



# Seller disclosure statement

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

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

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

**This statement does not include information about:**

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

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

## Part 1 - Seller and property details

|                                                                       |                                                                                                                                                                                                                                                                                                                        |  |  |
|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| Seller                                                                | Wayne Michael AIRTH                                                                                                                                                                                                                                                                                                    |  |  |
| Property address<br>(referred to as the "property" in this statement) | 20 Carstens Crt<br>Currumbin Waters Qld 4223                                                                                                                                                                                                                                                                           |  |  |
| Lot on plan description                                               | Lot 18 Plan RP 859513<br>Title reference 50013264                                                                                                                                                                                                                                                                      |  |  |
| Community titles scheme or BUGTA scheme:                              | Is the property part of a community titles scheme or a BUGTA scheme:<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><i>If Yes, refer to Part 6 of this statement for additional information</i> <i>If No, please disregard Part 6 of this statement as it does not need to be completed</i> |  |  |

## 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 <i>Land Title Act 1994</i> showing interests registered under that Act for the property. | <input checked="" type="checkbox"/> Yes |
|               | A copy of the plan of survey registered for the property.                                                                                 | <input checked="" type="checkbox"/> Yes |

**Registered encumbrances**

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

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

**Unregistered encumbrances (excluding statutory encumbrances)**

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

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

**Unregistered lease (if applicable)**

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

- » the start and end day of the term of the lease:
- » the amount of rent and bond payable:
- » whether the lease has an option to renew:

**Other unregistered agreement in writing (if applicable)**

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

☐ Yes

**Unregistered oral agreement (if applicable)**

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

**Statutory encumbrances**

There are statutory encumbrances that affect the property.

☒ Yes

☐ No

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

City of Gold Coast Council rates \$2,258.17  
City of Gold Coast water & sewerage rates \$597.61

**Residential tenancy or rooming accommodation agreement**

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months.

☐ Yes

☒ No

If Yes, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)*

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

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

## Part 3 - Land use, planning and environment

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

**Zoning** The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*:

Medium density residential zone code

**Transport proposals and resumptions** The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal\* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes ☒ No

The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No

*If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller*

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

**Contamination and environmental protection** The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*. ☐ Yes ☒ No

The following notices are, or have been, given:

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No

**Trees** There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. ☐ Yes ☒ No

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

**Heritage** The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth). ☐ Yes ☒ No

**Flooding** Flooding Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the [FloodCheck Queensland](#) portal or the [Australian Flood Risk Information](#) portal.

**Vegetation, habitats and protected plants** Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

## Part 4 - Buildings and structures

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

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

Part 5 - Rates and services

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

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: \$1,131.87      Date Range: 1 July 2025 to 31 December 2025  
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: \$250.16      Date Range: 27 June 2025 to 18 September 2025  
OR  
There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:  
Amount:      Date Range:

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

## Part 6 - Community titles schemes and BUGTA schemes

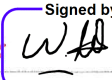
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

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

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

|                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                  |                                        |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------------------|
| <b>Body Corporate and Community Management Act 1997</b> | The property is included in a community titles scheme.<br>(If Yes, complete the information below)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> Yes                                     | <input checked="" type="checkbox"/> No |
| <b>Community Management Statement</b>                   | A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.<br><br><b>Note</b> —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.                                                                                                                                                                                                                                      | <input type="checkbox"/> Yes                                     |                                        |
| <b>Body Corporate Certificate</b>                       | A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer.<br><br><i>If No</i> — An explanatory statement is given to the buyer that states:<br>» a copy of a body corporate certificate for the lot is not attached; and<br>» the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.                                                                                                                                                                                                     | <input type="checkbox"/> Yes<br><br><input type="checkbox"/> Yes | <input type="checkbox"/> No            |
| <b>Statutory Warranties</b>                             | <b>Statutory Warranties</b> —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.                                                                                                                             |                                                                  |                                        |
| <b>Building Units and Group Titles Act 1980</b>         | The property is included in a BUGTA scheme<br>(If Yes, complete the information below)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> Yes                                     | <input checked="" type="checkbox"/> No |
| <b>Body Corporate Certificate</b>                       | A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer.<br><br><i>If No</i> — An explanatory statement is given to the buyer that states:<br>» a copy of a body corporate certificate for the lot is not attached; and<br>» the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.<br><br><b>Note</b> —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property. | <input type="checkbox"/> Yes<br><br><input type="checkbox"/> Yes | <input type="checkbox"/> No            |

Signatures - SELLER

Signed by:  
  
6520375CAE1D4E6...

Signature of seller

Wayne Michael AIRTH

Name of seller

15-10-2025

Date

Signature of seller

Name of seller

Date

SIGN HERE

Signatures - BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date



## Current Title Search

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

|                     |            |              |                  |
|---------------------|------------|--------------|------------------|
| Title Reference:    | 50013264   | Search Date: | 18/09/2025 09:33 |
| Date Title Created: | 03/09/1994 | Request No:  | 53406662         |
| Previous Title:     | 18638245   |              |                  |

## ESTATE AND LAND

Estate in Fee Simple

LOT 18 REGISTERED PLAN 859513

Local Government: GOLD COAST

## REGISTERED OWNER

Dealing No: 708518934 18/03/2005

WAYNE MICHAEL AIRTH

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10362115 (POR 24)
2. MORTGAGE No 708518935 18/03/2005 at 13:15  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005  
357 522

## ADMINISTRATIVE ADVICES

NIL

## UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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

859513

**PLAN MUST BE DRAWN WITHIN BLACK LINES**

859513

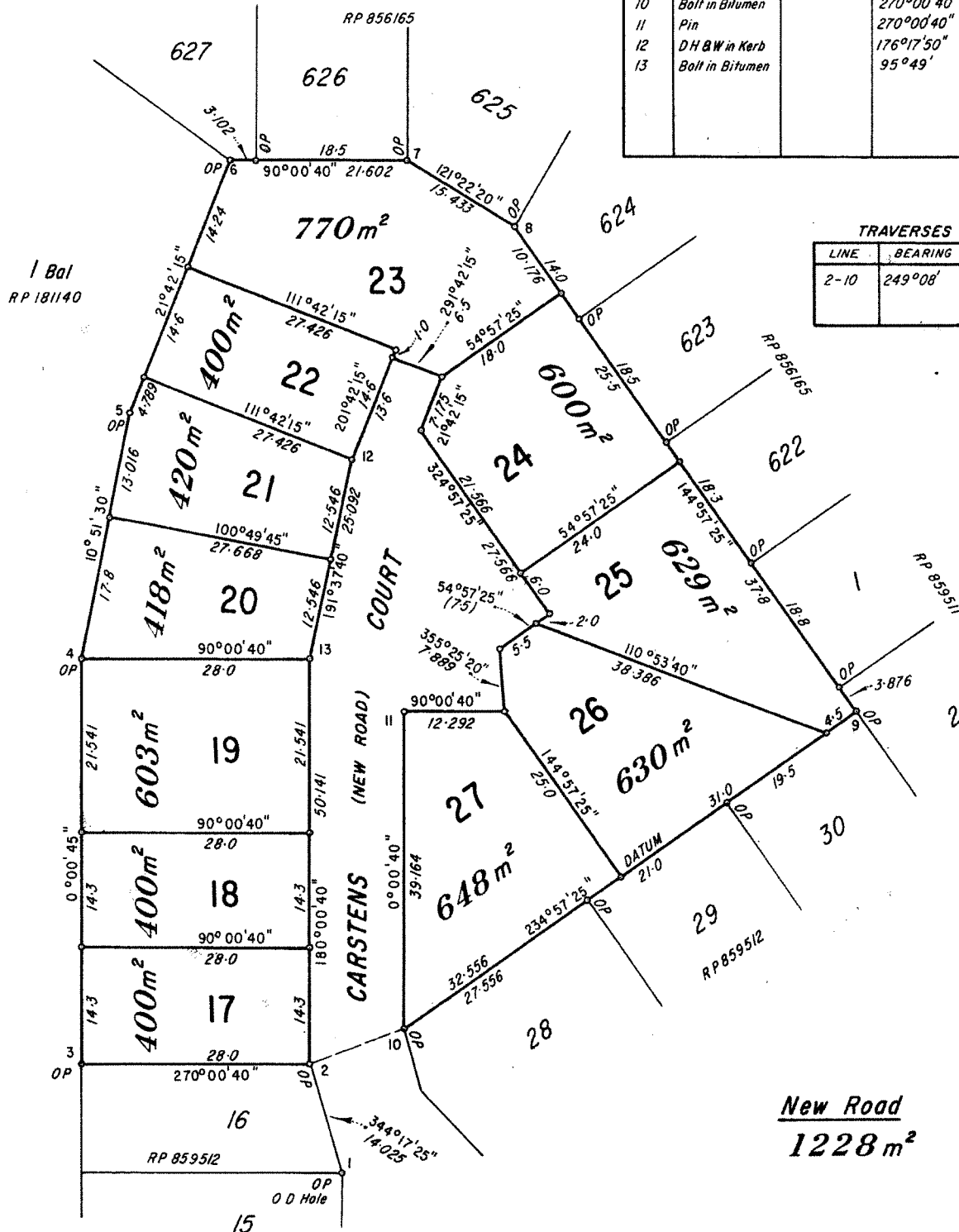
859513

**PLAN MUST BE DRAWN WITHIN BLACK LINES**

859513

| REFERENCE |                 | MARKS     |            |       |
|-----------|-----------------|-----------|------------|-------|
| STN       | TO              | ORIGIN    | BEARING    | DIST  |
| 1         | OD Hole in Kerb | 22/859512 | 93°40'10"  | 7.358 |
| 10        | Pin             |           | 270°00'40" | 1.0   |
| 10        | Bolt in Bitumen |           | 270°00'40" | 5.75  |
| 11        | Pin             |           | 270°00'40" | 1.0   |
| 12        | DH & W in Kerb  |           | 176°17'50" | 9.573 |
| 13        | Bolt in Bitumen |           | 95°49'     | 5.78  |

| TRAVERSES ETC |         |        |
|---------------|---------|--------|
| LINE          | BEARING | DIST   |
| 2-10          | 249°08' | 12.308 |



New Road  
**1228 m<sup>2</sup>**

was completed on 2/21/1993  
 [Signature]  
 Licensed Surveyor/  
 Director  
 Date 2/21/11

**PLAN OF**      **Lots 17 to 27**  
*Cancelling balance of Lot 955 on RP 85/220*

ORIGINAL *Por 24*

|                             |                             |
|-----------------------------|-----------------------------|
| MERIDIAN<br><i>RPB59512</i> | MAP REF<br><i>CURRUMBIN</i> |
|-----------------------------|-----------------------------|

SCALE

NO. SURVEY RECORDS DEPOSITED

ENDORSED  
4/18-4

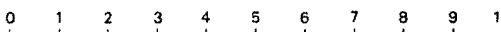
REGISTERING  
*BRISBANE*

PARISH TALLEBUDGERA  
COUNTY Word

TOWN/LOCALITY CURRUMBIN WATERS  
LOCAL AUTHORITY ALBERT SC  
LAND AGENTS/MINING DISTRICT BRISBANE

**DISTRICT**  
**MINING FIELD**

REGISTERED PLAN 859513



**CROWN COPYRIGHT RESERVED**

AREA OF PLAN 0.7146 HA

THE INSTITUTION OF SURVEYORS AUSTRALIA (QUEENSLAND)  
BY AUTHORITY LICENCE NUMBER 67

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

Previous Title  
CT 18638245      LOT 955      ON RP851220

*R. A. Devlin* Mayor or  
Chairman  
*[Signature]* Town or  
Shire Clerk

**CHIEF EXECUTIVE OFFICER**

- as Proprietor/s of this land.

• ~~\_\_\_\_\_~~

agree to this plan and dedicate the new road as shown hereon to public use.

~~TEBUK PTY LTD A.C.N. 010 352 048~~

~~BY ITS ATTORNEY~~

Signature of • Proprietor/s • ~~XXXXXXXXXX~~ NEVILLE LEIGH

- Rule out which is inapplicable.

OWEN DEVELOPMENTS PTY LTD BY ITS ATTORNEY  
KENNETH MAXWELL OWEN UNDER POWER OF ATTORNEY NO. L648504W  
*Robert John Wilson*  
ST IVES HOMES PTY LTD BY ITS ATTORNEY, ROBERT JOHN  
WILSON UNDER POWER OF ATTORNEY NO. K721232J

This survey has been examined and may be used for land dealings.

Surveyor General

Date \_\_\_\_\_

[illegible]

Lodged by PRODOC for (017)  
INGWERSSEN & ANSDOWN.

Received  
Registrar of Titles

Fees Payable

*Postal fee and postage*

58 Logt. Exam. & Ass.

440 (11) New Title

Entd. on Deeds

14 Photo Fee

\$5 / 2      Total

Short Fees Paid

CURRUMBIN SHZ

File Ref. GC 15C

Deposited / /

*Audited* / /

Passed 23/12/93 IC.

*Survey Records: File/Field Notes*

Charted / /

Original Grant

40105

POR 24

Particulars entered in Register Book  
Vol. 8638 Folio 245.

REGISTERED

- 2 SEP 1944

EXAM. INITS.

REGISTRAR OF TITLES

Rec. No. 434261

RECEIVED \$ 168

DATE 2-12-93

700123169 \$512.00  
 400 NT PLAN OF SURV ORIG  
 22/07/1994  
 16:09

**REGISTERED**

**PLAN 859513**

City Plan property report

Economy, Planning and Environment Directorate  
Planning Enquiries Centre  
City Development Branch  
PO Box 5042 GOLD COAST MC QLD 9729  
P: (07) 5582 8708  
E: mail@goldcoast.qld.gov.au  
W: cityofgoldcoast.com.au

Property Details

Property address

20 Carstens Court, CURRUMBIN WATERS, 4223

Lot and Plan

18RP859513

Area

400 m<sup>2</sup>

City Plan content

Zone map

Residential zones category

Low density residential

Low density residential, Large lot precinct

Low density residential, Calypso Bay precinct

Medium density residential

Medium density residential, Calypso Bay precinct

High density residential

Centres zones category

Centre

Neighbourhood centre

Neighbourhood centre, West Burleigh historic township precinct

Recreation zones category

Sport and recreation

Sport and recreation, Bond University precinct

Sport and recreation, Bundall equestrian area precinct

Open space

Tourism zones category

Major tourism

Major tourism, Island resorts precinct

Major tourism, Sea World precinct

Major tourism, The Spit northern tourism precinct

Major tourism, The Spit eastern tourism precinct

Major tourism, The Spit southern tourism precinct

Major tourism, Wildlife park precinct

Environment zones category

Conservation

Industry zones category

Low impact industry

Low impact industry, Future low impact industry precinct

Medium impact industry

Medium impact industry, Future medium impact industry precinct

High impact industry

High impact industry, Future high impact industry precinct

Waterfront and marine industry

Waterfront and marine industry, The Spit marine industry precinct

Other zones category

Community facilities

Emerging community

Emerging community, Upper Coomera precinct

Extractive industry

Extractive industry, Extractive industry indicative buffer

Innovation

Innovation, Bond University precinct

Innovation, Gold Coast cultural precinct

Limited development (constrained land)

Mixed use

Mixed use, Bermuda Point precinct

Mixed use, Fringe business precinct

Rural

Rural, Rural landscape and environment precinct

Rural residential

Rural residential, Rural residential landscape and environment precinct

Special purpose

Special purpose, Special development areas precinct

Township

Township, Commercial precinct

Township, Large lot precinct

Unzoned

Property boundaries

Selected property

| Applicable mapping content                                                                                                                                                                     | Related City Plan content                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Division                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                  |
| Division 14 (view <a href="#">divisional contact details</a> )                                                                                                                                 |                                                                                                                                                                                                                                                                                                                  |
| Zones                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                  |
| Medium density residential zone                                                                                                                                                                | <a href="#">Medium density residential zone code</a><br><br>Tables of assessment: <ul style="list-style-type: none"> <li>• <a href="#">Material change of use</a></li> <li>• <a href="#">Reconfiguring a lot</a></li> <li>• <a href="#">Building work</a></li> <li>• <a href="#">Operational work</a></li> </ul> |
| Overlay maps                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                  |
| Acid sulfate soils: <ul style="list-style-type: none"> <li>• Land at or below 5m AHD</li> </ul>                                                                                                | <a href="#">Acid sulfate soils overlay code</a><br><br>Tables of assessment: <ul style="list-style-type: none"> <li>• <a href="#">Acid sulfate soils overlay</a></li> </ul>                                                                                                                                      |
| Acid sulfate soils: <ul style="list-style-type: none"> <li>• Land at or below 20m AHD</li> </ul>                                                                                               | <a href="#">Acid sulfate soils overlay code</a><br><br>Tables of assessment: <ul style="list-style-type: none"> <li>• <a href="#">Acid sulfate soils overlay</a></li> </ul>                                                                                                                                      |
| Airport environs – Airservices Australia aviation facilities: <ul style="list-style-type: none"> <li>• Airport infrastructure</li> </ul>                                                       | <a href="#">Airport environs overlay code</a><br><br>Tables of assessment: <ul style="list-style-type: none"> <li>• <a href="#">Airport environs overlay</a></li> </ul>                                                                                                                                          |
| Airport environs - lighting area buffer zones: <ul style="list-style-type: none"> <li>• Lighting area buffer zones</li> </ul>                                                                  | <a href="#">Airport environs overlay code</a>                                                                                                                                                                                                                                                                    |
| Airport environs- Obstacle Limitation Surface (OLS): <ul style="list-style-type: none"> <li>• Obstacle Limitation Surface (OLS)</li> </ul>                                                     | <a href="#">Airport environs overlay code</a><br><br>Tables of assessment: <ul style="list-style-type: none"> <li>• <a href="#">Airport environs overlay</a></li> </ul>                                                                                                                                          |
| Airport environs - Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces: <ul style="list-style-type: none"> <li>• PANS-OPS contour</li> </ul>                      | <a href="#">Airport environs overlay code</a><br><br>Tables of assessment: <ul style="list-style-type: none"> <li>• <a href="#">Airport environs overlay</a></li> </ul>                                                                                                                                          |
| Airport environs - wildlife hazard buffer zones:<br>Wildlife hazard buffer zones                                                                                                               | <a href="#">Airport environs overlay code</a>                                                                                                                                                                                                                                                                    |
| Building height                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                  |
| Dwelling house <ul style="list-style-type: none"> <li>• Dwelling house overlay area</li> </ul>                                                                                                 | Tables of assessment: <ul style="list-style-type: none"> <li>• <a href="#">Dwelling house overlay</a></li> </ul>                                                                                                                                                                                                 |
| Environmental significance – biodiversity areas<br><br>Matters of local environmental significance: <ul style="list-style-type: none"> <li>• Hinterland to coast critical corridors</li> </ul> | <a href="#">Environmental significance overlay code</a><br><br>Tables of assessment: <ul style="list-style-type: none"> <li>• <a href="#">Environmental significance- biodiversity areas overlay</a></li> </ul>                                                                                                  |

|                                                                              |             |                                                                                                     |               |
|------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------------------------------|---------------|
| Flood:                                                                       |             | <a href="#">Flood overlay code</a>                                                                  |               |
| <ul style="list-style-type: none"><li>Flood assessment required</li></ul>    |             | Tables of assessment: <ul style="list-style-type: none"><li><a href="#">Flood overlay</a></li></ul> |               |
| Residential density                                                          |             |                                                                                                     |               |
| LGIP                                                                         |             |                                                                                                     |               |
| Local Government Infrastructure Plan:                                        |             | <a href="#">Local Government Infrastructure Plan</a>                                                |               |
| <ul style="list-style-type: none"><li>Priority infrastructure area</li></ul> |             |                                                                                                     |               |
| Local Government Infrastructure Plan:                                        |             | <a href="#">Local Government Infrastructure Plan</a>                                                |               |
| <ul style="list-style-type: none"><li>LGIP projection areas</li></ul>        |             |                                                                                                     |               |
| Date created                                                                 | 18 Sep 2025 | Version                                                                                             | v12 - Current |

# Tree orders register

The tree orders register shows orders affecting land made under the Neighbourhood Dispute (Dividing Fences and Trees) Act 2011, including who is responsible for carrying out the order and the timeframe.

You can search for a tree order by entering a suburb, street name, order name (e.g. NDR019) or the name of the applicant or respondent in the matter.

The tree orders register shows orders affecting land made under the *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the order and the timeframe.

Orders are added to the register within 14 days of the order being made. The tree register does not list tree dispute applications or pending proceedings. To identify existing applications, you can request a [search of the register of proceedings](#).

No results found.

Search for

20 carstens court currumbin waters

Submit

| Date of order | Order                                     | Address                                        |
|---------------|-------------------------------------------|------------------------------------------------|
| 15/09/2025    | <a href="#">NDR005-24 (PDF, 101.1 KB)</a> | 36 Symonds Road BURLEIGH HEADS QLD 4220        |
| 20/08/2025    | <a href="#">NDR025-25 (PDF, 114.9 KB)</a> | 1384 Creek Road CARINA QLD 4152                |
| 19/08/2025    | <a href="#">NDR183-24 (PDF, 146.4 KB)</a> | 996 Hamilton Road MCDOWALL QLD 4053            |
| 18/08/2025    | <a href="#">NDR211-20 (PDF, 190.8 KB)</a> | 56 Beauvardia Street CANNON HILL QLD 4170      |
| 15/08/2025    | <a href="#">NDR030-25 (PDF, 50.8 KB)</a>  | 14 Barrier Close BUDERIM QLD 4556              |
| 14/08/2025    | <a href="#">NDR069-25 (PDF, 125.1 KB)</a> | 14B King Street KINGS BEACH QLD 4551           |
| 10/08/2025    | <a href="#">NDR179-24 (PDF, 154.3 KB)</a> | 25 Barringtonia Street MOUNT SHERIDAN QLD 4868 |
| 08/08/2025    | <a href="#">NDR198-24 (PDF, 119.1 KB)</a> | 3B Egerton St SOUTHPORT QLD 4215               |
| 05/08/2025    | <a href="#">NDR122-24 (PDF, 1.2 MB)</a>   | 13 Awaba Court DECEPTION BAY QLD 4508          |



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Queensland Government home > For Queenslanders > Environment, land and water >  
Land, housing and property > Heritage places > Queensland Heritage Register > Search the register >  
Heritage register search results

## Heritage register search results

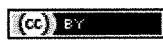
Filtered by:

[20 carstens court currumbin waters](#)

No results found. Please [search again](https://apps.des.qld.gov.au/heritage-register/) ( <https://apps.des.qld.gov.au/heritage-register/> ).

## Current applications

You can also see places being assessed or awaiting a decision from the Queensland Heritage Council for entry in or removal from the Queensland Heritage Register at [Current Queensland Heritage Register applications](https://www.qld.gov.au/environment/land/heritage/register/applications/) ( <https://www.qld.gov.au/environment/land/heritage/register/applications/> ).

 ( <https://creativecommons.org/licenses/by/4.0/> )

Last reviewed 1 July 2022

Last updated 28 February 2023

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Queensland Government ( <https://www.qld.gov.au/> )

## Owner Builder Search

### Search Results:

Search - Main Page

No Owner Builder Permit was found for one of the following reasons:

- The details supplied were incorrect or inconclusive.
- There is no existence of an owner builder permit.
- Any owner builder permits held are no longer active.
- Any owner builder permit held was issued prior to 21st of December 2007\*
- Please also be aware that some individuals may trade through a company structure. For peace of mind you should search companies as well.

\* Please note that QBCC is not able to release information relating to owner builder permits issued prior to 21 December 2007 due to the Queensland Building and Construction Commission and other Legislation Amendment Act 2007 not coming into affect until that date, nor is it able to release information relating to owner builder permits which are no longer active as per section 103A of the Queensland Building and Construction Commission Act 1991. Information for permits issued prior to this date may be obtained under Right to Information (RTI). Please refer to the RTI section on the website - [Click Here](#)



Notice.pdf

Done

Details of cheque(s) etc. customer to complete.  
Drawer

Bank or BSB

Branch

Amount

|  |  |  |    |
|--|--|--|----|
|  |  |  | \$ |
|  |  |  | \$ |
|  |  |  | \$ |

Proceeds of cheques, etc. will not be available until cleared

CITY OF  
**GOLDCOAST.**

**RATE ASSESSMENT**

**Notice Number 2 2043737 0**

Current rating period 1 July 2025 to 31 December 2025

**CHARGES CONSOLIDATED ON RATE NOTICE**

20 Carstens Court, CURRUMBIN WATERS QLD 4223  
Lot 18 RP859513

**DETAILS OF STATE GOVERNMENT AND ASSOCIATED CHARGES**

|                                        |          |
|----------------------------------------|----------|
| VOLUNTEER FIRE BRIGADE                 |          |
| Volunteer Fire Brigade Separate Charge | \$1.00   |
| EMERGENCY MANAGEMENT                   |          |
| SINGLE UNIT RESIDENCE 1 @ \$125.80     | \$125.80 |

**TOTAL OF STATE GOVERNMENT AND ASSOCIATED CHARGES** **\$126.80**

**DETAILS OF COUNCIL RATES AND CHARGES**

|                                                                                 |          |
|---------------------------------------------------------------------------------|----------|
| WASTE MANAGEMENT                                                                |          |
| Green Organics Charge                                                           | \$40.38  |
| PART A - Waste Management Utility Charge (General)                              | \$222.00 |
| PART B - Waste Management Utility Charge (State Waste Levy Cost Component)*     | \$0.00   |
| RECYCLING                                                                       |          |
| Recycling Utility Charge                                                        | \$6.00   |
| RECREATIONAL SPACE                                                              |          |
| Recreational Space Separate Charge                                              | \$15.44  |
| OPEN SPACE INCLUDING KOALA HABITAT                                              |          |
| Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge | \$31.50  |
| GENERAL RATE                                                                    |          |
| CATEGORY 1A - Residential 1 \$553,333 AV @ \$0.001258835                        | \$696.55 |
| DISASTER RESPONSE AND RECOVERY                                                  |          |
| Disaster Response and Recovery Separate Charge                                  | \$5.00   |
| CITY TRANSPORT                                                                  |          |
| City Transport Improvement Separate Charge                                      | \$115.00 |

**TOTAL OF COUNCIL RATES AND CHARGES** **\$1,131.87**

\* Council, as the operator of a levyable waste disposal site, is liable to pay a monthly waste levy to the State under the *Waste Reduction and Recycling Act 2011*. For the financial year 2025/2026, the State has paid Council, as a local government affected by the waste levy, an annual payment in the amount of \$20,820,144, in one instalment on 24th June 2022. The purpose of the payment is to mitigate any direct impacts of the waste levy on households in Council's local government area. This payment will be used by Council for that purpose which, in conjunction with Council waste diversion and recycling initiatives, results in your waste management Part B charge as seen above of \$0.00.

**View and pay your rates online with My Account.**

Register today.  
[cityofgoldcoast.com.au/myaccount](https://cityofgoldcoast.com.au/myaccount)



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# CITY OF GOLDCOAST. Water and Sewerage Rate Notice

Gold Coast City Council

Page 1 of 1

Notice Number  
**8 2043737 1**

Date of issue  
**29 September 2025**

167066/X25/007990 D-041  
WAYNE M AIRTH  
20 CARSTENS COURT  
CURRUMBIN WATERS QLD 4223

Cityofgoldcoast.com.au/water  
(07) 5667 5995 or 1300 366 659

**Current Billing Period:**  
27 June 2025 to 18 September 2025  
**Amount due:**

**\$952.19**  
(see back for payment options)  
**Due date for payment:**  
(interest penalty applies after due date)  
**30 October 2025**

**To make payment**  
Cityofgoldcoast.com.au/rates

20 CARSTENS COURT, CURRUMBIN WATERS

L 18 RP859513

(Payments received after 21 September 2025 may not be included in this notice)

**Opening balance** **\$590.32**

Accrued interest calculated until 30 October 2025 **\$7.29**

**Water and sewerage charges** (see account page for details) **\$354.58**  
(Includes State Bulk Water Price)

**Amount payable if paid by: 30 October 2025** **\$952.19**

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit [Cityofgoldcoast.com.au/myaccount](http://Cityofgoldcoast.com.au/myaccount)

CITY OF  
GOLDCOAST.

Supported by the  
**Commonwealth Bank**  
Commonwealth Bank of Australia  
ABN 48 123 123 124

**Total amount payable**  
**Due by: 30 October 2025**

**\$952.19**

## In Person / Mail Payment Advice

Name: WAYNE M AIRTH  
Ref: 8 2043737 1

Billir Code: 868745  
Ref: 8 2043737 1

419 820437371

**Credit**

**Post  
Billpay**

Date

Draw

From: Main  
To: House

By: 07  
Cheque

Cheque (see reverse)

For Credit  
**Gold Coast City Council**

Tran Code

Unit ID

Customer Reference No.

831

066684

000008204373711

\$

+ 7 5 7 +

## About your water and sewerage charges

**The standard charges explained:**

**Sewerage access charge**

This charge is in arrears. It is for ongoing connection and/or access to the City's sewerage transportation and treatment system.

**Sewage volume charge (multi-unit residential and non-residential property only)**

A volumetric charge per kilolitre of sewage deemed to have been discharged from the property into the City's sewerage transportation and treatment system:

## Water access charge

**Water access charge**

## How to read your water meter

Your water meter is normally located at the front of your property.

Black numbers represent kilolitres and are used for billing.

The red numbers on your water meter represent litres

To calculate your daily water use, please follow the instructions below:

### Numbers only meter



1. Day one, record all numbers that you see here. Note the time of day.
2. Day two, repeat step 1. Conduct this reading at the same time as you did the reading on day one.



10:20

4G

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\$

Proceeds of cheques, etc. will not be available until cleared

CITY OF

**GOLDCOAST.**

NOTICE NUMBER 8 2043737 1 WATER AND SEWERAGE ACCOUNT

Page 2

Account for:  
20 CARSTENS COURT, CURRUMBIN WATERS  
L 18 RP859513

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

|                                                                             |          |
|-----------------------------------------------------------------------------|----------|
| SEWERAGE ACCESS CHARGES                                                     |          |
| 4 days charged at \$2.0255 per day<br>(billing period 27/6/25 to 30/6/25)   | \$8.10   |
| 80 days charged at \$2.1452 per day<br>(billing period 1/7/25 to 18/9/25)   | \$171.61 |
| WATER ACCESS CHARGES                                                        |          |
| 4 days charged at \$0.7945 per day<br>(billing period 27/6/25 to 30/6/25)   | \$3.17   |
| 80 days charged at \$0.8410 per day<br>(billing period 1/7/25 to 18/9/25)   | \$67.28  |
| WATER USAGE CHARGES                                                         |          |
| 1 kilolitres charged at \$1.380 per kL<br>(usage period 27/6/25 to 30/6/25) | \$1.38   |
| 20 kilolitres charged at \$1.463 per kL<br>(usage period 1/7/25 to 18/9/25) | \$29.26  |
| STATE BULK WATER PRICE                                                      |          |
| WATER USAGE CHARGES                                                         |          |
| 1 kilolitres charged at \$3.444 per kL<br>(usage period 27/6/25 to 30/6/25) | \$3.44   |
| 20 kilolitres charged at \$3.517 per kL<br>(usage period 1/7/25 to 18/9/25) | \$70.34  |

TOTAL CHARGES INCLUDED IN THE RATE NOTICE **\$354.58**

WATER METER READINGS

| Meter Number | Current Read Date | Current Reading | Previous Read Date | Previous Reading | #Days Charged | Cons (kL) |
|--------------|-------------------|-----------------|--------------------|------------------|---------------|-----------|
| 23W035261    | 18 Sep 25         | 92              | 26 Jun 25          | 71               | 84            | 21        |
| TOTAL(kL)    |                   |                 |                    |                  |               | 21        |

(continued over next page)

In accordance with the Local Government Act 2009, Local Government Regulation 2012, South East Queensland Water (Distribution and Retail Restructuring) Act 2009, Water and Wastewater Services Code for small customers in South East Queensland and Council of the City of Gold Coast's (Council) adopted budget resolutions, all water and sewerage charges are due and payable within 31 days of the issue of the water and sewerage rate notice on which the charges are levied. Any overdue amounts will attract penalty interest at the appropriate rate until

