

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 **RHC MORTGAGE CORPORATION LIMITED ABN 48 065 912 932 (FORMERLY RAMS MORTGAGE CORPORATION LIMITED ABN 48 065 912 932) AS MORTGAGEE EXERCISING A POWER OF SALE UNDER MORTGAGE REGISTERED NO. 710820868**

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

55 HOLLIDAY DRIVE, EDENS LANDING QLD 4207

Lot on plan description

1/SP162135

Community titles scheme
or BUGTA scheme:

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

☐ **Yes**

☒ **No**

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

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ **Yes**

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

☒ **Yes**

Registered encumbrances

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

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

Unregistered encumbrances (excluding statutory encumbrances)

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

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:

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)*:

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.

☐ Yes ☒ No

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

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

Contamination and environmental protection

The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.

☐ Yes ☒ No

The following notices are, or have been, given:

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).

☐ Yes ☐ No

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).

☐ Yes ☐ No

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).

☐ Yes ☐ No

Trees

There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property.

☐ Yes ☒ No

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

Heritage

The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).

☐ Yes ☒ No

Flooding

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

Vegetation, habitats and protected plants

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

Part 4 – Buildings and structures

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

Swimming pool	<p>There is a relevant pool for the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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</p> <p>Pool compliance certificate is given. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>OR</p> <p>Notice of no pool safety certificate is given. <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
Unlicensed building work under owner builder permit	<p>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</p> <p><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></p>
Notices and orders	<p>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</p> <p>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</p> <p><i>If Yes, a copy of the notice or order must be given by the seller.</i></p>
Building Energy Efficiency Certificate	<p>If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.</p>
Asbestos	<p>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.</p>

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: 606

Date Range: 1.07.2025 o 30.09.2025

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: 285

Date Range: 01.07.2025 to 30.09.2025

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.

Body Corporate and Community Management Act 1997

The property is included in a community titles scheme.
(If Yes, complete the information below)

☐ Yes ☒ No

Community Management Statement

A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* or another Act is given to the buyer.

☐ Yes

Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.

Body Corporate Certificate

A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer.

☐ Yes ☐ No

If **No**— An explanatory statement is given to the buyer that states:

☐ Yes

- » a copy of a body corporate certificate for the lot is not attached; and
- » the reasons under section 6 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.

Statutory Warranties

Statutory Warranties—If you enter into a contract, you will have implied warranties under the *Body Corporate and Community Management Act 1997* relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.

Building Units and Group Titles Act 1980

The property is included in a BUGTA scheme
(If Yes, complete the information below)

☐ Yes ☒ No

Body Corporate Certificate

A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer.

☐ Yes ☐ No

If **No**— An explanatory statement is given to the buyer that states:

☐ Yes

- » a copy of a body corporate certificate for the lot is not attached; and
- » the reasons under section 7 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.

Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures – SELLER

Signed by:

Peter Fitzpatrick

F3D555E6C34A4A2...

~~Signature of seller~~

~~Signature of seller~~

EXECUTED ON BEHALF OF RMG MORTGAGE CORPORATION LIMITED ABN
48 065 912 932 (FORMERLY RAMS MORTGAGE CORPORATION LIMITED ABN
48 065 912 932) UNDER POWER OF ATTORNEY REGISTERED NO. 716093111

~~Name of seller~~

~~Name of seller~~

NAME: Peter Fitzpatrick

POSITION: Company Secretary

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

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 51930430
Search Date: 21/05/2025 14:54

Title Reference: 50497654
Date Created: 02/06/2004

Previous Title: 18334190

REGISTERED OWNER

Dealing No: 710820867 18/07/2007

LEAH PATRICIA HODSON

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 162135
Local Government: LOGAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10077165 (POR 27)
2. EASEMENT IN GROSS No 707765873 31/05/2004 at 16:01
burdening the land
COUNCIL OF THE CITY OF GOLD COAST
over
EASEMENT A ON SP162135
3. VESTING No 712171674 20/01/2009 at 11:20
EASEMENT IN GROSS: 707765873
COUNCIL OF THE CITY OF LOGAN
4. MORTGAGE No 710820868 18/07/2007 at 10:42
RAMS MORTGAGE CORPORATION LIMITED A.B.N. 48 065 912 932

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ INFOTRACK PTY LIMITED

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

707765862

\$3605.75

31/05/2004 15:59

GC 400 NT

Registered

s. Lodged by

JONES FLINT & PIKE PTY. LTD.
17a MARGARET STREET
SOUTHPORT QLD 4215
PHONE: (07) 5591 6311 FAX: (07) 5591 6312

GC 235

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

1. Certificate of Registered Owners or Lessees.

+/We GEMKIP PTY LTD ACN 102 981 242

(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.

I, Donna Roy, do hereby agree to this plan.

SIGNATURE OF DONNA ROY BY DONNA ROY
UNDER POWER OF ATTORNEY NO. 7065 60737

Signature of Donna Roy *Registered Owners *Lessees

WITNESS

(Comm. of Deeds.)

* Rule out whichever is inapplicable

2. Local Government Approval.

* COUNCIL OF THE CITY OF GOLD COAST

hereby approves this plan in accordance with the :

%

INTEGRATED PLANNING ACT 1997

Dated this

28th

day of

May 2004

David Andrew Lohor
Authorising Officer

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1989

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt : DL11 2384/0010A-1

Surveyor : B2448

6. Existing

Title Reference	Lot	Plan	Lots	Emts	Road
18334190	960	RP846130	1-39 & 900	A-Z & AA-AD	New Rd
18332139	965	RP842396	101 - 106	AE-AJ	-

Created

MORTGAGE ALLOCATION

Mortgage	Lots Fully Encumbered
706710316	1-39, 101-106 & 900
707242758	1-39, 101-106 & 900

1-39, 101-106
& 900

POR 27

Lots

Orig

7. Portion Allocation :

a. Map Reference : 9542-42311
9542-42312

9. Locality :

EDENS LANDING

10. Local Government :

CITY OF GOLD COAST

11. Passed & Endorsed :

By : Jones Flint & Pike Pty Ltd
ACN 050 414 045
Date : 21/05/2004
Signed : [Signature]
Designation : Licensed Surveyor

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

Licensed Surveyor/Director * Date
Delete words not required

13. Lodgement Fees :

82 Survey Deposit \$ 1267.75
Lodgement \$ 102.50
26 New Titles \$ 2035.50
Photocopy \$ NIL
Postage \$ NIL
TOTAL \$ 3605.75

14. Insert
Plan
Number SP162135

Area of New Road
1197 m²

949
RP849309

BELLA VISTA CIRCUIT

HOLLIDAY (New Road) DRIVE

GROVE ROAD

964
RP842385

950
RP193503

480
RP193503

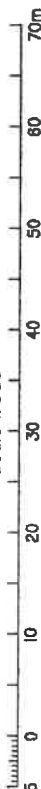
REFERENCE MARKS

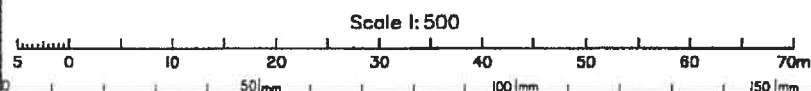
STN	TO	ORIGIN	BEARING	DIST
1	OMP	RP150831	179°36'15"	1.75
2	O Star Pkt gone	15/RP842396	145°14'50"	21.85
3	OMP gone	23/RP846130	345°59'	1.83
4	O Screw in kerb	7/RP869374	38°51'50"	5.658
5	O Star Pkt gone	71/RP853705	159°40'50"	5.213
6	O Screw in kerb	70/RP853705	195°22'50"	28.86
7	O Screw in kerb	61/RP853704	155°19'50"	5.372
8	O Screw in kerb	4/RP853588	117°33'05"	8.238
9	OMP gone	RP81545	48°46'	1.553
10	O Screw in kerb gone	6/RP853704	147°32'50"	4.585
11	OMP gone	RP81545	125°01'20"	9.304
12	OMP gone	2/RP842396	246°55'05"	31.099
13	Nail in kerb	246°53'55"	246°53'55"	33.541
14	Nail in kerb	203°54'50"	203°54'50"	14.967
15	O Screw in M/H gone	3/RP842396	203°41'	2.108
16	GI Nail in path	3/RP846130	161°21'	2.337
17	OMP	71°55'40"	71°55'40"	36.155
18	OMP gone	3/RP842395	355°56'45"	6.194
19	O Screw in kerb	8/RP8665643	301°49'	0.908
20	OMP gone	6/RP846130	51°56'45"	8.409
21	Nail in kerb	154°15'	154°15'	4.87
22	OMP Not Fd	44°21'50"	44°21'50"	4.861
23	(Under fill)	174°41'	174°41'	1.488
24	Nail in kerb	132°07'40"	132°07'40"	3.902
25	OMP Not Fd	179°41'	179°41'	1.883
26	OMP gone	330°23'30"	330°23'30"	1.548
27	Nail in kerb	272°24'20"	272°24'20"	4.084
28	Nail in kerb	91°17'40"	91°17'40"	5.841
29	Nail in kerb	95°39'30"	95°39'30"	1.573
30	Nail in kerb	265°58'	265°58'	1.661
31	Nail in kerb	340°09'30"	340°09'30"	8.185
32	Nail in kerb	192°39'40"	192°39'40"	10.904
33	Nail in kerb	244°22'30"	244°22'30"	1.455
34	Nail in kerb	195°51'	195°51'	1.725
35	Nail in kerb	328°03'	328°03'	1.227
36	Nail in kerb	345°20'	345°20'	1.061
37	Nail in kerb	82°0'	82°0'	0.981
38	Nail in kerb	165°15'	165°15'	1.941

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
5-OPM	70/RP853705	23°49'50"	5.39	11431
8-OPM	60/RP853704	20°33'50"	5.222	11433
10-OPM	4/RP853698	112°36'35"	7.94	103159

Scale 1:500





Area of New Road

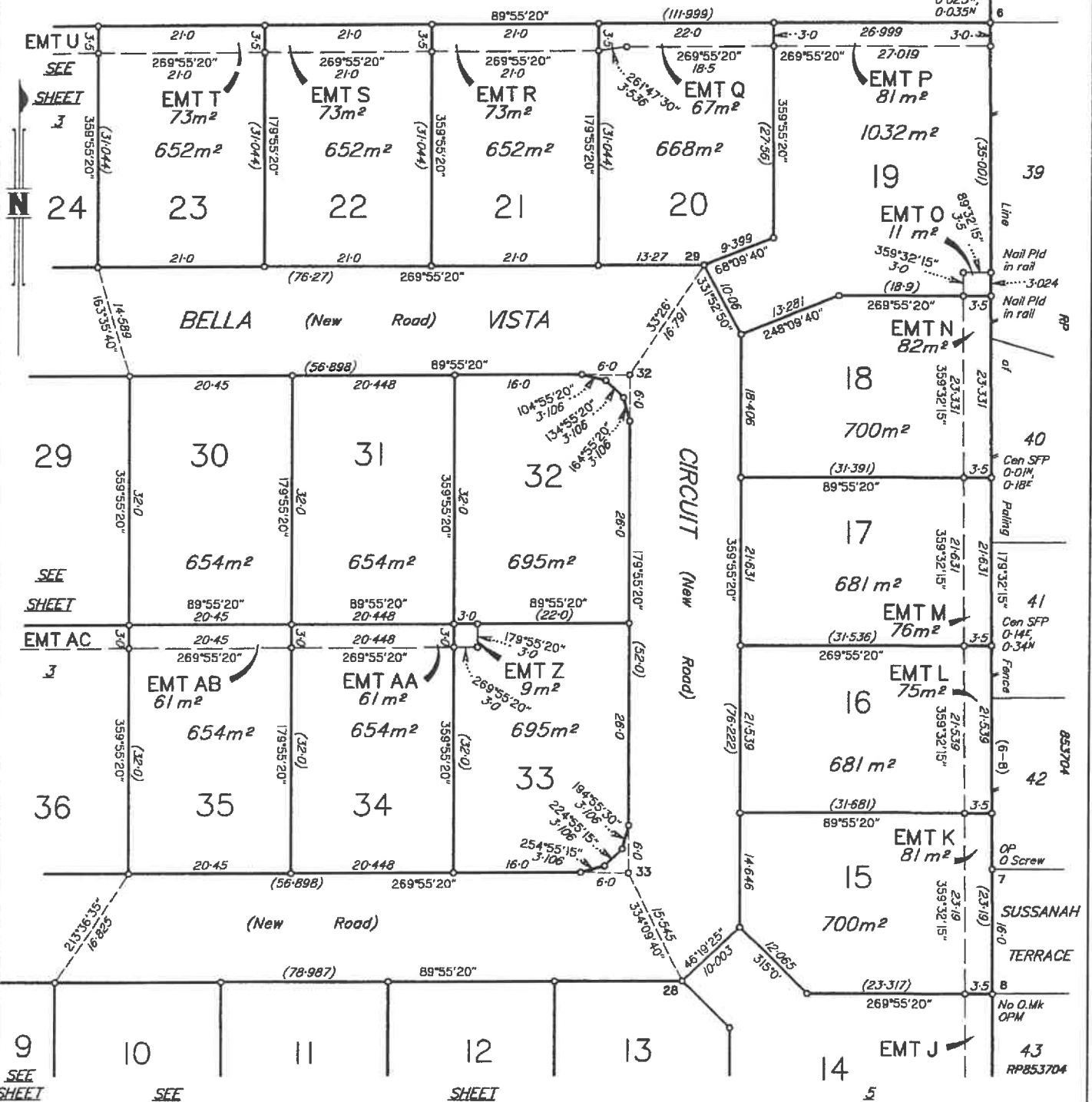
3115 m²

900

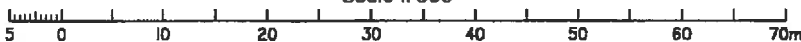
SEE SHEET 1

No O.Mk
Nail Pld
top SFP
Cen. SFP
0-025"
0-035"

22
RP853705

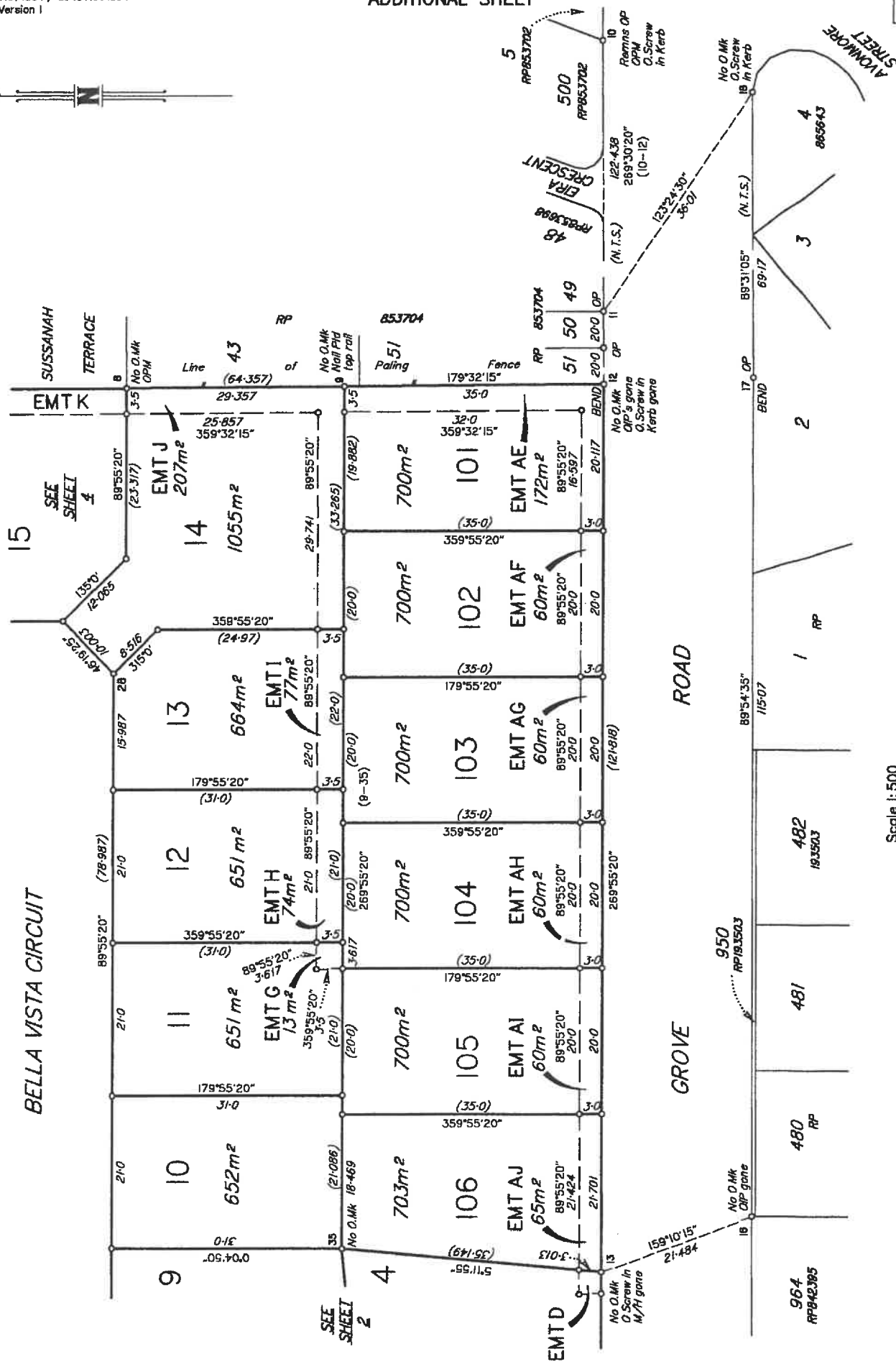


Scale 1: 500



State copyright reserved.

Insert
Plan
Number
SP162135



Property search



Application details

Date issued: 17-Jul-2025
Application received: 14-Jul-2025 20:22:19
Reference: 45033374:153878

Property details

Assessment number:	98879880
Property address:	55 Holliday Drive, EDENS LANDING QLD 4207
Lot on plan:	Lot 1 SP 162135
Current owner:	Leah Patricia Hodson
Area:	699M2
Site valuation:	350,000
Rateable valuation:	310,000

Summary of rates and water charges

Arrears as at 30-Jun-2025	7,518.01
Interest as at 16-Jul-2025	35.01
Current rates and charges – 01-Jul-2025 to 30-Sep-2025	1,554.15
Pensioner concession	0.00
Pending discount if paid by 22-Aug-2025	-30.00
Payments received	0.00
Balance as at 17-Jul-2025	9,077.17

Please be aware the pending discount has already been included in the above balance. If payment is made after 22-Aug-2025 the discount will no longer be applicable and will need to be added back to the balance. Compounding interest of 12.12% pa is charged daily on all overdue rates and charges and on current rates and charges which remain unpaid 7 days after 22-Aug-2025.

The adjustment of rates and charges is a matter between the vendor and the purchaser at the time of sale. Outstanding balances not paid at the time of settlement will remain the responsibility of the purchaser. Council will not enter negotiations with either party in relation to any adjustment of rates or charges.

Pay online

logan.qld.gov.au/online-payment
Ref: 98879880

Pay by BPAY

Billers code: 17392
Ref: 598879880

Pay by mail

Make your cheque payable to Logan City Council and post it with details of the property address and rate assessment number.

Breakdown of rates and charges - 01-Jul-2025 to 30-Sep-2025

State emergency levy	62.90
General rate	404.06
Garbage charges	111.50
Environmental charge	27.10
Volunteer fire brigade separate charge	0.41
Water service charge	82.13
Wastewater (sewerage) charge	202.00
Water usage - 148.00kL (10-Jan-2025 to 01-Apr-2025)	664.05
Trade waste base charge	0.00
Trade waste volumetric charge	0.00
Supplementary charges - Prior to 30-Jun-2025	0.00
Other charges	0.00
Total	1,554.15

An account establishment fee will be included on the first-rate notice issued to the new owner/s after Council receives notification of a change of ownership from the Queensland Government Department of Resources.

Special water meter reading

A special water meter reading was conducted at the property and is detailed below:

Meter number:	21V008064
Last billed reading:	1,688 kL 01-Apr-2025
Special reading:	1,785 kL 16-Jul-2025

Water usage charge rate: \$4.4868 per kL from 1 July 2024 to 30 June 2025. This charge has not yet been raised and will be levied in future billing quarter(s).

Water usage charge rate: \$4.5963 per kL from 1 July 2025 to 30 June 2026. This charge has not yet been raised and will be levied in future billing quarter(s).

Council contact details

Postal Address: PO Box 3226, Logan City DC Qld 4114
Phone: 07 3412 3412
Email: council@logan.qld.gov.au
Website: logan.qld.gov.au

Logan City Council Administration Centre and Customer Service Centre
 150 Wembley Rd, Logan Central
 Open: 8am–5pm Monday to Friday (AEST)

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.

Important information

Information in this search has been determined from information available to Council at the date of this search. To the extent permitted by law, Council does not represent, warrant, or guarantee the information in this search is correct or accurate. To the extent permitted by law, Council is not liable in any way (including, without limitation, for negligence, in tort, in equity or under statute) in connection with any loss, damage or liability arising from any error, misdescription or omission in this search.

Rates notices are issued quarterly and payable within 30 days. The correct address for service of notices must be recorded on transfer documents to ensure timely receipt of rate notices following settlement.

Prior to property settlement owners should be advised to cancel any direct debit or scheduled payments operating on the rate account.

Other relevant information

Development

Development on this property is subject to the provisions of Council's applicable Planning Scheme and may be subject to conditions of a development approval and infrastructure charges payable. Council's Development Enquiry Tool is a free online service to help you perform a simple search on applications lodged in the City of Logan.

For detailed information regarding Infrastructure Charges, Planning and Development Certificates can be obtained from Council by lodging the application form [Property information request form - PS1 residential \(logan.qld.gov.au\)](#), or [Property information request form - PS2 non-residential \(logan.qld.gov.au\)](#).

Compliance Notice exists that was issued under this property. Please call City Safety and Liveability on 3412 5318 for further details.

Zoning

LD RES - Suburban

Development constraints

0101B - ACID SULFATE ABOVE 5-20 METRES AHD
0201A (BIODIV) PRIMARY VEGETATION MANAGEMENT AREA
0801D (LH/SS) 15 PERCENT OR GREATER SLOPE HAZARD AREA
1401D (WCW) MINOR WATERWAY AREA
0204B (BIODIV) MATTERS OF LOCAL ENVIRONMENTAL SIGNIFICANCE
1000A RESIDENTIAL AREA
0504C (FLOOD TLPI 1-2024) LOW RISK AREA

Building application information

If further information regarding the status of building/plumbing and drainage applications, inspections or requisitions is required, details may be obtained from Council by lodging the application for 'Building and Plumbing Approval Report' form, together with the application fee. Please see item 9 of the respective PS1 or PS2 application form.

If an inspection is required to determine the status of existing building/structures, plumbing & drainage work on site a 'Building and Plumbing Inspection Report' is available to current property owners. If a purchaser requires this information, a letter of authority to inspect the property from the current owner/s is required as well as completing the application form with the relevant application fee. Please see item 10 of the respective PS1 or PS2 application form.

Should you wish to determine whether there are any requisitions or maintenance defects in respect of any of the services for the property, Council recommends that you contact Council's Development Assessment Branch to arrange an inspection by Council's Water and Wastewater Control Inspectors. As constructed plans of water and wastewater services for the property are available online free of charge on Council's website.

For further information on building/water & wastewater matters refer to Council's Development Assessment Branch on (07) 3412 3412.

Plumbing services

The property is in a declared service area. The building over, or interference with, Council's Wastewater System is an Offence under the Water Act 2000 (as amended). Council recommends you obtain or view the as-constructed wastewater main details for the property prior to settlement. To view and/or print a copy of the As Constructed Sanitary Drainage plans please see the attached <https://www.logan.qld.gov.au/planning-and-development/pd-hub>. For further information please contact our Development Assessment Branch on (07) 3412 3412.

This property search does not make any representations as to the existence or otherwise or the condition of any water plumbing, sanitary plumbing, sanitary drainage, or stormwater installation ('water and wastewater services') for the subject property.

Waste services

The Commercial waste utility charge is applied to commercial and industrial properties in Logan. This charge entitles the property to a 240-litre general waste bin with a weekly collection service from the kerb.

1x 240L Recycling Bin
1x 240L Waste Bin

To clarify any waste services and garbage charges applied to this property, please call Council on (07) 3412 3412

Other services

None known to Council.

If an inspection is required for non-residential property information, it should be made by using a PS2 - Property Information for non-residential form, along with the application fee.

Local laws

An overgrown request has been received by Council. For further information please contact City Standards & Animal Care Branch on (07) 3412 5318.

None known to Council.

Animal keeping

Logan City Council has animal keeping local laws. Animals must be kept in such a way that they do not create a nuisance or a risk of injury or damage to humans, other animals and the environment. All cats and dogs must be registered with Logan City Council.

Animal keeping laws are in place to regulate the keeping of animals and cover such things as the number of cats, dogs, livestock or poultry you may keep based on the size of your property. Should you wish to keep more than the allowable number of animals on your property, you will require a Council approval.

Be sure to check your property size by visiting Council's website and enter your address under the heading 'My property' to see how many cats and dogs you can keep without Council approval. You can also call Council on 3412 3412 for any restrictions or approvals that may be required.

A full version of the Animal keeping local laws can be found on at www.logan.qld.gov.au/animals

[Planning & environment policy](#)

This search does not contain any information regarding contaminated land as this is the jurisdiction of state government (Department of Environment and Heritage Protection). The Environmental Management Register and Contaminated Land Register (EMR/CLR) are public registers which contain land use planning information, which can be searched for a fee. To carry out a search of these registers a form needs to be completed which is available at www.qld.gov.au/environment or in person at the Department of Environment and Heritage Protection Level 3, 400 George Street Brisbane QLD 4001.

[Infrastructure services](#)

Information relating to Council's wastewater system, water supply system, or stormwater drainage is available from Council's City Works – Technical Services Branch upon payment of a prescribed fee.

[Flood risk](#)

Logan City Council manages an ongoing Flood Studies Review Program which delivers updated flood information for different catchments across the city. To find out about the flood risk for your property please refer to the Flood Report in the [Logan PD Hub](#).

To learn more about how we manage flood risk and how to be prepared please visit the Flood page on Council's website (logan.qld.gov.au/flood).

[Engineering information](#)

Proposed Resumptions or Re-Alignments: None known to Council.



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 900521

Date: 14/07/2025

Search Request reference: 167524143

Applicant details

Applicant: Bindi Schulz

bindi.schulz@dentons.com

Buyer:

Search response:

Your request for a property search on Lot 1 on Plan SP162135 at 55 HOLLIDAY DRIVE, EDENS LANDING QLD 4207 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
< <https://planning.dsdmip.qld.gov.au/maps/sara-da> >
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
< <https://planning.dsdmip.qld.gov.au/maps/spp> >

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.



CERTIFICATE OF AFFECT
QUEENSLAND HERITAGE REGISTER

Client Reference: 45033374

Certificate Number: CA022493
Result 1 of 1

InfoTrack PTY LTD
PO Box 10314, Adelaide Street

QLD 4001

This is a certificate issued under section 33(1)(b) of the *Queensland Heritage Act 1992* (Heritage Act) as to whether a place is affected by: entry in the Queensland Heritage Register (QHR) as a Queensland heritage place, a current QHR application, or is excluded from entry in the QHR.

RESULT

This response certifies that the place identified as:

Place Ref: None
Place Name: None
Lot: 1 Plan: SP162135
Located at:

is neither on the QHR nor the subject of a QHR application under the Heritage Act.

ADDITIONAL ADVICE

Note: This certificate is valid at the date of issue only

If you have any queries in relation to this search please contact the Heritage Branch on 13QGOV or heritage@des.qld.gov.au.

*Issued on behalf of the Chief Executive,
Department of Environment, Science and Innovation*

Date of issue: 14/07/2025
Receipt No: 6548750



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

55 HOLLIDAY DRIVE, EDENS LANDING 4207

Submit

PROPERTY FLOOD REPORT



Property Details

Address: 55 Holliday Drive EDENS LANDING QLD 4207

Lot/Plan: Lot 1 SP 162135

Size/Area: 699 m²

Property Key: 309373

Catchment(s): Logan River, Unnamed_50

View Logan's [catchments and waterways map](#) (PDF)



Summary Flood Assessment

The table below presents the flood risks applicable to the selected property. There may be multiple studies and flood scenarios affecting the property, particularly for larger sites.

Assessment	Details
Risk area(s)	Low
Investigation area	Not applicable
Isolation risk	Not applicable
River flooding	PMF (Probable Maximum Flood)
Creek flooding	Not applicable
Overland flow	Not applicable

Latest Flood Risk

The extract below comes from the flood risk map based on the latest (most recent) flood studies accepted by Council applicable for this property.



LEGEND



High

Floodwaters may be deep or fast flowing, or have a relatively high chance of occurrence (e.g. 80% chance in 30 years). Conditions may pose a risk to life and cause damage to buildings, possibly severe. Limited development may be considered if not increasing the flood risk exposure for people or property. These areas are generally better suited to environmental, recreational and some agricultural uses.



Moderate

Less frequently affected by flooding or if more frequent, with shallow or slower moving floodwater. Conditions may pose an unacceptable risk to people or property if not mitigated. Development may be tolerable if measures are taken to address flood impacts, protect people and limit damage.



Low

Extremely unlikely chance of flooding (1% chance or less over a 30 year period) and/or relatively shallow or benign flooding conditions. Development is generally acceptable except for essential community infrastructure (e.g. emergency services). Vulnerable uses (e.g. childcare, aged care) may be ok subject to building, site access and safe shelter mitigation measures. Shows the full floodplain under the largest flood that could conceivably occur.



Investigation area

Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Development should avoid these areas until further investigation (updated flood study or localised risk assessment) is completed.



The flood studies this map is based on consider the impacts of climate change, as required by Queensland's planning legislation and policies. The map considers the whole floodplain for Logan and reflects a risk-based approach that takes into account:

- How likely a flood of a given size is in any given year, and
- What the impact or level of danger of that flood is.

Flood Levels

The table below displays flood levels from the most recently accepted flood studies affecting this property. To view the flood study documents please see the [Flood page](#) on Council's website.

The levels are measured in Australian Height Datum (AHD), where sea level is approximately zero (0) metres. The level displayed in the table below is the maximum flood level on the property for that event (likelihood). For some properties, particularly large properties or those on a significant slope, flood levels can vary significantly.

The most likely flood scenario is shown at the top of the table, with the Probable Maximum Flood (PMF) at the bottom, being the least likely but most serious flood scenario.

Some properties may be impacted by only river flooding or only creek flooding, and some may be impacted by both. There may also be other sources of inundation that may impact the property and affect flood levels, based on overland flow or local creeks where studies have not yet been completed.

Ground Levels

Ground levels are based on an aerial LIDAR (Light Detection and Ranging) survey, which uses millions of laser point measurements to build a model of the ground surface. The source of the data is displayed in the table below so that you know when the survey was conducted.

Ground level	Details
Minimum ground level	16.4 metres AHD
Maximum ground level	25.0 metres AHD

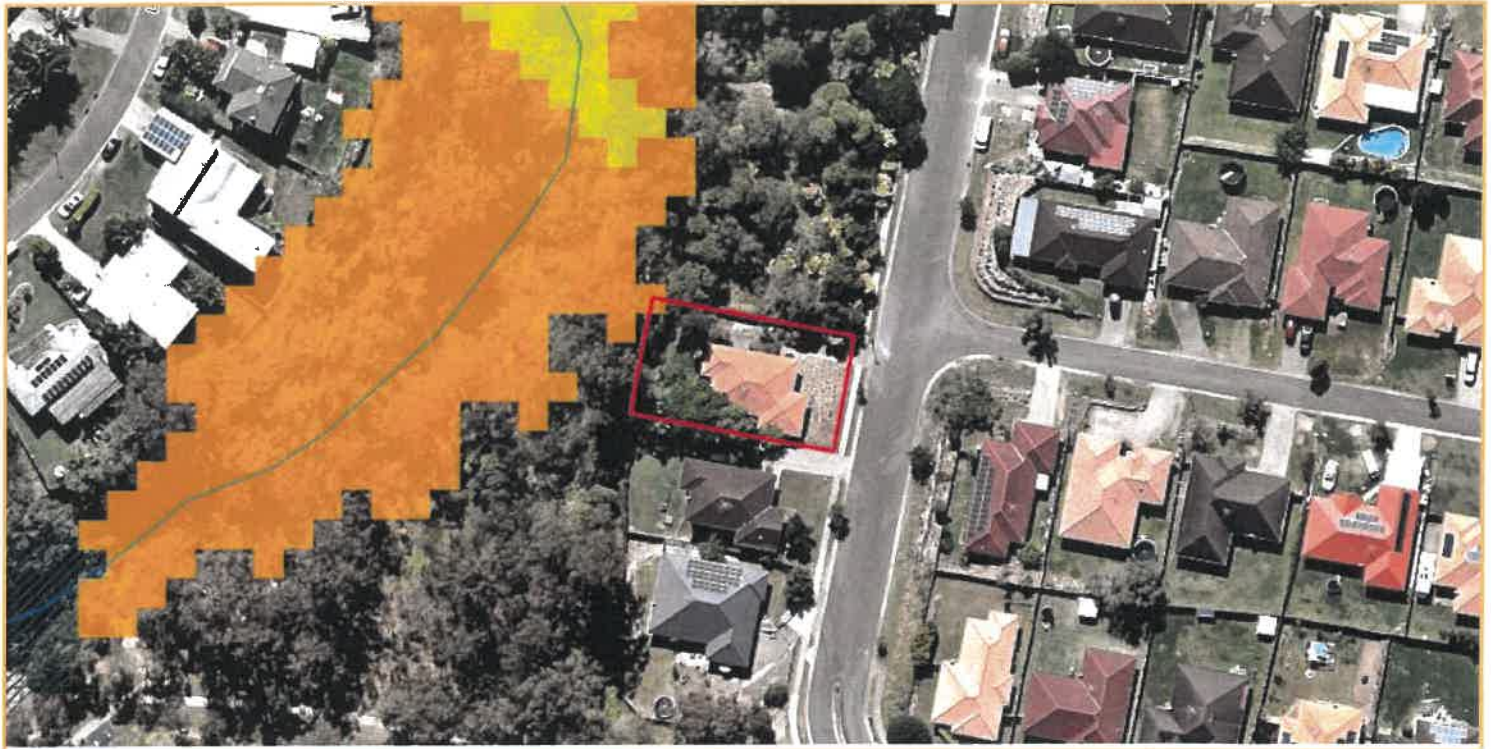
Source: 2021 Digital elevation model (1 metre grid)

The projected flood depth (how deep the water may be above ground, in metres) is the difference between the flood levels in the section above and the ground levels in this table. The diagram below provides an example (land elevation is ground level).



Future Climate Scenarios

This extract comes from the map showing the projected extent of flooding (affected areas) for multiple flood scenarios for all relevant flood studies, **including the projected impacts of climate change**. This map corresponds with the flood levels provided in the table above for the 5%, 2%, 1%, 0.5%, 0.05% and Probable Maximum Flood (PMF) scenarios.



LEGEND

5% chance

The areas modelled to be impacted by a flood that has a 5% (or 1 in 20) chance of happening in any given year, or 80% chance over a 30 year period, which is the common term of a mortgage. This modelling includes the impacts of climate change and represents our understanding of future risk.

2% chance

The areas modelled to be impacted by a flood that has a 2% (or 1 in 50) chance of happening in any given year, or 45% chance over a 30 year period, which is the common term of a mortgage. This modelling includes the impacts of climate change and represents our understanding of future risk.

1% chance

The areas modelled to be impacted by a flood that has a 1% (or 1 in 100) chance of happening in any given year, or 25% chance over a 30 year period, which is the common term of a mortgage. This modelling includes the impacts of climate change and represents our understanding of future risk.

0.5% chance

The areas modelled to be impacted by a flood that has a 0.5% (or 1 in 200) chance of happening in any given year, or 15% chance over a 30 year period, which is the common term of a mortgage. This modelling includes the impacts of climate change and represents our understanding of future risk.

0.05% chance

The areas modelled to be impacted by a flood that has a 0.05% (or 1 in 2000) chance of happening in any given year. This is an extremely unlikely flood event with a 1% chance of happening over a 30 year period, not including the impacts of climate change.

PMF

The PMF or probable maximum flood scenario represents the full extent of the floodplain, or the most serious flood that could be expected to occur. This is usually estimated based on the probable maximum rainfall, not including the impacts of climate change.

Investigation area

Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Further investigation is needed.

Current Climate Scenarios

This extract comes from the map showing flood affected areas **without** considering the impacts of climate change. This map represents modelled flooding under current conditions, and can be used for insurance purposes.



LEGEND

5% chance

The areas modelled to be impacted by a flood that has a 5% (or 1 in 20) chance of happening in any given year, or 80% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.

2% chance

The areas modelled to be impacted by a flood that has a 2% (or 1 in 50) chance of happening in any given year, or 45% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.

1% chance

The areas modelled to be impacted by a flood that has a 1% (or 1 in 100) chance of happening in any given year, or 25% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.

0.5% chance

The areas modelled to be impacted by a flood that has a 0.5% (or 1 in 200) chance of happening in any given year, or 15% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.

0.05% chance

The areas modelled to be impacted by a flood that has a 0.05% (or 1 in 2000) chance of happening in any given year. This is an extremely unlikely flood event with a 1% chance of happening over a 30 year period, **not including** the impacts of climate change.

PMF

The PMF or probable maximum flood scenario represents the full extent of the floodplain, or the most serious flood that could be expected to occur. This is usually estimated based on the probable maximum rainfall, **not including** the impacts of climate change

Investigation area

Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Further investigation is needed.

Historic Flood Events

Based on the best information available to Council, the table below indicates whether or not the selected property may have been impacted by significant historic flood events. It is possible that other creek flooding or overland flow, which is not included in Council's mapping of these events, may have impacted the property.

Flood event	Property impacted
1974	No
2017 (after ex Tropical Cyclone Debbie)	No
2022 (late February / early March)	No

Planning Scheme Maps

The selected property is shown below on an extract of the Flood Overlay Maps from the Logan Planning Scheme 2015 V9.2 with TLPI No. 1/2024. Various provisions of the planning scheme which refer to properties affected by the Flood Overlay Maps will apply to the flood affected areas for the purposes of planning and development. This may include, for example, raised building floor levels and achieving safe vehicle access to the road network.

OM-05.01 Isolated islands







OM-05.02 High flow area







OM-05.04 Flood risk areas



MAP LEGEND

-  **High**
Floodwaters may be deep or fast flowing, or have a relatively high chance of occurrence (e.g. 80% chance in 30 years). Conditions may pose a risk to life and cause damage to buildings, possibly severe. Limited development may be considered if not increasing the flood risk exposure for people or property. These areas are generally better suited to environmental, recreational and some agricultural uses.
-  **Moderate**
Less frequently affected by flooding or if more frequent, with shallow or slower moving floodwater. Conditions may pose an unacceptable risk to people or property if not mitigated. Development may be tolerable if measures are taken to address flood impacts, protect people and limit damage.
-  **Low**
Extremely unlikely chance of flooding (1% chance or less over a 30 year period) and/or relatively shallow or benign flooding conditions. Development is generally acceptable except for essential community infrastructure (e.g. emergency services). Vulnerable uses (e.g. childcare, aged care) may be ok subject to building, site access and safe shelter mitigation measures. Shows the full floodplain under the largest flood that could conceivably occur.
-  **Investigation area**
Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Development should avoid these areas until further investigation (updated flood study or localised risk assessment) is completed.

MAP LEGEND

-  **High flow area**
High hazard areas of flooding where significant (deeper, faster) flow of water occurs and in which a building is vulnerable to structural damage or failure from floodwater. Classified as H5 or H6 in the Australian Institute of Disaster Resilience (AIDR) Guideline 7-3 'Flood Hazard'.
-  **High flood island**
Areas which are isolated from flood-free land (surrounded by floodwater) but retain a portion of the area as flood free in a probable maximum flood (PMF).
-  **Low flood island**
Areas which are surrounded by floodwater and at first isolated from flood-free land, then completely inundated by floodwater (submerged) as the flood continues to rise.
-  **Meadowbrook flood assessment area**
Area where the function of important community infrastructure needs to be maintained. Flood mitigation measures and comprehensive emergency management planning is required to adequately manage the risk for flood events.



If more recent flood studies have been completed and accepted by Council, the Latest Flood Risk Map shown at the top of this report may be different from the planning scheme map. The latest flood information should be used to inform development decisions and will be incorporated into the planning scheme in a future amendment.

Further Information

1. Floods are highly unpredictable and variable, and properties may be affected by other sources of potential flooding. Each flood and its impact is different. Areas that were not flooded previously may be affected by future events. Areas that have been previously flooded may be impacted in different ways. This online report cannot take all of this into account.
2. The flood mapping and levels in this report are based on data from flood studies undertaken at a particular time and are subject to change. For example, if the method for calculating flood levels is updated, industry guidelines are updated or more recent information becomes available, this may result in changes to the information in this report. In areas where development is ongoing, the flood mapping and levels may not reflect developed conditions.
3. Flood studies do not create risk. They help us to understand the risk, based on relevant legislation and Queensland Government policies and guidelines. Flood studies also consider a range of other factors such as rainfall and river level information from recent events, climate change and trends, the impacts of development, changes to catchment conditions, new technologies and industry best practice (which help to improve accuracy).
4. Flood studies and models are developed from the best information available at the time. They do not tell you how the flood waters might behave, how quickly they may rise, or how dangerous the flooding will be. The models also cannot represent changes that have occurred since they were developed which may impact flood behaviour, such as earthworks, new developments or road infrastructure.
5. This report is not a substitute for independent professional advice. You should engage the services of a Registered Professional Engineer of Queensland (RPEQ) to get site specific information regarding the flood risk to your property, and how that might affect any proposed building or development work.
6. While Logan City Council takes reasonable care in producing this report, it does not guarantee that the information is accurate, complete or current. Logan City Council does not accept any responsibility for any loss or damage (however it was caused) in connection with the use of or reliance on the information in this report.

Contact Information

Where to go for further information depends on the type of information you need. Please refer to the [Flood Risk Fact Sheet](#) or contact Council using the details below.

Topic	Contact Details
Flood studies and modelling information, and the flood risk on your property	Contact Council on 07 3412 3412 or email council@logan.qld.gov.au . Further information about flooding and flood studies is available on the Flood page on Council's website.
Planning and development enquiries or proposals	Contact Council on 07 3412 3412 or email development@logan.qld.gov.au . Before lodging a development application, pre-lodgement advice is recommended.
Building information	Contact Council on 07 3412 3412 or email council@logan.qld.gov.au . You can also contact a private building certifier .
Properties in Priority Development Areas	Contact Economic Development Queensland . Council is not the planning authority for these properties.
Independent advice about flooding on your property	Contact a registered engineer through the Board of Professional Engineers of Queensland: Phone: 07 3210 3100 Email: admin@bpeg.qld.gov.au Web: Home - Board of Professional Engineers Queensland (bpeg.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 effect 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](#)