Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

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 DAVID ALLAN WAIN

Property address (referred to as the "property" in this statement) UNIT 4, 202-206 FRYAR RD, EAGLEBY QLD 4207

Lot on plan description LOT 4 on SP 217547
TITLE REFERENCE - 50783530

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

☒**Yes** ☐**No**

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

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

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

Title details

The seller gives or has given the buyer the following—

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

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

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Registered encumbrances

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

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

Unregistered encumbrances (excluding statutory encumbrances)

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

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

Unregistered lease (if applicable)

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

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

» the amount of rent and bond payable:

» whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

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

Unregistered oral agreement (if applicable)

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

Energex QLD – Statutory rights and powers relating to the electricity supply network, including overhead or underground electrical conductors, pillars, and service apparatus necessary for the provision of electricity to the property (see attached plan).

NBN Co Qld – Statutory interests and powers related to the deployment and maintenance of the National Broadband Network Infrastructure, including lead-in conduits and cabling connected to the property boundaries (see attached plan).

Telstra Qld South East – The property is impacted by Telstra telecommunications assets including fibre optic and conduit networks. These are protected by legislation with statutory rights of access and maintenance (see attached plan).

These Authorities and any others that may have infrastructure on the property have the right to keep infrastructure on the property and have associated rights of access to the property to maintain and repair infrastructure on the property – see plan/s annexed.

Statutory encumbrances

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

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

Rights and interests reserved to the Crown by
Deed of Grant No. 10094201 (POR 60)

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)*

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

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

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Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*: Low Density Residential - Suburban		
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. *If **Yes**, a copy of the notice, order, proposal or correspondence must be given by the seller.*	☐ **Yes**	☒ **No**

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

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

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Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☐ **Yes**	☐ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☒ **Yes**	☐ **No**
	Pool compliance certificate is given.	☒ **Yes**	☐ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **Yes**	☐ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ **Yes**	☒ **No**
	A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☒ **No**
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ **Yes**	☒ **No**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m^2, a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates	**Whichever of the following applies—**

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: $954.70 Date Range: 01/04/2026 – 30/06/2026

OR

The property is currently a rates exempt lot.** ☐

OR

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. ☐

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

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

Water	**Whichever of the following applies—**

The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:

Amount: Date Range:

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: $64.35 Date Range: 02/10/2025 – 12/01/2026

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

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Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

Signatures – SELLER

Signed by:
2847704D7E454EE...

Signature of seller

Signature of seller

DAVID ALLAN WAIN

Name of seller

Name of seller

7/7/2026

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

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Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**50783530**	**Search Date:**	29/06/2026 08:49
Date Title Created:	21/09/2009	**Request No:**	56686552
Previous Title:	50783521		

ESTATE AND LAND

Estate in Fee Simple

LOT 4 SURVEY PLAN 217547
Local Government: LOGAN

COMMUNITY MANAGEMENT STATEMENT 40566

REGISTERED OWNER

Dealing No: 719435011 31/05/2019

DAVID ALLAN WAIN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10094201 (POR 60)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

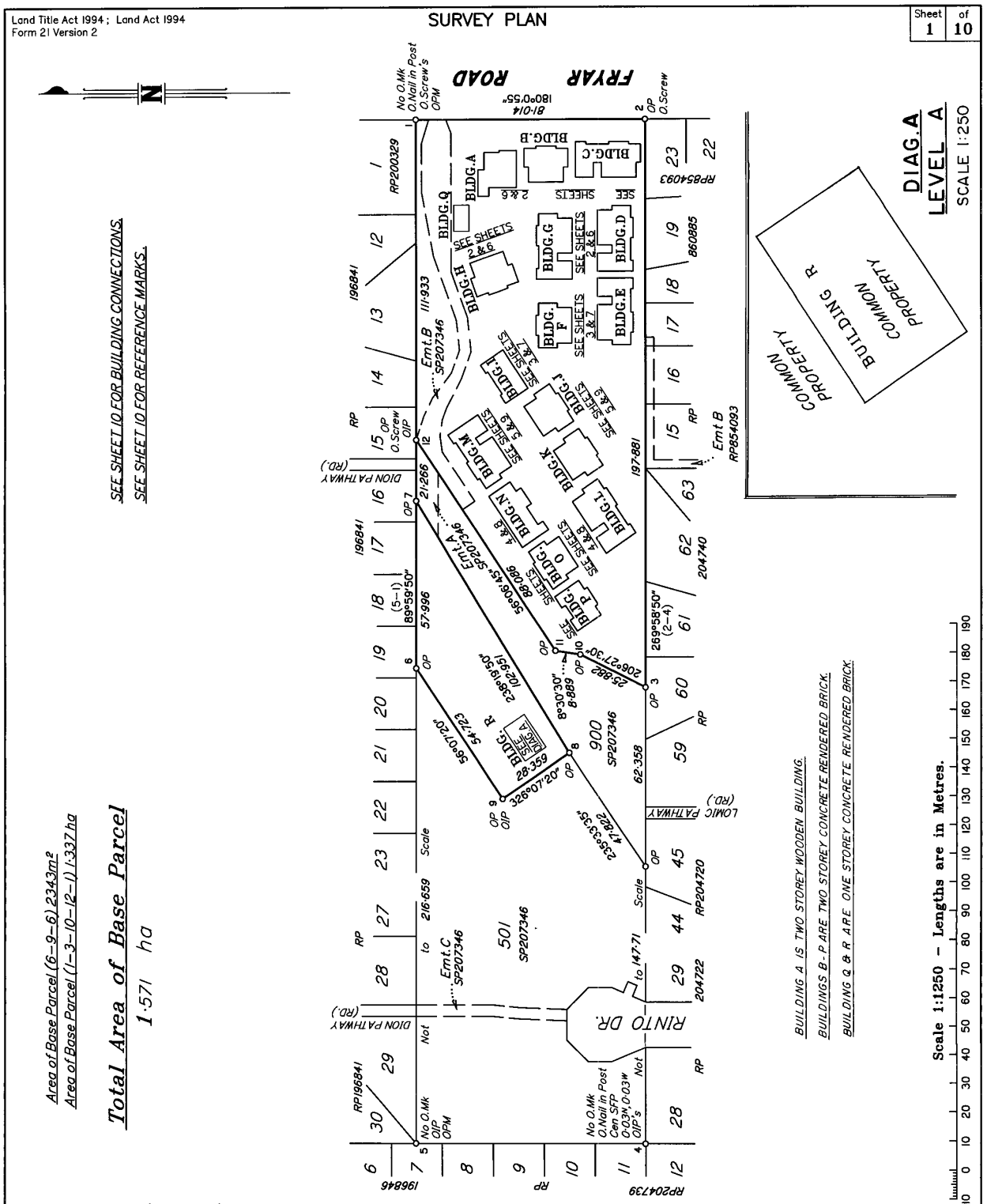
COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested by: D-ENQ INFOTRACK PTY LIMITED

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

SURVEY PLAN

Sheet 1 of 10



Area of Base Parcel (6-9-6) 2343m²
Area of Base Parcel (1-3-10-12-1) 1·337 ha

Total Area of Base Parcel
1·571 ha

Wolter Group Holdings Pty Ltd (ACN 121 396 174) hereby certify that the land comprised in this plan was surveyed by the corporation, by James William BRAGA, Surveying Associate for whose work the corporation accepts responsibility, under the supervision of Anthony William GERAGHTY, 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 31-07-2009.

Common Seal
WOLTER GROUP HOLDINGS PTY LTD
A.C.N. 121 396 174
Director
Director
Date 04-08-2009

0 50|mm 100|mm 150|mm

State copyright reserved.

Plan of Lots 1-38 & Common Property

Cancelling Lot 500 on SP207346

PARISH: BOYD COUNTY: Ward

Meridian: SP207346 F/N's: No

Scale: 1:1250
Format: BUILDING

SP217547

Plan Status:

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

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

WID + RIE

~~712721346~~
712736145
$3047.50
$3047.50
17/09/2009 12:12

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
Tobin King Lateef
GPO Box 713
BRISBANE Q 4000 BE 218A
Ph: 3224 3000
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We HERAN No. 1 PTY LTD
A.C.N. 130 439 842

(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~~ HERAN NO. 1 PTY LTD A.C.N. 130 439 842 by its duly constituted Attorney BEDE FARRELL KING under registered Power of Attorney No. 711554781

* Rule out whichever is inapplicable

6.

Existing		Created				
Title Reference	Description	New Lots	Road	Emts	Cov.	Profit a prendre
14967071 (title to issue)	Lot 500 on SP207346	1–38,CP	—	—	—	—

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited	Lots Partially Benefited
	1–38,CP	—

(Emt.A on SP207346)

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
	CP

(Emt.B on SP207346)

2. Local Government Approval. * **COUNCIL OF THE CITY OF LOGAN**

hereby approves this plan in accordance with the :
% **Integrated Planning Act 1997**

Date of Development Approval: 07–12–07

Lots	Orig
1–38,CP	60

7. Portion Allocation :

8. Map Reference :
9542–42241

9. Locality :
Eagleby

10. Local Government :
LOGAN CITY

11. Passed & Endorsed :
By : Wolter Group Holdings Pty Ltd
Date : ~~04–08–09~~ 14-08-09
Signed :
Designation : Liaison Officer

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~~

Cadastral Surveyor/Director * Date 04–08–09
*delete words not required

Dated this EIGHTH day of SEPTEMBER, 2009

Manager Development Assessment under Delegated Authority
TODD ROHL #
Minute No: 132/2009

* 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

13. Lodgement Fees :

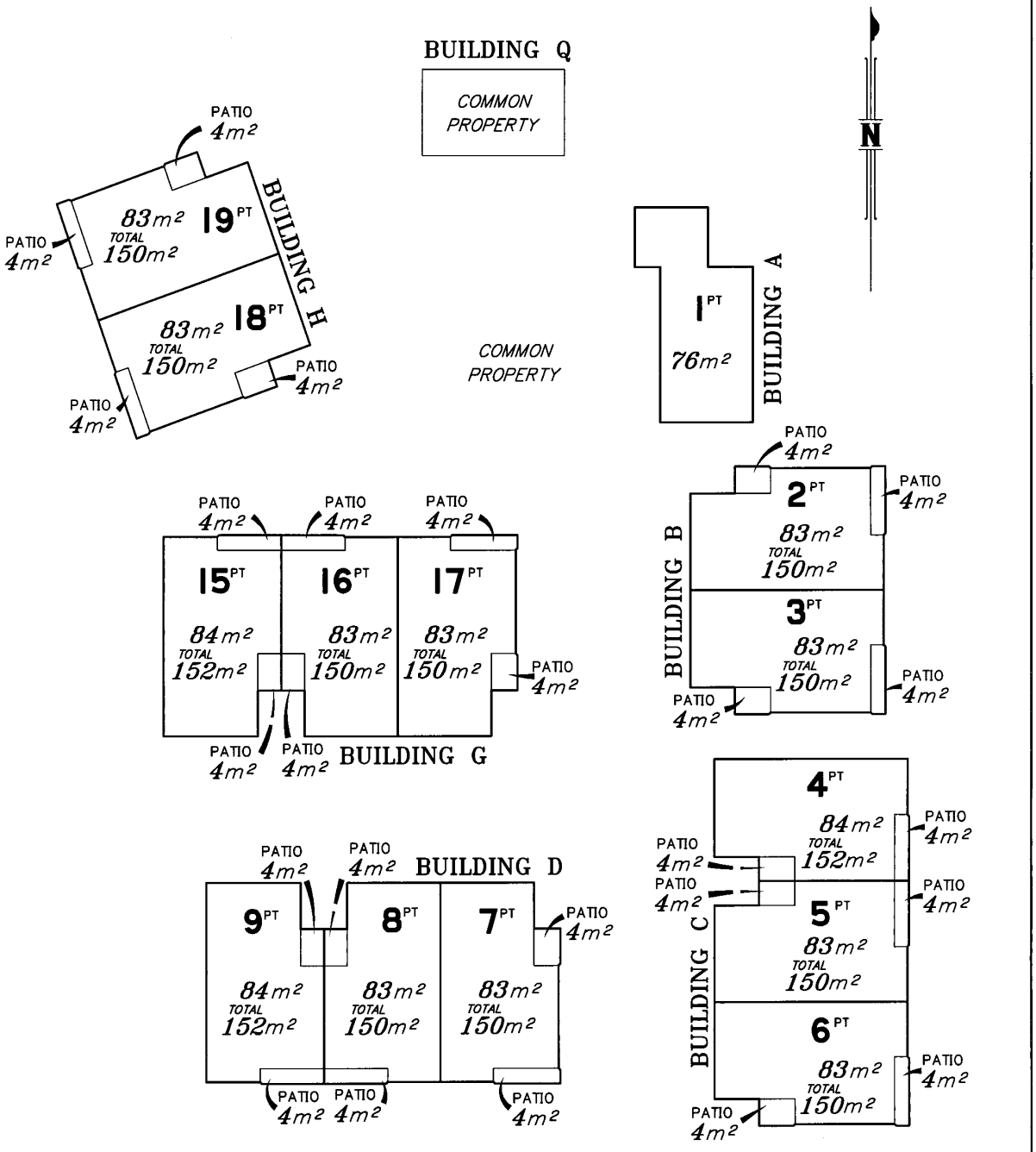
Survey Deposit	$
Lodgement	$
New Titles	$
Photocopy	$
Postage	$
TOTAL	$

14. Insert Plan Number **SP217547**

3. Plans with Community Management Statement :
CMS Number : 40566
Name : Gold Coast Outlook III

4. References :
Dept File :
Local Govt : 614899-1
Surveyor : C1243/1

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87



LEVEL A
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Scale 1:250 – Lengths are in Metres.

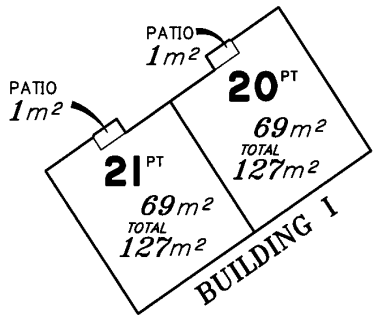
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State copyright reserved.

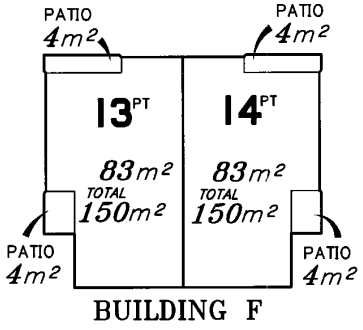
Insert Plan Number **SP217547**

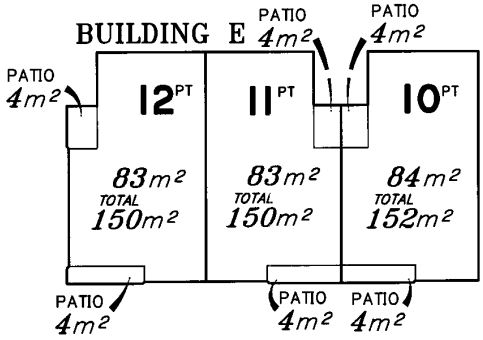
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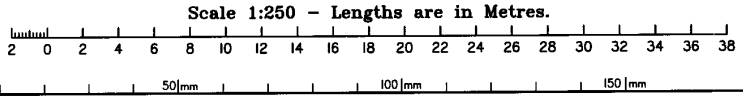
COMMON PROPERTY





LEVEL A
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Scale 1:250 – Lengths are in Metres.



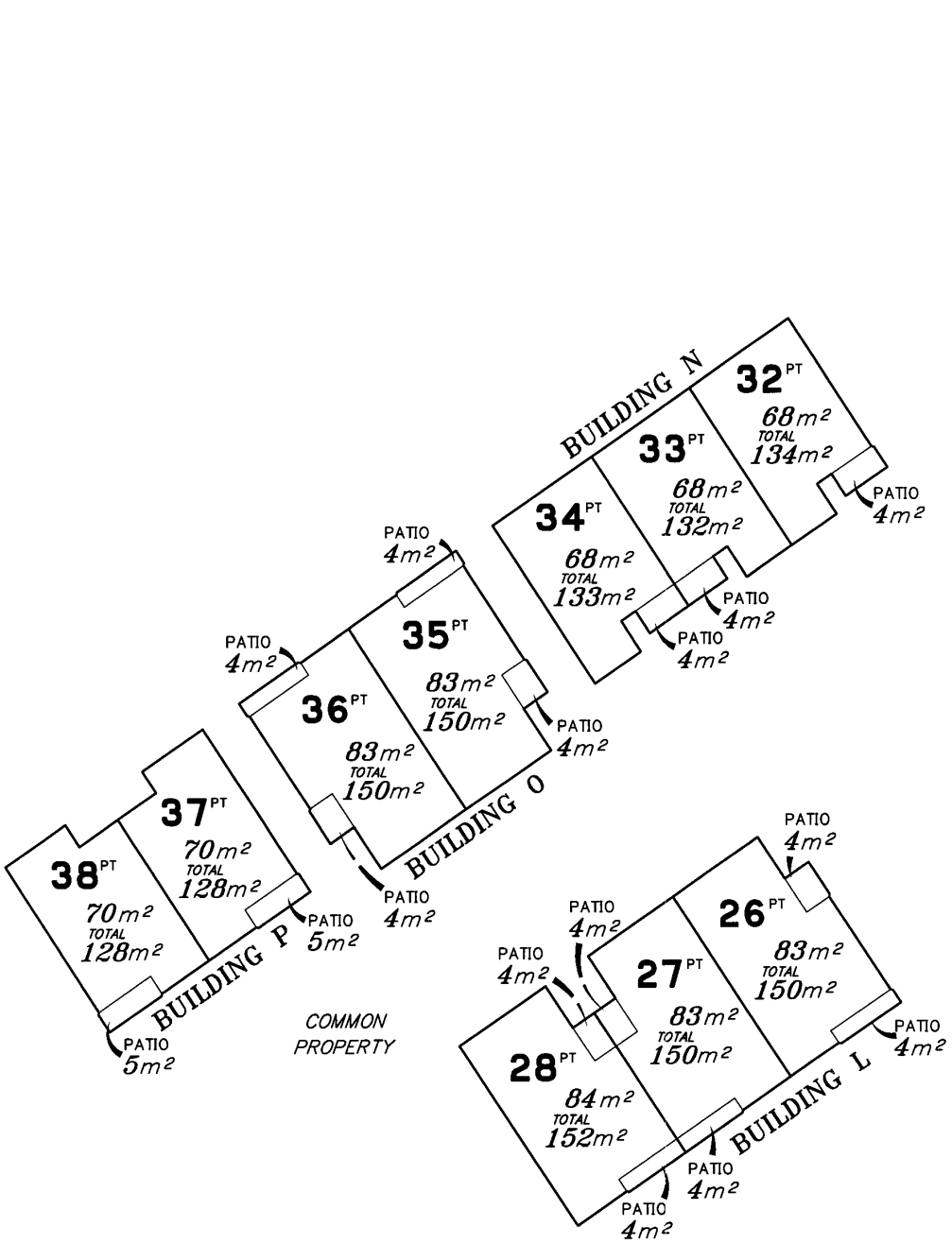
State copyright reserved.

Insert Plan Number SP217547

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

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

ADDITIONAL SHEET



LEVEL A

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Scale 1:250 – Lengths are in Metres.

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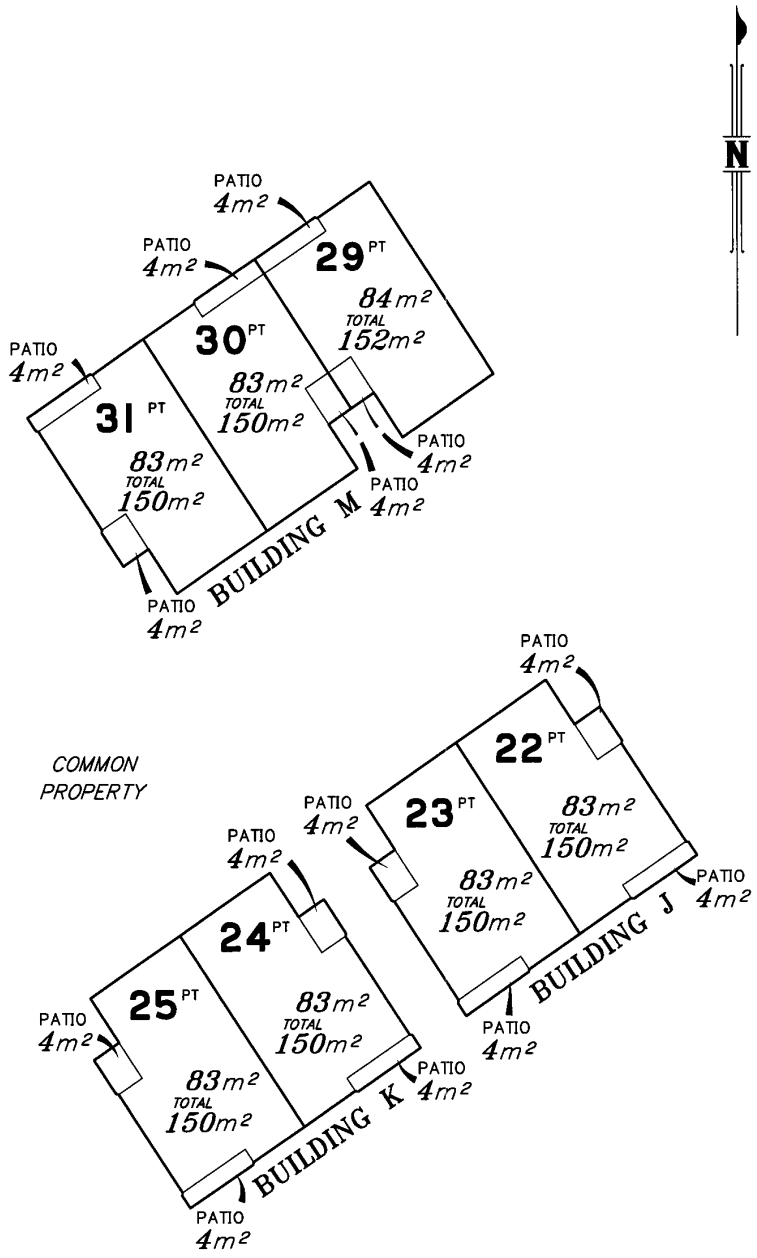
State copyright reserved.

Insert Plan Number SP217547

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

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

ADDITIONAL SHEET



LEVEL A
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Scale 1:250 – Lengths are in Metres.

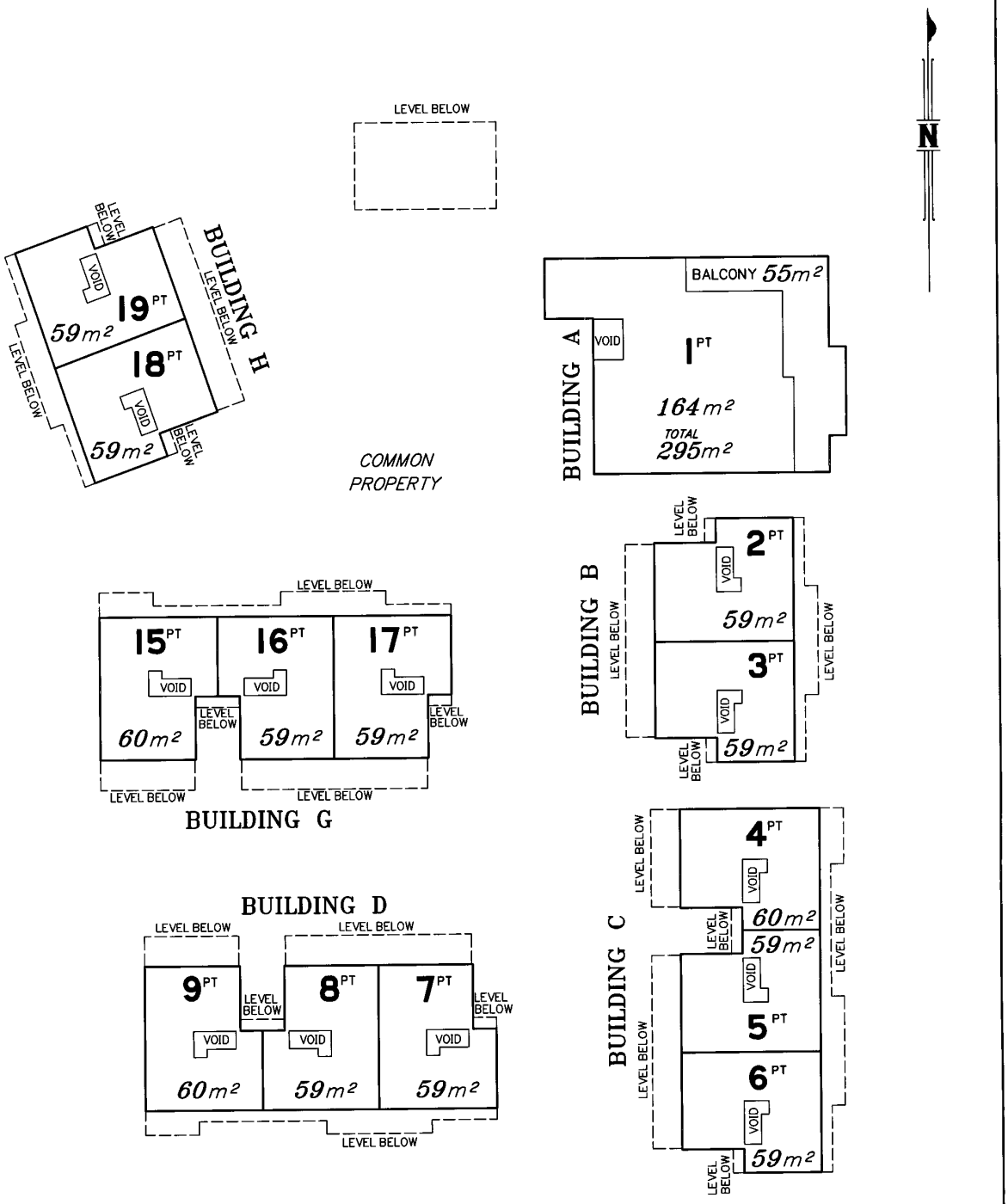
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Insert Plan Number SP217547

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87



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Scale 1:250 – Lengths are in Metres.

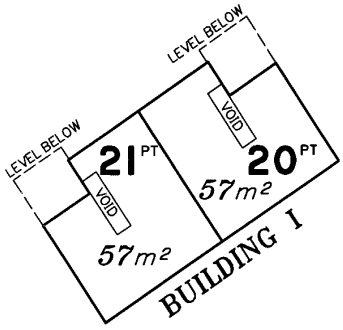
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State copyright reserved.

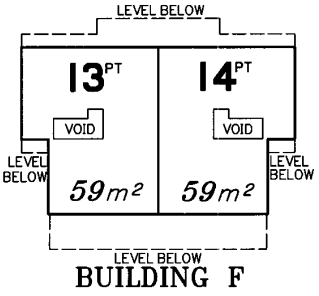
Insert Plan Number SP217547

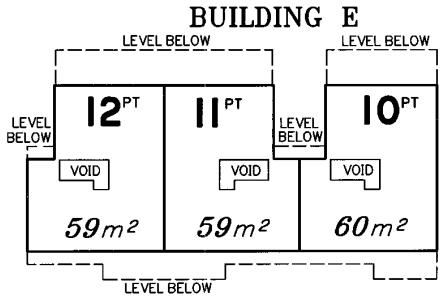
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COMMON PROPERTY





LEVEL B
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Scale 1:250 – Lengths are in Metres.

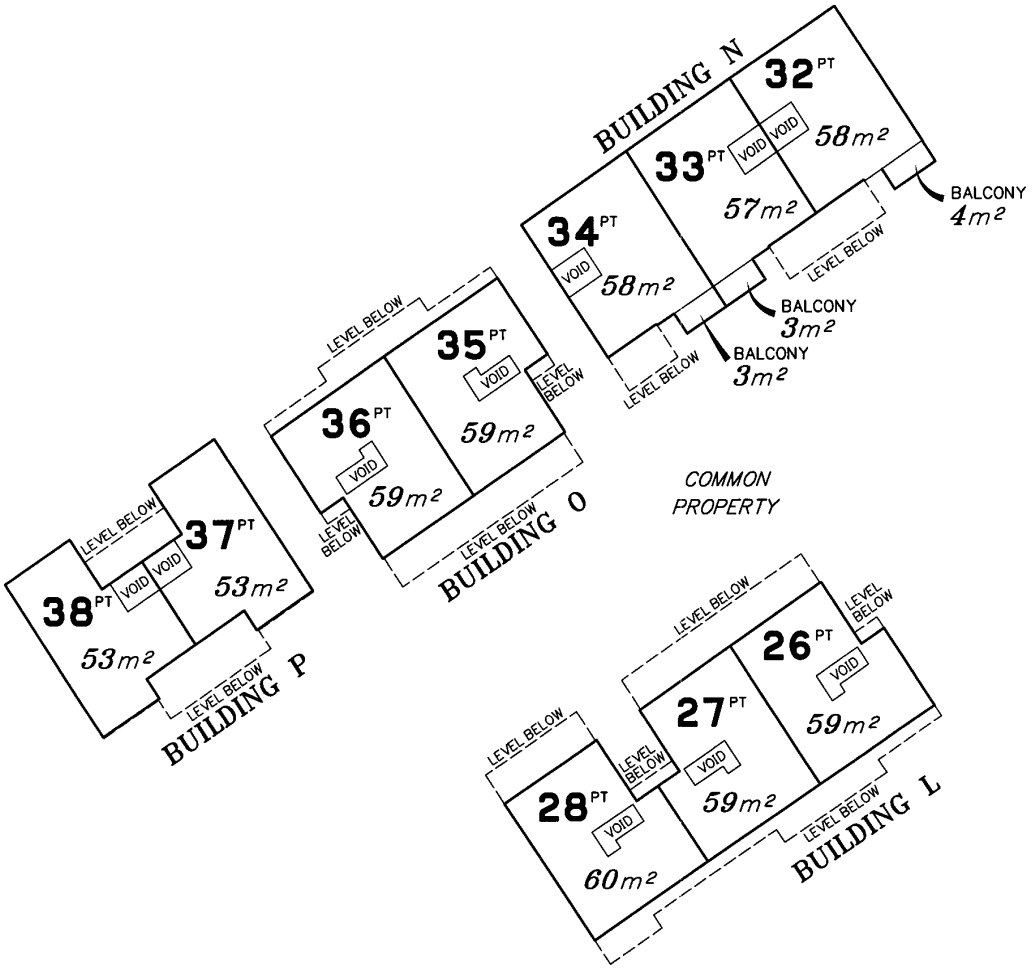
2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38

0 50mm 100mm 150mm

State copyright reserved.

Insert Plan Number SP217547

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87



LEVEL B
SCALE 1:250

Scale 1:250 – Lengths are in Metres.

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State copyright reserved.

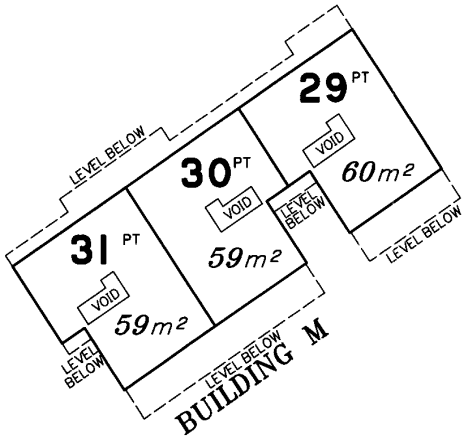
Insert Plan Number SP217547

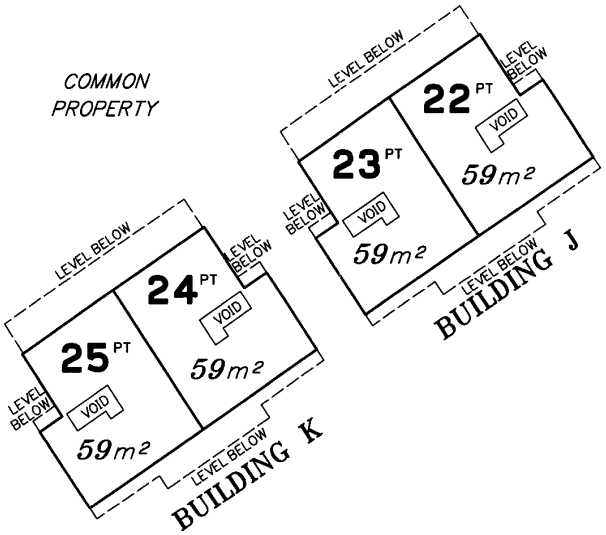
Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

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

ADDITIONAL SHEET

N





LEVEL B

SCALE 1:250

Scale 1:250 – Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38

0 50mm 100mm 150mm

State copyright reserved.

Insert Plan Number SP217547

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

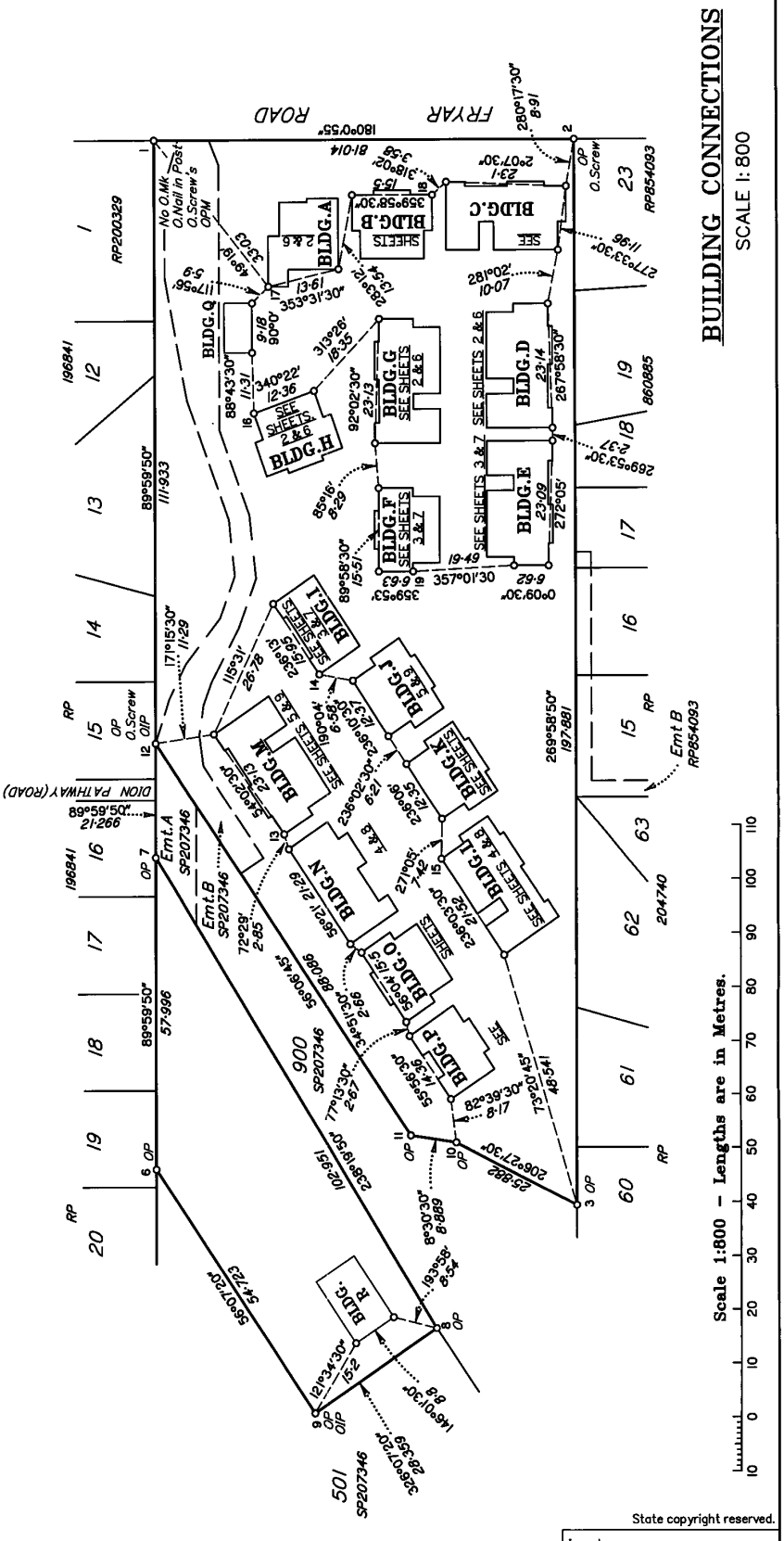
Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 10 of 10

BUILDING CONNECTIONS

SCALE 1: 800



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O.Screw in Conc	SP207346	91°53'	1·406
1	O.Screw in Conc	1S219906	168°16'35"	9·483
2	O.Screw in Kerb	RP854093	116°32'	4·358
4	OIP	1S219906	59°46'30"	2·668
4	OIP	SP207346	72°54'	9·1
5	OIP	SP207346	136°41'30"	8·32
9	OIP	SP207346	266°46'20"	47·653
12	O.Screw in Conc	SP207346	286°06'	9·148
12	OIP	SP207346	105°20'45"	28·6
13	Screw in Conc		335°54'	6·551
14	Nail in Kerb		321°30'20"	8·672
15	Nail in Kerb		301°47'	10·077
16	Nail in Kerb		357°46'	1·88
17	Nail in Kerb		225°11'40"	10·343
18	Nail in Kerb		275°09'	13·564
19	Nail in Kerb		169°19'	8·067

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM	SP207346	9°25'35"	126·569	914/76	
5-OPM	SP207346	344°55'35"	128·061	93336	

State copyright reserved.

Insert Plan Number SP217547

0 50|mm 100|mm 150|mm

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

Rate Notice

April - June 2026

Logan City Council ABN 21 627 796 435

CITY OF LOGAN

169123/X/015145 H3 D-038

D A Wain
4/202-206 Fryar Rd
EAGLEBY QLD 4207

Assessment number	99189115
Billing period	01 Apr 2026 - 30 Jun 2026
Issue date	17 Apr 2026
Due date	**22 May 2026**
Amount due	**$924.70**
Amount if paid after 22 May 2026	$954.70

Interest of 12.12% pa compounding daily is charged on overdue rates and charges.

Property location	Lot on plan	Rating category	Rateable value
4/202-206 Fryar Road, EAGLEBY QLD 4207	Lot 4 SP 217547	Residential (Owner-Occupied)	$62,667

Access the rates portal

Log into **myportal.logan.qld.gov.au** to view your balance, payment history and past notices.

Having trouble paying your rates?

If you are experiencing financial hardship, please visit the link or scan the QR code below.

logan.qld.gov.au/paymenthelp

Summary of charges

Payments received after 7 April 2026 may not be included below.

Balance as of 7 April 2026	$	0.00
Council rates and charges	$	543.32
State government charges	$	62.90
Water and wastewater (sewerage) charges This total consists of services and usage charges, refer to page 3	$	348.48
Total amount	**$**	**954.70**
Less council discount for prompt payment	**$**	**30.00 CR**
Amount payable if paid by 22 May 2026	**$**	**924.70**

See over the page for a breakdown and more payment options

This notice is registered to receive rates electronically. A printed version will not be posted.

Payment online

Use your credit or debit card to pay 24 hours, 7 days per week

Ref No:9918 9115

logan.qld.gov.au/online-payment

Payment by Bpay

Biller Code: 17392
Ref: 5 9918 9115

Telephone & Internet Banking - BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

Payment by phone

Biller Code: 17392
Ref: 5 9918 9115

Phone **1300 276 468** or from overseas **+61 1300 276 468**

Payment at Australia Post

POST billpay™

*0459 99189115

Minimum payment $50.00 unless the amount shown on the current rate notice is less.

* Credit Card payments may incur a 0.30% surcharge.

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

Assessment number: 99189115	Period: 1 Apr 2026 to 30 Jun 2026	Issue date: 17 April 2026

Breakdown of April to June 2026 rates and charges		Amount		Total
Council rates and charges				
General Rate - Residential (Owner-Occupied)	$	404.06		
Garbage Charge – Residential Waste & Recycling	$	111.75		
Environmental Charge	$	27.10		
Volunteer Fire Brigade Separate Charge	$	0.41	**$**	**543.32**
State government charges				
State Emergency Levy Group 2	$	62.90	**$**	**62.90**
Water and wastewater (sewerage) charges				
Water Service Charge - Res	$	82.13		
Wastewater (Sewerage) Charge	$	202.00		
Water Usage	$	64.35	**$**	**348.48**
Total rates and charges for April to June 2026			**$**	**954.70**

The Queensland Government waste levy for general waste has **increased from $115 per tonne in 2024/25 to $125 per tonne for 2025/26**. The Queensland Government has reduced the rebate provided to Council from $12,381,830 in 2024/25 to $11,083,480 in 2025/26 to mitigate impacts from the waste levy on households. Council's Waste Utility Charge covers costs associated with providing bin collection services and managing waste in the City of Logan, including the gap between the Queensland Government waste levy charged to Council and the rebate received by Council which is approximately 70% for the 2025/26 financial year.

Council contact details

Logan City Council Administration Centre and Customer Service Centres

150 Wembley Rd, Logan Central

Postal Address:
PO Box 3226, Logan City DC Qld 4114

Open: 8am–5pm Monday to Friday (AEST)
Website: **logan.qld.gov.au**
Email: **council@logan.qld.gov.au**
Rates enquiries: **07 3412 5230**
General enquiries: **07 3412 3412**

Beenleigh Customer Service

105 George St, Beenleigh
(Cnr of George St and City Rd)
Open: 8am–4.45pm Monday to Friday (AEST)

Jimboomba Customer Service

18–22 Honora St, Jimboomba
Open: 8am–4.45pm Monday to Friday (AEST)

Council offices are closed on public holidays

Other ways to pay your rates

AusPost app
Download the Australia Post app available on the App Store or Google Play. Use the app to pay your rates.

Direct debit
To arrange automatic payment from your bank account, visit logan.qld.gov.au/rates/payment-options. Your application must be received at least seven days before the next due date. NOTE: Direct Debit can not be set up on a credit card account.

In person

Logan City Council Administration Centre or Customer Service Centres
cash; cheque; money order; debit card; credit card

By mail
Make your cheque or money order payable to Logan City Council and post it with details of your property address and rates assessment number to the postal address on this page.

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

Water and Wastewater Account Information

Distribution and retail charges for the period **01/04/2026 to 30/06/2026** have been totalled and are detailed below

Property location	Lot on plan
4/202-206 Fryar Road, EAGLEBY QLD 4207	Lot 4 SP 217547

Local Government Distribution and Retail Charges

Water Service Charge - Res - amount charged to maintain the water network	$	82.13
Wastewater (Sewerage) Charge - amount charged to maintain the wastewater network	$	202.00
Water Usage	$	64.35
	$	348.48

Meter No.	Previous read date	Previous meter reading	Current read date	Current meter reading	Usage	No. of days	Avg. daily usage (kL)
22V003203	**02 Oct 2025**	**71**	**12 Jan 2026**	**85**	14	102	0.137

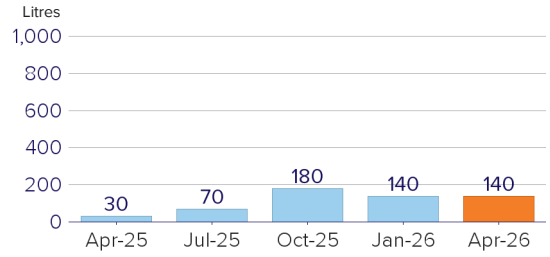
Council Water Usage Charge	14.00 @ 1.0793 per kl	$	15.11
State Govt Bulk Water Charge	14.00 @ 3.5170 per kl	$	49.24
		$	64.35

Water usage detail (PLEASE NOTE: Meters that have zero usage during the period are not shown)

INFORMATION ONLY

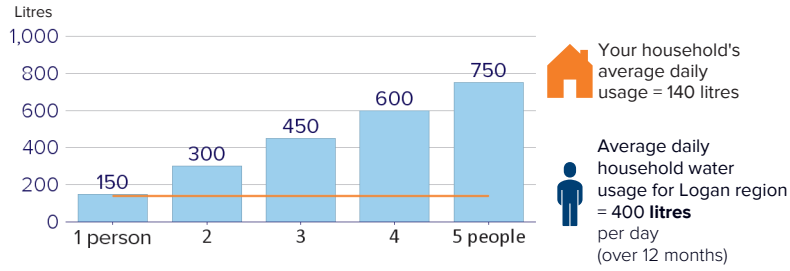
Your water usage comparison

Compare your average daily usage over time



1 kilolitre = 1,000 litres

Compare your current daily usage with others in the Logan region



Please refer to the RTA for advice on the charges that can be passed on to tenants. Visit: **rta.qld.gov.au** and search for **'Water charging fact sheet'**.

You are using less water than the average Logan household, give yourself a pat on the back you're doing a great job! Check out our water saving tips on the next page to see how small changes can make a big difference.

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

How you can save water

If you're using more than the average household, try these waterwise tips.

With small changes in your habits, you'll save money and we'll all save water.

Have shorter showers. Save 9 litres a min.	Run the dishwasher only when full. Save 1,000s of litres a year.
Fix a dripping tap. Save 50 litres a day.	Turn off the tap when brushing your teeth. Save 5 litres a min.
Use the half flush button on the toilet. Save 30 litres a day.	Run the washing machine only with full loads.Save 1,000s of litres a year.
Sweep your driveway rather than hose it down. Save 11 litres a min.	Use a pressure cleaner to clean your car instead of a hose. Save 8 litres a min.
Use a pool cover. Save 36,000 litres a year.	Install a rainwater tank. Save 1000s of litres a year.

For more information visit:
logan.qld.gov.au/waterwise

Do you know what $1 of water usage charges buys you?

Because we use water for so many things in our households, it can be hard sometimes to see exactly what our water bill buys us. You might be surprised to learn just how much water you get for around $1, here are a few examples:

1,000 CUPS OF DRINKING WATER **OR** **6x** 4 MINUTE SHOWERS **OR** **25** FULL DISHWASHER LOADS **OR** **82** HALF FLUSHES OF THE TOILET

How to check for concealed water leaks

It's easy to check for concealed water leaks, and if your pipes are leaking you may be eligible for a reimbursement on your water usage costs.

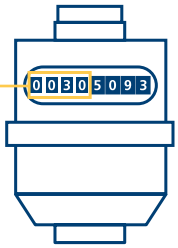
We repair water leaks from the water supply system to (and including) your water meter. You are responsible for repairs from your water meter to your property.

For more information visit:
logan.qld.gov.au/waterleaks

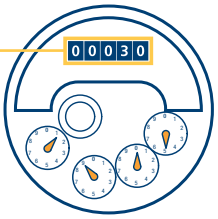
How to read your water meter

Locate your meter and read the BLACK NUMBERS ONLY as per the images shown.

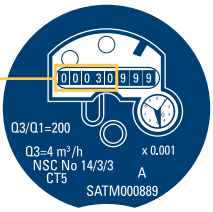
If your meter is this type, the reading would be 0030 kilolitres



If your meter is this type, the reading would be 0030 kilolitres



If your meter is this type, the reading would be 0030 kilolitres



Please make sure your water meter can be easily accessed by meter readers at all times.

Struggling to take a 4 minute shower?
Drop into your local library or nearest customer service centre to pick up a 4 minute shower timer. It's our gift to you to say thanks for working with us to better manage our precious water resources.

Don't rush to flush

Disposing the wrong items down toilets, sinks and wastewater pipes can result in homeowners incurring expensive plumbing bills to unblock wastewater pipes on their property.

Correct disposal also reduces unnecessary damage to our wastewater network and the environment.

Only flush toilet paper, pee and poo.
(No wet wipes, tissues or paper towels).

Only water should go down the sink.
(No cooking oil, grease or food scraps).

Take paint, fuel, engine oil and chemicals to Council's Waste and Recycling facility.
(Don't tip onto your grass).

For more information visit:
logan.qld.gov.au/dontrushtoflush

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

RUBICON
BODY CORPORATE SERVICES

Level 9, 300 Ann Street
BRISBANE QLD 4000

p 07 3236 1000
e accounts@rubiconbcs.com.au
w rubiconbcs.com.au

NOTICE OF CONTRIBUTIONS

Mr David A Wain
Unit 4 / 202 Fryar Road
EAGLEBY QLD 4207

Tax Invoice

Invoice No: 0001085 **Issue Date:** 22/04/26

Net Amount Payable: **$ 1,332.69**
Due Date: **01/06/2026**

Body Corporate Gold Coast Outlook III - CTS: 40566 - ABN: 57 864 372 881

Lot No. 4 **Unit** 4
Address: 202-206 Fryar Road, Eagleby, Queensland 4207
Contribution Entitlement: 1 **Interest Entitlement:** 1

Previous Balance: 0.00
Penalty Interest: 0.00
Issued levies not due: 0.00

Description	Transaction Type	Fund	Net	GST	Totals
01/06/2026 to 31/08/2026 for total Levy of $3878.05 pa	Normal	Admin	$946.18*	$94.62	$1,040.80
01/06/2026 to 31/08/2026 for total Levy of $1100.00 pa	Normal	Sink	$265.35*	$26.54	$291.89

Arrears/Issued at time of printing **$0.00**
Gross Amount **$1,332.69**

Net Amount Payable $1,332.69

* The body corporate has determined that a 2.50% simple interest charge will be applied for each month a contribution or contribution instalment is in arrears. Please pay by the due date.
If you are registered to use DEFT Biller Initiated Direct Debit on the due date, your nominated account will be debited $1332.69 on 01/06/2026

- -

DEFT PAYMENT SYSTEMS

DEFT Reference Number:
2174 6424 7378 8400 0046

How to Pay

Bpay: Contact your bank, credit union or building society to make this payment from your account.

Internet: Visit www.deft.com.au and use the DEFT reference number supplied on this page.

In person: Present this page to make your payment by cheque or EFTPOS at any post office.

Payments by credit or debit card may attract a surcharge.
Registration is required for payments from bank accounts.
Registration forms available from www.deft.com.au.

RUBICON Body Corporate Services
Lot No. 4 Unit 4
Gold Coast Outlook III
Invoice No: **0001085**

Net Amount Payable: **$1,332.69**
Due Date: **01/06/2026**

BPAY
Biller Code: 96503
Reference: 2174 6424 7378 8400 0046

Post Billpay

*496 217464247 37884000046

+217464247 37884000046< 000133269<4+

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

BCCM **Form 33**

Queensland Government
Department of Justice and Attorney-General

Body corporate certificate

This form is effective from 1 August 2025

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 29/06/2026.

Becoming an owner

When you become an owner of a lot in a community title 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

Gold Coast Outlook III 40566

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: Jessica Schmidt
Company: RUBICON Body Corporate Services
Phone: 3236 1000
Email: admin@rubiconbcs.com.au

☐ No

Accessing records

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

☑ The body corporate manager named above.

☐ The following person:

Name:
Role:
Phone:
Email:

Property and community titles scheme details

Lot and plan details

Lot number: 4

Plan type and number: SP 217547; SP 217552

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

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

☑ Accommodation ☐ Commercial ☐ Small Schemes ☐ Standard

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

Layered arrangements of community titles schemes

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

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

☐ Yes

☑ No

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

Building management statement

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

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

☐ Yes

☑ No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

- [x] Yes
- [ ] No

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

- [x] listed in the community management statement.
- [ ] given with this certificate.

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: 1

Total contribution schedule lot entitlements for all lots: 75

Interest schedule

Interest schedule lot entitlement for the lot: 1

Total interest schedule lot entitlements for all lots: 75

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: <u>You may have to pay a special contribution</u> 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 4 for the current financial year: $3,878.04

Number of instalments: 4 (outlined below)

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

Discount for on-time payments (if applicable): 0.00%

Due date	Amount due	Amount due if discount applied	Paid
01/09/2025	$898.22	$898.22	☑ Yes ☐ No
01/12/2025	$898.22	$898.22	☑ Yes ☐ No
01/03/2026	$1,040.80	$1,040.80	☑ Yes ☐ No
01/06/2026	$1,040.80	$1,040.80	☑ Yes ☐ No

Sinking fund contributions

Total amount of contributions (before any discount) for lot 4 for the current financial year: $1,100.00

Number of instalments: 4 (outlined below)

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

Discount for on-time payments (if applicable): 0.00%

Due date	Amount due	Amount due if discount applied	Paid
01/09/2025	$258.11	$258.11	☑ Yes ☐ No
01/12/2025	$258.11	$258.11	☑ Yes ☐ No
01/03/2026	$291.89	$291.89	☑ Yes ☐ No
01/06/2026	$291.89	$291.89	☑ Yes ☐ No

Special contributions (IF ANY)

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

Total amount of contributions (before any discount) for lot 4: $400.00

Number of instalments: 1 (outlined below)

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

Discount for on-time payments (if applicable): 0.00%

Due date	Amount due	Amount due if discount applied	Paid
15/11/2025	$400.00	$400.00	☑ Yes ☐ No

Other amounts payable by the lot owner

For the current financial year there are:

- [x] No other amounts payable for the lot.
- [ ] Amounts payable under exclusive use by-laws, totalling $0.00
- [ ] Amounts payable under service agreements (that are not included in body corporate contributions for the lot), totalling $0.00
- [ ] Other amounts payable, totalling $0.00 (see explanation given with this certificate).

Summary of amounts due but not paid by the current owner

At the date of this certificate:

- [x] All payments for the lot are up to date.
- [ ] The following amounts are due but not yet paid for the lot:
  - [ ] Overdue contributions: $0.00
  - [ ] Penalties on overdue contributions: $0.00
  - [ ] Other amounts due but not paid: $0.00

Total amounts due but not paid: $0.00

Common property and assets

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

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

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

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

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

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

- [x] Yes - you can obtain a copy from the body corporate records.
- [ ] No

Current sinking fund balance (as at date of certificate): $29,938.29

Improvements to common property the lot owner is responsible for

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

- [ ] There are no authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition.
- [x] Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate.

Body corporate assets

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

- [ ] The body corporate does not have any assets that it is required to record in its register.
- [x] A copy of the body corporate register of assets is given with this certificate.

Insurance

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

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

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

Body corporate insurance policies

☑ Details of each current insurance policy held by the body corporate including, for each policy, the:

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

are given with this certificate.

Alternative insurance

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

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

☐ Yes

☑ No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

- [x] Yes - Elite Onsite-Management Pty Ltd
- [ ] No

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

- [x] Yes
- [ ] No

Embedded network electricity supply

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

- [ ] Yes
- [x] No

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

Body corporate authority

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

Name/s: Jessica Schmidt

Position/s held: Strata Manager

Signature/s : Darren Taylor, Director Rubicon BCS Pty Ltd

Date: 29/06/2026

Copies of documents given with this certificate:

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

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ANNUAL FINANCIAL STATEMENTS

For the period 1 September 2024 to 31 August 2025

Prepared For

Gold Coast Outlook III

CTS 40566

202-206 Fryar Road
Eagleby
Queensland 4207

Manager
Jessica Schmidt
RUBICON Body Corporate Services

Printed
29 June 2026

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Balance Sheet

Administrative & Sinking Fund

Body Corporate for Gold Coast Outlook III CTS 40566

As at 31st August 2025

202-206 Fryar Road Eagleby Queensland 4207

ABN/ACN 57 864 372 881

Assets		**2025**
Cash		63,735.99
Prepaid Expenses	Note 9	4,224.99
Levies in Arrears	Note 10	7,130.12
GST balance to collect		8,004.56
Total Assets		**$ 83,095.66**

Liabilities		
Levies in Advance	Note 12	51,417.08
Accounts Payable Liability	Note 13	6,419.48
Unallocated Monies Received	Note 11	547.38
GST Liability		3,550.38
Total Liabilities		**$ 61,934.32**
Net Assets		**$ 21,161.34**

Equity	
Administrative Fund	17.76
Sinking Fund	21,143.58
Total Equity	**$ 21,161.34**

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Income and Expenditure Statement

Administrative Fund

Body Corporate for Gold Coast Outlook III CTS 40566

1 September 2024 to 31 August 2025

202-206 Fryar Road Eagleby Queensland 4207

ABN/ACN 57 864 372 881

Income

Insurance Claim	1,141.15
Levy Fees - normal	242,458.91
Levy Fees - other	1,909.33
Mutual Revenue - penalty interest	2,038.56
Total Administrative Fund Income	**247,547.95**

Expenditure

Accountant - BAS/IAS fees	800.00
Accountant - Income Tax Preparation	250.00
Admin - Software licence fees - Urbanise	1,371.79
Auditor	900.00
Body Corporate Manager - Audit preparation	375.00
Body Corporate Manager - additional services	4,507.00
Body Corporate Manager - disbursements	6,265.50
Body Corporate Manager - management fees	12,342.00
Caretaking Services	130,568.64
Electricity	5,423.58
Fire Protection Services	1,308.72
Garden/Lawn Maintenance	1,522.73
Insurance Claim	1,530.00
Insurance Premiums	44,156.20
Insurance Premiums - Stamp Duty (No GST)	4,202.39
Legal Services	203.64
Manager - Statutory Form 33 Body Corporate Certifi...	200.00
Minor Building Maintenance	7,413.35
Pest Control Services	7,443.63
Plumbing Maintenance	2,280.00
Pool Maintenance	1,262.14
Valuer - insurance valuation	978.55
Water	6,447.02
Total Administrative Fund Expenditure	**241,751.88**
Surplus / Deficit for period	**5,796.07**

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Income and Expenditure Statement (continued) Administrative Fund

Body Corporate for Gold Coast Outlook III CTS 40566 **1 September 2024 to 31 August 2025**

202-206 Fryar Road Eagleby Queensland 4207 **ABN/ACN 57 864 372 881**

Summary

Opening Balance as at 1 September 2024	(5,778.31)
Total Revenue during period	247,547.95
Total Expenditure during period	(241,751.88)
Administrative Fund balance as at 31 August 2025	**$ 17.76**

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Income and Expenditure Statement

Sinking Fund

Body Corporate for Gold Coast Outlook III CTS 40566

1 September 2024 to 31 August 2025

202-206 Fryar Road Eagleby Queensland 4207

ABN/ACN 57 864 372 881

Income

Levy Fees - normal	68,182.50
Mutual Revenue - penalty interest	501.82
Total Sinking Fund Income	**68,684.32**

Expenditure

Exterior Finishes - paints/finishes	39,998.80
Fire Protection Services	4,094.84
Garden/Lawn Maintenance	7,552.73
Minor Building Maintenance	15,407.27
Plumbing Maintenance	2,230.00
Pool Maintenance	2,631.82
Quantity Surveyor - sinking fund forecast	1,399.09
Roof Skylight Systems - skylights	6,200.00
Total Sinking Fund Expenditure	**79,514.55**
Surplus / Deficit for period	**(10,830.23)**

Summary

Opening Balance as at 1 September 2024	31,973.81
Total Revenue during period	68,684.32
Total Expenditure during period	(79,514.55)
Sinking Fund balance as at 31 August 2025	**$ 21,143.58**

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Notes To Financial Statements

Body Corporate for Gold Coast Outlook III CTS 40566
202-206 Fryar Road Eagleby Queensland 4207 **ABN/ACN 57 864 372 881**

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the body corporate's financial reporting requirements under the Body Corporate and Community Management Act 1997. The accounting policies used in the preparation of this report, as described below, are in the opinion of the body corporate manager appropriate to meet the needs of owners.

(a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption.
(b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Body Corporate, is taxable at the current company tax rate of 30%. Assessable income received by the Body Corporate in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the ATO when calculating GST transactions. This amount is net of GST.

Note 8 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim levies issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

Note 9 Prepaid Expenses

Detail	Amount
Honan Insurance Group Insurance renewal- 22/09/24- 22/09/25	3114.88
Honan Insurance Group Insurance Endorsement - 07/07/25- 22/09/25	460.71
Logan City Council 17392 Water & wastewater- 01/04/25- 30/06/25	649.40
	$ 4,224.99

Note 10 Levies in Arrears - also see note 2

These notes (other than notes added by the body corporate manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and futher clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants and certified as being compliant with the requirements of the Body Corporate and Community Management Act 1997 by a leading strata and community titles lawyer. The accuracy of data used to generate the accounts is the responsibility of the software user.

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Notes To Financial Statements

Detail	Amount
Lot: 10 Unit: 10	1250.42
Lot: 37 Unit: 37	364.74
Lot: 59 Unit: 59	341.28
Lot: 66 Unit: 66	5173.68
	$ 7,130.12

Note 11 Unallocated Monies Received - also see note 3

Detail	Amount
Lot: 3 Unit: 3	23.69
Lot: 7 Unit: 7	53.67
Lot: 12 Unit: 12	0.01
Lot: 30 Unit: 30	15.27
Lot: 31 Unit: 31	0.40
Lot: 35 Unit: 35	450.00
Lot: 73 Unit: 73	4.34
	$ 547.38

Note 12 Levies in Advance - also see note 2

Detail	Amount
Lot: 1 Unit: 1	1156.33
Lot: 2 Unit: 2	1156.33
Lot: 3 Unit: 3	1156.33
Lot: 4 Unit: 4	1156.33
Lot: 5 Unit: 5	1156.33
Lot: 7 Unit: 7	1156.33
Lot: 8 Unit: 8	1156.33
Lot: 9 Unit: 9	1156.33
Lot: 11 Unit: 11	1156.33
Lot: 12 Unit: 12	1156.33
Lot: 13 Unit: 13	1156.33
Lot: 15 Unit: 15	1156.33
Lot: 16 Unit: 16	1156.33
Lot: 18 Unit: 18	1156.33
Lot: 19 Unit: 19	1156.33
Lot: 21 Unit: 21	510.07
Lot: 22 Unit: 22	1156.33
Lot: 23 Unit: 23	1156.33
Lot: 24 Unit: 24	800.00
Lot: 26 Unit: 26	1156.33
Lot: 27 Unit: 27	1006.33
Lot: 28 Unit: 28	1156.33
Lot: 29 Unit: 29	1156.33
Lot: 30 Unit: 30	1156.33
Lot: 31 Unit: 31	1156.33
Lot: 32 Unit: 32	1156.33
Lot: 33 Unit: 33	1156.33
Lot: 35 Unit: 35	1156.33
Lot: 41 Unit: 41	845.38
Lot: 42 Unit: 42	1156.33
Lot: 44 Unit: 44	1156.33
Lot: 45 Unit: 45	1156.33
Lot: 47 Unit: 47	1156.33
Lot: 50 Unit: 50	1151.17
Lot: 52 Unit: 52	4.58
Lot: 55 Unit: 55	1156.33
Lot: 56 Unit: 56	266.18
Lot: 57 Unit: 57	1156.33
Lot: 58 Unit: 58	1156.33
Lot: 61 Unit: 61	1156.33
Lot: 62 Unit: 62	580.17
Lot: 63 Unit: 63	1156.33
Lot: 64 Unit: 64	1156.33

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Notes To Financial Statements

Detail	Amount
Lot: 70 Unit: 70	1156.33
Lot: 71 Unit: 71	1156.33
Lot: 73 Unit: 73	1156.33
Lot: 74 Unit: 74	1156.33
Lot: 75 Unit: 75	1156.33
	$ 51,417.08

Note 13 Accounts Payable Liability

Detail		Amount
Australian Taxation Office	BF Tax payable	50.26
Elite Onsite-Management Pty Ltd	Caretaker remuneration	4254.47
RUBICON Body Corporate Services	BCM Additional Services August 2025	363.00
RUBICON Body Corporate Services	BCM Services August 2025	1751.75
		$ 6,419.48

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Body Corporate for Gold Coast Outlook III CTS 40566

202-206 Fryar Road Eagleby Queensland 4207
ABN/ACN 57 864 372 881

REGISTER OF ASSETS

Date of Acquisition	Cost of Asset	Brief Description of Asset	Received From	Address	Disposal Date	Disposed To
10/02/23	$3,077.80	CCTV system replacement	Automatic Security Systems	INV# 12026		

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Insurance Report

Body Corporate for Gold Coast Outlook III CTS 40566

202-206 Fryar Road Eagleby Queensland 4207

Policy number : LNG-STR-244755

Insurance Policy Details

Policy Number: LNG-STR-244755
Period of Insurance: 22 September 2025 to 22 September 2026
Insurance Company: Longitude Insurance
Broker (if any):
Amount of Premium: $ 66,902.26
Paid Date: 11 September 2025

Policy Type	Amount of cover	Excess
Loss Of Rent/Temporary Accommodation	4,650,000.00	0.00
Common Area Contents	310,000.00	2,000.00
Machinery Breakdown Insurance	100,000.00	0.00
Building Catastrophe	30%	0.00
Damage (i.e. Building) Policy	31,000,000.00	2,000.00
Voluntary Workers Insurance	200,000.00	2,000.00
Floating Floors	Included	2,000.00
Property, Death and Injury (Public Liability)	10,000,000.00	2,000.00
Fidelity Guarantee Insurance	100,000.00	2,000.00
Office Bearers Liability Insurance	1,000,000.00	2,000.00
Lot Owner's Fixtures and Improvements	300,000.00	2,000.00
Government Audit Costs - Legal Defense Expenses	50,000.00	2,000.00
Workplace Health & Safety - Breaches	150,000.00	2,000.00
Government Audit Costs	30,000.00	2,000.00

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Issue date: 11 September 2025

Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown in the Period of Insurance below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	The BC for Gold Coast Outlook III CTS 40566	
INTERESTED PARTY(S):	**Name**	**Classification**
DESCRIPTION OF INSURED BUSINESS:	Residential Strata	
SITUATION OF RISK:	202-204 FRYAR ROAD, EAGLEBY, QLD 4207	
SECTION 1:	**Property - Physical Loss, Destruction or Damage** Buildings - $31,000,000.00 Common Contents - $310,000.00	
SECTION 2:	**Voluntary Workers Personal Accident** Accidental Death & Disablement - Insured Weekly Benefits - Insured	
SECTION 3:	**Office Bearers' Liability** Limit of Indemnity - $1,000,000.00 in the aggregate Period of Insurance	
SECTION 4:	**Fidelity Guarantee** Limit - $100,000.00 in the aggregate Period of Insurance	
SECTION 5:	**Machinery Breakdown** Limit - $100,000 in the aggregate Period of Insurance	
SECTION 6:	**Public Liability** Limit of Indemnity - $10,000,000.00 each and every Occurrence	
SECTION 7:	**Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses** **(a) Taxation and Audit Costs** Limit of Indemnity - $30,000 in the aggregate Period of Insurance **(b) Workplace Health and Safety Breaches** Limit of Indemnity - $150,000 in the aggregate Period of Insurance **(c) Legal Defence Expenses** Limit of Indemnity - $50,000 in the aggregate Period of Insurance	
POLICY NUMBER:	LNG-STR-244755	
PERIOD OF INSURANCE:	22 September 2025 expiring on 22 September 2026 at 4pm Local Standard Time	
INSURER:	Chubb Insurance Australia Limited	

This certificate has been arranged by Us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy wording, schedule and any other associated policy document.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from Chubb Insurance Australia Limited (ABN 23 001 642 020, AFSL 239687).

Transaction ID: 358147

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

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: PSC0292244

2. Location of the swimming pool

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

Street address: 202 FRYAR RD

EAGLEBY QLD Postcode 4207

Lot and plan details: 9999/SP/217547 Local government area: LOGAN 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 1

5. Pool safety certificate validity

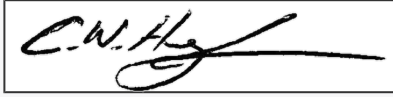
Effective date: 23/04/2026 Expiry date: 23/04/2027

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: CRAIG WILLIAM HERGENHAN

Pool safety inspector licence number: PS101491

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.

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

QUEENSLAND TITLES REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

GENERAL REQUEST

Duty Imprint

722946081
$109.31
12/12/2023 08:47
BE 470

1. Nature of request

REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR GOLD COAST OUTLOOK III COMMUNITY TITLES SCHEME 40566

Lodger (Name, address, E-mail & phone number)

RUBICON BCS
PO Box 3062
TARRAGINDI QLD 4121
Telephone: 07 3236 1000

Lodger Code

2. Lot on Plan Description

COMMON PROPERTY OF GOLD COAST OUTLOOK III COMMUNITY TITLES SCHEME 40566

Title Reference

50783526

3. Registered Proprietor/State Lessee

BODY CORPORATE FOR GOLD COAST OUTLOOK III COMMUNITY TITLES SCHEME 40566

4. Interest

FEE SIMPLE

5. Applicant

BODY CORPORATE FOR GOLD COAST OUTLOOK III COMMUNITY TITLES SCHEME 40566

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 Community Management Statement for Gold Coast Outlook III CTS 40566

7. Execution by applicant

Body Corporate for Gold Coast Outlook III CTS 40566 ★ Common Seal

The Common Seal of the Body Corporate for Gold Coast Outlook III CTS 40566 was affixed in the presence of
the Chairperson Gail McKenzie McKinnon
and the Secretary Robert McWhirter

21/11/2023
Execution Date

Applicant's or Solicitor's Signature

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

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

QUEENSLAND TITLES REGISTRY
Body Corporate and Community Management Act 1997

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

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

40566

This statement incorporates and must include the following:

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

1. Name of community titles scheme
GOLD COAST OUTLOOK III COMMUNITY TITLES SCHEME 40566

2. Regulation module
ACCOMMODATION

3. Name of body corporate
BODY CORPORATE FOR GOLD COAST OUTLOOK III COMMUNITY TITLES SCHEME 40566

4. Scheme land

Lot on Plan Description	Title Reference
COMMON PROPERTY	50783527-50783564 ~~51220219-51220251~~
LOTS 1-38	
LOTS 39-75	50785908-50785944

5. #Name and address of original owner
Not applicable

6. Reference to plan lodged with this statement
NOT APPLICABLE

first community management statement only

7. New CMS exemption to planning body community management statement notation (if applicable*)
Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')

Not applicable

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

8. Execution by original owner/Consent of body corporate

THE COMMON SEAL OF THE BODY CORPORATE FOR GOLD COAST OUTLOOK III CTS 40566 WAS AFFIXED IN THE PRESENCE OF

THE CHAIRPERSON GAIL MCKENZIE-MCKINNON .....

AND THE SECRETARY ROBERT MCWHIRTER .....

Body Corporate for Gold Coast Outlook III CTS 40566 Common Seal

21 / 11 / 2023
Execution Date

.....
***Execution**

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

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

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SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 217547	1	1
Lot 2 on SP 217547	1	1
Lot 3 on SP 217547	1	1
Lot 4 on SP 217547	1	1
Lot 5 on SP 217547	1	1
Lot 6 on SP 217547	1	1
Lot 7 on SP 217547	1	1
Lot 8 on SP 217547	1	1
Lot 9 on SP 217547	1	1
Lot 10 on SP 217547	1	1
Lot 11 on SP 217547	1	1
Lot 12 on SP 217547	1	1
Lot 13 on SP 217547	1	1
Lot 14 on SP 217547	1	1
Lot 15 on SP 217547	1	1
Lot 16 on SP 217547	1	1
Lot 17 on SP 217547	1	1
Lot 18 on SP 217547	1	1
Lot 19 on SP 217547	1	1
Lot 20 on SP 217547	1	1
Lot 21 on SP 217547	1	1
Lot 22 on SP 217547	1	1
Lot 23 on SP 217547	1	1
Lot 24 on SP 217547	1	1
Lot 25 on SP 217547	1	1
Lot 26 on SP 217547	1	1
Lot 27 on SP 217547	1	1
Lot 28 on SP 217547	1	1
Lot 29 on SP 217547	1	1
Lot 30 on SP 217547	1	1
Lot 31 on SP 217547	1	1
Lot 32 on SP 217547	1	1
Lot 33 on SP 217547	1	1
Lot 34 on SP 217547	1	1
Lot 35 on SP 217547	1	1
Lot 36 on SP 217547	1	1
Lot 37 on SP 217547	1	1
Lot 38 on SP 217547	1	1
Lot 39 on SP 217552	1	1
Lot 40 on SP 217552	1	1
Lot 41 on SP 217552	1	1
Lot 42 on SP 217552	1	1
Lot 43 on SP 217552	1	1
Lot 44 on SP 217552	1	1
Lot 45 on SP 217552	1	1
Lot 46 on SP 217552	1	1
Lot 47 on SP 217552	1	1
Lot 48 on SP 217552	1	1
Lot 49 on SP 217552	1	1

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Lot on Plan	Contribution	Interest
Lot 50 on SP 217552	1	1
Lot 51 on SP 217552	1	1
Lot 52 on SP 217552	1	1
Lot 53 on SP 217552	1	1
Lot 54 on SP 217552	1	1
Lot 55 on SP 217552	1	1
Lot 56 on SP 217552	1	1
Lot 57 on SP 217552	1	1
Lot 58 on SP 217552	1	1
Lot 59 on SP 217552	1	1
Lot 60 on SP 217552	1	1
Lot 61 on SP 217552	1	1
Lot 62 on SP 217552	1	1
Lot 63 on SP 217552	1	1
Lot 64 on SP 217552	1	1
Lot 65 on SP 217552	1	1
Lot 66 on SP 217552	1	1
Lot 67 on SP 217552	1	1
Lot 68 on SP 217552	1	1
Lot 69 on SP 217552	1	1
Lot 70 on SP 217552	1	1
Lot 71 on SP 217552	1	1
Lot 72 on SP 217552	1	1
Lot 73 on SP 217552	1	1
Lot 74 on SP 217552	1	1
Lot 75 on SP 217552	1	1
TOTALS	75	75

It is acknowledged that where two or more lots are owned by the one Owner, the Owner may amalgamate the lots to create one lot. In such circumstances the lot entitlement of the lots being amalgamated will be added together to give the lot entitlement for the new lot.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Sections 66 (1) (f) & (g) of the Body Corporate and Community Management Act 1997 do not apply.

SCHEDULE C BY-LAWS

DEFINITIONS

In these by-laws, the following works have the following meaning, unless the contact otherwise requires:

(a) "Act" the Body Corporate and Community Management Act 1997 as amended from time to time. If the Act is repealed, then the replacement act;

(b) "Approved Drawings" or "Approved Drawings and Documents" means the drawings and related documents as approved under the terms of the Gold Coast City Council Decision Notice PN121977/13/DA3 dated 7 December 2007;

(c) "Body Corporate" the Body Corporate created upon establishment of the Scheme pursuant to the Act;

(d) "Body Corporate Manager" or "Manager" the person appointed by the Body Corporate at any time pursuant to the Act as the Manager of the Body Corporate;

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(e) **"Building"** the building and all improvements comprised in the Scheme;

(f) **"Building Manager"** the person appointed by the Body Corporate at any time pursuant to the Act for the better management, control, use and enjoyment of the Common Property and for the better exercise and performance of the Body Corporate's powers and duties;

(g) **"Building Manager's Lot"** a lot in the Scheme owned by the person appointed by the Body Corporate in writing as the Service Contractor and Letting Agent for the Scheme as those terms are defined in the Act;

(h) **"CMS"** the Community Management Statement that is registered over the Land which benefits and burdens the Land;

(i) **"Committee"** the Committee appointed pursuant to the Act;

(j) **"Common Property"** the common property created upon establishment of the Scheme and being so much of the Building and Land which is not comprised in any Lot;

(k) **"Decision Notice"** means the Decision Notice specified in the Approved Drawings and Documents

(l) **"Land"** all the land referred to in the Building Format Plan for the Scheme;

(m) **"Letting Agent"** the person authorised by the Body Corporate as a letting agent for the Scheme;

(n) **"Lot"** a lot in the Scheme;

(o) **"Occupier"** means the Owner or a person or entity who occupies or uses a Lot with the consent of the Owner;

(p) **"Original Owner"** means Heran No.1 Pty Ltd ACN 130 439 842;

(q) **"Owner"** the registered Owner from time to time of a Lot;

(r) **"Owner's Invitees"** or **"Invitees"** each of the Owner's or if the case may be the Occupier's officers, employees, agents, visitors, invitees, lessees, licensees, contractors and other claiming through or under the Owner or Occupier;

(s) **"Regulations"** the *Body Corporate and Community Management (Accommodation Module) Regulation 1997*;

(t) **"Scheme"** Gold Coast Outlook III Community Titles Scheme established pursuant to the Act.

RULES FOR INTERPRETATION

In these by-laws unless the context indicated a contrary intention:-

(a) references to any right, power or authority of the Body Corporate or Committee to do any thing extend to all people authorised by them;

(b) references to a Lot, the Common Property, Building, Land or to any thing includes any part of it;

(c) any obligation on an Owner not do any act or thing includes an obligation not to permit such act or thing to be done and to prevent such act or thing being done by the Occupiers and Owner's Invitees;

(d) any obligation on an Owner to do any act or thing includes an obligation to ensure such act or thing is done by the Occupiers and Owner's Invitees;

(e) words denoting the singular include the plural number and vice versa;

(f) words importing a gender include any gender;

(g) words denoting a natural person include companies, partnerships, trusts, or bodies corporate;

(h) headings are for convenience only and do not affect the interpretation of these By-laws;

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(i) derivatives of any word or expression defined in these By-laws will have a corresponding meaning;

(j) any notice to be given or any consent or approval required to be obtained from the Body Corporate or Committee under these By-laws must be given to obtained in writing; and

(k) anything to be done by the Body Corporate may be done by the Committee if authorised by the Act.

BY-LAWS

1. Vehicles

   (a) An Owner must not, without the Committee's written approval:

      (i) park a vehicle, or allow a vehicle to stand, on the Common Property; or

      (ii) permit an Invitee to park a vehicle, or allow a vehicle to stand, on the Common Property, except for the designated visitor parking which must remain available at all times for the sole use of visitors vehicles.

   (b) An approval under subsection (a) must state the period for which it is given, with the exception of designated visitor parking.

   (c) However, the Committee may cancel the approval by giving 7 days written notice to the Owner, with the exception of designated visitor parking.

2. Roads and Other Common Property

   An Owner shall not:-

   (a) obstruct the roadways, pathways, drives and other Common Property and any easement giving access to the land or be used by them for any purpose other than the reasonable ingress and egress to and from their respective Lots or the parking areas provided;

   (b) drive or permit to be driven any motor vehicle in excess of two (2) tonnes weight onto or over the Common Property other than such vehicles necessary to complete the construction and/or occupation of any residence erected on the land, and any motor vehicles entitled by any statute and/or local authority ordinances;

   (c) permit any Invitees' vehicles to be parked on the roadway forming part of the common area at any time. Any Invitees shall park their vehicles in the visitors' parking bays on the Common Property and shall use such area only for its intended purpose of casual parking;

   (c) exceed the speed limit of 5 kilometres per hour.

3. Car Space

   (a) The following vehicles are permitted to be parked in the Lot's allocated car space: motor car or motor bike.

   (b) The following vehicles are only permitted after obtaining the written approval of the Committee: boat, trailer, caravan, campervan or mobile home.

   (c) All vehicles shall at all times be kept in a roadworthy and the like condition and the car space is to be tidy and free of all litter.

4. Obstruction

   An Owner shall not obstruct lawful use of the Common Property by any person.

5. Damage to Lawns etc. on Common Property

   An Owner shall not:

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(a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon the Common Property; or

(b) except with the consent in writing of the Committee, use for his own purposes as a garden any portion of the Common Property.

6. Damage to Common Property

An Owner shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Common Property unless written approval if given by the Committee.

7. Depositing Rubbish etc. on Common Property

An Owner shall not deposit or throw upon the Common Property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of any other Owner or Occupier or any person lawfully using the Common Property.

8. Garbage Disposal

An Owner shall:

(a) save where the Body Corporate provides some other means of disposal of garbage, maintain within their Lot, or on such part of the Common Property as may be authorised by the Body Corporate, in clean and dry condition and adequately covered, a receptacle for garbage;

(b) only dispose of rubbish in ways approved by or specified by the Committee;

(c) comply with all local authority by laws and ordinances relating to the disposal of garbage;

(d) ensure that the health, hygiene and comfort of the Owner of any other Lot is not adversely affected by their disposal of garbage.

An Owner shall not restrict access to the Common Property by the Council or Body Corporate, or their contractors or workmen, in collecting and disposing of rubbish.

9. Appearance of Buildings

(a) The Committee has established rules and standards (including specifications) in relation to items affecting the appearance of a Building. An Owner must comply with any such rules and standards. Such standards include:-

(i) An Owner shall not hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of their Lot in such a way as to be visible from the Common Property or any other Lot.

(ii) An Owner shall not cause to have erected any sign, advertisement, placard, banner, pamphlet or like matter on any part of the Common Property whatsoever.

(iii) An Owner shall not close in balconies or terraces (which must remain unenclosed with no shutters, glazing, louvers or similar permanent structures unless otherwise approved by the Council).

(iv) An Owner shall not erect on their Lot or any part of the Common Property outside wireless and television aerials and satellite dishes (or similar devices) without the written permission of the Committee.

(v) An Owner of a Lot which contains a balcony, terrace or garden area, pot plants or planter box is responsible for the maintenance of such balcony, terrace or garden area, pot plant or planter box, whether it is part of the title to the Lot or part of the Lot by way of exclusive use.

(vi) An Owner must ensure that all trees, shrubs, creepers and plants in or on any balcony, terrace or garden area, pot or planter box contained on their Lot:

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(1) are kept and maintained in good health and condition;

(2) do not extend beyond the boundaries of the Lot; and

(3) do not obstruct the views from any other Lot or interfere with the use and enjoyment of any other Lot

An Owner must take care when watering or carrying out maintenance so as to cause minimum disturbance to any other Owner or Occupier.

(b) The Committee may implement any additional rules and standards as it considers appropriate.

10. Inflammable Liquids Gases or Other Materials

An Owner shall not bring to, do or keep anything in their Lot which shall increase the rate of fire insurance on any other Lot or the Common Property in the Scheme or which may conflict with the laws and/or regulations relating to fires or any insurance policy upon any other Lot or the Common Property in the Scheme or the regulations or ordinances of any public authority for the time being in force. Gas cooking barbecues are permitted within the Lots.

11. ~~Keeping of Animals~~ Deleted

(a) Subject to the provision of the Body Corporate and Community Management Act 1997 an Owner shall not keep any animal upon its Lot or the Common Property without the prior written approval of the Committee.

(b) Upon written approval of the Committee, an Owner may keep a maximum of one small dog or cat in the Lot as long as the animal:

(i) does not disturb others; and

(ii) is a domesticated pet; and

(iii) is toilet trained; and

(iv) weighs less than 10 kg.

(c) In addition to the criteria set out in by-law 11(b), the Committee may implement any further conditions/criteria as it deems appropriate.

(d) If challenged, the Owner has the onus of proof (balance of probabilities) with respect to the matters contained in this by-law. The Body Corporate may order an animal to be removed from the Lot if the animal does not meet all of the criteria set out in this by-law and by the Committee.

12. Auction Sales

An Owner shall not permit any auction sale to be conducted or to take place in their Lot or in the dwelling or upon the parcel without the prior written approval of the Committee.

13. Right of Entry

An Owner, upon receiving reasonable notice from the Body Corporate, shall allow the Body Corporate or any contractors, sub contractors, workmen or other person authorised by it, the right of access to their Lot for the purpose of carrying out works or effecting repairs on mains, pipes, wires or connections of any water, sewerage, drainage, gas, electricity, telephone or other system or service, whether to their Lot or to an adjoining Lot.

14. Dividing Fences

An Owner shall not erect any fence on the Lot without the written approval of the Committee and unless the same is of a construction approved by the Committee.

15. Noise

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(a) An Owner shall not make or permit any noise likely to interfere in any way with the peaceful enjoyment of any other Owner or Occupier or of any person lawfully using the Common Property. In particular, an Owner shall hold or permit to be held any social gathering in their Lot which would cause any noise which unlawfully interferes with the peace and quietness of any other Owner or Occupier, at any time of day or night and in particular shall comply in all respects with the Noise Abatement Act 1979 and the Environmental Protection (Noise) Policy 1997, as amended.

(b) In the event of any unavoidable noise in a Lot at any time, the Owner shall take all practical means to minimise annoyance to other Owners or Occupiers by closing all doors, windows and curtains of their Lot and also such further steps as may be within their power for the same purpose.

(c) Invitees leaving after 11.00pm shall be requested by their hosts to leave quietly. Quietness also shall be observed when an Owner or Occupier returns to their dwelling late at night or in early morning hours.

(d) An Owner shall not operate or permit to be operated within their Lot or any part of the Common Property any radio, two way radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use upon the Common Property or in any other Lot.

16. Use of Lots

An Owner shall not use that Lot or permit the same to be used otherwise than as a residence, except for the Building Manager's Lot which may be used in accordance with by-law 40 and save and except the Original Owner may use or cause to be used any Lot for the purpose of a display unit, nor for any purpose that may cause a nuisance or hazard or for any illegal or immoral purpose or for any other purpose that may endanger the safety or good reputation of persons residing within the Scheme.

17. Infectious Diseases

In the event of any infectious disease which may require notification by virtue of any Statute, Regulation or Ordinance happening in any Lot, the Owner of such Lot shall give written notice thereof and any other information which may be required relative thereto to the Committee and shall pay to the Committee the expenses incurred by the Committee of disinfecting the Lot and any part of the Common Property required to be disinfected and replacing any articles or things the destruction of which may be rendered necessary by such disease.

18. Alteration to Lots and Common Property

(a) An Owner shall not construct or permit the construction or erection of any fence, pergola, screen, awning or other structure or outbuilding of any kind within or upon a Lot or on the Common Property without the written approval of the Committee.

(b) Any alteration made to the Common Property or any fixture or fitting attached to the Common Property by an Owner or Occupier, whether made or attached with or without the approval of the Committee, shall, unless otherwise provided by resolution of a general meeting or of a meeting of the Committee, be repaired and maintained by that Owner of which the aforesaid Owner was such Owner.

(c) There shall be no external structural alterations or extensions or repainting to a Lot without written approval of the Committee. An Owner shall submit to the Committee all plans and specifications for any such structural alteration or extension.

(d) An Owner shall not make a change to the internal appearance of their Lot without the written approval of the Committee.

(e) An Owner shall not alter the external colour scheme of their Lot without the written approval of the Committee pursuant to a resolution of a meeting of the Body Corporate. In giving such approvals, the Committee shall ensure so far as practicable that the external colour scheme used in all Lots presents a uniform appearance when viewed from Common Property or any other Lot.

19. Window Coverings / Tinting

An Owner shall not install, remove or replace any window coverings (including without limitation, a shutter, curtain, curtain backing, blind or window tinting) unless the colour and design has the written approval of the Committee. In

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

giving such approvals, the Committee shall ensure so far as practicable that curtain backing and window tinting used in all Lots presents a uniform appearance when viewed from Common Property or any other Lot.

20. Maintenance of Lots

(a) An Owner shall be responsible for the maintenance of their Lot and shall ensure that their Lot is so kept and maintained as not to be offensive in appearance to any other Owner of Occupier through the accumulation of excess rubbish or otherwise. Further, all Lots are to be so maintained as to prevent the excessive growth of grass and other vegetation making Lots unsightly, increasing fire risks or contributing to the spread of noxious weeds to other Lots.

(b) The Body Corporate shall be responsible for the care and maintenance of the garden area between the front of the building created on each Lot and the Common Property adjoining the roadway to ensure uniformity of appearance of all Lots in the Scheme.

21. Security for Lots

(a) An Owner or person authorised by him is permitted to install:-

(i) any locking or other safety device for protection of their Lot against intruders; or

(ii) any screen or other device to prevent entry of animals or insects upon their Lot,

provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a workmanlike manner, is maintained in a state of good and serviceable repair by the Owner and does not detract from the amenity of the building. All doors and windows to the premises shall be securely fastened on all occasions when the premises are left unoccupied and the Committee reserves the right to enter and fasten same if left insecurely fastened.

(b) An Owner shall not cisclose to any person other than any other person residing in the Scheme with the authority of the Owner or Occupier, the security code (if any) advised from time to time to the Owner or Occupier by the Body Corporate for the security gate (if any) erected at the entrance to the Scheme.

22. Replacement of Glass

Windows shall be kept clean and promptly replaced by the Owner of that Lot at their expense with fresh glass of the same kind and weight as at present if broken or cracked. This by-law does not prohibit an Owner from making a claim on the Body Corporate insurance.

23. Taps

An Owner shall not waste water and shall see that all water taps in their Lot are promptly turned off after use. Should the Lot be unoccupied for a period of more than a month, then the stopcock on the hot water system must be turned off.

24. Water Closets and Conveniences

The water closets and conveniences and other water apparatus including waste pipes and drains shall not be used for any purposes other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein. Any damage or blockage resulting to such water closets, conveniences, water apparatus, waste pipes and drains from misuse or negligence shall be borne by the Owner whether the same is caused by their own actions or their Invitees or Occupiers.

25. Behaviour of Invitees

(a) An Owner shall take all reasonable steps to ensure that their Invitees do not behave in a manner likely to interfere with the peaceful enjoyment of any other Owner or Occupier or of any person lawfully using Common Property.

(b) An Owner shall be liable to compensate the Body Corporate in respect of all damage to the Common Property or personal property vested in it caused by such Owner or their Invitees or Occupiers.

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(c) An Owner of a Lot which is the subject of a lease or licence agreement shall take all reasonable steps, including any action available to them under any such lease or licence agreement, to ensure that any Occupier or their Invitees comply with the provisions of the by-laws.

(d) The duties and obligations imposed by these by-laws on an Owner shall be observed not only by the Owner but also by the Occupiers and the Owner's Invitees.

(e) Where the Body Corporate expends money to make good damage caused by a breach of the Act or of these by-laws by any Owner or Occupier or Invitees or any of them, the Committee shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the Owner at the time when the breach occurred.

26. Notice of Defect

An Owner shall give the Committee and/or the Building Manager prompt notice of any accident to or defect in the water pipes, gas pipes, electric installations or fixtures on their Lot or any part of the Common Property which comes to their knowledge and the Committee shall have authority by its agents or servants in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as it may deem necessary for the safety and preservation of the Scheme and improvements contained within it as often as may be necessary.

27. Duties of the Body Corporate

(a) The Body Corporate shall ensure that the overall appearance of the Scheme shall remain uniform and as such will perform the duty of the Owners to repaint the external surfaces of all buildings requiring such repainting situated within the Scheme and will ensure that all such external surfaces are kept in a state of good repair and reasonable wear and tear, not unlike the duties of a Body Corporate constituted by the registration of a building format plan.

All expenses incurred as a result of this by-law shall be paid from funds contributed to the Sinking Fund.

(b) Authority to expend funds in excess of the prescribed amount pursuant to the Body Corporate Community Management Act 1997 to perform work required by this by-law may be given to the Committee by an ordinary resolution of the Body Corporate at a general meeting to which at least two quotations for the performance of this work have been tabled for consideration.

(c) Insurance

(i) In addition to insurance effected pursuant to the Body Corporate and Community Management Act 1997, the Body Corporate shall insure and keep insured all Buildings within the Scheme and any improvements thereon under a damage policy to the reinstatement or replacement value thereof.

(ii) The Body Corporate shall effect and keep current in respect of all improvements made within the Scheme, property damage insurance in the joint names of those persons recorded from time to time on the roll as Owners of the Lots in the Scheme in an amount nominated by the Body Corporate in a general meeting from time to time. Such insurance shall be taken out with a reputable insurance company and shall cover the rebuilding and/or repair of the buildings due to damage and destruction by fire, storm, tempest, explosion or any other occurrence usually provided for in such insurance cover.

(iii) All insurance premiums payable by the Body Corporate under this by-law shall be paid from funds contributed to the Administrative Fund.

(iv) An Owner shall be responsible for the insurance of Owners fixtures as defined in the Body Corporate and Community Management Act 1997 including all electrical equipment, carpets, drapes and improvements within their Lot.

28. Use of Swimming Pool

(a) A swimming pool and surrounding areas ("Swimming Pool Area") is located on the Common Property and are intended to be used for the purposes of a swimming pool and associated community and recreational purposes by Owners and Occupiers and their Invitees. The Body Corporate shall be responsible for the maintenance of and operating costs of the Swimming Pool Area.

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(b) The rules for use of the Swimming Pool Area located on the Common Property are as follows:-

(i) the Swimming Pool Area may only be used between the hours of 9.00am and 7.00pm or as otherwise determined by the Committee;

(ii) the Swimming Pool Area may only be used by an Owner or Occupier and their Invitees accompanied by the Owner or Occupier;

(iii) glass items must not be taken within the Swimming Pool Area;

(iv) the gates surrounding the Swimming Pool Area must be closed immediately after entry or exit;

(v) alcoholic beverages are not taken to or consumed within the Swimming Pool Area;

(vi) there is to be no smoking within the Swimming Pool Area;

(vii) children below the age of thirteen (13) years are not permitted within Swimming Pool Area unless accompanied by an adult Owner or Occupier exercising effective control over them;

(viii) persons must not allow an animal within the Swimming Pool Area;

(ix) Owners or Occupiers and their Invitees shall exercise caution at all times and shall not run or splash or behave in any manner that is likely to interfere with the use and enjoyment of the Swimming Pool Area by other persons;

(x) people using the Swimming Pool Area must use it only for its intended purposes, keep it clean and not leave it in an untidy or littered state.

(c) The Body Corporate may close the Swimming Pool Area for maintenance purposes.

(d) In addition to the rules set out in by-law 28(b), the Committee may implement any further rules in relation to the Swimming Pool Area as it deems appropriate.

29. Maintenance of Swimming Pool

An Owner shall not operate. adjust or interfere with the operation of any equipment associated with the swimming pool or add any chemical or other substance to the same or enter or open or tamper with the pool pump room located on the Common Property unless such Owner has the authority to do so.

30. Use of Barbecue Area and Recreation Room

(a) A barbeque area and recreation room ("Barbeque and Recreation Area") is located on the Common Property and are intended to be used for the purposes of a barbeque and associated community and recreational purposes by Owners and Occupiers and their Invitees. The Body Corporate shall be responsible for the maintenance of and operating costs of the Barbeque and Recreation Area.

(b) The rules for use of the Barbeque and Recreation Area located on the Common Property are as follows:-

(i) the Barbeque and Recreation Area may only be used between the hours of 9.00am and 7.00pm or as otherwise determined by the Committee;

(ii) the Barbeque and Recreation Area may only be used by an Owner or Occupier and their Invitees accompanied by the Owner or Occupier;

(iii) No use shall be made of the Barbecue and Recreation Area which involves damage, inconvenience or nuisance to any Owner or Occupier or Invitee nor which causes damage to the surface, fixture or fittings of the Barbecue and Recreation Area;

(iv) alcoholic beverages are not taken to or consumed within the Barbeque and Recreation Area;

(v) there is to be no smoking within the Barbeque and Recreation Area;

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(vi) persons must not allow an animal within the Barbeque and Recreation Area;

(vii) people using the Barbeque and Recreation Area must use it only for its intended purposes, keep it clean and not leave it in an untidy or littered state.

(c) The Body Corporate may close the Barbeque and Recreation Area for maintenance purposes.

(d) In addition to the rules set out in by-law 30(b), the Committee may implement any further rules in relation to the Barbeque and Recreation Area as it deems appropriate.

30.1 Use of Children's Playground

(a) A children's playground and associated equipment ("Children's Playground") is located on the Common Property and is intended to be used for the purposes of children's playground by Owners and Occupiers and their Invitees. The Body Corporate shall be responsible for the maintenance of and operating costs for the Children's Playground.

(b) The rules for use of the Children's Playground located on the Common Property are as follows:-

(i) the Children's Playground may only be used between the hours of 9.00am and 7.00pm or as otherwise determined by the Committee;

(ii) the Children's Playground may only be used by children below the age of thirteen (13) years of an Owner or Occupier or their Invitees accompanied by the adult Owner or Occupier exercising effective control over them;

(iii) No use shall be made of the Children's Playground which involves damage, inconvenience or nuisance to any Owner or Occupier or Invitee nor which causes damage to the surface, fixture or fittings of the Children's Playground;

(iv) Any damage or malfunctions of the playground equipment must be reported to the Body Corporate;

(v) alcoholic beverages are not taken to or consumed in or around the Children's Playground;

(vi) there is to be no smoking in or around the Children's Playground;

(vii) people using the Children's Playground and the area surrounding it must use it only for its intended purposes, keep it clean and not leave it in an untidy or littered state.

(c) The Body Corporate may close the Children's Playground for maintenance purposes.

(d) In addition to the rules set out in by-law 30.1(b), the Committee may implement any further rules in relation to the Children's Playground as it deems appropriate.

31. Display Unit

While the Original Owner remains an Owner whether by lease, licence or otherwise of any Lot, it and its officers, servants and/or agents shall be entitled to use any Lot of which it remains an Owner as a display dwelling and shall be entitled to allow prospective purchasers or any other person with the authority of the Original Owner to inspect any such dwelling and for such purposes shall be entitled to use such signs, advertising or display material in or about the dwelling and the Scheme as it thinks fit. Such signs shall be attractive and tasteful having regard to the general appearance of the Scheme and shall not at any time and from time to time be more in terms of number and size than is reasonably necessary.

32. Instructions to Contractors etc.

An Owner shall not directly instruct any contractors or workmen employed by the Body Corporate unless so authorised.

33. Correspondence

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All complaints or applications to the Body Corporate or its Committee shall be addressed in writing to the Secretary or the Body Corporate Manager of the Body Corporate.

34. Requests to the Secretary

An Owner shall direct all requests for consideration of any particular matter to be referred to the Committee or to the Secretary and not to the Chairman or any member of the Committee.

35. Notices

An Owner and their Invitees shall observe the terms of any notice displayed in the Common Property by authority of the Committee or of any statutory authority.

36. Copy of By Laws to be Produced Upon Request

Where any Lot or Common Property is leased or rented, otherwise than to an Owner, the lessor or, as the case may be, landlord shall upon the request of the lessee or tenant produce or cause to be produced to the lessee or tenant for their inspection a copy of these by-laws for the time being in force in respect of the plan.

37. Power of Committee

The Committee may make rules relating to the Common Property and in particular in relation to the Swimming Pool Area, Barbecue Area and Children's Playground or other facilities, not inconsistent with these by-laws and the same shall be observed by the Owners or Occupiers and their Invitees unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.

38. Recovery of Costs

An Owner shall pay on demand the whole of the Body Corporate costs and expenses (including solicitor and own client costs), which amount shall be deemed to be a liquidated debt due, in recovering all and any levies or moneys duly levied upon such Owner by the Body Corporate pursuant to the Act. Where the Body Corporate expends money to make good damage caused by a breach of the Act or of these by-laws by any Owner or Occupier or their Invitees or any of them, the Committee shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the Owner of the Lot at the time when the breach occurred.

39. (a) Interest

If a contribution levied under Body Corporate and Community Management Act 1997 is unpaid thirty (30) days after it falls due for payment, then the amount of the unpaid contribution will bear interest at an annual rate to be determined by the Committee from time to time. If no such resolution has been made, then at a rate of 2% per month or any part thereof.

(b) Joint Liability

If, at the time a person becomes the Owner of a Lot, another person is liable in respect of the Lot to pay interest on a contribution, the Owner is jointly and severally liable with the other person for the payment of the interest.

(c) Character of Interest

The amount of any interest is recoverable by the Body Corporate as a liquidated debt.

40. Management of the Common Property

The Building Manager's Lot may be used both for residential purposes and for the purposes of management of the Scheme and for the letting of units in the Scheme on behalf of the Owners and the rendering of such other services to Occupiers of units in the Scheme as are authorised in writing by the Body Corporate and the Owner or Occupier of the Building Manager's Lot may without the consent of the Committee display signs or notices for the purposes of offering for lease or for letting any unit in the Scheme in or about the Common Property for the purposes aforesaid.

41. Special Privileges Use of Common Property

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(a) The Body Corporate shall grant to the Owner or Occupier of the Building Manager's Lot the right to carry on in the Scheme the business of letting of units in the Scheme and for that purpose shall enter into from time to time an appropriate agreement on such terms and conditions as the Body Corporate may deem fit.

(b) For as long as there is in existence an agreement with the Body Corporate for such Building Manager to provide services for the control, management and administration of the Common Property (a "Caretaking Agreement") and/or an agreement for the Building Manager to provide letting and ancillary services to such Owners or Occupiers who wish to avail themselves of such services (a "Letting Agreement") then:-

(i) The Body Corporate will not itself, directly or indirectly, provide any of the services set out in the Agreements;

(ii) The Body Corporate will not enter into with any other person or entity an agreement similar to the Agreements;

(iii) The Building Manager will be entitled to erect or display signs or notices in or on the Common Property advertising any of the services it provides pursuant to the Agreements;

(iv) The Body Corporate must not grant to any other person or corporation the right to conduct any business of a similar nature to the letting business from within the Scheme nor must the Body Corporate (or any of its members individually) directly or indirectly conduct or attempt to conduct any business of a similar nature to the letting business from within the Scheme;

(v) The Body Corporate must not make any part of the Common Property available to any person or corporation for the purpose of conducting a letting business; and

(vi) The Body Corporate confers on the Building Manager special privileges in respect of the whole of the Common Property to use same in connection with the business carried out pursuant to the Agreements.

(c) The Body Corporate will continue to be responsible to carry out its duties pursuant to the Body Corporate and Community Management Act 1997 in respect of any Common Property for which special privileges have been granted pursuant to this by-law.

42. Exclusive Use - Courtyard & Terrace Areas

(a) The Owner for the time being of each Lot set out in Schedule E is entitled to the exclusive use and enjoyment of that part of the Common Property allocated to the Lot in Schedule E shown and marked on the sketch plan attached and marked Annexure "A" for the purpose of a courtyard and/or terrace area.

(b) The Owner of a Lot having exclusive use and enjoyment of a courtyard and/or terrace area pursuant to this by-law shall keep the courtyard and/or terrace area together with the fixtures attached in a clean and tidy condition and in a state of good and serviceable repair.

(c) The Owner of each of the Lots is responsible for the cost of the maintenance and operating costs of the exclusive use area granted to it.

43. Moving of Furniture

An Owner shall give at least twenty-four (24) hours notice to the Body Corporate or its representative before any furniture, fittings or equipment may be moved in or out of any Lot. Any such moving must be done in a manner and at the time directed by the representative of the Body Corporate PROVIDED THAT nothing restricts the movement of such items if they can be safely and adequately moved by one person and are of a nature such that damage cannot be occasioned to any items of Common Property or of property belonging to the Owner of any other Lot. The cost to repair any damage resulting from such movement shall be borne by the Owner.

44. Development Approval Conditions

The Body Corporate and Owners and Occupiers acknowledge that the following conditions of the Decision Notice apply to the Gold Coast Outlook III Community Title Scheme and, to the extend that such conditions are not

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separately set out in this Community Management Statement or otherwise provided for the establishment of the Scheme, the Body Corporate and Owners or Occupiers agree as follows:-

(a) A Stormwater Quality Improvement Devices Maintenance Management Plan ("SQID Plan") will be submitted to the Logan City Council (previously Gold Coast City Council) by the Original Owner for the ongoing maintenance and monitoring of the internal piped stormwater drainage network which discharge to three above ground bio-treatment basins.

The SQID Plan will include provisions as required by the Logan City Council (previously Gold Coast City Council) for the maintenance of the bio-treatment basins. The Body Corporate shall continue to maintain and comply with the provisions of the SQID Plan.

The SQID Plan will be available from the Body Corporate.

(b) The screened bin refuse storage areas must be connected to the internal plumbing and drainage system to the satisfaction of the Council, and must be maintained by the Body Corporate.

(c) The rainwater tanks installed in each Lot shall be maintained by the Owner of that Lot in accordance with all statutory requirements as amended from time to time.

45. Energy Supply

(a) If permitted by relevant legislation governing the supply of electricity and/or gas ("Energy") the Body Corporate may:-

(i) establish and maintain an electricity supply system and/or gas supply system ("System") for the Scheme; and

(ii) as an on-supplier:-

(1) purchase Energy from an Energy supplier; and

(2) on-supply Energy to Owners.

(b) The Body Corporate may enter into agreements, contracts, licences, leases or other arrangements of any nature in connection with:-

(i) the supply of Energy to the Body Corporate by an Energy supplier;

(ii) the on-supply of Energy to Owners;

(iii) Service infrastructure uses in connection with the System,

including, without limitation, agreements contemplated by the regulation module for the Scheme setting out the basis on which charges are made for supply of Energy and the recovery of the costs to the Body Corporate of supplying that service.

(c) The Body Corporate must calculate charges for Energy supply to Owners only as permitted under the relevant legislation governing on-supply or, if there is not applicable legislative provision, levy charges only to the extent required to ensure that the Body Corporate complies with its obligations to recover the costs of supplying the service to Owners.

(d) If the Body Corporate charges Owners a tariff rate for the supply of Energy which is higher than the rate at which the Body Corporate purchases Energy from the supplier, any surplus funds generated in the hands of the Body Corporate as a result must be applied by the Body Corporate to its administrative fund in reduction of liabilities of the Body Corporate and, in this way, for the benefit of the Owners.

(e) If the Body Corporate operates and maintains a System under this by-law, it may:-

(i) enter into agreements with Owners for the supply of Energy through the System, setting out the terms on which the Body Corporate will charge for the provision of services under the System and recover

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the costs of providing that service (as required by the Act in regulation module for the Scheme) including charges for:-

(1) Energy supply;

(2) Installation and connection to the System;

(3) Servicing and maintenance of the System to the extent it is utilised in the provision of the service to a particular Owner;

(4) Disconnection and reconnection fees;

(5) Advance payments or security deposits to be provided in connection with Energy supply through the System.

(ii) establish the basis of Energy charges for those Owners which are not supplied by separate meter (if any) and for common areas for the Scheme based on an estimate of consumption taking into account the number and type of fittings, points, installations, plant and equipment, and appliances and the use to which those are put by the relevant Owner of the Body Corporate;

(iii) establish a system of accounts and invoices in connection with the supply of Energy through the System and render those accounts to Owners as appropriate;

(iv) recover any amounts when due and payable from any Owner under applicable accounts rendered and if an account is unpaid by the due date:

(1) recover any unpaid amount as a liquidated debt;

(2) recover interest on any unpaid account;

(3) disconnect the supply of Energy to the relevant Owner;

(4) charge a reconnection fee to restore Energy supply to that Owner;

(5) increase the advance payment or security deposit for Energy supply to the relevant Owner.

(f) The Body Corporate is not liable for any loss or damage suffered by any Owner as a result of any failure of the supply of Energy due to breakdowns, repairs, maintenance, strikes, accidents or any other causes affecting the System.

(g) The Body Corporate is not required to supply any Owner with Energy to any greater extent than the authority from which the Body Corporate obtains supply could provide at any given time.

(h) Each Owner must:-

(i) allow the Body Corporate and its agents, contractors, or employees access to any Service Infrastructure used in connection with Energy supply under the System;

(ii) comply with all requirements of the Body Corporate imposed in connection with Energy supply through the System;

(iii) maintain any Service Infrastructure used in connection with the System and which is located in or on a Lot and which is used in connection with Energy supply under the System.

(i) Nothing in this by-law obliges an Owner to purchase Energy from the Body Corporate or limits or restricts the rights of any Owner to utilise Service Infrastructure under any implied easement or other right contained in the Act or other applicable legislation.

~~SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED~~

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46
~~11.~~ **Keeping of animals**

46
~~11~~.1 Subject to section 181 of the Act (relating to guide, hearing and assistance dogs), an Occupier must not:
(a) bring or keep an animal on a lot or the common property; or
(b) permit an invitee to bring or keep an animal on a lot or the common property.

46 46
~~11~~.2 The restriction in sub-paragraph ~~11~~.1 of this by-law does not apply if:
(a) the Occupier sought and obtained the written consent of the Body Corporate prior to bringing or keeping the animal on the lot or common property; or
(b) the animal is accompanying a visitor who sought and obtained the prior approval of the Committee to bring the animal onto the lot solely for the duration of their stay.

46 46
~~11~~.3 A consent under sub-paragraph ~~11~~.2 of this by-law:
(a) may not be given while an Occupier is in breach of the restriction in sub-paragraph 46 ~~11~~.1 of this by-law;
(b) would not normally be given if the size or breed of the animal means they are not appropriate to be constrained within the lot the subject of the application; and
(c) may be given subject to conditions, including without limitation, that the animal must:
  (i) be restrained or carried while on common property;
  (ii) be secured within the lot whilst not on a lead and under the direct control of the Occupier;
  (iii) be prohibited from being on designated parts of the Scheme Land;
  (iv) not cause a nuisance or hazard to other persons;
  (v) be exercised and kept in healthy and good condition having regard to best animal husbandry practice; and
  (vi) be registered with the Council where registration is required under Council law, and in all respects be compliant with, or be kept in compliance with all current Council requirements, including that the Occupier first have and obtain Council approval for the keeping of the Animal or Animals if so required by any Council law or Ordinance.

46
~~11~~.4 An Occupier who brings or keeps an animal on the Scheme Land must:
(a) only allow the animal on the common property for the purpose of immediate access to and from the lot and, if a dog, only in a Vehicle or walked on a lead held by a person capable of controlling the dog;
(b) take every precaution to ensure that the animal does not –
(i) chase, annoy or injure any wildlife which lives within or visits the Scheme; or
(ii) cause or create any noise or disturbance which is likely to interfere with the peace and enjoyment of another Occupier; and
(d) take such action as necessary to clean all areas that are soiled by the animal.

46 46 46
~~11~~.5 In the event that a condition imposed under, or pursuant to, sub-paragraph ~~11~~.3 or ~~11~~.4 of this by-law is not complied with on at least two occasions in any one year, the Body Corporate may by notice in writing require the Occupier to remove the animal from the Scheme Land and the Occupier must comply with that notice.

47 ~~46~~ **Nuisance**

The occupier of a lot (including the owner or tenant, where applicable) shall not use, or permit the use of, the lot or the common property in a way that—
(a) causes a nuisance or hazard; or
(b) interferes unreasonably with the use or enjoyment of another lot included in the scheme; **or**
(c) interferes unreasonably with the use or enjoyment of the common property by a person who is lawfully on the common property.

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48 ~~47~~ **Smoking**

(a) An Occupier of a lot must not -
(i) cause a nuisance or a hazard, or
(ii) interfere unreasonably with the use or enjoyment of another Lot, or
(iii) interfere unreasonably with the use or enjoyment of the Common Property by persons lawfully on the Common Property, by smoking -
(iv) anywhere on the Common Property,
(v) in a lot, or in an area of exclusive use common property allocated to that lot, in circumstances where another person's use or enjoyment of another Lot is unreasonably interfered with by the smoke drift.
(b) An Occupier must dispose of cigarette butts or ash by putting such items in a closed container in their Lot.

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Title Reference 50783526

1. Services Location Diagram

Service Easements as defined in the *Body Corporate and Community Management Act 1997* are present on the parcel. The appropriate location of these services are as shown on the Services Location Diagram attached and marked Annexure "B".

2. Statutory and Service Easements

Each Lot, as specified below, to the extent applicable and necessary having regard to the relatives positioning of the Lots in respect of each other has the benefit and burden of the statutory and service easements as follows:

Lot on Plan	Statutory Easement	Service Easement
1 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
2 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
3 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
4 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
5 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
6 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
7 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
8 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
9 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
10 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
11 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
12 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
13 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
14 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
15 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
16 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
17 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
18 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
19 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
20 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
21 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
22 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
23 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
24 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
25 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
26 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
27 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas

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Title Reference 50783526

Lot on Plan	Statutory Easement	Service Easement
28 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
29 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
30 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
31 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
32 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
33 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
34 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
35 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
36 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
37 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
38 on SP 217547	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
39 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
40 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
41 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
42 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
43 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
44 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
45 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
46 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
47 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
48 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
49 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
50 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
51 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
52 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
53 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
54 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
55 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
56 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
57 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
58 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
59 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
60 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

Title Reference 50783526

Lot on Plan	Statutory Easement	Service Easement
61 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
62 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
63 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
64 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
65 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
66 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
67 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
68 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
69 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
70 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
71 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
72 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
73 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
74 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
75 on SP 217552	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas
Common Property of Gold Coast Outlook III CTS 40566	Support, shelter, projection & utility infrastructure	sewerage, telephone, electricity, roofwater line, water, stormwater, gas

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

LOT ON PLAN	EXCLUSIVE USE AREA
1 on SP 217547	1A
2 on SP 217547	2A
3 on SP 217547	3A
4 on SP 217547	4A
5 on SP 217547	5A
6 on SP 217547	6A
7 on SP 217547	7A
8 on SP 217547	8A
9 on SP 217547	9A
10 on SP 217547	10A
11 on SP 217547	11A
12 on SP 217547	12A
13 on SP 217547	13A
14 on SP 217547	14A
15 on SP 217547	15A
16 on SP 217547	16A
17 on SP 217547	17A
18 on SP 217547	18A
19 on SP 217547	19A
20 on SP 217547	20A
21 on SP 217547	21A
22 on SP 217547	22A
23 on SP 217547	23A

LOT ON PLAN	EXCLUSIVE USE AREA
26 on SP 217547	26A
27 on SP 217547	27A
28 on SP 217547	28A
29 on SP 217547	29A
30 on SP 217547	30A
31 on SP 217547	31A
32 on SP 217547	32A
33 on SP 217547	33A
34 on SP 217547	34A
35 on SP 217547	35A
36 on SP 217547	36A
37 on SP 217547	37A
38 on SP 217547	38A
39 on SP 217552	39A
40 on SP 217552	40A
41 on SP 217552	41A
42 on SP 217552	42A
43 on SP 217552	43A
44 on SP 217552	44A
45 on SP 217552	45A
46 on SP 217552	46A
47 on SP 217552	47A
48 on SP 217552	48A

LOT ON PLAN	EXCLUSIVE USE AREA
51 on SP 217552	51A
52 on SP 217552	52A
53 on SP 217552	53A
54 on SP 217552	54A
55 on SP 217552	55A
56 on SP 217552	56A
57 on SP 217552	57A
58 on SP 217552	58A
59 on SP 217552	59A
60 on SP 217552	60A
61 on SP 217552	61A
62 on SP 217552	62A
63 on SP 217552	63A
64 on SP 217552	64A
65 on SP 217552	65A
66 on SP 217552	66A
67 on SP 217552	67A
68 on SP 217552	68A
69 on SP 217552	69A
70 on SP 217552	70A
71 on SP 217552	71A
72 on SP 217552	72A
73 on SP 217552	73A

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

Title Reference 50783526

LOT ON PLAN	EXCLUSIVE USE AREA
24 on SP 217547	24A
25 on SP 217547	25A

LOT ON PLAN	EXCLUSIVE USE AREA
49 on SP 217552	49A
50 on SP 217552	50A

LOT ON PLAN	EXCLUSIVE USE AREA
74 on SP 217552	74A
75 on SP 217552	75A

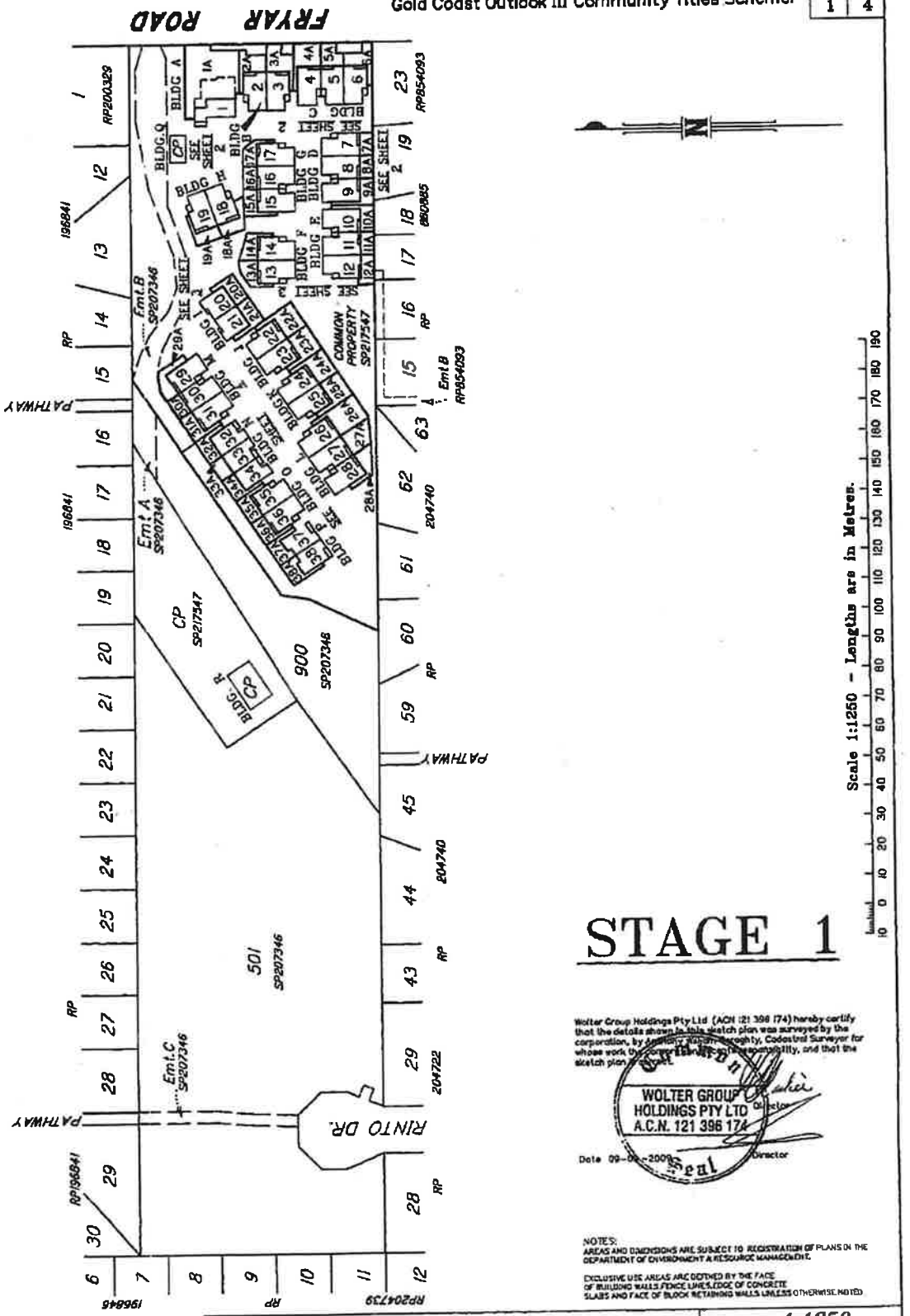
(as specified on the sketch plan attached and marked Annexure "A")

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

Title Reference 50783526

ANNEXURE "A"

Gold Coast Outlook III Community Titles Scheme. Sheet 1 of 4



STAGE 1

Wolter Group Holdings Pty Ltd (ACN 121 396 174) hereby certify that the details shown in this sketch plan was surveyed by the corporation, by ~~Anthony Malcolm Geraghty~~, Cadastral Surveyor for whose work the corporation accepts responsibility, and that the sketch plan is correct.

WOLTER GROUP HOLDINGS PTY LTD A.C.N. 121 396 174 Director

Date 09-~~08~~-2009 Seal Director

NOTES:
AREAS AND DIMENSIONS ARE SUBJECT TO REGISTRATION OF PLANS IN THE DEPARTMENT OF ENVIRONMENT & RESOURCE MANAGEMENT.

EXCLUSIVE USE AREAS ARE DEFINED BY THE FACE OF BUILDING WALLS, FENCE LINES, EDGE OF CONCRETE SLABS AND FACE OF BLOCK RETAINING WALLS UNLESS OTHERWISE NOTED.

LICENSED SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS
SUITE 1
30 FLORENCE ST.
NEWSTEAD
P.O.Box 436
NEW FARM
QLD 4005
(07) 38685200
F (07) 38685202
E- surveying@wolterconsulting.com.au

Plan of Exclusive Use Areas of Common Property (Level A) on SP217547

GOLD COAST OUTLOOK III C.T.S.

PARISH: BOYD COUNTY: Ward

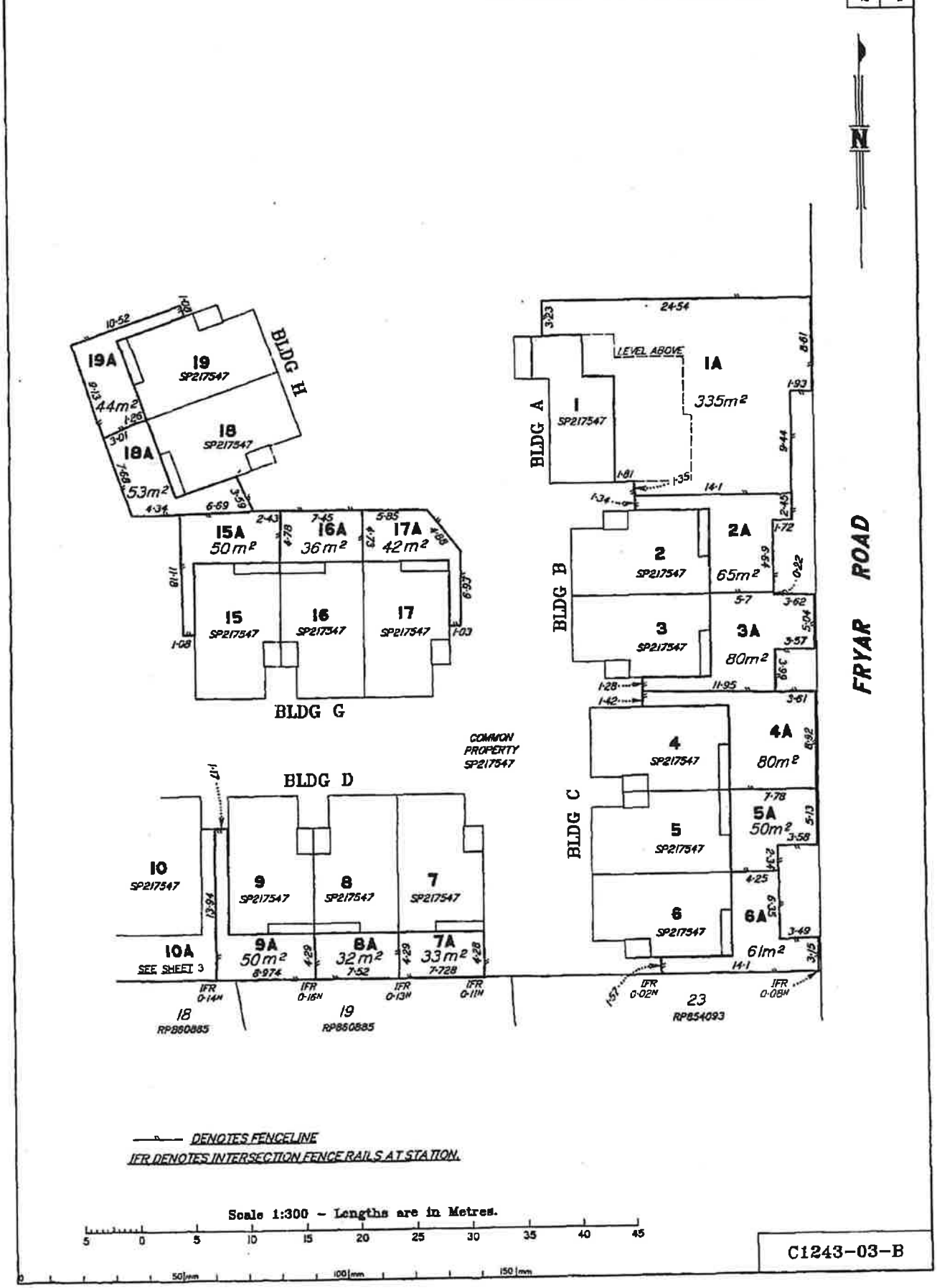
Scale: 1:1250

C1243-03-B

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

Title Reference 50783526

Gold Coast Outlook III Community Titles Scheme. Sheet 2 of 4



DENOTES FENCELINE

IFR DENOTES INTERSECTION FENCE RAILS AT STATION.

Scale 1:300 – Lengths are in Metres.

5 0 5 10 15 20 25 30 35 40 45

0 50mm 100mm 150mm

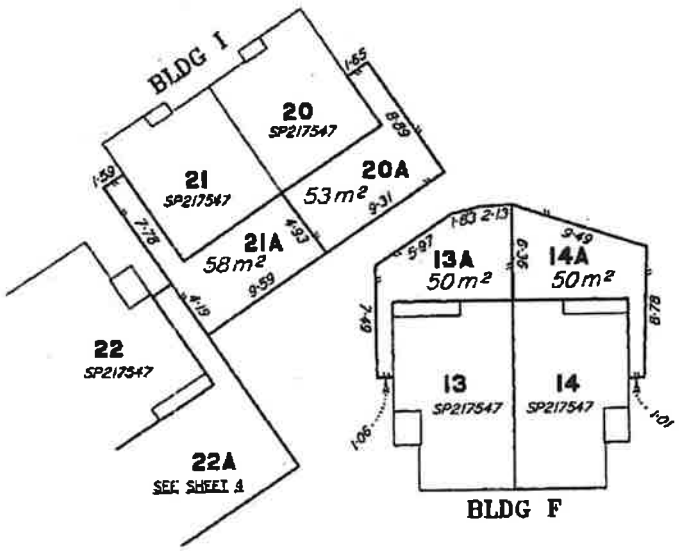
C1243-03-B

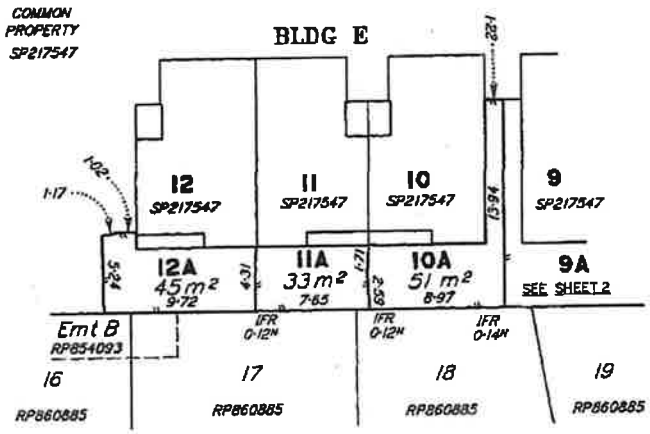
Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

Title Reference 50783526

Gold Coast Outlook III Community Titles Scheme.

Sheet 3 of 4





—»— DENOTES FENCELINE

IFR DENOTES INTERSECTION FENCE RAILS AT STATION.

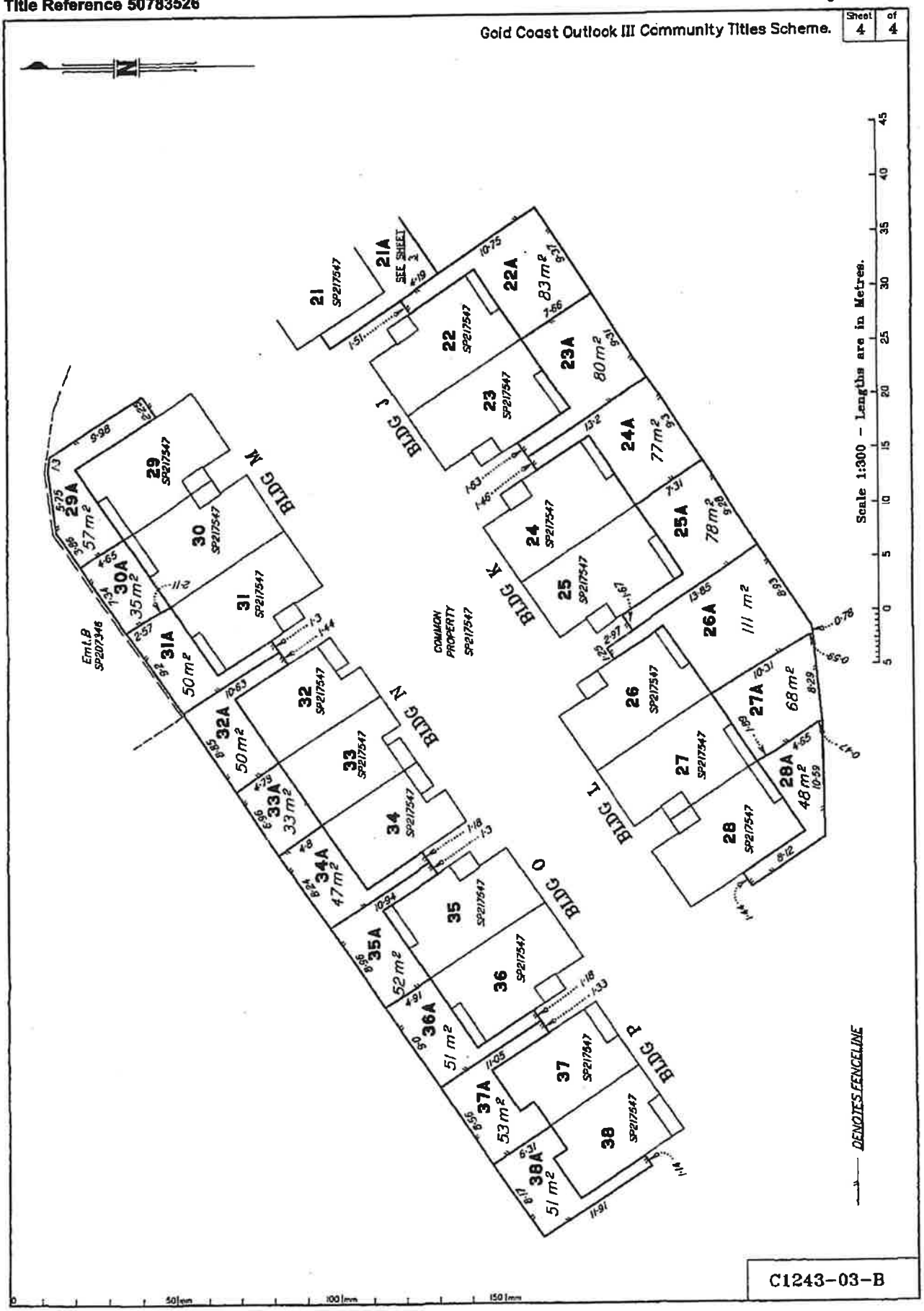
Scale 1:300 – Lengths are in Metres.

C1243-03-B

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

Title Reference 50783526

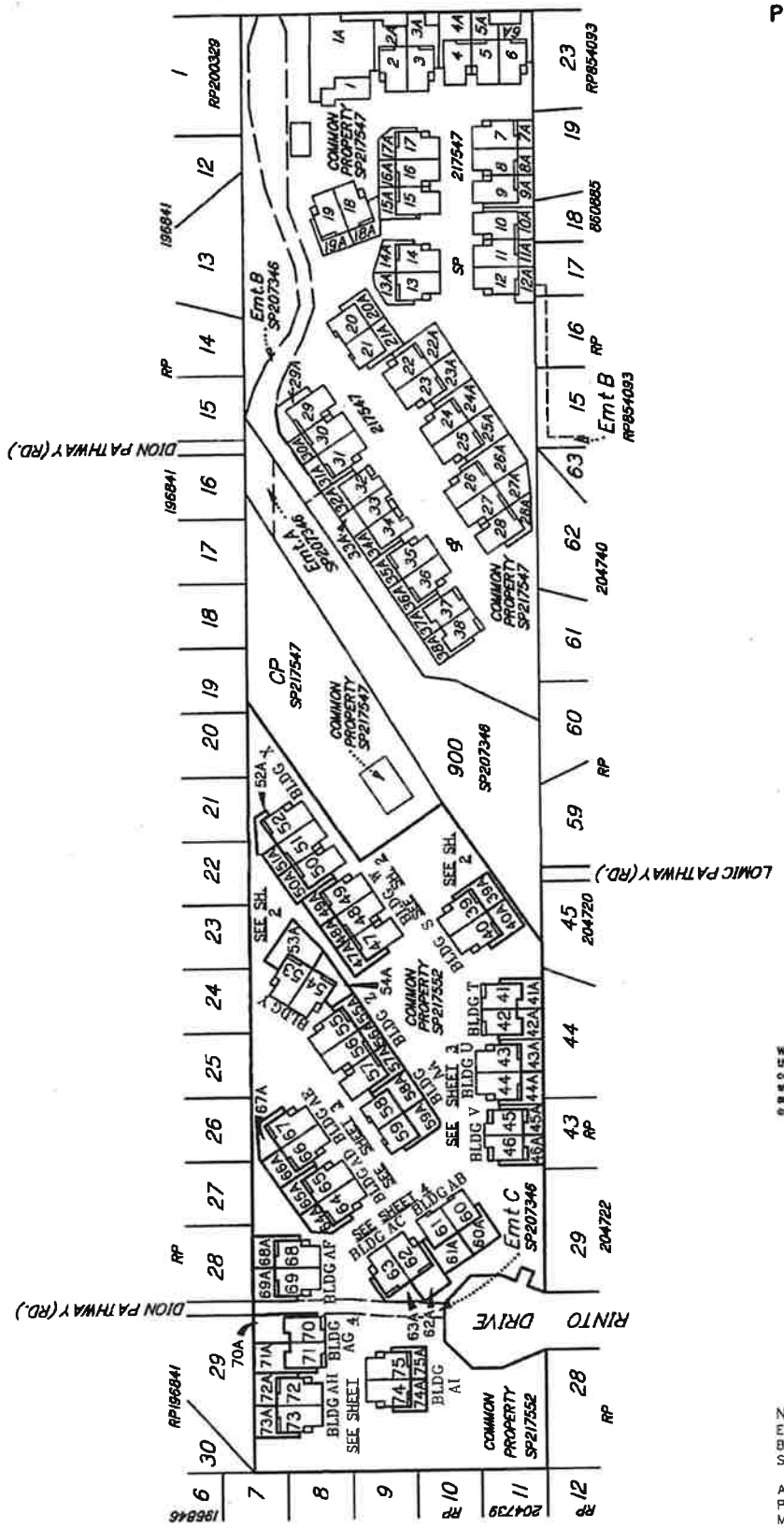
Gold Coast Outlook III Community Titles Scheme. Sheet 4 of 4



Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

Gold Coast Outlook III Community Titles Scheme.
Title Reference : 50783526
PAGE OF

Sheet 1 of 4



Scale 1:1250 – Lengths are in Metres.

STAGE 2

Wolter Group Holdings Pty Ltd (ACN 121 396 174) hereby certify that the details shown in this sketch plan was surveyed by the corporation, by James William BRAGA, Surveying Graduate for whose work the corporation accepts responsibility, under the supervision of Anthony William GERAGHTY, Cadastral Surveyor and that the sketch plan is correct.

WOLTER GROUP HOLDINGS PTY LTD A.C.N. 121 396 174 Common Seal

Director

Director

Date 18 – 09 – 2009

NOTES:
EXCLUSIVE USE AREAS ARE DEFINED BY THE FACE OF BUILDINGS AND CENTRELINE OF FENCES UNLESS OTHERWISE SHOWN BY NOTATION.

AREAS AND DIMENSIONS ARE SUBJECT TO REGISTRATION OF PLANS IN THE DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT.

■ LICENSED SURVEYORS ■ TOWN PLANNERS
■ DEVELOPMENT CONSULTANTS
SUITE 1
30 FLORENCE ST.
NEWSTEAD
P.O.Box 438
NEW FARM
QLD 4005
(07) 36865200
F (07) 36865202
E- surveying@wolterconsulting.com.au

Plan of Exclusive Use Areas of Common Property (Level A) on SP217552

GOLD COAST OUTLOOK III C.T.S.

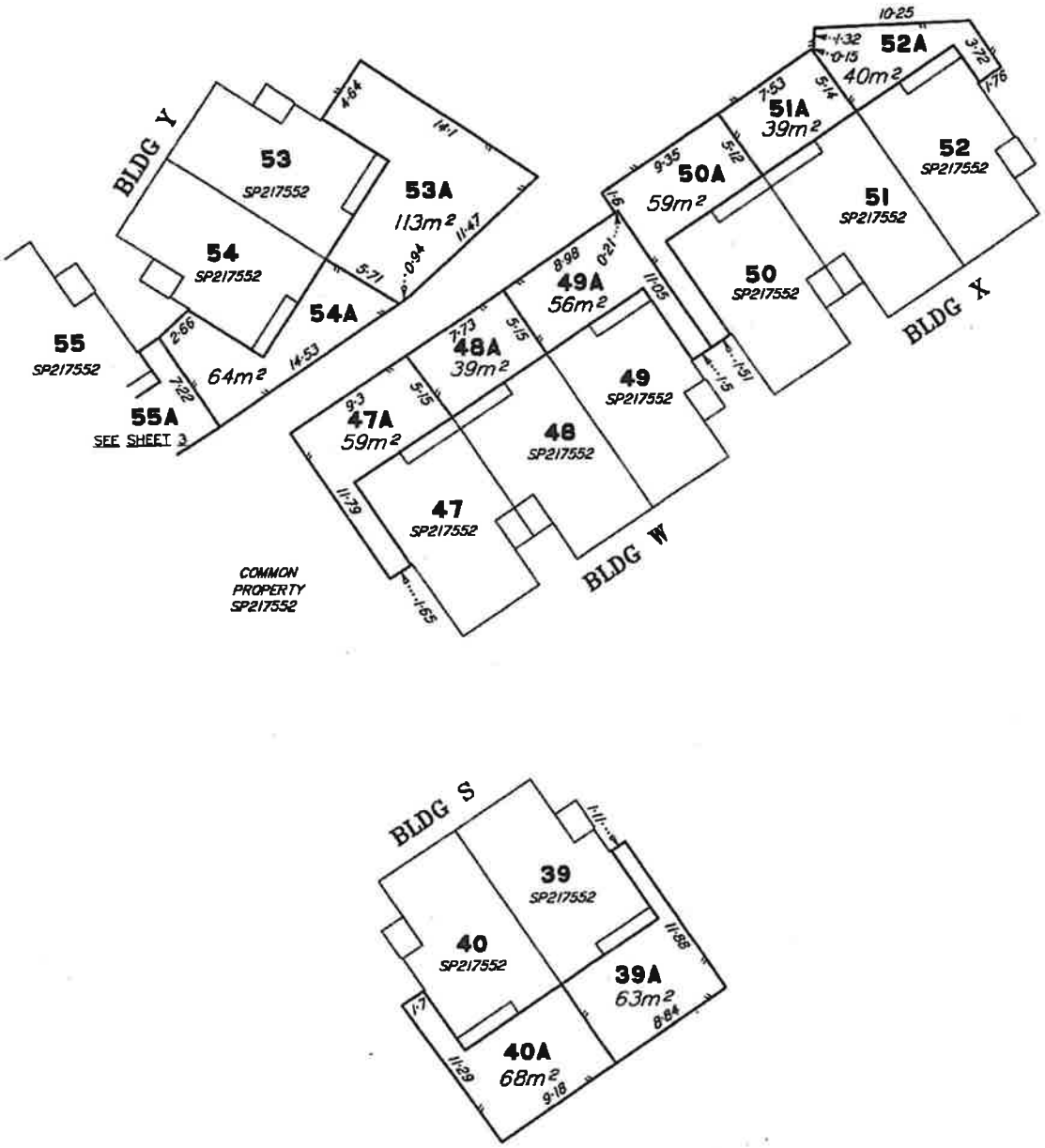
PARISH: BOYD COUNTY: Ward

Scale: 1:1250

C1243-05-C

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

Gold Coast Outlook III Community Titles Scheme. Sheet 2 of 4
Title Reference : 50783525
PAGE OF



Scale 1:300 – Lengths are in Metres.

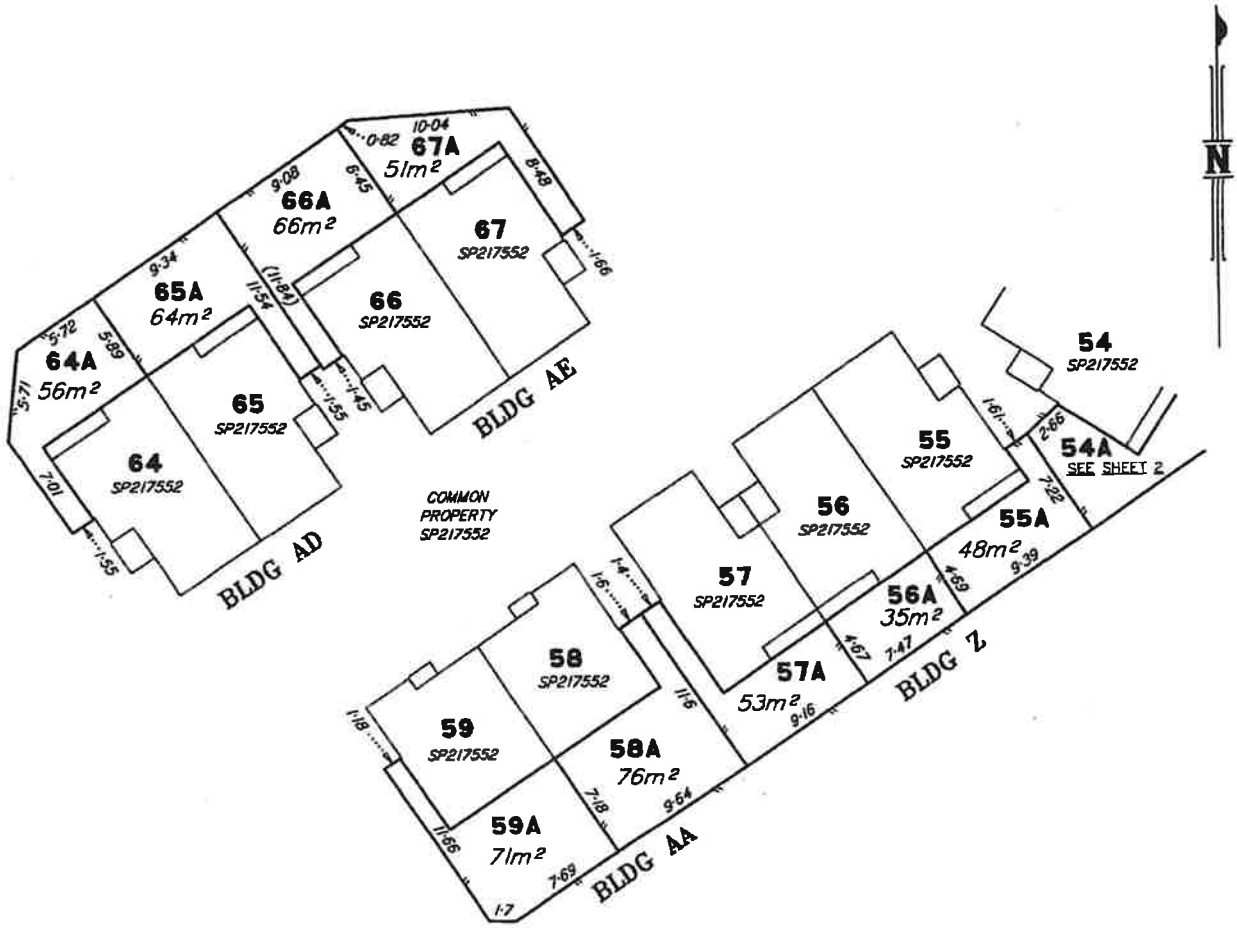
5 0 5 10 15 20 25 30 35 40 45

0 50 mm 100 mm 150 mm

C1243-05-C

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Gold Coast Outlook III Community Titles Scheme. Sheet 3 of 4
Title Reference : 50783528
PAGE OF



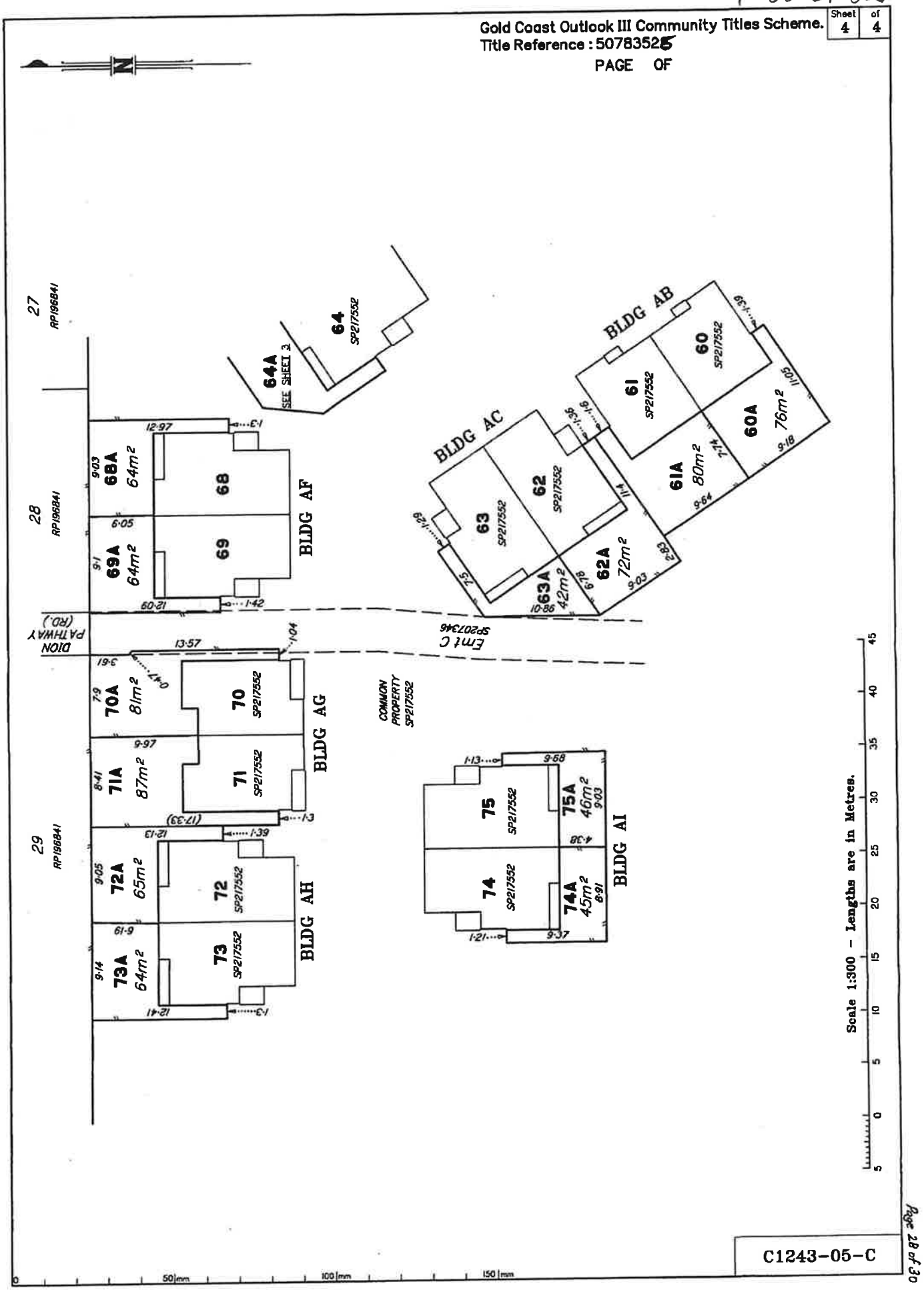
IFR = INTERSECTION FENCE RAIL

Scale 1:300 – Lengths are in Metres.

C1243–05–C

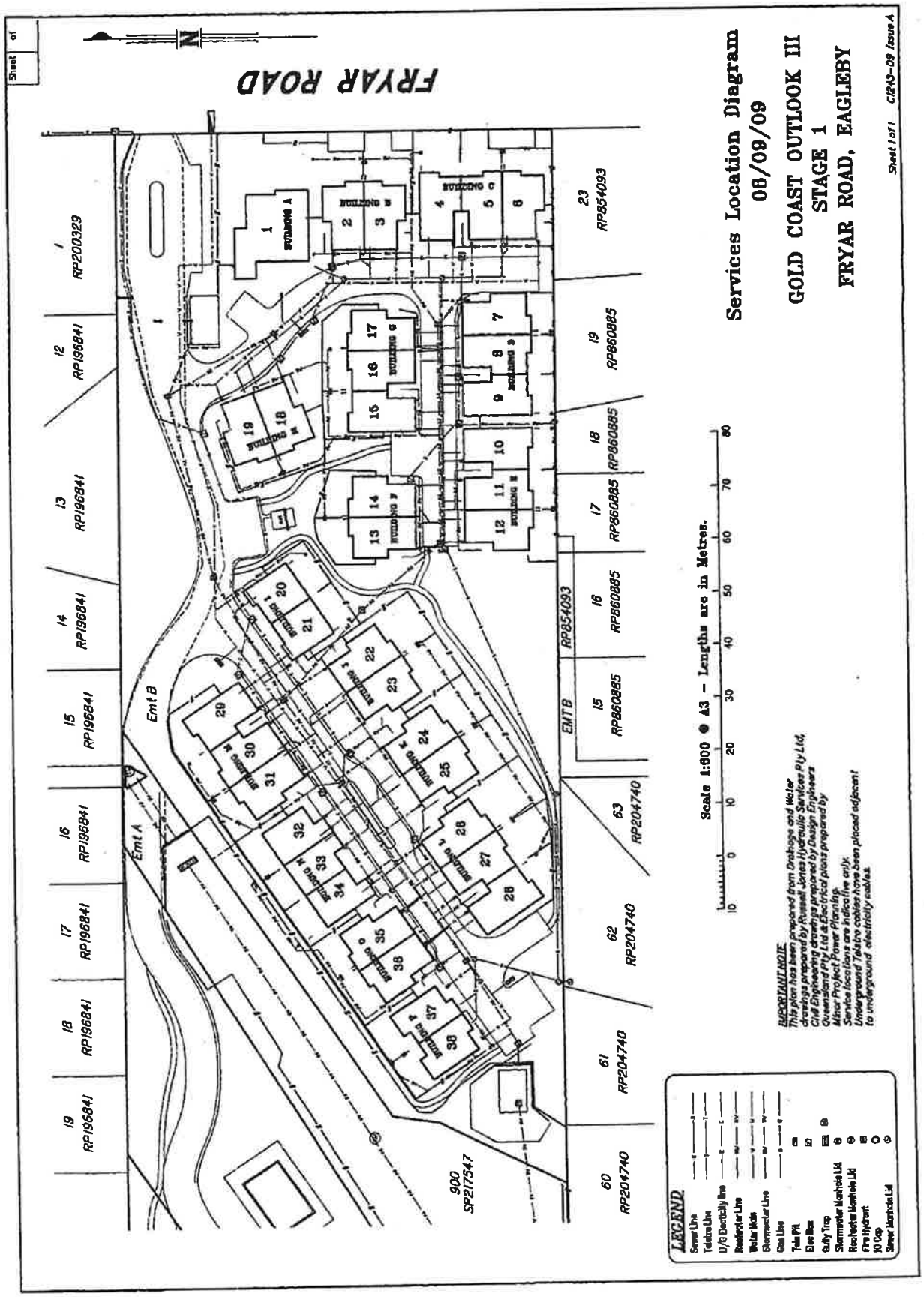
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Gold Coast Outlook III Community Titles Scheme. Sheet 4 of 4
Title Reference : 50783525
PAGE OF

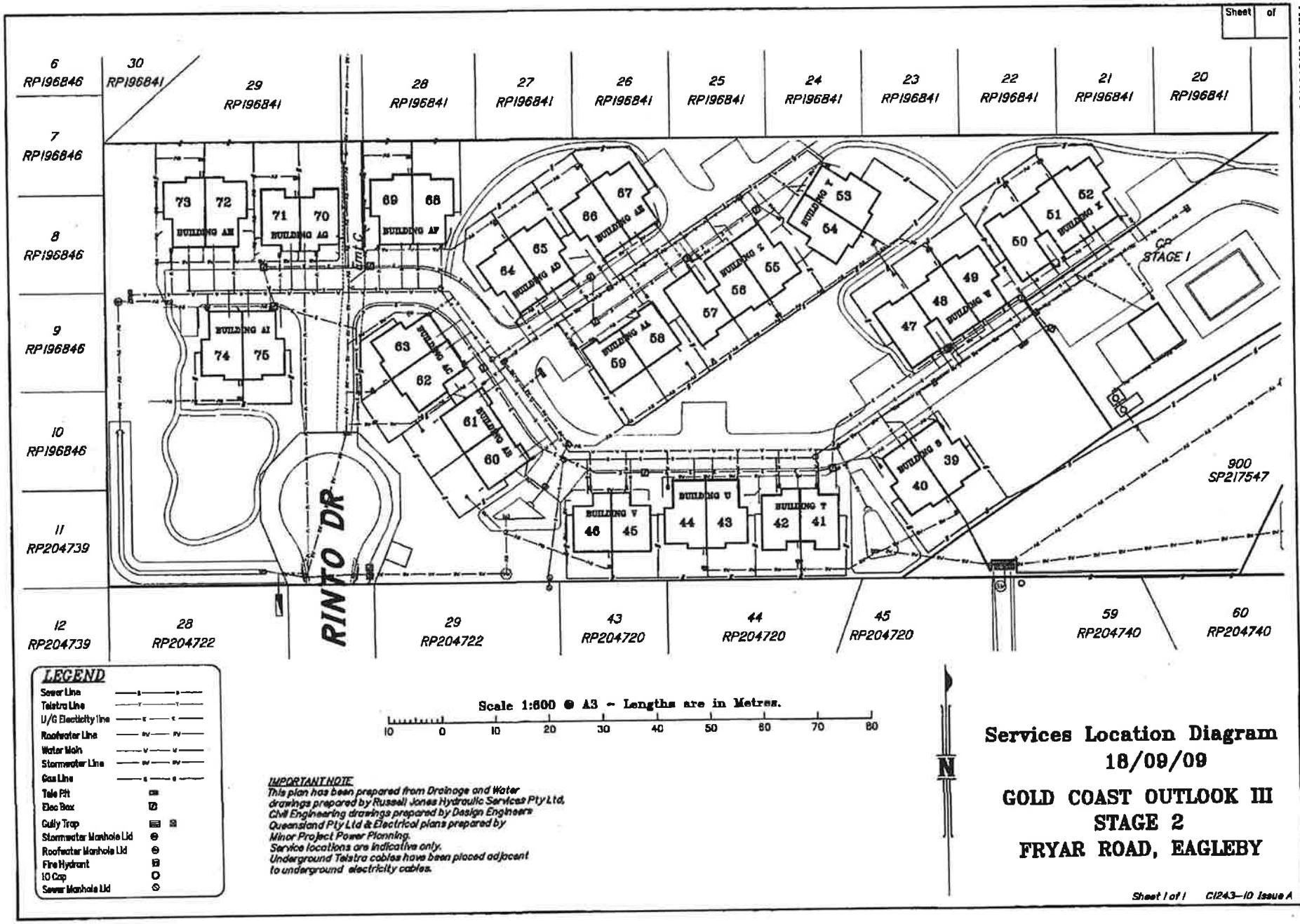


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Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87



LEGEND

- Sewer Line
- Telstra Line
- U/G Electicity line
- Roofwater Line
- Water Main
- Stormwater Line
- Gas Line
- Tele Pit
- Elec Box
- Gully Trap
- Stormwater Manhole Lid
- Roofwater Manhole Lid
- Fire Hydrant
- 10 Cap
- Sewer Manhole Lid

Scale 1:600 @ A3 - Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80

N

IMPORTANT NOTE
This plan has been prepared from Drainage and Water drawings prepared by Russell Jones Hydraulic Services Pty Ltd, Civil Engineering drawings prepared by Design Engineers Queensland Pty Ltd & Electrical plans prepared by Minor Project Power Planning.
Service locations are indicative only.
Underground Telstra cables have been placed adjacent to underground electricity cables.

Services Location Diagram 18/09/09

GOLD COAST OUTLOOK III STAGE 2 FRYAR ROAD, EAGLEBY

Sheet 1 of 1 *C1243–10 Issue A*

32 of 32

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

Balance Sheet

Administrative & Sinking Fund

Body Corporate for Gold Coast Outlook III CTS 40566

202-206 Fryar Road Eagleby Queensland 4207

As at 29th June 2026

ABN/ACN 57 864 372 881

Assets		**2026**
Cash		92,182.54
Prepaid Expenses		15,565.61
Levies in Arrears		18,430.98
	Total Assets	**$ 126,179.13**
Liabilities		
Accounts Payable Liability		3,726.72
Unallocated Monies Received		3,345.31
GST Liability		3,452.54
GST balance to disburse		1,307.33
	Total Liabilities	**$ 11,831.90**
	Net Assets	**$ 114,347.23**
Equity		
Administrative Fund		84,408.94
Sinking Fund		29,938.29
	Total Equity	**$ 114,347.23**

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

From: Jean Candotti
To: David.Wain@hilton.com
Cc: manager.gcol@gmail.com
Subject: Lot 4 Improvement Request Air Con / main bedroom and bedroom 3 / Approval
Date: Tuesday, 11 February 2025 12:01:52
Attachments: Aircon Improvement Request Form and QUOTE.pdf
original-43AA1C15-AE51-419B-BAD6-571DDC5A4D42 (1).jpeg
original-C6850148-D6F5-49ED-A6BD-4D75F08E5D04 (1).jpeg
2023-12-12-CMS Gold Coast Outlook 40566 By-Laws.pdf
image001.png

Good afternoon David,

The Committee approves your improvement request to
Install split cycle air conditioner units to main bedroom and bedroom #3.
Front bedroom (#3) unit needs to be installed on side wall as there is not adequate roof cavity space available on unit #4 because of sloping roof line design.
Quote and photos attached from Ice Bolt Air Con & Electrical. This company has been used to install a number of units across the complex.
Air-conditioner external units on back and side walls.

Subject to the below conditions of approval being observed at all times;

a. The installation of an air conditioning unit is to be undertaken in a professional manner in all respects;
b. That all costs of installing, operating and maintaining the air conditioning unit is the responsibility of the lot owner, and that at no time (including in the event of sale of the lot) will these costs become the responsibility of the body corporate;
c. The outside unit to be placed in a position where it is not visible from common property or other units;
d. The system will be maintained by the owner of the lot, and by any future owner, in a good serviceable state of repair at all times;
e. Any pipes, tubes or electrical wires are to be covered with suitable boxing to be the same colour as the building;
f. The air conditioner should not detract from the amenity of the parcel and not cause nuisance or disturbance to residents and occupiers or other lots;
g. The committee reserves the right to order remedial action where it considers that any of the above conditions of installation have not been complied with.

Please confirm by reply email that you understand, accept and will comply with the above conditions of approval at all times.
Thank you

With regards

RUBICON
BODY CORPORATE SERVICES*
*SCA Strata Management Corporate

Jean Candotti
Body Corporate Assistant
Level 9, 300 Ann Street
Brisbane QLD 4000
PO Box 1204
New Farm QLD 4005

p: 07 3236 1000
e: bcassist@rubiconbcs.com.au
w: rubiconbcs.com.au

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Issue date: 11 September 2025

Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown in the Period of Insurance below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	The BC for Gold Coast Outlook III CTS 40566	
INTERESTED PARTY(S):	**Name**	**Classification**
DESCRIPTION OF INSURED BUSINESS:	Residential Strata	
SITUATION OF RISK:	202-204 FRYAR ROAD, EAGLEBY, QLD 4207	
SECTION 1:	**Property - Physical Loss, Destruction or Damage** Buildings - $31,000,000.00 Common Contents - $310,000.00	
SECTION 2:	**Voluntary Workers Personal Accident** Accidental Death & Disablement - Insured Weekly Benefits - Insured	
SECTION 3:	**Office Bearers' Liability** Limit of Indemnity - $1,000,000.00 in the aggregate Period of Insurance	
SECTION 4:	**Fidelity Guarantee** Limit - $100,000.00 in the aggregate Period of Insurance	
SECTION 5:	**Machinery Breakdown** Limit - $100,000 in the aggregate Period of Insurance	
SECTION 6:	**Public Liability** Limit of Indemnity - $10,000,000.00 each and every Occurrence	
SECTION 7:	**Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses** **(a) Taxation and Audit Costs** Limit of Indemnity - $30,000 in the aggregate Period of Insurance **(b) Workplace Health and Safety Breaches** Limit of Indemnity - $150,000 in the aggregate Period of Insurance **(c) Legal Defence Expenses** Limit of Indemnity - $50,000 in the aggregate Period of Insurance	
POLICY NUMBER:	LNG-STR-244755	
PERIOD OF INSURANCE:	22 September 2025 expiring on 22 September 2026 at 4pm Local Standard Time	
INSURER:	Chubb Insurance Australia Limited	

This certificate has been arranged by Us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy wording, schedule and any other associated policy document.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from Chubb Insurance Australia Limited (ABN 23 001 642 020, AFSL 239687).

Transaction ID: 358147

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

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: PSC0292244

2. Location of the swimming pool

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

Street address: 202 FRYAR RD

EAGLEBY QLD Postcode 4207

Lot and plan details: 9999/SP/217547 Local government area: LOGAN 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 1

5. Pool safety certificate validity

Effective date: 23/04/2026 Expiry date: 23/04/2027

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: CRAIG WILLIAM HERGENHAN

Pool safety inspector licence number: PS101491

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.

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87



UTILITY PLANS

29-06-2026

Enquiry Date: 29-06-2026
Address (Lot/Plan):
4/202 FRYAR ROAD,EAGLEBY,QLD-4207,AUS

These plans expire 30 days from supply

In response to your request for Utility Plans, please find the following information:

- Responses from the affected utilities/asset owners.

The following utilities/asset owners have assets on or near your searched property:

Sequence Number	Authority Name	Contact Number
275251950	APA Group Gas Networks (90073)	+611800085628
275251951	Energex QLD	+61131253
275251952	Telstra QLD South East	+611800653935
275251949	Logan City Council	+61734123412
275251948	NBN Co Qld	+611800687626

PelicanCorp

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

03 8413 5200
www.pelicancorp.com
L1/610 Victoria Street, Richmond VIC 3121

General Information

Care will be needed to be undertaken if you/your client carry out any excavation works inside or outside the property boundary.

Utility Plans, provides a 'collated pack' of information, including plans/maps, detailing the location of utilities on or near to your property. This can include electricity, gas, water, sewerage, drainage, telecommunications and local government assets, depending upon what utilities are in the vicinity.

Any plans supplied are intended to assist you or your client in the prevention of damage to an underground asset. The plans do not have a guaranteed accuracy since they are supplied by each utility in question. If you or your client perform excavations, any such works are at your/your client's own risk. Prior to any such earth works being conducted on or in the vicinity of the property we recommend that you/your client contact a locator to accurately find and locate each utility to avoid any damage. In the event that a pipe/cable damage does occur from earthworks, you/your client will be responsible for any cost of repair.

Due to the age of some pipes and cables, it is impossible for all plans to have the precise location of all underground utilities. The accuracy and/or completeness of the information supplied cannot be guaranteed as property boundaries, depths and other features may change over time. Therefore, plans are indicative only. Each utility does not warrant that the plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. It is your responsibility to locate underground utilities carefully via potholing prior to any excavation process, and to exercise due care during that excavation.

This report is based on information supplied by each utility – which is current at the time of request. Also please note that plans are supplied with a validity period of 30 days from date of supply.

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

This content was uploaded by Logan City Council in response to your Before You Dig enquiry.
Uploaded 29 Jun 2026 8:49:18am

Request: 275251949 Enquirer: Pelicancorp Pty Ltd - 3576757 Contact: Soft Reg Email: Soft.Reg.3576757@mail.au.pac.pcges.com.au Phone: +61413942837 Address: 610 Victoria Street Richmond VIC 3121 Site Address: 4/202 FRYAR ROAD EAGLEBY QLD 4207 Activity: Conveyancing Job Number: 53546741

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

Before You Dig Australia (BYDA)

Asset Location Response

PO Box 3226 Logan City DC QLD 4114 • 150 Wembley Road, Logan Central
p (07) 3412 3412 • **e** council@logan.qld.gov.au • www.logan.qld.qov.au • ABN 21-627-796 435



Pelicancorp Pty Ltd - Soft Reg
610 Victoria Street
Richmond VIC 3121
Soft.Reg.3576757@mail.au.pac.pcges.com.au

Logan City Council has been advised that you have placed an enquiry through the Before You Dig Australia service. Our records indicate the enquiry with the following details are affecting Logan City Council asset(s).

Enquiry Details	
Sequence Number	275251949
Enquiry Date	29/06/2026 08:49
Response	**AFFECTED**
Address	4/202 FRYAR ROAD EAGLEBY
Location in Road	
Activity	Conveyancing

Please review plans attached and contact Logan City Council prior to commencing works:

Logan City Council now provides a limited amount of As-Constructed and Drainage Plans on-line, click on the *Logan City As-Constructed Plans* link and type in the property address you are seeking. Unfortunately, not all properties will have plan records accessible on-line. The following options are available to customers should a record not be available:

- For **As Constructed Private Sewer/Roofwater *(Inside Properties)***
  Contact *Development Assessment, Building & Plumbing*
  p: (07) 3412 5269
  Alternatively visit our Website Link to the relevant PS1 or PS2 forms:
  Logan City As-Constructed Plans

- For **As Constructed Private Sewer/Water/Stormwater *(Outside Properties)***
  Contact *Road Infrastructure Planning*
  p: (07) 3412 5282
  Alternatively visit our Website Link for PS3 forms:
  Logan City As-Constructed Plans

If you need more assistance please call us on 07 3412 3412 or email us at council@logan.qld.gov.au.

Disclaimer: This document is confidential to the addressee and may also be privileged, and neither confidentiality nor privilege is waived, lost 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 Council's records is believed to be accurate, but no responsibility is assumed for any error or omission. Council will only accept responsibility for information contained under official letterhead and duly signed by, or on behalf of, Chief Executive Officer.

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".

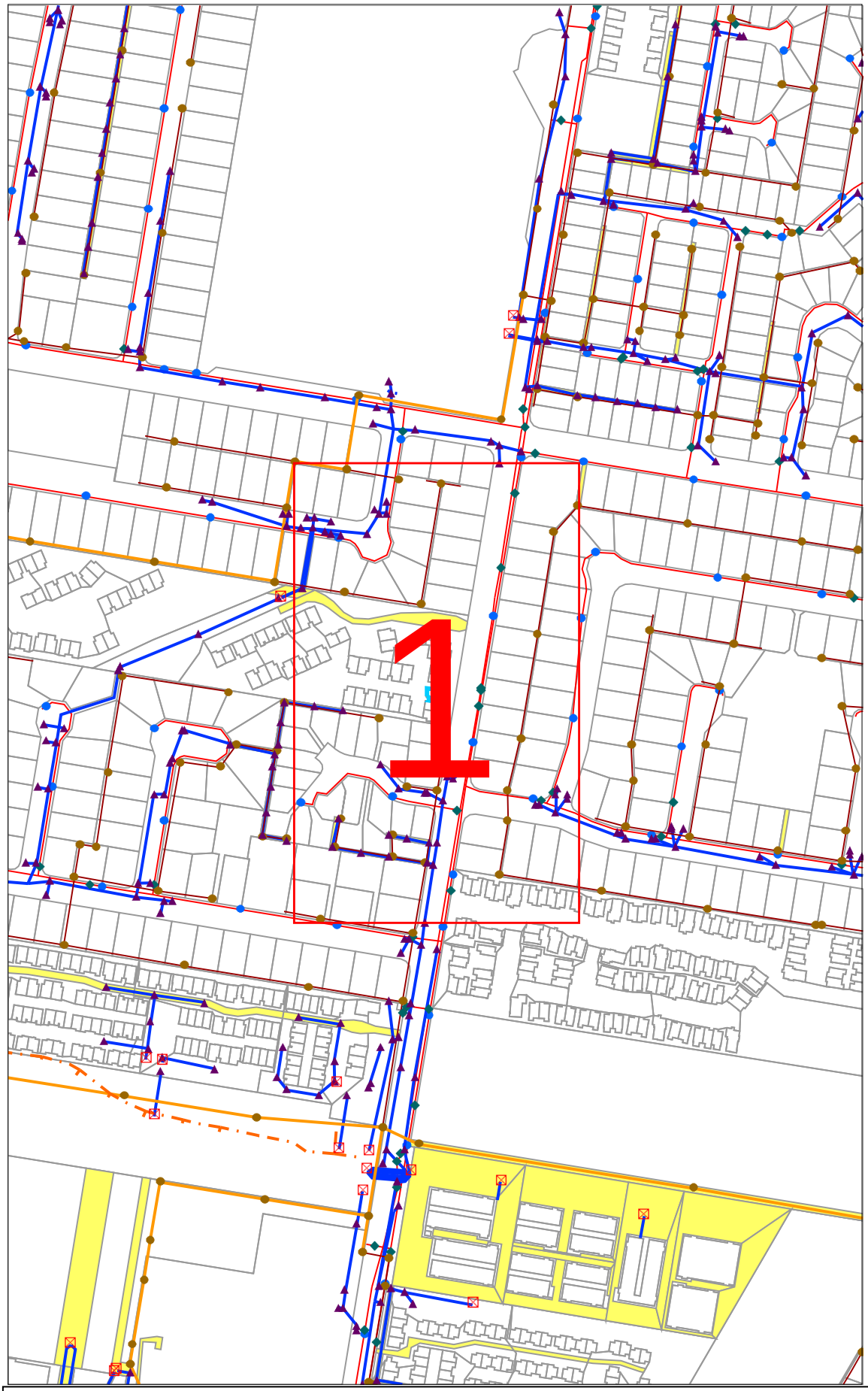
Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

LOGAN CITY COUNCIL

Overview Map

Sequence No: 275251949

4/202 FRYAR ROAD EAGLEBY



LEGEND:

- Affected BYDA Work Area
- 1 Detail Map

Sewer Assets

- Sewerage Pump Station – Existing
- Sewerage Pump Station - Retired
- Sewerage Manhole - Existing
- Sewerage Manhole - Retired
- Sewerage Pipe - Existing
- Sewerage Pipe - Retired
- Sewerage Trunk Main - Existing
- Sewerage Trunk Main - Retired
- Sewerage Rising Main - Existing
- Sewerage Rising Main - Retired

Water Assets

- Hydrant - Existing
- Hydrant - Retired
- Valve - Existing
- Valve - Retired
- Water Supply Line - Existing
- Water Supply Line - Retired

Stormwater Assets

- Manholes, Gullies and Drainways
- Telemetry Gauge Station
- Stormwater Headwall
- Telemetry Air Line
- Stormwater Pipes and Culverts

Electrical Assets

- Lights
- Pits
- Switchboards
- Electrical Conduits

Parcel Types

- Easement
- Base Lot (Type L)
- Water Body (Type W)

N

1:3000

0 0.03km

Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).

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Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

LOGAN CITY COUNCIL

Map 1

Sequence No: 275251949

4/202 FRYAR ROAD EAGLEBY



LEGEND:

- Affected BYDA Work Area
- 1 Detail Map

Sewer Assets

- Sewerage Pump Station - Existing
- Sewerage Pump Station - Retired
- Sewerage Manhole - Existing
- Sewerage Manhole - Retired
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- Sewerage Trunk Main - Existing
- Sewerage Trunk Main - Retired
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- Sewerage Rising Main - Retired

Water Assets

- Hydrant - Existing
- Hydrant - Retired
- Valve - Existing
- Valve - Retired
- Water Supply Line - Existing
- Water Supply Line - Retired

Stormwater Assets

- Manholes, Gullies and Drainways
- Telemetry Gauge Station
- Stormwater Headwall
- Telemetry Air Line
- Stormwater Pipes and Culverts

Electrical Assets

- Lights
- Pits
- Switchboards
- Electrical Conduits

Parcel Types

- Easement
- Base Lot (Type L)
- Water Body (Type W)

N

1:1000

Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

This content was uploaded by APA Group Gas Networks (90073) in response to your Before You Dig enquiry.

Uploaded 29 Jun 2026 8:49:41am

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

Enquiry Details:

Impact	not affected
Sequence Number	275251950
Enquirer Id	3576757
Activity	Conveyancing
Job Number	53546741
User Reference	ITJOB|198800206
Message	60550|0 [Contact:]

Site Details:

Address	4/202 FRYAR ROAD EAGLEBY QLD 4207

Enquirer?s Details:

Contact	Soft Reg
Company	Pelicancorp Pty Ltd
Email	Soft.Reg.3576757@mail.au.pac.pcges.com.au
Phone	+61413942837
Address	610 Victoria Street Richmond VIC 3121

APA Group

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

APA
Australia's energy infrastructure partner

BEFORE YOU DIG
www.byda.com.au

Before You Dig Australia

Classification: Networks

Enquiry date	29/06/2026
Sequence number	275251950
Work site address	4/202 FRYAR ROAD EAGLEBY QLD 4207



Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

APA Australia's energy infrastructure partner

Enquiry Date:	29/06/2026
Enquirer:	Soft Reg
Sequence Number:	275251950
Work Site Address:	4/202 FRYAR ROAD
	EAGLEBY
	QLD 4207

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

We confirm there are NO Gas Assets located in close vicinity of the above location.

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

Please ensure you read and comply with all the relevant information contained in this response to your BYDA enquiry.

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

APA Australia's energy infrastructure partner

Before You Dig Checklist



1. Plan

- Review maps provided with this BYDA response and confirm the location of your work site is correct.



2. Prepare

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



3. Pothole

- Not applicable where no gas assets present.



4. Protect

- Not applicable where no gas assets present.



5. Proceed

- Only proceed with your work once you are confident no gas assets are located in vicinity to your work location.
- APA BYDA response (including maps) are on site for reference at all times, and less than 30 days old.

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

Contacts

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

Site Watch

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

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

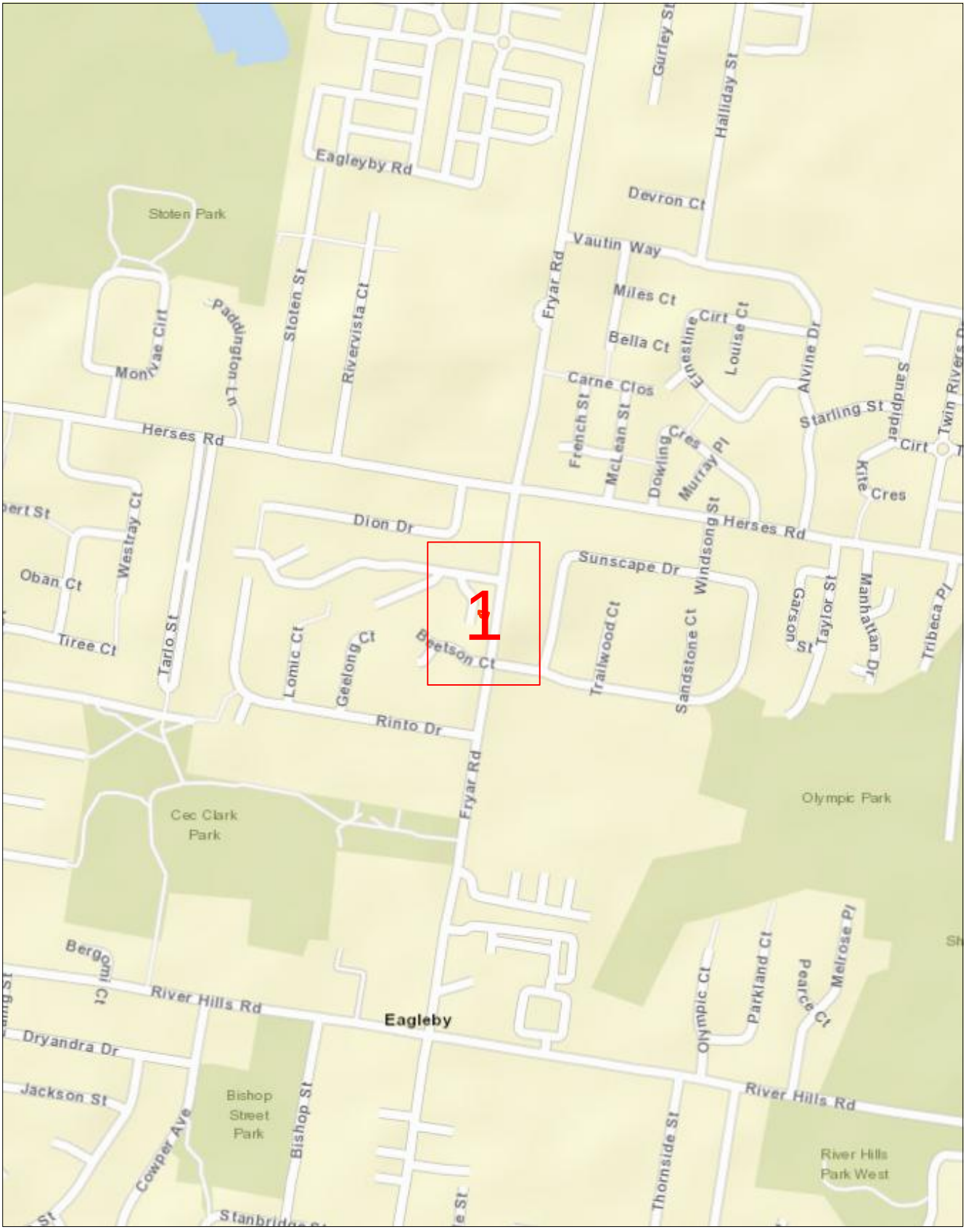
Item	Rate (excl. gst)
Site Watch – Business Hours	$143.42 per hour
Site Watch – After Hours	$175.06 per hour
Cancellation Fee *Fee applies where cancelations received after 12pm (midday), 1 business day prior to the booking*	$286.84

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

**The specified rates do not apply to Origin Energy LPG assets. All charges and invoicing related to these assets will be administered directly by Origin Energy. For further information contact Origin Energy.*

Site Address: 4/202 FRYAR ROAD
EAGLEBY
QLD 4207

Sequence Number: 275251950



Scale 1: 6000

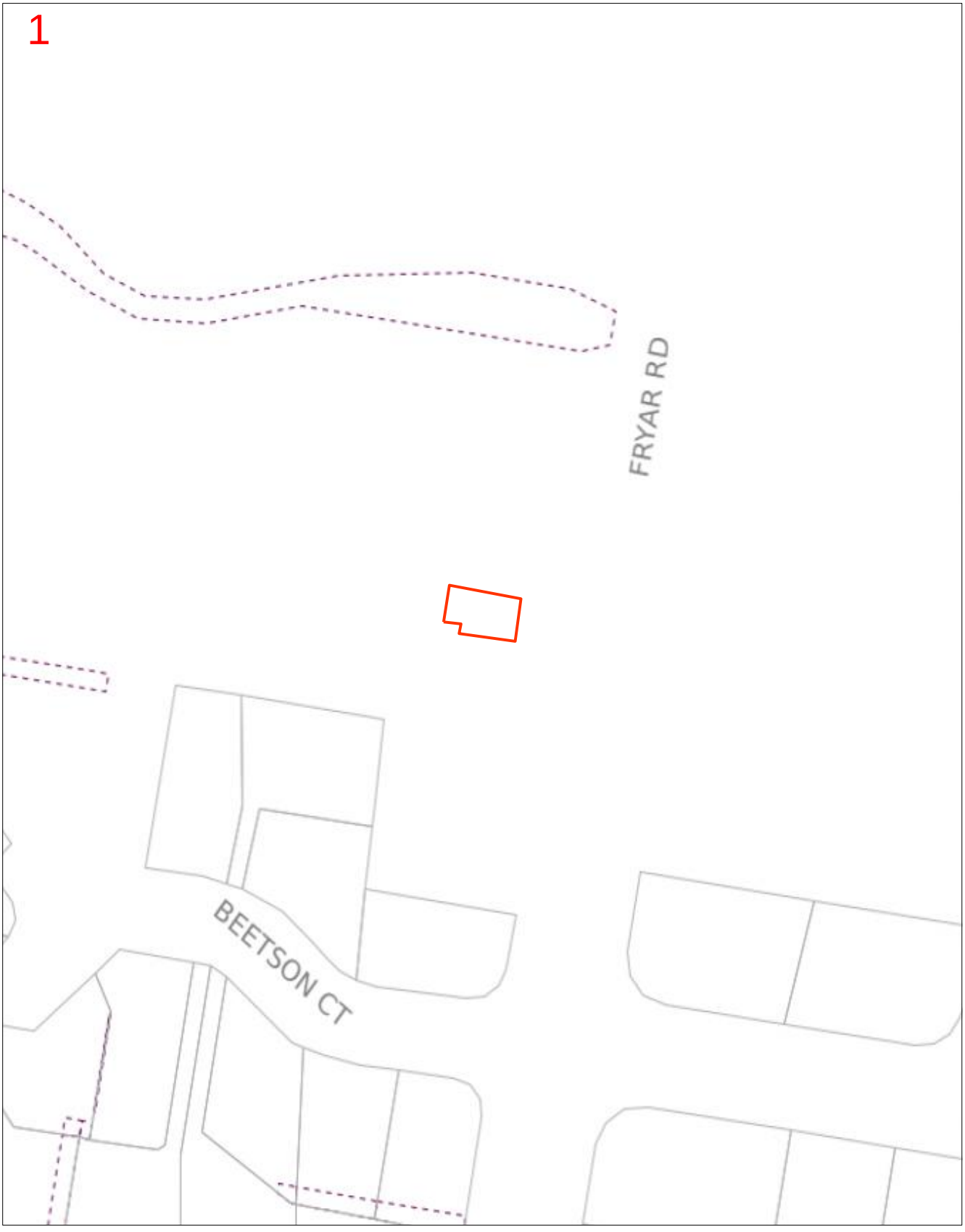
Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

Enquiry Area

Map Key Area

Site Address: 4/202 FRYAR ROAD
EAGLEBY
QLD 4207

Sequence Number: 275251950



Scale 1: 700

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

Enquiry Area

Map Key Area

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

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

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)
P3	Polyvinyl chloride (PVC)
S*	Steel
C*	Cast iron
CU	Copper
N2	Nylon
W2	Wrought galv 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

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

Important information

- Refer to requirements relating to construction, excavation and other work activities in the **APA Guidelines for Works Near Existing Gas Assets** document with this BYDA response.
- BYDA enquiries are valid for 30 days. If your works commence after 30 days from the date of this response a new enquiry is required to validate location information.
- **For some BYDA enquiries, you may receive two (2) responses from APA. Please read both responses carefully as they relate to different assets.**
- Gas (inlet) services connecting Gas Assets in the street to the gas meter on the property are not marked on the map. South Australia Only – if a meter box is installed on the property, a sketch of the gas service location may be found inside the gas meter box. APA does not guarantee the accuracy or completeness of these sketches.

Free Gas Pipeline Awareness Training and Information

PROFESSIONALS

APA offers online and in-person toolbox forums to support safe work near underground gas assets. Topics include distribution and transmission pipelines, the permit process, and gas emergencies, with content suited for companies of all sizes. A Continuing Professional Development certificate is available upon completion.

Scan the QR code to register for an online toolbox, or email **damageprevention@apa.com.au** to request an in-person presentation.

HOMEOWNERS

If you're working near your home's gas pipes stay safe and view APA's video guide **'Working Safely Near Gas Lines: A DIY Homeowner's Guide'** which offers simple tips to avoid damaging gas pipes.

Scan the QR code to view the video, or for more information email **damageprevention@apa.com.au**

Disclaimer and legal details

- This information is valid for 30 days from the date of this response.
- This information has been generated by an automated system based on the area highlighted in your BYDA request and has not been independently verified.
- Map location information is provided as AS5488-2022 Quality Level D, as such supplied location information is indicative only.
- Whilst APA has taken reasonable steps to ensure that the information supplied is accurate, the information is provided strictly on the condition that no assurance, representation, warranty or guarantee (express or implied) is given by APA in relation to the information (including without limitation quality, accuracy, reliability, completeness, currency, sustainability, or suitability for any particular purpose) except that the information has been disclosed in good faith.
- Any party who undertakes activities in the vicinity of APA operated assets has a legal duty of care that must be observed. This legal obligation requires all parties to adhere to a standard of reasonable care while performing any acts that could foreseeably harm these assets

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87



APA
Australia's energy infrastructure partner

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

This content was sent by email from Energex QLD in response to your Before You Dig enquiry.

Original subject	Energex - BYDA Sequence No: 275251951 Job No: 53546741 - 4/202 FRYAR ROAD, EAGLEBY
Original sender	EnergyQLD@ticketaccess.pcges.com.au
Received	29 Jun 2026 8:50:31am AEST

Assets found

Before You Dig Australia (BYDA) Request

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

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

Ensure You read and understand the important notes outlined below.

You:
Soft Reg

BYDA Enquiry No:
275251951

Company:
Pelicancorp Pty Ltd

Date of Response:
29 Jun 2026

Search Location:
4/202 FRYAR ROAD
EAGLEBY,
QLD 4207

Period of Plan Validity:
4 Weeks

External Comments (if any):
60550|0 [Contact:]

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

It is important that You note:

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

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

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

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

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

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

E: custserve@energex.com.au

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

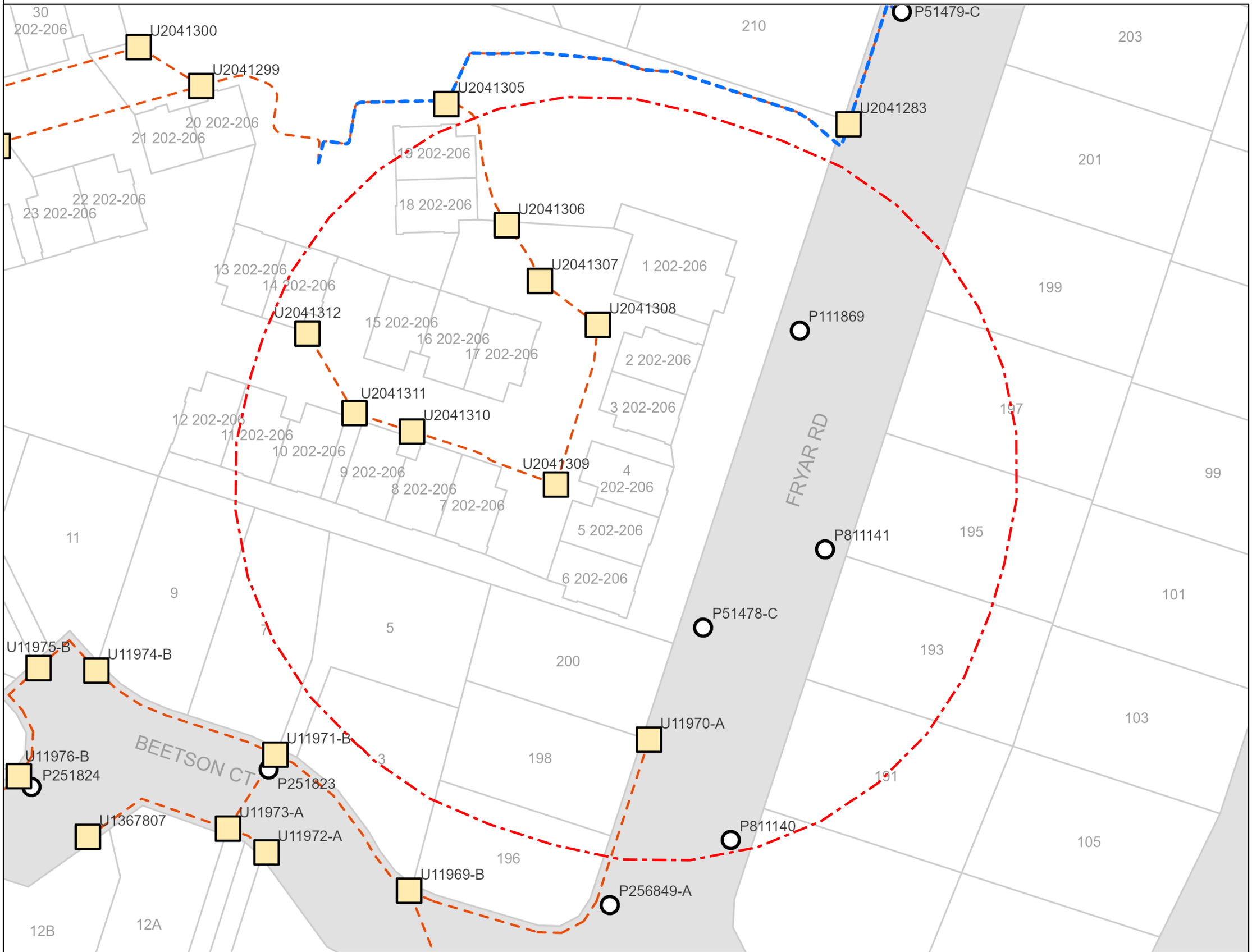
Disclaimer: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information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

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

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

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: 275251951
Date: 29/06/2026

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

LEGEND

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

AS5488 Category “D” Plan

N
W E
S

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

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

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87



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

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

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

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

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

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

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

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

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

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

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

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

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

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

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

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

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

IMPORTANT NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Vacuum Excavations (Hydro Vac)

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

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

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

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

Safety Notices (Underground Work)

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

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

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

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

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

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

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Part of Energy Queensland

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

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1. PURPOSE AND SCOPE

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

2. DEFINITIONS, ABBREVIATIONS AND ACRONYMS

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

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

3. REFERENCES

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

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

Work Health and Safety Act 2011

Work Health and Safety Regulation 2011

Energex: Safety Advice Request Form

Ergon Energy: Safety Advice Request Form

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

Disclaimer

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

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

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

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4. ABOUT THIS GUIDE

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

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

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

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

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

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

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

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

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

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

4.2.1 Work near overhead electric lines

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

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

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

4.2.2 Exclusion Zones

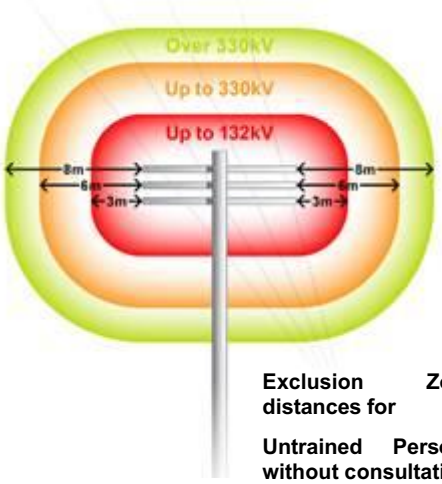
An exclusion zone is a safety envelope around an overhead electric line. No part of a worker, operating plant or vehicle should enter an exclusion zone while the overhead electric line is energised (live).

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

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

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

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines



Exclusion Zone distances for Untrained Persons without consultation

Exclusion Zone - Untrained Person (distances in mm)

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

(information extracted from Electrical Safety Regulation 2013 Schedule 2)

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

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

(information extracted from Electrical Safety Regulation 2013 Schedule 2)

4.2.3 Work near underground electrical lines (underground electrical assets)

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

4.3. Obtaining Safety Advice

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

Energex: Safety Advice Request Form

Ergon Energy: Safety Advice Request Form

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

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

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

4.4. Authorised Person and how to become one?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Websites

Energex: Authorised person | Energex

Ergon Energy: Authorised person | Ergon Energy

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

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

Energex:

- General Enquiries - ph 13 12 53

Ergon Energy:

- General Enquiries - ph 13 74 66

By email

Authorised Persons: AuthorisedPerson@energyq.com.au

Safety Advice: SafetyAdvice@energyq.com.au

Websites

Energex: Safety advice | Energex

Ergon Energy: Safety advice | Ergon Energy

5. OVERHEAD ELECTRIC LINES

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

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

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

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

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

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

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

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

5.2. Operating Plant

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

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

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



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

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

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

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

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

5.3. Scaffolding Requirements

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

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

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

The scaffolding can be either:

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

Where scaffolding is erected within 3 m of nearby overhead electric lines:

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

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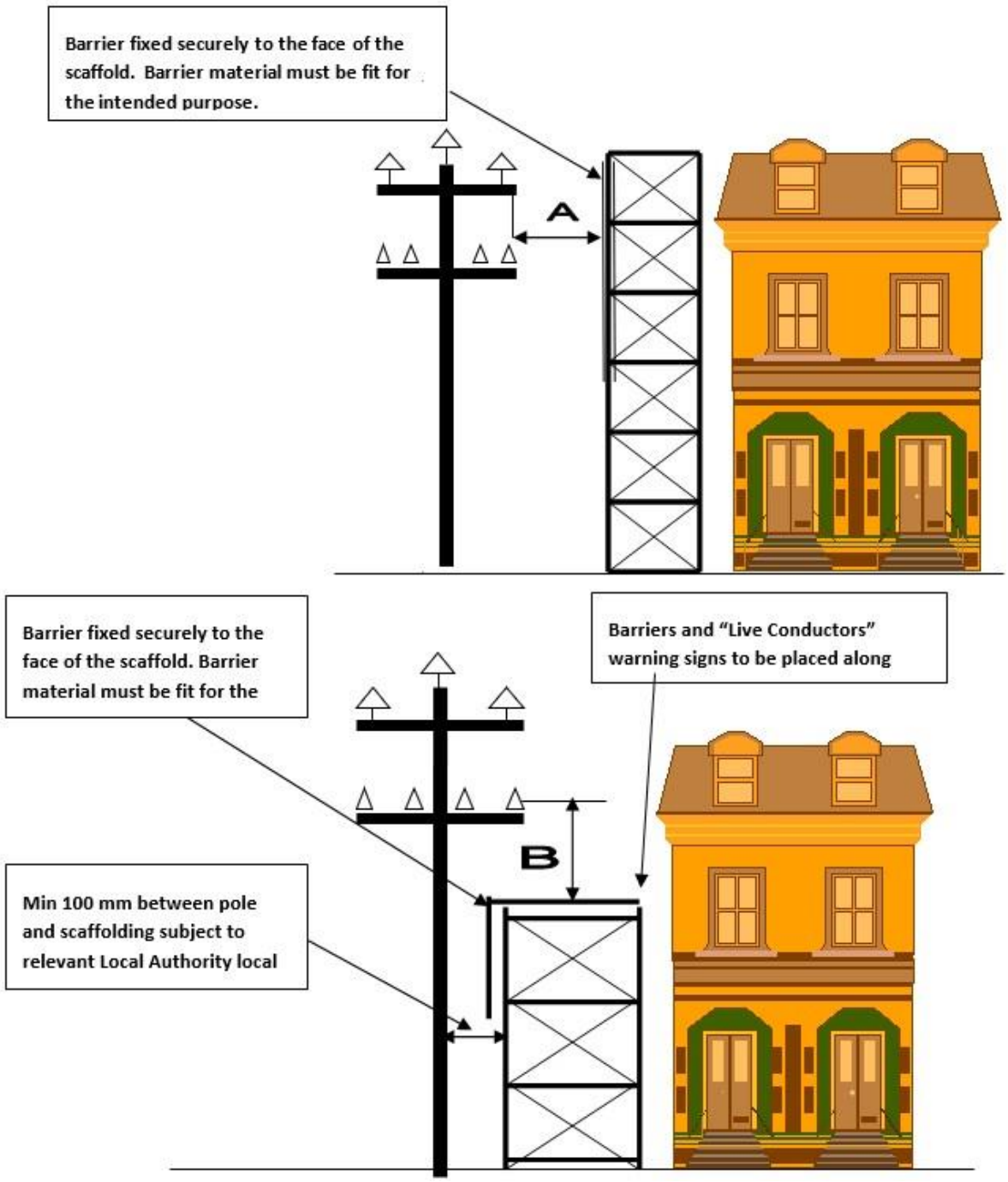
- Alternatively, consideration should be given to the de-energisation of the nearby electric lines where possible for the duration of this work. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.
- Comply with the horizontal and vertical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

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

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

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

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



5.4. High Load transport under Overhead Electric Lines

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

Email: highloads@energyq.com.au

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

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Energex: Vehicles with high loads | Energex

Ergon Energy: Vehicles with high loads | Ergon Energy

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

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

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

5.5. Additional Details and Fact Sheets on Electricity Entity Requirements

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

Energex: Working near powerlines | Energex

Ergon Energy: Working near powerlines | Ergon Energy

6. UNDERGROUND ELECTRICAL ASSETS

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

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

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

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

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

6.2. Conditions of Supply of Information

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

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

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

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

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

6.3.1 Records

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

6.3.2 Location of underground electrical assets

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

If during excavation, cables or conduits are damaged:

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

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

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

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

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

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

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

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

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

6.3.4 Electrical Cables

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

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

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

6.3.5 Separation from Electricity Entity underground electrical assets

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

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

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

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

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Minimum Separation Requirements

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

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

Notes:

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

6.4. Additional Details and Fact Sheets on Electricity Entity Requirements

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

Energex: Working near powerlines | Energex

Ergon Energy: Working near powerlines | Ergon Energy

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7. EXCAVATION

7.1. Excavating near Poles and Stay Wires

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

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

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

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

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

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

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

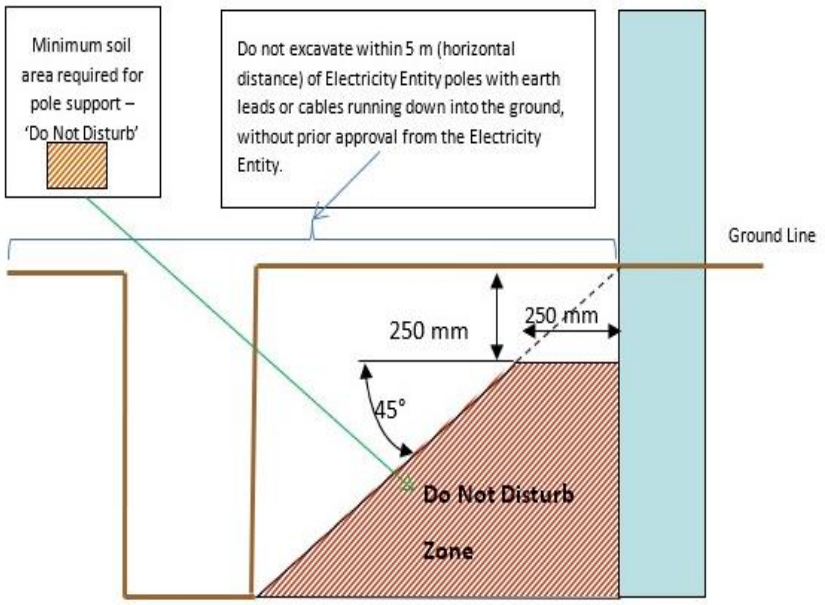


Figure 1 - Do Not Disturb Zone requirements when excavating near poles

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

7.1.1 Certified Engineering Assessment

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

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

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

7.2. Excavating Near Underground Electrical Assets

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

7.2.1 Excavating Parallel to Underground Electrical Assets

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

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

7.2.2 Excavating Across Underground Electrical Assets

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

7.2.3 Heavy Machinery Operation Over Underground Electrical Assets

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

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7.2.4 Directional Boring Near Underground Electrical Assets

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

7.2.5 Hydro Vac Operation

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

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

7.3. Blasting

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

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

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

8. REPORTING DAMAGE CAUSED TO OVERHEAD OR UNDERGROUND ELECTRIC LINES

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

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

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9. INFRASTRUCTURE NEAR ELECTRIC LINES

9.1. Easements and Wayleaves

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

9.1.1 What is an Electricity Easement?

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

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

9.1.2 Why are easements necessary?

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

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

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

9.1.4 Who owns the land the easement is on?

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

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

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

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

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9.1.6 Who is responsible for maintenance of easement area?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

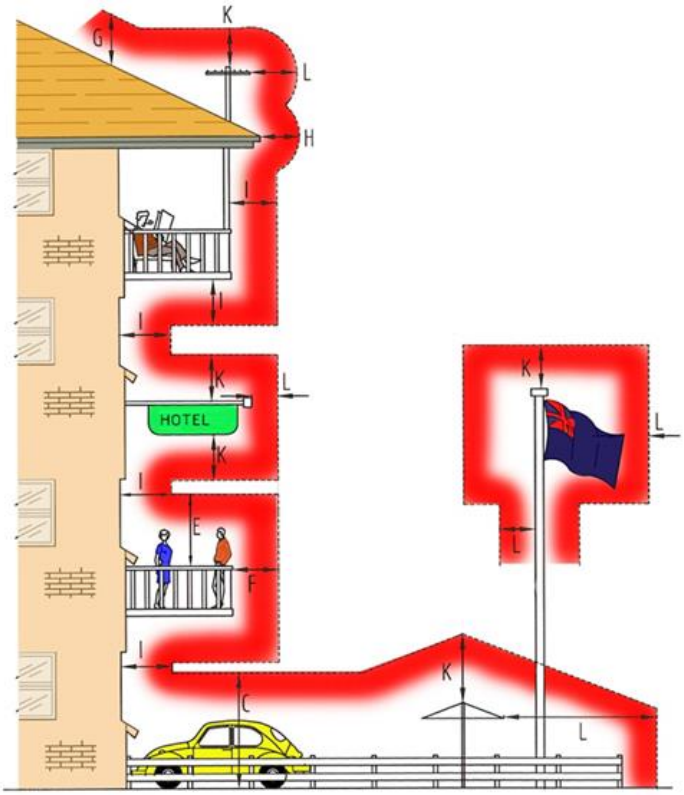
NOTE: **Do not assume that your local council approval is sufficient approval for you to proceed with your work. The local council may not check whether or not your proposed construction work will comply with the Electricity Entity's statutory clearance requirements.**

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

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

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

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

NOTE:
The vertical clearance and the horizontal clearance specified shall be maintained.

Electricity Entity Requirements - Working Near Overhead and Underground Electric Lines

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

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

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9.4. What about Electric and Magnetic Fields?

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

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

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

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

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

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This content was sent by email from NBN Co Qld in response to your Before You Dig enquiry.

Original subject	DBYD JOB:53546741 SEQ:275251948 - 4/202 FRYAR ROAD , EAGLEBY , QLD , 4207 email(1/1)
Original sender	DONOTREPLY@nbnco.com.au
Received	29 Jun 2026 8:52:16am AEST

Hi Soft Reg,

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

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

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

Please Do Not Reply To This Mail

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Working near nbn™ cables

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

Practice safe work habits

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

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

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

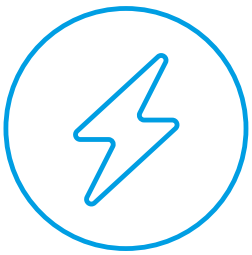
Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.

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

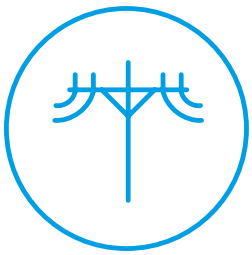
Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

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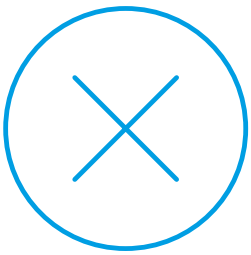
Working near nbn™ cables



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



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



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

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

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

Contact

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

Disclaimer

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

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

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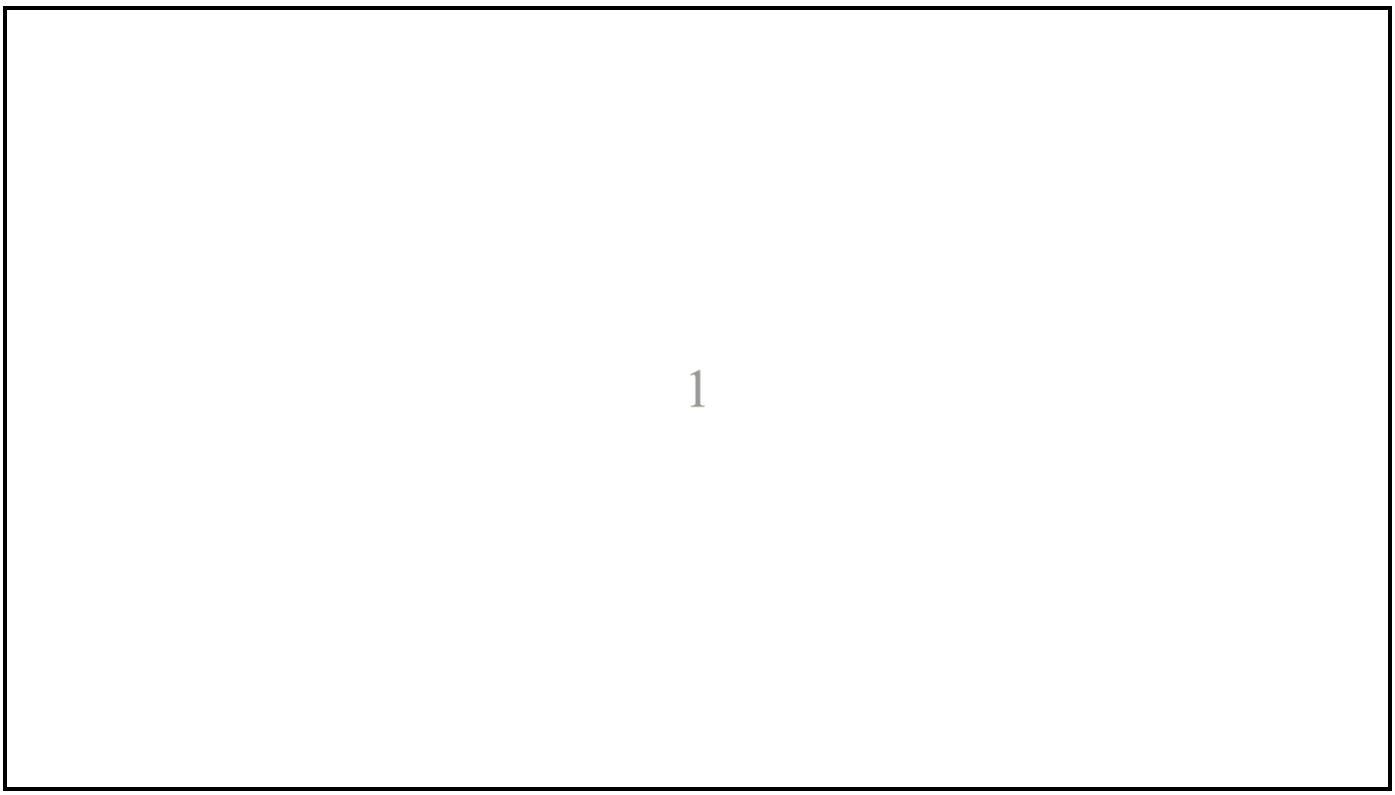
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To:	Soft Reg
Phone:	Not Supplied
Fax:	Not Supplied
Email:	Soft.Reg.3576757@mail.au.pac.pcges.com.au

Dial before you dig Job #:	53546741
Sequence #	275251948
Issue Date:	28/06/2026
Location:	4/202 FRYAR ROAD , EAGLEBY , QLD , 4207

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

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

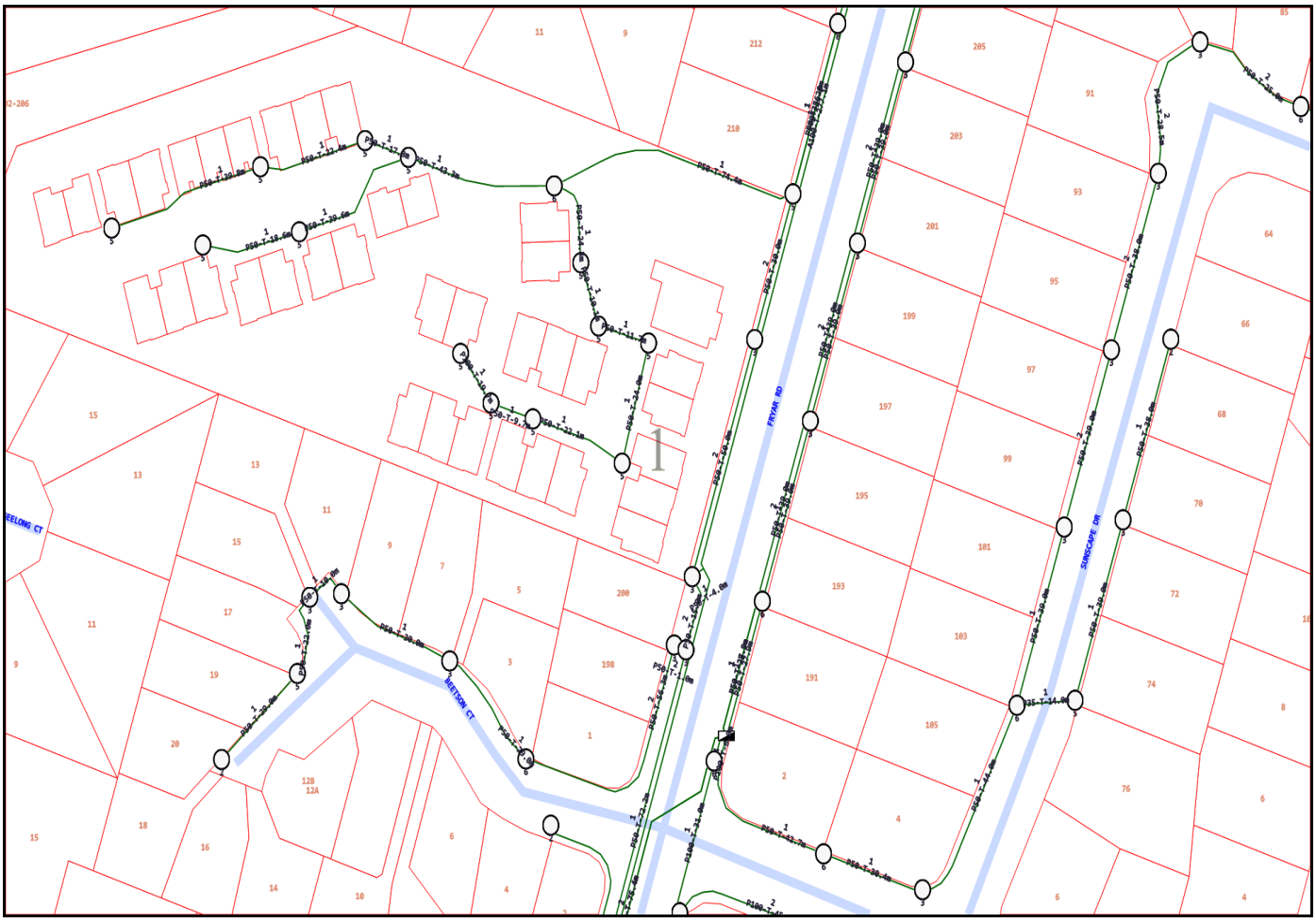


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LEGEND

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". 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

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Emergency Contacts

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

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To:	Soft Reg
Phone:	Not Supplied
Fax:	Not Supplied
Email:	Soft.Reg.3576757@mail.au.pac.pcges.com.au

Before You Dig Australia Job #:	53546741
Sequence #	275251948
Issue Date:	28/06/2026
Location:	4/202 FRYAR ROAD , EAGLEBY , QLD , 4207

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

Information

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

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

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

Location of **nbn™** Underground Assets

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

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

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

Notes:

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

Referral Conditions

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

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

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

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

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

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

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

Thank You,

nbn BYDA

Date: 28/06/2026

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

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This content was sent by email from Telstra QLD South East in response to your Before You Dig enquiry.

Original subject	DBYD JOB: 53546741 SEQ: 275251952 - 4/202 FRYAR ROAD, EAGLEBY QLD 4207
Original sender	TAMS@dominoapp.in.telstra.com.au
Received	29 Jun 2026 8:56:59am AEST

Attention: Soft Reg

Site Location: 4/202 FRYAR ROAD, EAGLEBY, QLD 4207

Your Job Reference: ITJOB|198800206

Please do not reply to this email, this is an automated message -

Thank you for requesting Telstra information via Before You Dig Australia (BYDA).

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Please refer to all enclosed attachments for more information.
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Report Damage to Telstra Equipment: Report damages to Telstra equipment - Telstra

Please note:
When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed.
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Phone 1800 653 935 for further assistance.

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

(See attached file: Telstra Duty of Care v32.0c.pdf)

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

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(See attached file: AccreditedPlantLocators 2026-06-10a.pdf)

(See attached file: 275251952.pdf)

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Before You Dig Australia

Think before you dig

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Workers and equipment must maintain safety exclusion zones around power lines

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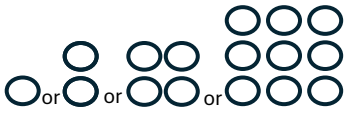
Privacy Note

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

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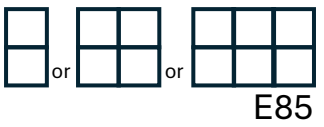
LEGEND

Z	**Leadin terminates at a Customer Address**	6 D	Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present	EJ	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	M	Marker Post Installed
MC	Main Cable ducts on a Distribution Plan	T or TR	Buried Transponder
	Blocked or Damaged Duct	MT	Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid	SMOF	Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



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

(attached text denotes conduit type and size)



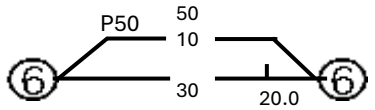
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

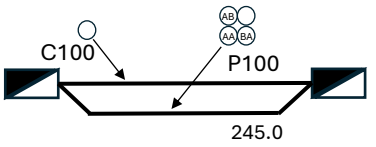
Some examples of conduit type and size:

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

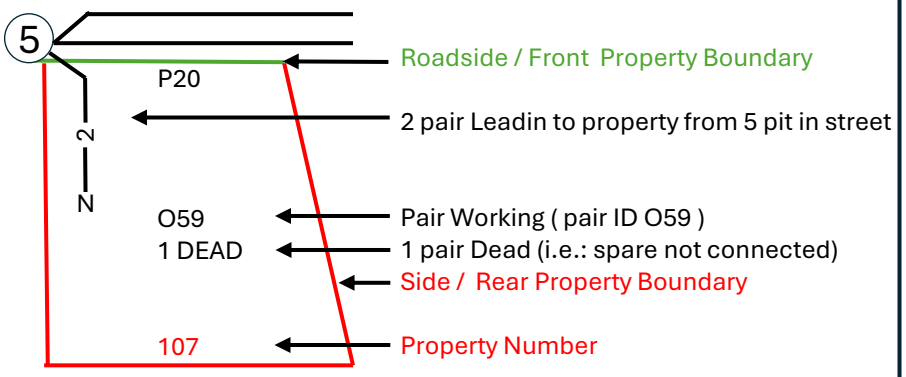
Some Examples of how to read Telstra Plans



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.

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General Information

Telstra highly recommends using Certified Locators.

For more info contact a CERTLOC Certified Locating Organisation (CLO) or Telstra Location Intelligence Team 1800 653 935

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

OPENING ELECTRONIC MAP ATTACHMENTS –

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

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

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

Telstra New Connections / Disconnections
13 22 00

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

Telstra Aerial Assets Group (overhead network)
1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

- **1.0m Mechanical Excavators, Farm Ploughing, Tree Removal**
- **500mmVibrating Plate or Wacker Packer Compactor**
- **600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.**
- **1.0mJackhammers/Pneumatic Breakers**
- **2.0m Boring Equipment (in-line, horizontal and vertical**

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Original subject	DBYD JOB: 53546741 SEQ: 275251952 - 4/202 FRYAR ROAD, EAGLEBY QLD 4207
Original sender	TAMS@dominoapp.in.telstra.com.au
Received	29 Jun 2026 8:56:59am AEST

Attention: Soft Reg

Site Location: 4/202 FRYAR ROAD, EAGLEBY, QLD 4207

Your Job Reference: ITJOB|198800206

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(See attached file: Telstra Duty of Care v32.0c.pdf)

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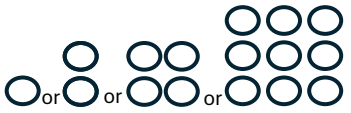
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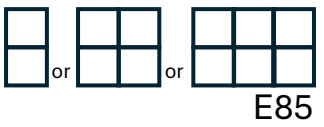
LEGEND

Z	**Leadin terminates at a Customer Address**	6 D	Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present	EJ	Elevated Joint (above ground joint on buried cable)
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	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
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Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

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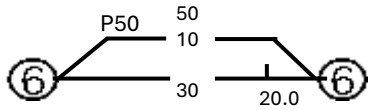
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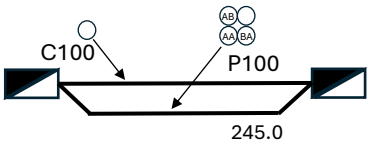
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galvanised Iron, E - Earthenware
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P100 100mm PVC conduit
A100 100mm asbestos cement conduit

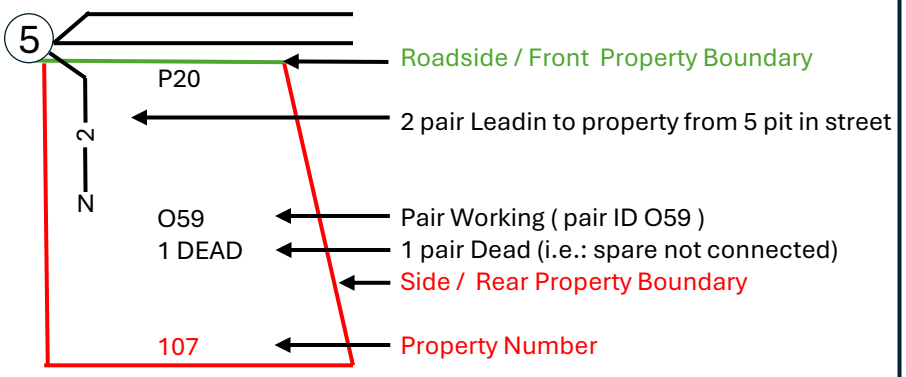
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The 5 Ps of Safe Excavation

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Autodesk Design Review http://usa.autodesk.com/design-review/ for DWF files.
(Windows PC)

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This content was sent by email from Telstra QLD South East in response to your Before You Dig enquiry.

Original subject	DBYD JOB: 53546741 SEQ: 275251952 - 4/202 FRYAR ROAD, EAGLEBY QLD 4207
Original sender	TAMS@dominoapp.in.telstra.com.au
Received	29 Jun 2026 8:56:59am AEST

Attention: Soft Reg

Site Location: 4/202 FRYAR ROAD, EAGLEBY, QLD 4207

Your Job Reference: ITJOB|198800206

Please do not reply to this email, this is an automated message -

Thank you for requesting Telstra information via Before You Dig Australia (BYDA).

This response contains Telstra information relating to your recent BYDA request.

Please refer to all enclosed attachments for more information.
Information for opening Telstra Asset Plans as well as some other useful contact information is noted in the attached documents.

Report Damage to Telstra Equipment: Report damages to Telstra equipment - Telstra

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

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

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

WARNING:
Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing them. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation** https://www.byda.com.au/before-you-dig/best-practice-guides/.

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

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

(See attached file: Telstra Duty of Care v32.0c.pdf)

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

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(See attached file: AccreditedPlantLocators 2026-06-10a.pdf)

(See attached file: 275251952.pdf)

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Before You Dig Australia

Think before you dig

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

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

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

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

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

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Disclaimer and legal details

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

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

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

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

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

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

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

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

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

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

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

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

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

Data Extraction Fees

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

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

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

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

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

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

Workers and equipment must maintain safety exclusion zones around power lines

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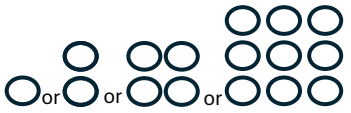
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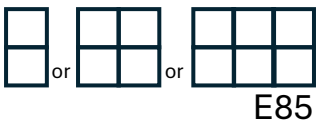
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Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

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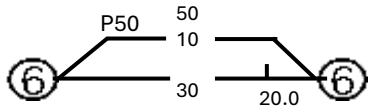
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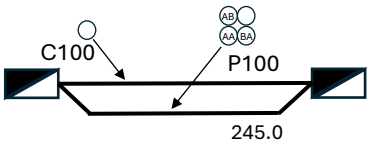
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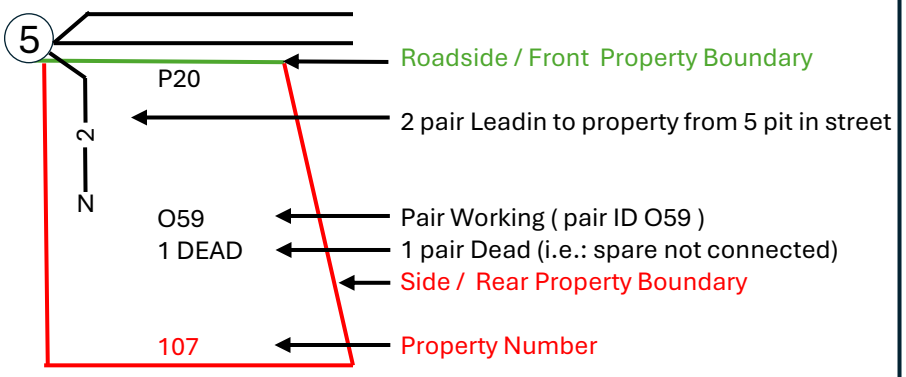
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(Windows PC)

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Job No 53546741

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

Zero damage - Zero harm - Zero disruption

byda.com.au

Contact Details

Contact	Contact number	Company	Enquirer ID
Soft Reg	0413 942 837	Pelicancorp Pty Ltd	3576757

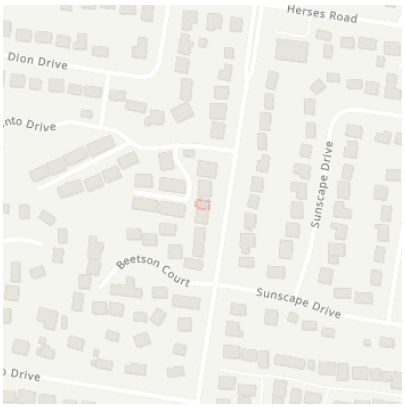
Email
soft.reg@pelicancorp.com

Address
610 Victoria Street
Richmond VIC 3121

Job Site and Enquiry Details

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

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
29/06/2026	01/07/2026	03/07/2026	Private	Design	Private	Conveyancing



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

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

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

User Reference	Address	Notes/description
ITJOB|198800206	4/202 FRYAR ROAD EAGLEBY QLD 4207	60550|0 [Contact:]

Your Responsibility and Duty of Care

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

Asset Owner Details

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

Referral ID (Seq. no)	Authority Name	Phone	Status
275251950	APA Group Gas Networks (90073)	1800 085 628	NOTIFIED
275251951	Energex QLD	13 12 53	NOTIFIED
275251949	Logan City Council	(07) 3412 3412	NOTIFIED
275251948	NBN Co Qld	1800 687 626	NOTIFIED
275251952	Telstra QLD South East	1800 653 935	NOTIFIED

END OF UTILITIES LIST

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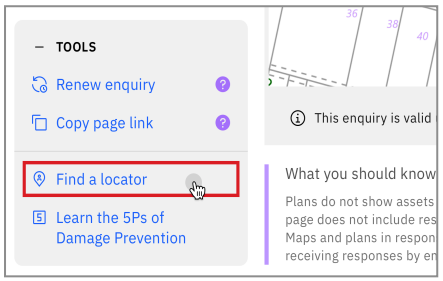
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When you lodge an enquiry you will see skilled Locators to contact

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

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast

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

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

GET QUOTE

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

Book a FREE BYDA Session

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

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

BOOK NOW

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- **1.0m Mechanical Excavators, Farm Ploughing, Tree Removal**
- **500mmVibrating Plate or Wacker Packer Compactor**
- **600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.**
- **1.0mJackhammers/Pneumatic Breakers**
- **2.0m Boring Equipment (in-line, horizontal and vertical**

Docusign Envelope ID: 7B642204-6E88-8419-80D6-A83AE9BE8B87

This content was sent by email from Telstra QLD South East in response to your Before You Dig enquiry.

Original subject	DBYD JOB: 53546741 SEQ: 275251952 - 4/202 FRYAR ROAD, EAGLEBY QLD 4207
Original sender	TAMS@dominoapp.in.telstra.com.au
Received	29 Jun 2026 8:56:59am AEST

Attention: Soft Reg

Site Location: 4/202 FRYAR ROAD, EAGLEBY, QLD 4207

Your Job Reference: ITJOB|198800206

Please do not reply to this email, this is an automated message -

Thank you for requesting Telstra information via Before You Dig Australia (BYDA).

This response contains Telstra information relating to your recent BYDA request.

Please refer to all enclosed attachments for more information.
Information for opening Telstra Asset Plans as well as some other useful contact information is noted in the attached documents.

Report Damage to Telstra Equipment: Report damages to Telstra equipment - Telstra

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

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

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

WARNING:
Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing them. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation** https://www.byda.com.au/before-you-dig/best-practice-guides/.

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

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

(See attached file: Telstra Duty of Care v32.0c.pdf)

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

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(See attached file: AccreditedPlantLocators 2026-06-10a.pdf)

(See attached file: 275251952.pdf)

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Before You Dig Australia

Think before you dig

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

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

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

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

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

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Disclaimer and legal details

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

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

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

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

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

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

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

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

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

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

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

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

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

Data Extraction Fees

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

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

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

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

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

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

Workers and equipment must maintain safety exclusion zones around power lines

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

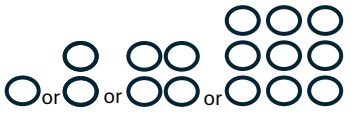
Privacy Note

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

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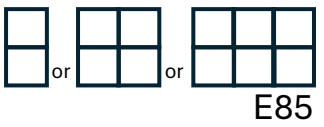
LEGEND

Z	**Leadin terminates at a Customer Address**	6 D	Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present	EJ	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	M	Marker Post Installed
MC	Main Cable ducts on a Distribution Plan	T or TR	Buried Transponder
	Blocked or Damaged Duct	MT	Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid	SMOF	Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



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

(attached text denotes conduit type and size)



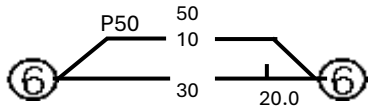
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

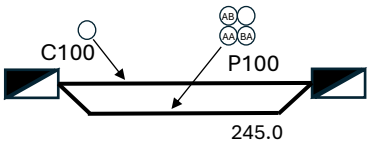
Some examples of conduit type and size:

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

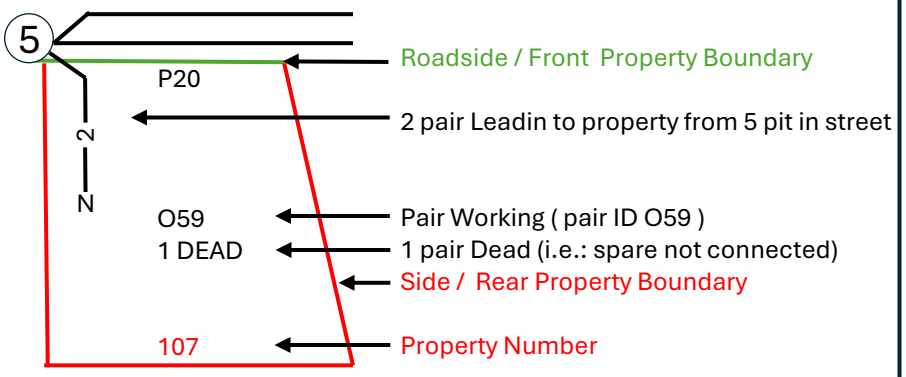
Some Examples of how to read Telstra Plans



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.

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LOGAN

PROPERTY REPORT

Property Details

Address:	4/202-206 Fryar Road EAGLEBY QLD 4207
Lot/Plan:	Lot 4 SP 217547
Property Key:	324463
Property Size:	152 m^2 (survey plan area)
Covenants and Easements:	Please view the survey plan to check if a covenant (CV) or easement (EA) applies to this property. Covenants and easements are rights or interests that may restrict usage of the land.
Division:	12 Mayor and Councillors

Planning Scheme Details

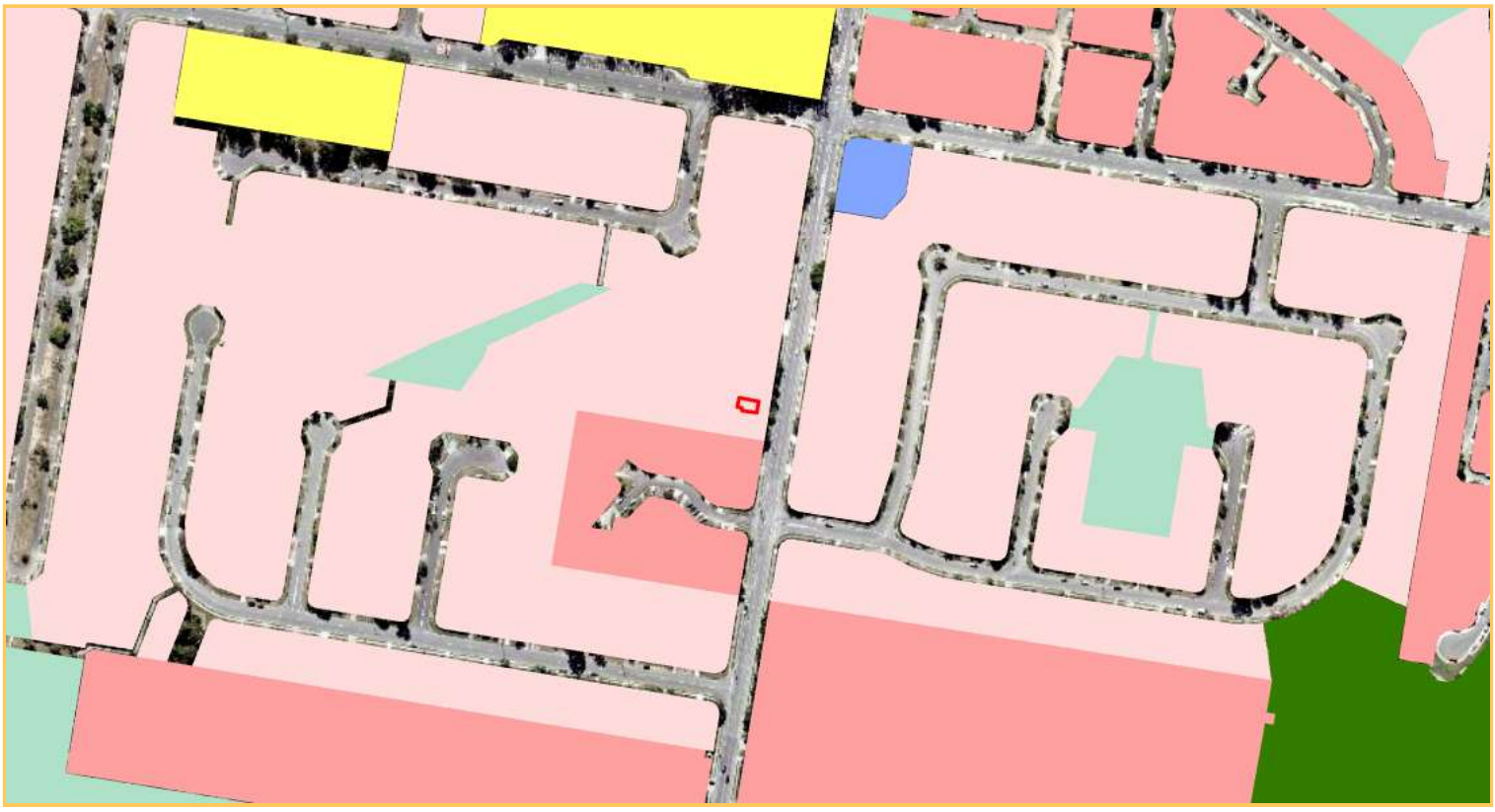
Planning Scheme:	Logan Planning Scheme 2015 V9.2 with TLPI 1/2024
Zone and Precinct:	Low Density Residential - Suburban

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LOGAN

Local Plan: N/A

Local Plan Precinct: N/A



LEGEND

- Centre
- Community facilities
- Emerging community
- Environmental management and conservation
- Low density residential
- Low impact industry
- Low-medium density residential
- Medium density residential
- Medium impact industry
- Mixed use
- Priority development area
- Recreation and open space
- Rural
- Rural residential
- Special purpose
- Specialised centre

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LOGAN

Overlays

Overlays mark areas where extra rules apply for land use and development due to natural hazards, like bushfire or flooding, or where we need to protect values like our biodiversity, heritage and waterways. They also help us manage health, safety and assets in areas near infrastructure like powerlines, transport corridors and water pipelines. To learn more please see Part 5 and Part 8 of Logan's Planning Scheme.

Refer to the map legend to understand the symbology on the overlay maps.

OM - 01.01 - Potential and actual acid sulphate soils >5 m AHD <= 20m AHD



OM - 10.00 - Residential overlay

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LOGAN



Please note: the extent of the property impacted by overlays may be impacted by cadastral changes (for property, road and watercourse boundaries). These changes occur more frequently than planning scheme mapping amendments needed to re-align the overlays. For further advice please contact Council.

Flood risk: whether or not flood risk is identified in the overlays list above, please refer to the Flood Report to check the latest available information from recently completed flood studies about the flood risk on this property.

Can I Subdivide?

Property size:	152 m^2 Survey plan area
Minimum size for new lots:	400 m^2 In Low Density Residential - Suburban
Subdivision potential:	**Probably not**

Local Government Infrastructure Plan (LGIP)

Please note: The LGIP represents Council's intentions for the provision of trunk infrastructure, based on assumptions about changing population, employment and development (i.e. the increasing type, scale and location of demand for this infrastructure). This information is subject to change and should not be relied upon to indicate the exact location and nature of future (proposed) infrastructure. For further information please refer to Part 4 of Logan's planning scheme or contact Council.

LGIP - 06.00 - Existing trunk road

Please note: This report does not form part of Logan's planning scheme. While all reasonable care has been taken in producing this information, Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with, any loss of damage suffered as a result of any inaccuracies, errors or omissions, or your reliance on this information.