each floor. Items that do not fit in the recycle bins or the bin chute are to be taken to the large bins located on B1. Please ensure that nothing is left in the bin chute. If your rubbish does not fit in the bin chute, you must take your rubbish to B1. Rubbish is not to be left on the bin room floor.

Failure to abide by these rules may result in breach notices being issued.

Office of the Commissioner for Body Corporate and Community Management

Queensland Government

Department of Justice

BCCM Form 33

Body corporate certificate

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

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

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

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

The information in this certificate is issued on 23/10/2026

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

Hamilton Harbour CTS No. **42979**

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: **Peter Cassels** Company: **Cassels Strata Management**
Phone: **07 3726 0050** Email: **info@casselsstrata.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **11006**

Plan type and number: **224043**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.
More information is available from www.qld.gov.au/buyingbodycorporate.

The regulation module that applies to this scheme is the:

Accommodation

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

Yes

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

Yes

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

‘ Exclusive Use By-Laws’ is contained within Schedule C and ‘ Exclusive Use Allocation’ is contained within Schedule E of the attached Community Management Statement (CMS).

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: **42**

Total contribution schedule lot entitlements for all lots: **19,437**

Interest schedule

Interest schedule lot entitlement for the lot: **42**

Total interest schedule lot entitlements for all lots: **17,975**

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 **11006** for the current financial year: $ **5,806.92**

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

Discount for on-time payments (if applicable): **15** %

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/06/26 to 31/08/26	01/06/26	1,366.68	1,161.68	02/07/26
01/09/26 to 30/11/26	01/09/26	1,366.68	1,161.68	
01/12/26 to 28/02/27	01/12/26	1,536.78	1,306.26	
01/03/27 to 31/05/27	01/03/27	1,536.78	1,306.26	
01/06/27****31/08/27	01/06/27	1,449.84	1,232.36	
01/09/27****30/11/27	01/09/27	1,449.84	1,232.36	

Amount overdue **$1,366.68**

Amount Unpaid including amounts billed not yet due **$2,903.46**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **11006** for the current financial year: $ **2,163.00**

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

Discount for on-time payments (if applicable): **15** %

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/06/26 to 31/08/26	01/06/26	524.16	445.54	02/07/26
01/09/26 to 30/11/26	01/09/26	524.16	445.54	
01/12/26 to 28/02/27	01/12/26	557.34	473.74	
01/03/27 to 31/05/27	01/03/27	557.34	473.74	
01/06/27****31/08/27	01/06/27	540.54	459.46	
01/09/27****30/11/27	01/09/27	540.54	459.46	

Amount overdue **$524.16**

Amount Unpaid including amounts billed not yet due **$1,081.50**

Special contributions - Administrative Fund (IF ANY)

Date determined: **01/10/26** (Access the body corporate records for more information).

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

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid

Amount overdue **Nil**

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

Due date	Amount due	Amount due if discount applied	Paid

Amount overdue **Nil**

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

Other contributions

	Period	Due date	Amount due	Amount due if discount applied	Paid
Insurance Levy	01/06/26 to 31/08/26	01/06/26	115.50	115.50	02/07/26
Insurance Levy	01/09/26 to 30/11/26	01/09/26	115.50	115.50	
Insurance Levy	01/12/26 to 28/02/27	01/12/26	141.54	141.54	
Insurance Levy	01/03/27 to 31/05/27	01/03/27	141.54	141.54	
Insurance Levy	01/06/27 to 31/08/27	01/06/27	128.52	128.52	
Insurance Levy	01/09/27 to 30/11/27	01/09/27	128.52	128.52	

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
Other	Other	176.00		176.00

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	**$1,890.84**
Special contributions	**Nil**
Other contributions	**$115.50**
Other payments	**$176.00**
Penalties	**$100.32**
Total amount overdue (Total Amount Unpaid including not yet due $4,518.32)	**$2,282.66**

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 10/02/22

Current sinking fund balance (as at date of certificate): $ 4,582,316.95

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.

Seller to disclose

Body corporate assets

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

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

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
Interlock (2007) Kim Westcott Burning Creek (2000) Kim Westc Dusty (2007) Kim Westcott Etch Mother (2007) Kim Westcott Etc	Furniture & Fittings		Andrew Baker Art Dealer 26 Brookes St. Bowen Hills QLD 4006 0412 990 356	$0.00	$0.00	$23,324.00
Wapiew Kulal/Fish Rocks-Dennis Thur - Dennis Nona Prints	Furniture & Fittings		Aboriginal Art Prints di.kershaw@aboriginalartprints Chapman&Bailey Brisbane 14 Byres St. Newstead 4006 QLD	$0.00	$0.00	$6,765.00
KARCHER WET DRY VACCUM PLANT NT 55/1	Plant and Machinery		A Park	$0.00	$0.00	$1,600.00
Wall Furnishing (2 per floor)	Furniture & Fittings	14/11/11	Hamilton Harbour Unit Trust	$0.00	$0.00	$32,450.00
Wall Furnishings (2 per floor)	Furniture & Fittings	14/11/11	Hamilton Harbour Unit Trust	$0.00	$0.00	$27,819.00
Dining Table (8 seater) $4,180 Dining Chairs x 8 $5,544 Ottoman x 4 $3,960.0	Furniture & Fittings	14/11/11	Hamilton Harbour Unit Trust Hamilton Harbour Unit Trust Hamilton Harbour Unit Trust	$0.00	$0.00	$12,584.00
Inverter 30/4 Committee Room	Plant and Machinery	28/05/13	A-GREE AIR PTY LTD PO Box 841 BEENLEIGH QLD 4207	$3,976.50	$0.00	$3,976.50
1x Curtain - Thira wave head 2 fullness H1	Furniture & Fittings	19/05/15	refresh interior	$0.00	$0.00	$1,136.00
3 x lighting - pendant lights black ashwood x 3 H1	Furniture & Fittings	19/05/15	refresh interior	$0.00	$0.00	$1,320.00
2 x lighting - pendant lights black ashwood x 2 H2	Furniture & Fittings	19/05/15	refresh interior	$0.00	$0.00	$880.00
Auto Hand Dryer 23/6 B1, H2 Rooftop	Plant and Machinery	26/06/15	APACK WHOLESALE DIRECT Unit 1/5 Premier Circuit WARANA QLD 4575	$1,731.40	$0.00	$1,731.40
Chairs/Table Bar 1/7	Furniture & Fittings	14/07/16	REFRESH INTERIORS PTY LTD PO Box 7705 EAST BRISBANE QLD 4169	$12,499.52	$0.00	$12,499.52
Sling Sunlounger12/7	Furniture & Fittings	17/07/17	THE OUTDOOR FURNITURE 1062 Ann Street FORTITUDE VALLEY QLD 4006	$3,950.00	$0.00	$3,950.00
HP 500GB 14" LAPTOP	Office Equipment	28/05/19	Assa Abloy	$0.00	$0.00	$3,750.00
Bal# Pool Furniture	Furniture & Fittings	04/09/19	REFRESH INTERIORS PTY LTD PO Box 7705 EAST BRISBANE QLD 4169	$258.48	$0.00	$258.48
Sply Bar Stools 11/9	Furniture & Fittings	13/09/19	REFRESH INTERIORS PTY	$1,078.00	$0.00	$1,078.00

Body corporate assets

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

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

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
			LTD PO Box 7705 EAST BRISBANE QLD 4169			

Insurance

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

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

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

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING B: PSC I: CHUBB	04GS018566	486,057,938.00	334,219.00	31/05/27	Basic & Machinery Breakdown $5,000 | Earthquake $20,000/1% Water Damage - 1 Lot $7,500 | - Multi Lot $15,000
LOSS OF RENT/TEMP AC B: PSC I: CHUBB	04GS018566	72,908,690.00		31/05/27	Basic & Machinery Breakdown $5,000 | Earthquake $20,000/1% Water Damage - 1 Lot $7,500 | - Multi Lot $15,000
COMMON AREA CONTENTS B: PSC I: CHUBB	04GS018566	4,860,580.00		31/05/27	Basic & Machinery Breakdown $5,000 | Earthquake $20,000/1% Water Damage - 1 Lot $7,500 | - Multi Lot $15,000
LEGAL LIABILITY B: PSC I: CHUBB	04GS014988	50,000,000.00	19,715.00	31/05/27	Standard $5,000
VOLUNTARY WORKERS B: PSC I: CHUBB	04GS014988	200,000/2k		31/05/27	Standard $5,000
FIDELITY GUARANTEE B: PSC I: CHUBB	04GS014988	100,000.00		31/05/27	Standard $5,000
OFFICE BEARER'S LIAB B: PSC I: CHUBB	04GS014988	10,000,000.00		31/05/27	Standard $5,000
BUILDING CATASTROPHE B: PSC I: CHUBB	04GS018566	72,908,690.00		31/05/27	Basic & Machinery Breakdown $5,000 | Earthquake $20,000/1% Water Damage - 1 Lot $7,500 | - Multi Lot $15,000
GOVERNMENT AUDIT COS B: PSC I: CHUBB	04GS014988	30,000.00		31/05/27	Standard $5,000
APPEAL EXPENSES B: PSC I: CHUBB	04GS014988	150,000.00		31/05/27	Standard $5,000
MACHINERY BREAKDOWN B: PSC I: CHUBB	04GS018566	250,000.00		31/05/27	Basic & Machinery Breakdown $5,000 | Earthquake $20,000/1% Water Damage - 1 Lot $7,500 | - Multi Lot $15,000
FLOOD B: PSC I: CHUBB	04GS018566	Included		31/05/27	Basic & Machinery Breakdown $5,000 | Earthquake $20,000/1% Water Damage - 1 Lot $7,500 | - Multi Lot $15,000

Alternative insurance

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

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

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

Yes - Name of caretaking service contractor engaged: HAMILTON HARBOUR RESIDENTIAL PTY LTD A.C.N. 677 431 417 AS TRUSTEE FOR HAMILTON HARBOUR RES

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

Yes - Name of authorised letting agent: Hamilton Harbour Residential Pty Ltd ACN 677 431 417 As Trustee for Hamilton Harbour Residential Unit Trust

Embedded network electricity supply

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

Yes

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

Body corporate authority

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

Name/s Cassels Strata Management

Positions/s held Strata Management Company

Date 23/10/2026

Signature/s _____  _____

Copies of documents given with this certificate:

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

Australian Government
Australian Taxation Office

DR RAAHUL VAID
UNIT 11006 8 HARBOUR RD
HAMILTON QLD 4007

Our reference: 7175752492967
Phone: **13 28 66**

23 October 2026

Your Clearance certificate for Australian Residents – foreign resident capital gains withholding

› Purchasers are not required to withhold and pay foreign resident capital gains withholding (FRCGW)
› Provide a copy of this letter to the purchaser and keep a copy for your records

Dear RAAHUL,

We have decided that purchasers aren't required to withhold and pay FRCGW. Your clearance certificate is below:

Notice number	2411284553189
Vendor name	RAAHUL VAID Clearance certificates are issued in the legal name on our system. If the vendor's name has changed, update the vendor's name on our system **before** applying. There are limited circumstances where this may not be required. For more information search **QC 103607** on ato.gov.au
Clearance Certificate Period	23 October 2026 to 25 October 2027 Clearance certificates are valid for 12 months from their date of issue.

The purchaser may rely on the clearance certificate as long as:

› the date it's made available to the purchaser is within the period stated on the certificate, and
› the certificate period covers some of the time the transaction is in effect. The transaction is in effect from the contract date through until the settlement date.

Need help?

If you have any questions, you can phone us on **13 28 66**

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

For more information

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

For information about our commitments to you and what we ask of you, go to ato.gov.au/atocharter

To get your clearance certificate online, you can:

› log in to **myGov**, go to **ATO online services**
› **My profile** menu go to **Communication**
› then **History**.

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

Need help using our services?

We can support you in different ways:

› **In different languages** – call the Translating and Interpreting Service on **13 14 50** from 8:00 am to 6:00 pm, Monday to Friday to speak with us.
› **First Nations support** – call our Indigenous Helpline on **13 10 30** for help with tax and super.
› **If you are deaf, hard of hearing or have a speech communication difficulty** – use the National Relay Service at accesshub.gov.au and provide the ATO phone number you want to call.

To find out more about these services, visit ato.gov.au/accessibility

Yours sincerely,
Ben Kelly
Deputy Commissioner of Taxation

Australian Government
Australian Taxation Office

DR ARTI VAID
UNIT 11006 8 HARBOUR RD
HAMILTON QLD 4007

Our reference: 7175752475264
Phone: **13 28 66**

23 October 2026

Your Clearance certificate for Australian Residents – foreign resident capital gains withholding

› Purchasers are not required to withhold and pay foreign resident capital gains withholding (FRCGW)
› Provide a copy of this letter to the purchaser and keep a copy for your records

Dear ARTI,

We have decided that purchasers aren't required to withhold and pay FRCGW. Your clearance certificate is below:

Notice number	2411284552420
Vendor name	ARTI VAID Clearance certificates are issued in the legal name on our system. If the vendor's name has changed, update the vendor's name on our system **before** applying. There are limited circumstances where this may not be required. For more information search **QC 103607** on ato.gov.au
Clearance Certificate Period	23 October 2026 to 25 October 2027 Clearance certificates are valid for 12 months from their date of issue.

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To find out more about these services, visit ato.gov.au/accessibility

Yours sincerely,
Ben Kelly
Deputy Commissioner of Taxation

CASSELS
STRATA SOLUTION
SPECIALISTS

BRISBANE 07 3726 0050
SUNSHINE COAST 07 5406 0248
info@casselsstrata.com.au
www.casselsstrata.com.au

HAMILTON HARBOUR CTS 42979

8 Harbour Road Hamilton Qld 4007

BALANCE SHEET

AS AT 23 OCTOBER 2026

	ACTUAL 23/10/2026	ACTUAL 31/05/2026
OWNERS FUND		
Administrative Fund	207,418.55	232,249.48
Sinking Fund	4,582,316.95	4,312,286.43
TOTAL	**$ 4,789,735.50**	**$ 4,544,535.91**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Cash At Bank	218,566.32	407,820.79
Boq#23614337-Exp081027-5.20%	307,294.93	300,000.00
Boq#23437274-Exp260427-4.95%	1,024,015.48	985,577.94
Boq#23615623-Exp211026-4.85%	230,471.20	225,000.00
Boq#23620608-Exp090327-5.00%	560,000.00	0.00
Mbl#230277337-Exp150927-5.20%	650,000.00	0.00
Mbl#225104314-Closed-080626	0.00	550,000.00
Mbl#278483631-Exp101226-4.20%	550,000.00	550,000.00
Mbl#244072112-Exp111226-4.20%	650,000.00	650,000.00
Nab#510450538-Closed-141026	0.00	225,000.00
Mbl#272952151-Exp151027-5.25%	230,000.00	0.00
Nab#887526571-Closed-150926	0.00	630,000.00
Boq#23614182-Exp071027-5.20%	338,024.42	330,000.00
Contributions In Arrears	20,479.72	26,641.43
Other Arrears	12,544.60	18,318.04
Sundry Debtors	0.00	10,000.00
Accrued Income	0.00	104,044.87
Prepayments	0.00	342,490.53
Secondary Debtor	41,523.03	0.00
UTILITIES ACCOUNTS		
Utilities Final Debtors	(69,107.06)	(68,985.66)
TOTAL ASSETS	**4,763,812.64**	**5,285,907.94**
LIABILITIES		
Gst Clearing A/C	(16,609.78)	(64,505.67)
Provision For Income Tax	(71,981.00)	(29,970.00)
Creditors	24,840.55	80,630.40

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HAMILTON HARBOUR CTS 42979

8 Harbour Road Hamilton Qld 4007

BALANCE SHEET

AS AT 23 OCTOBER 2026

	ACTUAL 23/10/2026	ACTUAL 31/05/2026
Accruals	0.00	239,271.31
Income In Advance	0.00	1,768.09
Next Year Discount	0.00	(81,589.31)
Contributions In Advance	37,109.70	564,558.02
Other Payments In Advance	717.67	31,209.19
TOTAL LIABILITIES	**(25,922.86)**	**741,372.03**
NET ASSETS	**$ 4,789,735.50**	**$ 4,544,535.91**

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HAMILTON HARBOUR CTS 42979

8 Harbour Road Hamilton Qld 4007

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2026 TO 23 OCTOBER 2026

	ACTUAL 01/06/26-23/10/26	BUDGET 01/06/26-31/05/27	VARIANCE %	ACTUAL 01/06/25-31/05/26
ADMINISTRATIVE FUND				
INCOME				
Contributions - Admin Fund	1,149,963.60	2,440,000.00	47.13	2,299,927.20
Discount - Admin Fund	(160,702.52)	(366,000.00)	43.91	(323,200.67)
Insurance Reimbursement	89,875.00	200,000.00	44.94	180,076.82
Cirrus Hire Of Common Pty - Nm	8,993.25	7,000.00	128.48	6,963.23
Interest On Overdue Levies	3,987.11	0.00		8,487.32
TOTAL ADMIN. FUND INCOME	**1,092,116.44**	**2,281,000.00**		**2,172,253.90**
EXPENDITURE - ADMIN. FUND				
ACCOUNTING FEES				
Audit Fees	0.00	10,500.00	0.00	10,405.00
ADMINISTRATION FEES				
Administration Fees	31,329.00	52,000.00	60.25	51,683.99
Administration Fees - Other	340.00	3,000.00	11.33	3,067.60
Disbursements - Contract	29,695.70	51,000.00	58.23	50,217.32
Disbursements - Other	510.30	4,000.00	12.76	4,108.20
BANKING FEES				
Transaction Fee	659.41	2,000.00	32.97	1,982.38
Investment Fee	365.00	1,650.00	22.12	1,655.00
BMS				
Bms Contributions	63,457.40	250,000.00	25.38	197,846.31
CARETAKING FEES				
Caretaker	336,603.37	962,000.00	34.99	915,714.67
Caretaker - Telephone/Internet	0.00	0.00	0.00	520.26
CLEANING				
Cleaning	0.00	10,000.00	0.00	7,381.08
Cleaning - Carpets	9,950.00	19,500.00	51.03	19,463.64
Cleaning - Garbage Chute	2,373.16	8,000.00	29.66	4,870.00
Cleaning - Materials	4,647.45	16,000.00	29.05	14,941.56
Cleaning - Windows	20,054.10	39,000.00	51.42	20,054.10
Cleaning - Washdown Bldng	30,992.70	50,000.00	61.99	5,463.60
COMMON UTILITIES				
Water Consumption	9,157.45	95,000.00	9.64	93,864.95

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FIRE CONTROL				
Fire - Contract	2,194.58	14,000.00	15.68	13,135.52
Fire - Repairs & Maintenance	39,591.18	50,000.00	79.18	41,771.76
GENERAL MAINTENANCE				
R & M - A/C Contract	74,594.29	85,000.00	87.76	72,336.51
R & M - A/C Repairs	34,761.08	40,000.00	86.90	36,314.69
R & M - Contribution A/C Maint	(30,000.00)	(120,000.00)	25.00	(120,000.00)
R & M - Bin Chute Contract	4,004.29	5,000.00	80.09	3,770.25
R & M - Building	13,739.80	30,000.00	45.80	26,385.98
R & M - Electrical	1,700.00	15,000.00	11.33	10,159.34
R & M - Gardens & Grounds	4,643.41	15,000.00	30.96	14,939.65
R & M - Intercom System	440.00	10,000.00	4.40	9,899.18
R & M - Plumbing	4,761.10	30,000.00	15.87	30,697.90
R & M - Plumbing Contract	1,340.00	10,000.00	13.40	7,260.00
R & M - Security Equipment	2,720.00	11,500.00	23.65	11,402.18
INSURANCE				
Insurance - Building	296,431.48	300,000.00	98.81	260,822.75
Insurance - Stamp Duty	27,859.37	30,000.00	92.86	26,067.62
Insurance - Workers Comp.	181.82	200.00	90.91	181.82
Insurance - All Other Premiums	0.00	17,500.00	0.00	17,500.00
INSURANCE CLAIMS				
Insurance Claims - Expenses	0.00	0.00	0.00	740.00
Insurance Claims - Refunds	(2,564.52)	0.00	0.00	(55,337.88)
LIFT EXPENSES				
Lift - Service & Maintenance	3,230.65	12,000.00	26.92	11,556.76
Lift Expense Reimburse	(848.72)	(1,800.00)	47.15	(1,565.08)
Lift - Telephone	817.60	900.00	90.84	755.26
Lift - Contract	28,430.01	50,000.00	56.86	48,656.01
PEST CONTROL				
Pest Control	3,640.00	11,000.00	33.09	11,080.00
POOL & SAUNA				
Pool - Chemicals	4,210.60	8,000.00	52.63	6,755.66
Pool - Repairs & Maint.	3,257.60	10,000.00	32.58	10,446.15
PROFESSIONAL FEES				

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Consultants Fees	820.00	5,000.00	16.40	3,200.00
Debt Collection	55.00	500.00	11.00	359.31
Software / Subscription	8,097.31	12,000.00	67.48	11,604.86
Legal Fees	3,277.94	5,000.00	65.56	3,030.98
SECURITY				
Security Service	4,215.20	16,000.00	26.34	15,974.95
SUNDRY				
Internet Communications	1,388.55	1,000.00	138.86	945.00
UTILITIES ACCOUNTS				
Electricity Bulk Bills	39,822.71	200,000.00	19.91	257,075.16
Hot Water (Serviced)	51,938.10	75,000.00	69.25	74,795.64
Hot Water Recovery	(51,938.10)	(75,000.00)	69.25	(74,795.64)
TOTAL ADMIN. EXPENDITURE	**1,116,947.37**	**2,446,450.00**		**2,191,161.95**
SURPLUS / DEFICIT	**$ (24,830.93)**	**$ (165,450.00)**		**$ (18,908.05)**
Opening Admin Balance	232,249.48	232,249.48	100.00	251,157.53
ADMINISTRATIVE FUND BALANCE	**$ 207,418.55**	**$ 66,799.48**		**$ 232,249.48**

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	ACTUAL 01/06/26-23/10/26	BUDGET 01/06/26-31/05/27	VARIANCE %	ACTUAL 01/06/25-31/05/26
SINKING FUND				
INCOME				
Contributions - Sinking Fund	441,043.20	910,000.00	48.47	882,439.80
Discount - Sinking Fund	(60,934.40)	(136,500.00)	44.64	(123,500.22)
Interest Received	775.00	185,000.00	0.42	181,003.96
TOTAL SINKING FUND INCOME	**380,883.80**	**958,500.00**		**939,943.54**
EXPENDITURE - SINKING FUND				
Airconditioning	0.00	100,000.00	0.00	71,473.94
Building Repairs	12,418.38	100,000.00	12.42	139,304.44
Electrical	25,380.00	85,000.00	29.86	86,747.54
Gardens & Grounds	0.00	10,000.00	0.00	9,425.88
Intercom Replacement	3,855.90	100,000.00	3.86	0.00
Lifts	54,279.00	50,000.00	108.56	46,875.00
Painting	1,986.00	100,000.00	1.99	1,950.00
Plant & Equipment	0.00	50,000.00	0.00	40,750.00
Plumbing	12,934.00	90,000.00	14.37	195,859.00
Pool	0.00	18,000.00	0.00	17,926.51
Income Tax	0.00	70,000.00	0.00	68,915.18
TOTAL SINK. FUND EXPENDITURE	**110,853.28**	**773,000.00**		**679,227.49**
SURPLUS / DEFICIT	**$ 270,030.52**	**$ 185,500.00**		**$ 260,716.05**
Opening Sinking Fund Balance	4,312,286.43	4,312,286.43	100.00	4,051,570.38
SINKING FUND BALANCE	**$ 4,582,316.95**	**$ 4,497,786.43**		**$ 4,312,286.43**

SearchX

Vendor/s

RAAHUL VAID, ARTI VAID

Property Address

UNIT 11006 8 HARBOUR RD, HAMILTON QLD 4007

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Monday, November 9, 2026