



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 **JAMIE SHARNI STANTON**

Property address
(referred to as the “property” in this statement) **2/1 FRANKLAND AVENUE, WATERFORD QLD 4133**

Lot on plan description **2/SP243650**

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme:
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<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	<p>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.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>						
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <table border="1" data-bbox="973 510 1485 694"> <tr> <td>» the start and end day of the term of the lease:</td> <td>29.03.25-28.03.26</td> </tr> <tr> <td>» the amount of rent and bond payable:</td> <td>\$550RentPW \$2200Bond</td> </tr> <tr> <td>» whether the lease has an option to renew:</td> <td>Fixed</td> </tr> </table> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div data-bbox="375 1016 1490 1290" style="border: 1px solid black; height: 120px;"></div>	» the start and end day of the term of the lease:	29.03.25-28.03.26	» the amount of rent and bond payable:	\$550RentPW \$2200Bond	» whether the lease has an option to renew:	Fixed
» the start and end day of the term of the lease:	29.03.25-28.03.26						
» the amount of rent and bond payable:	\$550RentPW \$2200Bond						
» whether the lease has an option to renew:	Fixed						
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div data-bbox="375 1384 1490 1653" style="border: 1px solid black; padding: 5px;"> <p>Potable water connection, sewerage, drainage, NBN, Telstra and any applicable statutory rights to access the lot to repair or maintain that infrastructure. See attached Plan.</p> </div>						
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) 29.03.25</p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>						

Part 3 – Land use, planning and environment

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

Zoning	<p>The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>:</p> <div style="border: 1px solid black; padding: 5px;">Low Density Residential</div>	
Transport proposals and resumptions	<p>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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>	
Contamination and environmental protection	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The following notices are, or have been, given:</p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
Trees	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>	
Heritage	<p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
Flooding	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.</p>	
Vegetation, habitats and protected plants	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.</p>	

Part 4 – Buildings and structures

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

Swimming pool	<p>There is a relevant pool for the property.</p> <p>If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.</p> <p>Pool compliance certificate is given.</p> <p>OR</p> <p>Notice of no pool safety certificate is given.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><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.</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>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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.</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.</p> <p><i>If Yes, a copy of the notice or order must be given by the seller.</i></p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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: <input type="text" value="\$703.98"/> Date Range: <input type="text" value="01.07.25-30.09.25"/>
	OR
	The property is currently a rates exempt lot.** <input type="checkbox"/>
	OR
	The property is not rates exempt but no separate assessment of rates <input type="checkbox"/> 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: <input type="text" value="\$324.51"/> Date Range: <input type="text" value="01.07.25-30.09.25"/>
	OR
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:
	Amount: <input type="text"/> Date Range: <input type="text"/>

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

Part 6 – Community titles schemes and BUGTA schemes

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

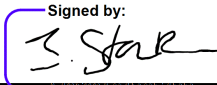
WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body 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	<p>The property is included in a community titles scheme. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>(If Yes, complete the information below)</p>
Community Management Statement	<p>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. <input checked="" type="checkbox"/> Yes</p> <p>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.</p>
Body Corporate Certificate	<p>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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If No— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » 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.
Statutory Warranties	<p>Statutory Warranties—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.</p>

Building Units and Group Titles Act 1980	<p>The property is included in a BUGTA scheme <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>(If Yes, complete the information below)</p>
Body Corporate Certificate	<p>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. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If No— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » 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. <p>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.</p>

Signatures – SELLER

Signed by:


Signature of seller

Jamie Sharni Stanton

Name of Seller

28/8/2025

Date

Signature of seller

Name of Seller

Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53088547
Search Date: 22/08/2025 13:47

Title Reference: 50858495
Date Created: 29/09/2011

Previous Title: 50810444

REGISTERED OWNER

Dealing No: 721546074 15/03/2022

JAMIE SHARNI STANTON

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 243650
Local Government: LOGAN
COMMUNITY MANAGEMENT STATEMENT 42945

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11738114 (POR 160)
2. MORTGAGE No 723476287 20/08/2024 at 15:08
PERPETUAL CORPORATE TRUST LIMITED A.C.N. 000 341 533

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

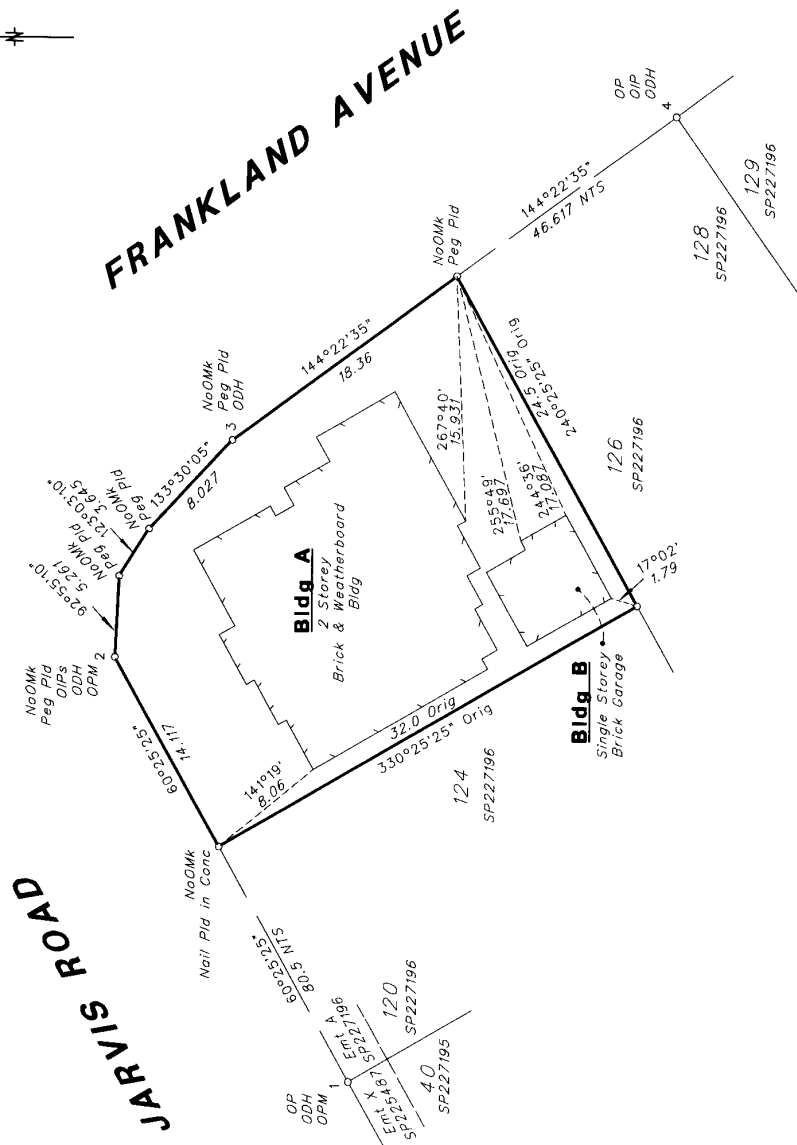
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

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

SURVEY PLAN

Sheet of
1 2ORIGINAL INFORMATION COMPILED FROM SP227196 IN THE
DEPARTMENT OF ENVIRONMENT & RESOURCE MANAGEMENTBase Parcel Area 703m²

STN	TO	ORIGIN	BEARING	DIST
1	ODH & W	40/IS207233	328°04'30"	14.143
2	OIP (Not Searched)	105/SP174611	232°33'20"	1.852
2	OIP (Not Searched)	4/IS224796	36°27'15"	4.296
2	ODH & W	4/SP227196	324°08'50"	8.794
3	ODH & W	5/IS224796	77°59'	13.244
4	ODH (Not Searched)	23a/SP227198	59°47'50"	3.467
4	OIP	6a/IS224796	57°43'40"	0.785

PM	ORIGIN	BEARING	DIST	REMARKS
1-OPM150354	3/SP227196	266°30'50"	130.15	STANDARD
2-OPM165478	5/DP214438	44°28'20"	127.33	STANDARD

ANDREWS & HANSEN PTY LTD
ACN 010 142 784

hereby certify that the land comprised in this plan was surveyed by the corporation, by Mark Herve Klynsmith surveying associate for whose work the corporation accepts responsibility, under the supervision of Colin Robert Hansen, cadastral surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards, and that the said survey was completed on 27/05/2011.

Director

Date 8/6/2011

PLAN OF LOTS 1 - 3 &
COMMON PROPERTY

Cancelling Lot 125 on SP227196

PARISH: BOYD

COUNTY: WARD

Meridian: MGA Vide SP227196

F/N's: NO

Scale: 1 : 300

Format: BUILDING



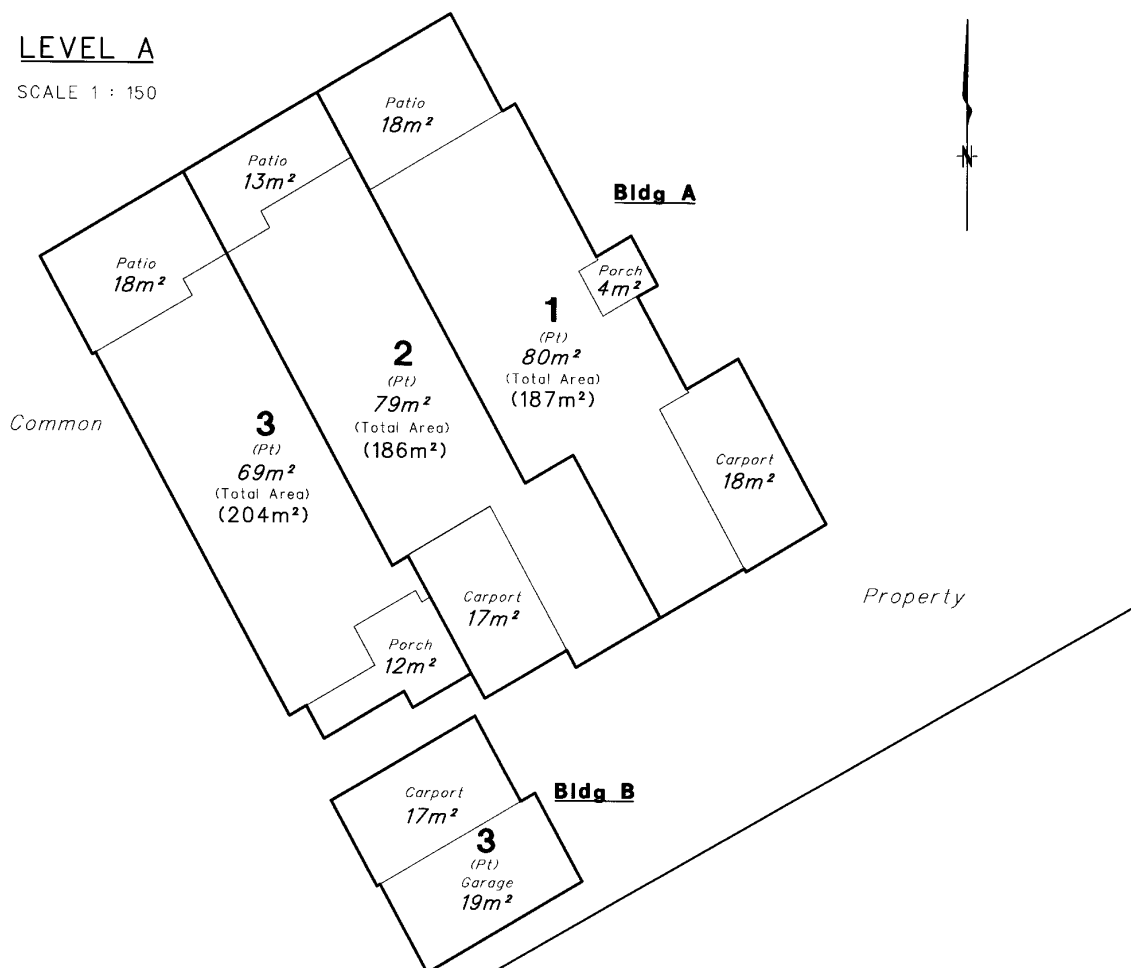
SP243650

Plan Status:

<p>714073037</p> <p>\$509.95 21/09/2011 12:47</p> <p>GC 400 NT</p>		<p>WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.</p>																	
<p>1. Certificate of Registered Owners or Lessees.</p> <p>I/We <u>SEATREE PTY LTD</u> <u>ACN 117 908 479</u></p> <p>(Names in full)</p> <p>* 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.</p> <p>* as Lessees of this land agree to this plan.</p> <p>Signature of * Registered Owners * Lessees <u>SEATREE PTY LTD ACN 117 908 479</u></p> <p style="text-align: right;"><i>SOLE DIRECTOR</i></p>		<p>5. Lodged by <u>ROBBINS WATSON GC 93</u> <u>PO BOX 2505</u> <u>BURKEIGH BC QLD 4220</u> <u>TELEPHONE 07 5576 9999</u> <u>REF 1106750-AMW</u> <small>(Include address, phone number, reference, and Lodger Code)</small></p>																	
<p>2. Local Government Approval.</p> <p>COUNCIL OF THE CITY OF LOGAN</p> <p>hereby approves this plan in accordance with the : Sustainable Planning Act 2009</p> <p>Dated this <u>NINETEENTH</u> day of <u>July</u> 2011</p> <p><u>SHANE MURPHY</u> # # Manager Development Assessment under Delegated Authority # Minute No: 360/2010</p> <p><small>* Insert the name of the Local Government. # Insert designation of signatory or delegation</small></p>		<p>6. Existing</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Lots</th> <th>Emts</th> <th>Road</th> </tr> <tr> <td>50810444</td> <td>125</td> <td>SP227196</td> <td>1 - 3 & CP</td> <td></td> <td></td> </tr> </table> <p style="text-align: center; margin-top: 20px;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Mortgage</td> <td style="width: 50%;">Lots to be encumbered</td> </tr> <tr> <td>714004893</td> <td>1 & 2, 43</td> </tr> </table> </p>		Title Reference	Lot	Plan	Lots	Emts	Road	50810444	125	SP227196	1 - 3 & CP			Mortgage	Lots to be encumbered	714004893	1 & 2, 43
Title Reference	Lot	Plan	Lots	Emts	Road														
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Mortgage	Lots to be encumbered																		
714004893	1 & 2, 43																		
<p>3. Plans with Community Management Statement</p> <p>CMS Number : <u>42945</u> Name : <u>1 FRANKLAND AVENUE</u></p>		<p>7. Portion Allocation :</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>1 - 3 & CP</td> <td>POR 160</td> </tr> <tr> <td>Lots</td> <td>Orig</td> </tr> </table> <p>8. Map Reference : 9542-42342</p> <p>9. Locality : WATERFORD</p> <p>10. Local Government : LOGAN CITY COUNCIL</p> <p>11. Passed & Endorsed : ANDREWS & HANSEN PTY LTD By : <u>ACN 010 742 784</u> Date : <u>8/6/2011</u> <u>14/9/2011</u> Signed : <u>[Signature]</u> Designation : <u>CADASTRAL SURVEYOR/DIRECTOR</u></p>		1 - 3 & CP	POR 160	Lots	Orig												
1 - 3 & CP	POR 160																		
Lots	Orig																		
<p>12. Building Format Plans only.</p> <p>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</p> <p>Cadastral Surveyor/Director* <u>[Signature]</u> Date <u>8/6/2011</u> <small>*delete words not required</small></p>		<p>13. Lodgement Fees :</p> <table style="width: 100%;"> <tr> <td>Survey Deposit</td> <td>\$</td> </tr> <tr> <td>Lodgement</td> <td>\$</td> </tr> <tr> <td>New Titles</td> <td>\$</td> </tr> <tr> <td>Photocopy</td> <td>\$</td> </tr> <tr> <td>Postage</td> <td>\$</td> </tr> <tr> <td>TOTAL</td> <td>\$</td> </tr> </table>		Survey Deposit	\$	Lodgement	\$	New Titles	\$	Photocopy	\$	Postage	\$	TOTAL	\$				
Survey Deposit	\$																		
Lodgement	\$																		
New Titles	\$																		
Photocopy	\$																		
Postage	\$																		
TOTAL	\$																		
<p>4. References :</p> <p>Dept File : Local Govt : <u>70624-1</u> Surveyor : <u>13912</u></p>		<p>14. Insert Plan Number SP243650</p>																	

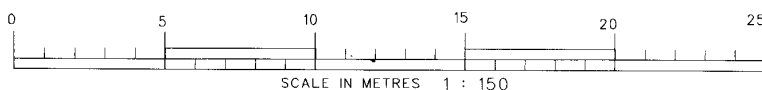
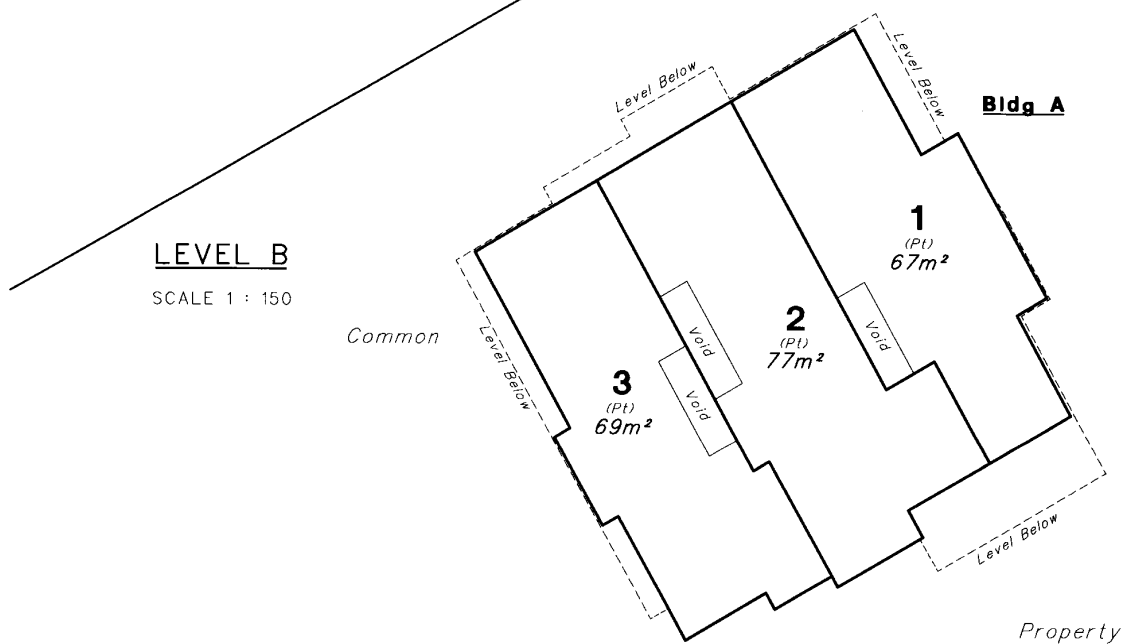
LEVEL A

SCALE 1 : 150



LEVEL B

SCALE 1 : 150



State copyright reserved.

Insert Plan Number **SP243650**

LOTSEARCH REFERENCE
LS095359 BR

REPORT DATE
27 Aug 2025 17:46:07

CLIENT ID
171511326

ADDRESS
Unit, 2 1 Frankland Avenue, Waterford
QLD 4133

SITE AREA
101m²

COUNCIL
Logan City



LOTSEARCH
ENVIRONMENTAL

LOT/PLAN
Lot 2, SP243650

Bushfire Risk Search

Disclaimer:

The purpose of this report is to provide a summary of publicly available bushfire information affecting the site as defined by the boundary shown on the maps within this report.

You understand that Lotsearch has defined the site boundary by reference to information supplied in the order.

You accept that Lotsearch may amend some of the information supplied in the order to identify the relevant site for the report.

The report is not a substitute for an on-site inspection or review of other available reports and records.

The report is not intended to be, and should not be taken to be, a rating or assessment of bushfire risk at the site or the desirability or market value of the property or its features.

You should obtain independent advice from a suitably qualified consultant or advisor before you make any decision based on the information within the report.

A link to the detailed terms applicable to the use of this report is available at the end of this report.

Natural hazard reporting and mapping by public authorities is constantly changing. This report is based on data listed in Report Datasets and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.



Bushfire Risk Search

Bushfire Risk Summary

Bushfire is a major natural hazard in many parts of Australia. The existence of bushfire hazards at a site could have a range of potential site impacts, including:

- how land can be used or developed;
- requirements under planning and building regulations;
- availability and cost of insurance; and
- threats to human safety and biodiversity values.

This report provides information on the potential bushfire hazard for a site and its surrounding area. It can be used to assist with understanding bushfire risk. The search results are based upon the data supplied on the dates given in the 'Report Datasets' section of this report.

LOTSEARCH REFERENCE
LS095359 BR

REPORT DATE
27 Aug 2025 17:46:07

CLIENT ID
171511326

ADDRESS
Unit, 2 1 Frankland Avenue, Waterford
QLD 4133

SITE AREA
101m²

COUNCIL
Logan City

LOT/PLAN
Lot 2, SP243650

CUSTOMER SUPPORT

support@lotsearch.com.au

+61 (02) 8287 0680

lotsearch.com.au



Bushfire Prone Areas

Is this site in a designated Bushfire Prone Area?

No

The nearest Bushfire Prone Area is **77m** from this site.



Bushfire History

Does the bushfire history data indicate that a bushfire has previously burnt this site?

No

The nearest recorded bushfire was over 500m from this site.

Next Steps

Additional planning requirements may apply for development that is on land designated as Bushfire Prone. Refer to the 'Further Information' section of this report for an explanation of the hazard area and links to important resources. You should consult a suitably qualified consultant or advisor for specific information about how the bushfire hazard(s) presented in this report affect your particular circumstances.



LOTSEARCH

ENVIRONMENTAL

Bushfire Risk Search

Further Information

What are Bushfire Prone Areas?

In Queensland, a Bushfire Prone Area (BPA) is an area identified as having the potential to support a bushfire. BPAs are designated and administered by the Local Government under the *Building Act 1975* (Qld) within a local planning instrument.

Building work in a BPA is subject to specific building regulation requirements, including building to a national bushfire construction standard (Building Code of Australia) and the Queensland Development Code.

What are Bushfire Overlays?

Councils provide a bushfire overlay within their local planning scheme. Bushfire overlays allow councils to apply different building controls and planning requirements to sites within BPAs dependent on hazard level. Please consult the building laws and local planning scheme for further information.

Bushfire Preparation and Survival Resources

The absence of a mapped area of bushfire hazard does not mean that the site or its surroundings are hazard-free. Whether your site is in a BPA or not, you should consider visiting the links below to further understand bushfire hazards:

- [Queensland Fire Department \(QFD\)](#)
- [Bushfire Survival Plan](#)



Bushfire Prone Areas

Unit, 2 1 Frankland Avenue, Waterford QLD 4133



Bushfire Prone Areas

Site Boundary

Search Radius - 500m

Property Boundary

Bushfire Hazard Overlay

Very High Potential Bushfire Intensity

High Potential Bushfire Intensity

Medium Potential Bushfire Intensity

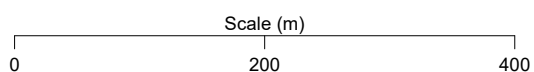
Potential Impact Buffer

Out of State/LGA Coverage

Coordinate System:
GDA 1994 MGA Zone 56

Imagery Years:
2022

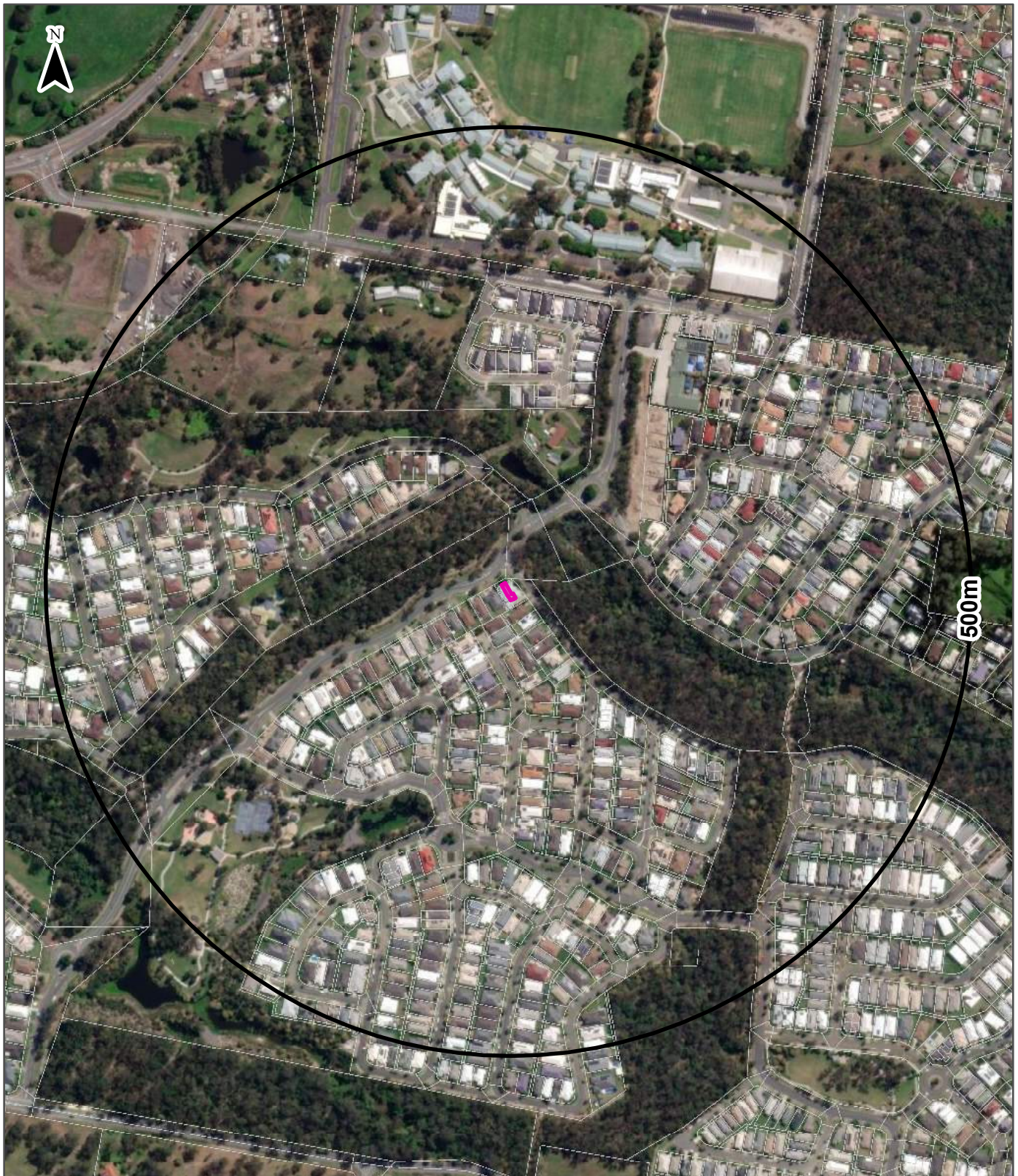
Imagery Source:
© Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS UserCommunity





Bushfire History

Unit, 2 1 Frankland Avenue, Waterford QLD 4133



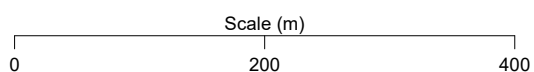
500m

- | | |
|----------------------|-----------------------------|
| Site Boundary | Area Burnt by Past Bushfire |
| Search Radius - 500m | Bushfire Boundaries |
| Property Boundary | Out of State Coverage |

Coordinate System:
GDA 1994 MGA Zone 56

Imagery Years:
2022

Imagery Source:
© Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS UserCommunity





LOTSEARCH

ENVIRONMENTAL

Bushfire Risk Search

Report Datasets

Datasets used within this report, detailing their custodian and currency. Please note:

- Prescribed burns have been excluded from bushfire history datasets
- Bushfire history data from neighbouring states may be excluded

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Statewide Bushfire Prone Areas	QLD Department of Resources	07/05/2025	28/06/2017	Annually
Historical Bushfire Boundaries	Geoscience Australia	20/12/2024	24/10/2024	Annually

Useful Contacts

To obtain further information regarding bushfire hazard, please contact your local council or the QFD.

Lotsearch Pty Ltd
www.lotsearch.com.au
support@lotsearch.com.au
(02) 8287 0680

Queensland Fire Department
<https://www.fire.qld.gov.au/>

Logan City
<http://www.logan.qld.gov.au/>
council@logan.qld.gov.au
(07) 3412 3412

[Click for 'Use of Report - Applicable Terms'](#)



QUEENSLAND
GOVERNMENT

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **943164**

Date: 27/08/2025

Search Request reference: **171511328**

Applicant details

Applicant: Karena Callahan

karena@wallacelawgroup.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 2 on Plan SP243650 at Unit 2 1 Frankland Av, Waterford Qld 4133 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.



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

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

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51043528 EMR Site Id: 22 August 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 2 Plan: SP243650
2/1 FRANKLAND AV
WATERFORD

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority

Insurance as at 27/08/2025

Community Titles Scheme 42945

1 Frankland Avenue, 1 Frankland Avenue,
WATERFORD QLD 4133

Policy No.	HU000609374	3	CHU UNDERWRITING AGENCIES PTY LTD
Type:	Strata	Broker:	BODY CORPORATE BROKERS P O BOX 5579, GOLD COAST MAIL CENTRE QLD 9726
Premium:	\$4,744.32	Paid on:	18/10/2024
		Policy start date:	10/11/2024
		Next due:	10/11/2025
Cover		Sum insured	Excess
Building		\$1,653,750.00	\$1,000.00
Loss of Rent		\$248,062.00	\$0.00
Catastrophe		\$248,062.00	\$0.00
Legal Liability		\$10,000,000.00	\$0.00
Fidelity Guarantee		\$100,000.00	\$0.00
Voluntary Workers		200,000/2,000	\$0.00
Govt. Audit & Legal Expenses		\$175,000.00	\$0.00

Last valuation done on 03/08/2022

Insurance valuation \$1,550,000.00

Income & Expenditure Statement for the financial year to 30/09/2024

1 FRANKLAND AVENUE CTS 42945

1 Frankland Avenue, 1 Frankland Avenue,
WATERFORD QLD 4133

Administrative Fund

	Current period 01/10/2023-30/09/2024	Annual budget 01/10/2023-30/09/2024	Previous year 01/10/2022-30/09/2023
Revenue			
Admin Levies Raised	7,400.01	7,400.00	7,299.99
<i>Total revenue</i>	<u>7,400.01</u>	<u>7,400.00</u>	<u>7,299.99</u>
Less expenses			
BAS/IAS/TAX/ATO Work	0.00	40.00	35.00
Body Corporate Manager	630.00	630.00	630.00
Body Corporate Manager - Extra Administrative Work	84.73	29.72	86.40
Council - Rates/Water/Refuse Charges	475.70	700.00	672.53
DEFT Payment System	33.72	33.42	32.76
DEFT Processing Fees--Exempt from GST	3.60	5.00	4.20
Disbursements	59.85	29.40	58.14
Insurance Premiums	4,157.56	4,157.56	4,070.11
Maint Bldg--Gutter Cleaning	0.00	495.00	495.00
Maint Bldg--Pest/Vermin Control	150.00	0.00	0.00
Maint Bldg--Plumbing & Drainage	0.00	250.00	220.00
Maint Grounds--Lawns & Gardening	0.00	0.00	335.00
<i>Total expenses</i>	<u>5,595.16</u>	<u>6,370.10</u>	<u>6,639.14</u>
Surplus/Deficit	<u>1,804.85</u>	<u>1,029.90</u>	<u>660.85</u>
Opening balance	(86.21)	(86.21)	(747.06)
Closing balance	<u><u>\$1,718.64</u></u>	<u><u>\$943.69</u></u>	<u><u>-\$86.21</u></u>

Sinking Fund

	Current period	Annual budget	Previous year
	01/10/2023-30/09/2024	01/10/2023-30/09/2024	01/10/2022-30/09/2023
Revenue			
Sinking Levies Raised	3,573.99	3,574.00	3,470.01
<i>Total revenue</i>	3,573.99	3,574.00	3,470.01
Less expenses			
Maint Bldg--Plant/Equipment/Assets	0.00	0.00	329.00
Maint Bldg--Pressure Cleaning/Washdown	0.00	0.00	1,155.00
<i>Total expenses</i>	0.00	0.00	1,484.00
Surplus/Deficit	3,573.99	3,574.00	1,986.01
Opening balance	16,091.20	16,091.20	14,105.19
Closing balance	\$19,665.19	\$19,665.20	\$16,091.20

Detailed Balance Sheet

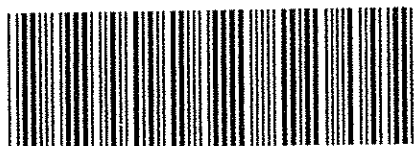
As at 30/09/2024

1 FRANKLAND AVENUE CTS 42945

1 Frankland Avenue, 1 Frankland Avenue,
WATERFORD QLD 4133

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	1,804.85	660.85
Owners Equity--Admin	(86.21)	(747.06)
	<u>1,718.64</u>	<u>(86.21)</u>
Sinking Fund		
Operating Surplus/Deficit--Sinking	3,573.99	1,986.01
Owners Equity--Sinking	16,091.20	14,105.19
	<u>19,665.19</u>	<u>16,091.20</u>
Net owners' funds	<u>\$21,383.83</u>	<u>\$16,004.99</u>
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Cheque Account--Admin	5,418.63	3,563.80
	<u>5,418.63</u>	<u>3,563.80</u>
Sinking Fund		
Cash at Bank--Sinking	21,452.20	17,826.19
	<u>21,452.20</u>	<u>17,826.19</u>
Total assets	<u>26,870.83</u>	<u>21,389.99</u>
Less liabilities		
Administrative Fund		
Prepaid Levies--Admin	3,699.99	3,650.01
	<u>3,699.99</u>	<u>3,650.01</u>
Sinking Fund		
Prepaid Levies--Sinking	1,787.01	1,734.99
	<u>1,787.01</u>	<u>1,734.99</u>
Total liabilities	<u>5,487.00</u>	<u>5,385.00</u>
Net assets	<u>\$21,383.83</u>	<u>\$16,004.99</u>

Dealing Number



714073032

\$132.50

21/09/2011 12:44

GC 460

1. Nature of request

REQUEST TO RECORD FIRST COMMUNITY
MANAGEMENT STATEMENT FOR 1 FRANKLAND
AVENUE COMMUNITY TITLES SCHEME

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

ROBBINS WATSON
PO BOX 2505
BURLEIGH MDC QLD 4220
Telephone 07 5576 9999

Lodger

Code

GC93

2. Lot on Plan Description	County	Parish	Title Reference
LOT 125 ON SP 227196	WARD	BOYD	50810444

3. Registered Proprietor/State Lessee

SEATREE PTY LTD A.C.N. 117 908 479

4. Interest

FEE SIMPLE

5. Applicant

SEATREE PTY LTD A.C.N. 117 908 479

6. Request

I hereby request that the First Community Management Statement (including Services Location Diagram) deposited herewith be recorded as the Community Management Statement for 1 Frankland Avenue Community Titles Scheme and that ~~PO Box 10338, Southport BC Qld 4215~~ be recorded as the address for service of the Body Corporate for the Scheme. *PO BOX 144, ELANORA QLD 4221*

7. Execution by applicant

SEATREE PTY LTD A.C.N. 117 908 479

15/08/2011
Execution Date

..... Sole Director
Applicant's or Solicitor's Signature

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

THIS STATEMENT
WITH A FOR
CASE OF A
WITHIN THE
CONSENT BY

42945

Statement incorporates and must
include the following:

Schedule of lot entitlements
Plan of development of scheme land
laws
... other details

Schedule E - Allocation of exclusive use areas

1. Name of community titles scheme

1 FRANKLAND DRIVE AVENUE COMMUNITY TITLES SCHEME

2. Regulation module

SMALL SCHEMES

3. Name of body corporate

THE BODY CORPORATE FOR 1 FRANKLAND DRIVE AVENUE COMMUNITY TITLES SCHEME

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
COMMON PROPERTY FOR 1 FRANKLAND DRIVE AVENUE	WARD	BOYD	
LOT 1 ON SP243650	WARD	BOYD	
LOT 2 ON SP243650	WARD	BOYD	
LOT 3 ON SP243650	WARD	BOYD	

5. #Name and address of original owner

SEATREE PTY LTD ACN 119 908 479
PO BOX 10338
SOUTHPORT QLD 4215

6. Reference to plan lodged with this statement

SP243650

first community management statement only

7. Local Government community management statement notation

SHANE MURPHY - PROGRAM LEADER (DAB) signed
LOGAN CITY COUNCIL name and designation
name of Local Government

8. Execution by original owner/Consent of body corporate

11/17/2011
Execution Date

SEATREE PTY LTD ACN 119 908 479

SOLE DIRECTOR

*Execution

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

Privacy Statement

Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see the Department's website.

Title Reference

1 Frankland Avenue Community Titles Scheme

SCHEDULE A

SCHEDULE OF PROPOSED LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP243560	1	1
Lot 2 on SP243650	1	1
Lot 3 on SP243650	1	1
TOTALS	3	3

In accordance with section 66(1)(db) of the Body Corporate and Community Management Act the Contribution Schedule Lot Entitlements have been described using the Equality principle.

In accordance with Section 66 (1)(dc) of the Body Corporate and Community Management Act the Interest Schedule Lot Entitlements have been decided using the Market Value principle and they reflect the respective market value of the lots.

SCHEDULE B

EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Sections 66 (1) (f) and (g) of the Body Corporate and Community Management Act 1997 are not applicable. - There is to be no further development of the scheme land.

SCHEDULE C

BY-LAWS

Noise

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

Vehicles

2. (1) The occupier of a lot must not, without the body corporate's written approval -
 - (a) park a vehicle, or allow a vehicle to stand, on the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, except for the designated visitor parking which must remain available at all times for the sole use of visitors' vehicles.
- (2) An approval under subsection (1) must state the period for which it is given with the exception of designated visitor parking.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking.

Obstruction

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

Damage to lawns etc.

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

Title Reference**1 Frankland Avenue Community Titles Scheme**

- (a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use a part of the common property as a garden.
- (2) An approval under subsection (1) must state the period for which it is given.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

Damage to common property

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

Behaviour of invitees

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

Leaving of rubbish, etc. on the common property

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

Appearance of lot

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

Storage of flammable materials

9. (1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.
- (2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.

Title Reference

1 Frankland Avenue Community Titles Scheme

- (3) However, this section does not apply to the storage of fuel in -
- (a) the fuel tank of a vehicle, boat or internal combustion engine; or
 - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

Garbage disposal

10. (1) Unless the body corporate provides some way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered in the lot, or on a part of the common property designated by the body corporate for the purpose.
- (2) The occupier of a lot must -
- (a) comply with all local government local laws about disposal of garbage; and
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

Keeping of animals

11. (1) The occupier of a lot must not, without the body corporate's written approval -
- (a) bring or keep an animal on the lot or common property; or
 - (b) permit an invitee to bring or keep an animal on the lot or the common property.
- (2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

Exclusive use

12. The Registered Owners of lots identified in Schedule "E" are entitled to exclusive use of the areas allocated therein and as identified on the sketch plan marked "A" attached hereto.

SCHEDULE D

OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Statutory Easement Allocation Matrix

LOTS AFFECTED BY SERVICE EASEMENTS AND STATUTORY EASEMENTS

Lots on Plan	Statutory Easement	Services Location Diagram showing service easements.
CP of 1 Frankland Avenue CTS	Water, electricity, telephone	B (Page 7 of 7)
CP OF 1 FRANKLAND AVENUE CTS	Sewerage, drainage, support	B (PAGE 7 OF 7)
CP OF 1 FRANKLAND AVENUE CTS	Shelter, projection	B (PAGE 7 OF 7)
Lots 1 - 3 on SP243650	Sewerage, drainage, support, shelter, projection, utility services and utility infrastructure	B (PAGE 7 OF 7)

Title Reference

1 Frankland Avenue Community Titles Scheme

SCHEDULE E

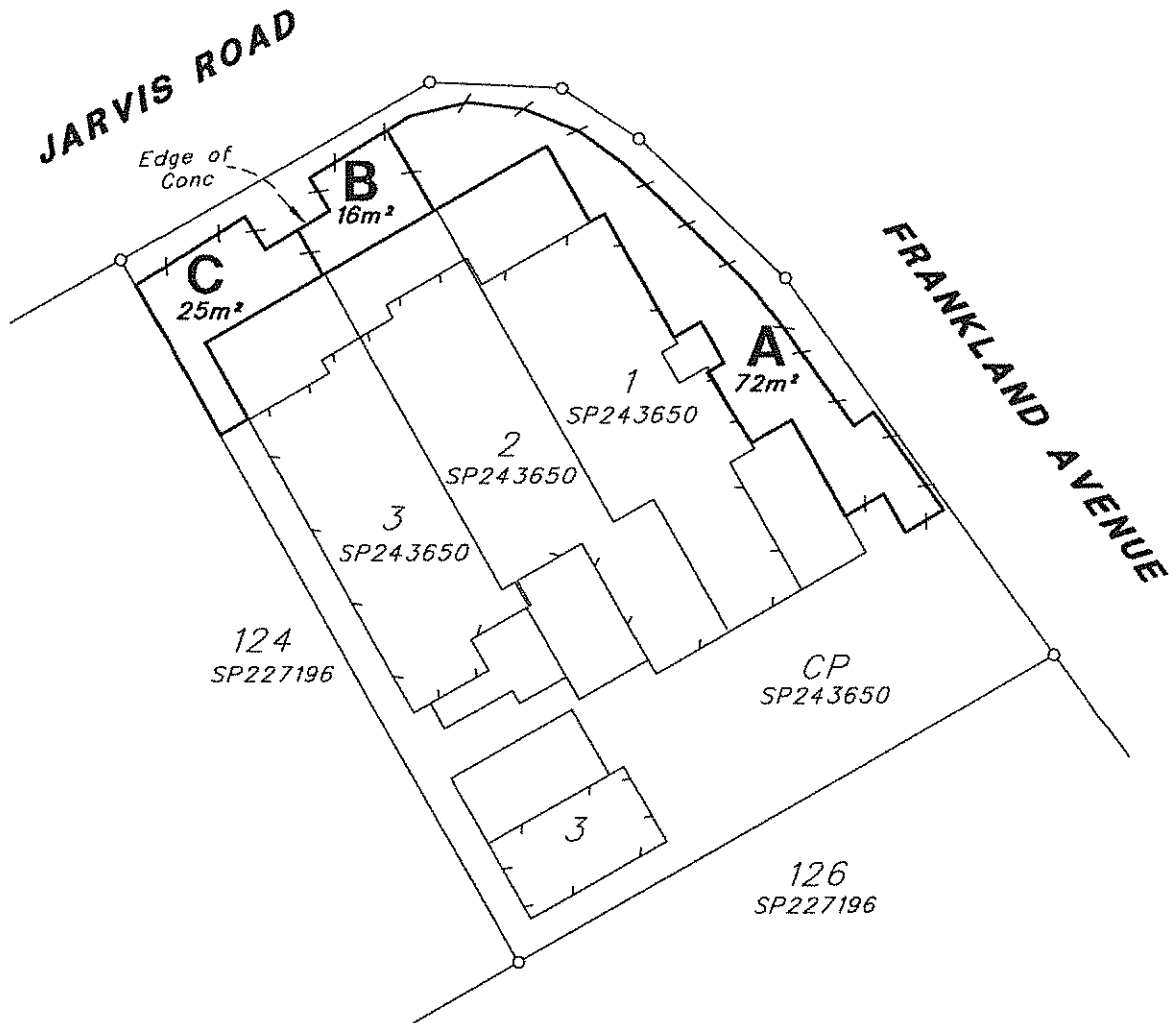
**DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF
COMMON PROPERTY**

The lots to which exclusive use has been allocated are:

Lot 1 on SP243650	Areas marked "A" on the plan marked A (page 6 of 7) attached hereto.
Lot 2 on SP243650	Areas marked "B" on the plan marked A (page 6 of 7) attached hereto.
Lot 3 on SP243650	Areas marked "C" on the plan marked A (page 6 of 7) attached hereto.

"A"

EXCLUSIVE USE PLAN
1 FRANKLAND AVENUE CTS

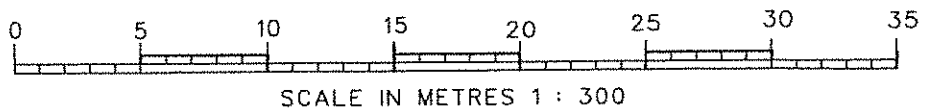


EXCLUSIVE USE AREAS ARE DEFINED BY THE OUTSIDE
FACE OF BUILDING, THE BASE PARCEL BOUNDARY &
THE FENCES AS SHOWN.

ANDREWS & HANSEN PTY LTD,
certify that the details shown on this sketch plan are correct.

[Signature]
Director & Cadastral Surveyor,

Date. 11/7/2011



ANDREWS & HANSEN PTY LTD

ACN 010 742 784

CONSULTING SURVEYORS

21/39 LAWRENCE DRIVE, NERANG

PHONE (07) 5596 2150

FAX (07) 5596 0657

**PLAN SHOWING EXCLUSIVE USE AREAS
ADJOINING LEVEL A OF
1 FRANKLAND AVENUE
COMMUNITY TITLES SCHEME
CMS**

PARISH: BOYD

COUNTY: WARD

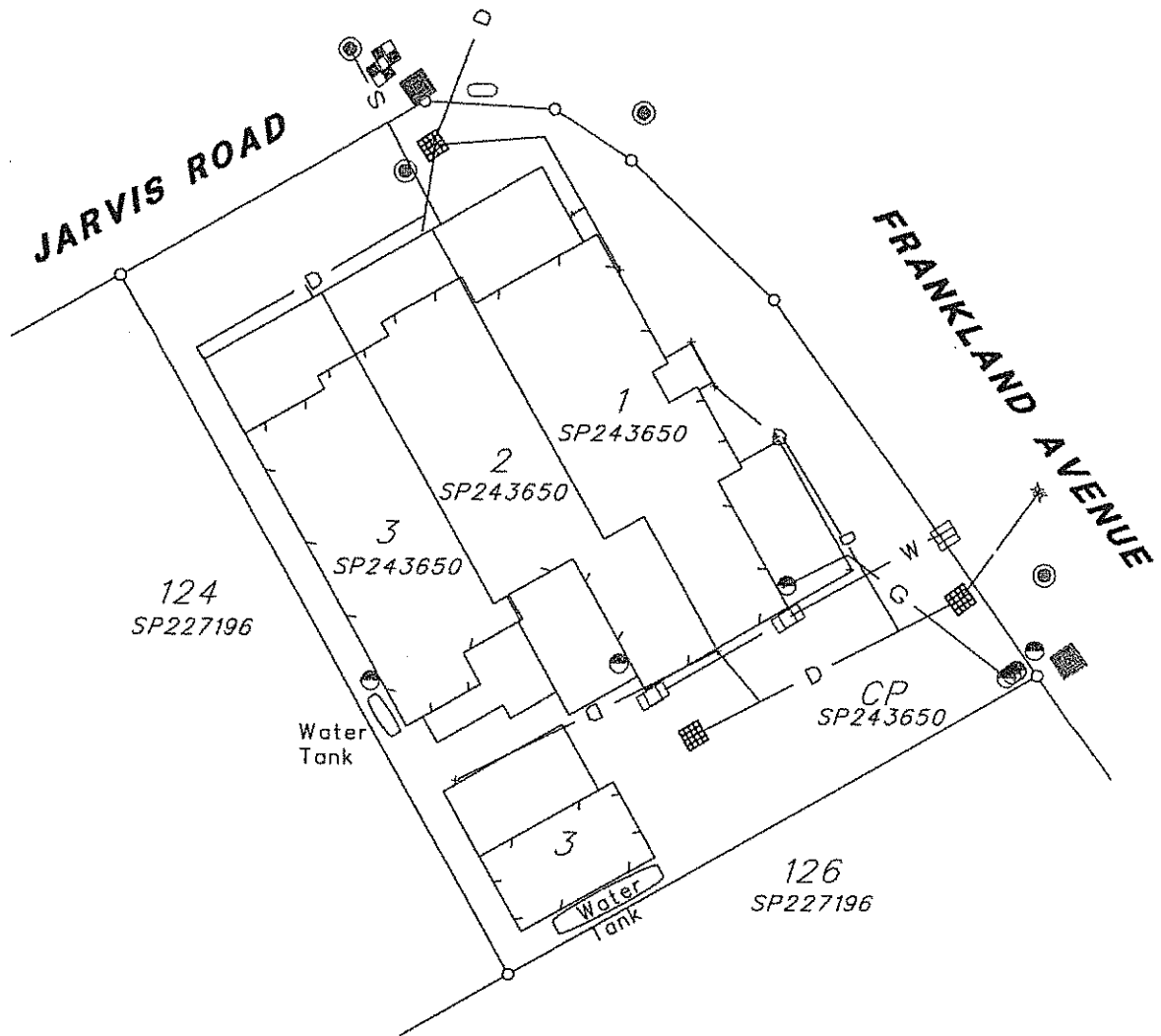
DRAWN NM

Scale: 1 : 300

REF : 13912-1E

SERVICE LOCATION DIAGRAM

1 FRANKLAND AVENUE CTS

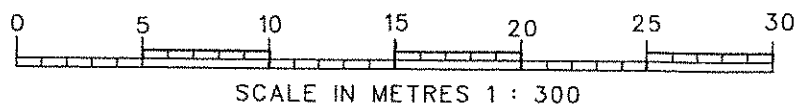


SERVICES LEGEND

— W —	Water & Recycled Water
— G —	Gas
— E —	Electricity
— T —	Telephone
— S —	Sewer
— C —	Communications
— D —	Drainage
	Stormwater Pit
	Sewer Manhole
	Electricity Box
	Water Meter
	Telstra Pit
	Gas
	Hydrant

NOTE:

This plan has been prepared for the purpose of defining statutory easements under the BCCM act. Service locations shown hereon have been determined from design drawings and are indicative only. It is not to be used for any other purpose.



SERVICE LOCATION DIAGRAM IN COMMON PROPERTY OF 1 FRANKLAND AVENUE COMMUNITY TITLES SCHEME CMS PARISH : BOYD COUNTY : WARD		Scale: 1 : 300
		Date:
		REF : 13912-2E
		DRAWN NM



**BODY
CORPORATE
CHOICE** PTY LTD
ABN: 56 130 071 340

Phone: (07) 5534 6278
Email: info@bodycorpchoice.com.au
Address: Suite 3, 17 - 19 Fifth Avenue
Palm Beach, QLD 4221
Postal Address: PO Box 144 Elanora, QLD 4221
Website: www.bodycorpchoice.com.au

1 FRANKLAND AVENUE CTS 42945

27 August 2025

InfoTrack on behalf of
Wallaceweir Pty Ltd trading as Wallace Law Group
PO Box 10314
Adelaide Street
BRISBANE QLD 4000

Client Ref : 253789

RE: 2/1 FRANKLAND AVENUE, WATERFORD

Please find attached BCCM Form 33 in respect of the above property, as requested.

Yours faithfully


For Body Corporate Choice Pty Ltd

"Service is what we do best"

**Body corporate certificate***Body Corporate and Community Management Act 1997, section 205(4)*

This form is effective from 1 August 2025

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

www.qld.gov.au/searchofadjudicatorsorders.

The information in this certificate is issued on 27 / 08 / 2025

Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the [BCCM Form 8 – Information for body corporate roll](#). Fines may apply if you do not comply.

How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

Name and number of the community titles scheme (Example – Seaview CTS 1234)

1 FRANKLAND AVENUE CTS 42945

Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

Is there a body corporate manager for the scheme?

☒ Yes. The body corporate manager is:

Name: Angela Harris Company: Body Corporate Choice

Phone: 0755 346 278 Email: info@bodycorpchoice.com.au

☐ No

Accessing records

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

☒ The body corporate manager named above.

☐ The following person:

Name: Role:

Phone: Email:

Property and community titles scheme details

Lot and plan details

Lot number: 2

Plan type and number (Example – BUP 1234): SP243650

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

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

☐ Accommodation ☐ Commercial ☒ Small Schemes ☐ Standard

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

Layered arrangements of community titles schemes

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

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

☐ Yes

☒ No

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

Building management statement

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

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

☐ Yes

☒ No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

- ☒ Yes
- ☐ No

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

- ☐ listed in the community management statement.
- ☒ given with this certificate.

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: 1

Total contribution schedule lot entitlements for all lots: 3

Interest schedule

Interest schedule lot entitlement for the lot: 1

Total interest schedule lot entitlements for all lots: 3

Statement of accounts

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

Owner contributions (levies)

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

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

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

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

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

Body corporate debts

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

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot 2 for the current financial year: \$ 4,166.67

Number of instalments: 2 (outlined below)

Monthly penalty for overdue contributions (if applicable):N/A..... %

Discount for on-time payments (if applicable):N/A..... %

Due date	Amount due	Amount due if discount applied	Paid
01 / 10 / 2024	\$ 1,233.34	\$ _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
01 / 04 / 2025	\$ 1,233.33	\$ _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
.... / /	\$ _____	\$ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
.... / /	\$ _____	\$ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No

Sinking fund contributions

Total amount of contributions (before any discount) for lot 2 for the current financial year: \$ 1,227.00

Number of instalments: 2 (outlined below)

Monthly penalty for overdue contributions (if applicable):N/A..... %

Discount for on-time payments (if applicable):N/A..... %

Due date	Amount due	Amount due if discount applied	Paid
01 / 10 / 2024	\$595.67	\$ _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
01 / 04 / 2025	\$ 631.33	\$ _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
.... / /	\$ _____	\$ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
.... / /	\$ _____	\$ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No

Special contributions (IF ANY)

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

Total amount of contributions (before any discount) for lot ____ : \$

Number of instalments: (outlined below)

Monthly penalty for overdue contributions (if applicable): %

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

Due date	Amount due	Amount due if discount applied	Paid
.... / /	\$ _____	\$ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
.... / /	\$ _____	\$ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
.... / /	\$ _____	\$ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
.... / /	\$ _____	\$ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No

Other amounts payable by the lot owner

For the current financial year there are:

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

Summary of amounts due but not paid by the current owner

At the date of this certificate:

- ☒ All payments for the lot are up to date.
- ☐ The following amounts are due but not yet paid for the lot:
 - ☐ Overdue contributions: \$
 - ☐ Penalties on overdue contributions: \$
 - ☐ Other amounts due but not paid: \$

Total amounts due but not paid: \$

Common property and assets

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

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

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

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

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

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

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

☐ No

Current sinking fund balance (as at date of certificate): \$ 16,804.80

Improvements to common property the lot owner is responsible for

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

☐ There are no authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition.

☐ Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate.

Body corporate assets

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

☒ The body corporate does not have any assets that it is required to record in its register.

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

Insurance

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

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

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

Body corporate insurance policies

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

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

are given with this certificate.

Alternative insurance

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

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

☐ Yes

☒ No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

- ☐ Yes - Name of caretaking service contractor engaged:
- ☒ No

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

- ☐ Yes - Name of authorised letting agent:
- ☒ No

Embedded network electricity supply

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

- ☐ Yes
- ☒ No

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

Body corporate authority

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

Name/s Ashe Steadman

Position/s held Office Manager - Body Corporate Choice

Signature/s _____



Date 27/08/2025

Copies of documents given with this certificate:

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

Tax Invoice



Detector Inspector

Date	Invoice Number	ABN
20/02/2025	2555736	27 628 528 772

PO BOX 542, Elsternwick VIC 3185
Website: www.detectorinspector.com.au
Email: qldremittance@detectorinspector.com.au
Tel: 1300 134 563
Fax: 9532 8894

Jamie Stanton
C/- Little Real Estate Springwood
2 Murrajong Road
Springwood QLD 4127

Subscription valid from 01/04/2025 to 31/03/2026

Description	Quantity	Rate	GST	Total
Annual Subscription Smoke Alarm Service Fee (2022 Upgraded) - Battery replacement (except inbuilt rechargeable batteries), grill vacuum cleaned (existing smoke detectors), smoke test performed, decibel test performed, as per the Building Code of Australia and Australian Standards 3786.	1	\$117.27	\$11.73	\$129.00

Property Address: 2/1 Frankland Avenue, Waterford QLD 4133

Payment terms: 30 days
Email remittance:
qldremittance@detectorinspector.com.au

Banking Details: Detector Inspector Pty Ltd
Account BSB: 083-004
Account #: 4699 76940
Reference No: 2555736

NOTE: If you're sending a batch
payment, please use your customer ID
12535 as the reference number

Subtotal \$117.27
GST \$11.73

Total Inc GST \$129.00



* 130013456300000109342900012900

Please Note: When using the barcode to scan the invoice there
is no requirement to list the invoice number as a reference. We
are able to allocate the payment using the unique property ID
within the barcode.

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy Details

Item 1: 1.1 Lessor

Name/Trading name	Jamie Stanton		
Address			
C/- LITTLE Real Estate, 2 Murrajong Road			
SPRINGWOOD QLD		Postcode	4127
1.2 Phone	Mobile		
07 3037 0140			
Email			
springwood@little.com.au			

Item 2: 2.1 Tenant/s

1.	Full name/s	Jazmine Skye Lake	
Phone	*****	Email	*****
Emergency contact full name/s		*****	
Emergency contact phone		*****	
Emergency contact email		*****	
2.	Full name/s		
Phone		Email	
Emergency contact full name/s			
Emergency contact phone			
Emergency contact email			
3.	Full name/s		
Phone		Email	
Emergency contact full name/s			
Emergency contact phone			
Emergency contact email			

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

Item 3: 3.1 Agent If applicable. See clause 43

Full name/trading name	LITTLE Real Estate		
Address			
C/- LITTLE Real Estate, 2 Murrajong Road			
SPRINGWOOD QLD		Postcode	4127
3.2 Phone	Mobile		
07 3037 0140			
Email			
springwood@little.com.au			

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Item 4: Notices may be given to (Indicate if the email is different from item 1, 2 or 3 above)

4.1 Lessor

Email Yes [X] No [] springwood@little.com.au Facsimile Yes [] No [X] []

4.2 Tenant/s

Email Yes [X] No [] ***** Facsimile Yes [] No [X] []

4.3 Agent

Email Yes [X] No [] springwood@little.com.au Facsimile Yes [] No [X] []

Item 5: 5.1 Address of the rental premises

2/1 Frankland Avenue
Waterford Qld Postcode 4133

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary

5.3 Details of current repair orders for the rental premises or inclusions.

Item 6: The term of the agreement is [X] fixed term agreement [] periodic agreement

6.2 Starting on 29 March 2025 6.3 Ending on 28 March 2026

Fixed term agreements only. For continuation of tenancy agreement, see clause 6

Item 7: Rent \$ 550.00 per [X] week [] fortnight [] month See clause 8(1)

Item 8: Rent must be paid on the Thursday day of each Week
Insert day. See clause 8(2) Insert week, fortnight or month

Item 9: Method of rent payment Insert the way the rent must be paid. See clause 8(3)

Debit Now or Direct Debit

Details for direct credit

BSB no. [] [] [] [] [] [] Bank/building society/credit union []

Account no. [] [] [] [] [] [] [] [] [] [] Account Name []

Payment reference []

Item 10: Place of rent payment Insert where the rent must be paid. See clause 8(4) to 8(6)

Debit Now or Direct Debit or C/- LITTLE Real Estate, 2 Murrajong Road SPRINGWOOD QLD4127

Item 10a: Day of last rent increase Insert the day the rent was last increased for the premises

28/03/2024

Note: The lessor/lessor's agent must not increase, or propose to increase, the rent payable by a tenant less than 12 months after the last rent increase for the residential premises. Rent increase requirements do not apply to exempt lessors. The Act provides definitions for an exempt lessor.

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Item 11:

Rental bond amount

\$2,200.00

See clause 13

Item 12:

12.1 The services supplied to the premises for which the tenant must pay

See clause 16

Electricity

Yes ☒

No ☐

Any other service that a tenant must pay

Yes ☐

No ☒

Gas

Yes ☒

No ☐

Type

See special terms (page 8)

Phone

Yes ☒

No ☐

12.2

Is the tenant to pay for water supplied to the premises

See clause 17

Yes ☒

No ☐

Item 13:

If the premises is not individually metered for a service under item 12.1, the apportionment of the cost of the service for which the tenant must pay.

For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity

Not Applicable

Any other service stated in item 12.1

Not Applicable

Gas

Not Applicable

See special terms (page 8)

Phone

Not Applicable

Item 14:

How services must be paid for

Insert for each how the tenant must pay.

See clause 16(d)

Electricity

Direct to Utility Provider

Gas

Direct to Utility Provider

Phone

Direct to Utility Provider

Any other service stated in item 12.1

See special terms (page 8)

Not Applicable

Item 15:

Number of persons allowed to reside at the premises

One (1) Adult and Two (2) Children

See clause 23

Item 16:

16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant?

See clause 22

Yes ☐

No ☒

16.2 Has the tenant been given a copy of the relevant by-laws?

See clause 22

Yes ☐

No ☒

Item 17:

The type and number of pets approved by the lessor to be kept at the premises

See clauses 33A to 33D

Type

Cat

Number

1

Type

n/a

Number

n/a

Item 18:

18.1 Name and telephone number of the lessor’s nominated repairer for each of the following repairs

Electrical Repairs

QEI (formerly Prolec)

Number

0406 996 109

Plumbing repairs

Aptus Plumbing

Number

0419 199 332
07 3205 1991

Other repairs

Frog Glass

Number

1300 734 584

18.2 Are the nominated repairers the tenant’s first point of contact for notifying the need for emergency repairs?

See clause 31(4)

☒ Yes

☐ No – please provide lessor contact details below

Name

Number

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement –

- (a) a reference to **the premises** includes a reference to any inclusions for the premises stated in this agreement for item 5.2; and
- (b) a reference to a numbered section is a reference to the section in the Act with that number; and
- (c) a reference to a numbered item is a reference to the item with that number in part 1; and
- (d) a reference to a numbered clause is a reference to the clause of this agreement with that number:

2 Terms of a general tenancy agreement

- (1) This part states, under the Residential Tenancies and Rooming Accommodation Act 2008 (**the Act**), section 55, the standard terms of a general tenancy agreement.
- (2) The Act also imposes duties on, and gives entitlements to, the lessor and tenant that are taken to be included as terms of this agreement.
- (3) The lessor and tenant may agree on other terms of this agreement (**special terms**).
- (4) A duty or entitlement under the Act overrides a standard term or special term if the term is inconsistent with the duty or entitlement.
- (5) A standard term overrides a special term if they are inconsistent.
Note – Some breaches of this agreement may also be an offence under the Act, for example, if –
 - the lessor or the lessor's agent enters the premises in contravention of the rules of entry under sections 192 to 199; or
 - the tenant does not sign and return the condition report to the lessor or the lessor's agent under section 65.
- (6) In accordance with section 61 of the Act, a General Tenancy Agreement must include the day the rent for the premises was last increased, within the meaning of section 93, at the time the agreement is entered into. However, this does not apply if the lessor is an exempt lessor.

3 More than 1 lessor or tenant

- (1) This clause applies if more than 1 person is named in this agreement for item 1 or 2.
- (2) Each lessor named in this agreement for item 1 must perform all of the lessor's obligations under this agreement.
- (3) Each tenant named in this agreement for item 2 –
 - (a) holds their interest in the tenancy as a tenant in common unless a special term states the tenants are joint tenants; and
 - (b) must perform all the tenant's obligations under this agreement.

Division 2 Period of tenancy

4 Start of tenancy

- (1) The tenancy starts on the day stated in this agreement for item 6.2.
- (2) However, if no day is stated or if the stated day is before the signing of this agreement, the tenancy starts when the tenant is or was given a right to occupy the premises.

5 Entry condition report – s 65

- (1) The lessor must prepare, in the approved form, sign and give the tenant 1 copy of a condition report for the premises.
- (2) The copy must be given to the tenant on or before the day the tenant occupies the premises under this agreement.
- (3) The tenant must mark the copy of the report to show any parts the tenant disagrees with, and sign and return the copy to the lessor not later than 7 days after the later of the following days –
 - (a) the day the tenant occupies the premises;

(b) the day the tenant is given the copy of the condition report.

Note – A well completed condition report can be very important to help the parties if there is a dispute about the condition of the premises when the tenancy started. For more information about condition reports, see the information statement.

- (4) After the copy of the condition report is returned to the lessor by the tenant, the lessor must copy the condition report and return it to the tenant within 14 days.
- (5) However, the lessor does not have to prepare a condition report for the premises if –
 - (a) this agreement has the effect of continuing the tenant's right to occupy the premises under an earlier residential tenancy agreement; and
 - (b) in accordance with the Act, a condition report was prepared for the premises for the earlier residential tenancy agreement.
- (6) If a condition report is not prepared for this agreement because subclause (5) applies, the condition report prepared for the earlier residential tenancy agreement is taken to be the condition report for this agreement.

6 Continuation of fixed term agreement – s 70

- (1) This clause applies if –
 - (a) this agreement is a fixed term agreement; and
 - (b) none of the following notices are given, or agreements or applications made before the day the term ends (**the end day**)–
 - (i) a notice to leave;
 - (ii) a notice of intention to leave;
 - (iii) an abandonment termination notice;
 - (iv) a notice, agreement or application relating to the death of a sole tenant under section 277(7);
 - (v) a written agreement between the lessor and tenant to end the agreement.
- (2) This agreement, other than a term about this agreement's term, continues to apply after the end day on the basis that the tenant is holding over under a periodic agreement.
Note – For more information about the notices, see the information statement.

7 Costs apply to early ending of fixed term agreement – s 357A

- (1) This clause applies if –
 - (a) this agreement is a fixed term agreement; and
 - (b) the tenant ends this agreement before the term ends in a way not permitted under the Act.
- (2) The tenant must pay the reletting costs under section 357A(3).
Note – For when the tenant may end this agreement early under the Act, see clause 36 and the information statement.
- (3) This clause does not apply if, after experiencing domestic violence, the tenant ends this agreement or the tenant's interest in this agreement under chapter 5, part 1, division 3, subdivision 2A of the Act.

Division 3 Rent

8 When, how and where rent must be paid – ss 83 and 85

- (1) The tenant must pay the rent stated in this agreement for item 7.
- (2) The rent must be paid at the times stated in this agreement for item 8.
- (3) The rent must be paid –
 - (a) in the way stated in this agreement for item 9; or
 - (b) in the way agreed after the signing of this agreement by –
 - (i) the lessor or tenant giving the other party a notice proposing the way; and
 - (ii) the other party agreeing to the proposal in writing; or
 - (c) if the lessor intends to change the way rent is paid to a way that is not stated in this agreement for item 9 and no way is agreed to after the signing of this agreement – in a way the

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lessor proposes by written notice to the tenant under section 84A.

- (4) The lessor must give the tenant written notice advising of the costs associated with the ways to pay rent offered to the tenant that the tenant would not reasonably be aware of if the lessor or lessor's agent knows or could reasonably be expected to find out about the costs.
- (5) The rent must be paid at the place stated in this agreement for item 10.
- (6) However, if, after the signing of this agreement, the lessor gives a notice to the tenant stating a different place for payment and the place is reasonable, the rent must be paid at the place while the notice is in force.
- (7) If no place is stated in this agreement for item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.

Examples of an appropriate place –

- the lessor's address for service
- the lessor's agent's office

9 Rent in advance – s 87

The lessor may require the tenant to pay rent in advance only if the payment is not more than –

- (a) for a periodic agreement – 2 weeks rent; or
- (b) for a fixed term agreement – 1 month rent.

Note – Under section 87(2), the lessor or the lessor's agent must not require a payment of rent under this agreement in a period for which rent has already been paid.

10 Rent increases – ss 91 and 93

- (1) If the lessor proposes to increase the rent, the lessor must give notice of the proposal to the tenant.
- (2) The notice must state the amount of the increased rent and the day from when it is payable.
- (3) The day stated must not be earlier than the later of the following –
 - (a) 2 months after the notice is given;
 - (b) 12 months after the day the existing rent became payable for the residential premises.
- (4) Subject to an order of a tribunal, the increased rent is payable from the day stated in the notice, and this agreement is taken to be amended accordingly.
- (5) However, the increased rent is payable by the tenant only if –
 - (a) the rent is increased in compliance with this clause; and
 - (b) the increased rent is not payable before the end of the minimum period before the rent may be increased under section 93; and
 - (c) the increase in rent does not relate to –
 - (i) compliance of the premises or inclusions with the prescribed minimum housing standards; or
 - (ii) keeping a pet or working dog at the premises.
- (6) Also, if this agreement is a fixed term agreement, the rent may not be increased before the term ends unless –
 - (a) this agreement provides for the rent increase; and
 - (b) this agreement states the amount of the increase or how the amount of the increase is to be worked out; and
 - (c) the increase is made in compliance with the matters mentioned in paragraph (b).

11 Application to tribunal about excessive increase – s 92

- (1) After the lessor gives the tenant notice of a proposed rent increase, the tenant may apply to the tribunal for an order setting aside or reducing the increase if the tenant believes the increase –
 - (a) is excessive; or
 - (b) is not payable under clause 10.
- (2) However, the application must be made –
 - (a) within 30 days after the notice is received; and
 - (b) for a fixed term agreement – before the term ends.

12 Rent decreases – s 94

Under section 94, the rent may decrease in certain situations.

Note – For details of the situations, see the information statement.

Division 4 Rental bond**13 Rental bond required – ss 111 and 116**

- (1) If a rental bond is stated in this agreement for item 11, the tenant must pay to the lessor or the lessor's agent the rental bond amount –
 - (a) if a special term requires the bond to be paid at a stated time – at the stated time; or
 - (b) if a special term requires the bond to be paid by instalments – by instalments; or
 - (c) otherwise – when the tenant signs this agreement.

Note – There is a maximum bond that may be required. See section 146 and the information statement.
- (2) The lessor or the lessor's agent must, within 10 days of receiving the bond or a part of the bond, pay it to the authority and give the authority a notice, in the approved form, about the bond.
- (3) The bond is intended to be available to financially protect the lessor if the tenant breaches this agreement.

Example – The lessor may claim against the bond if the tenant does not leave the premises in the required condition at the end of the tenancy.

Note – For how to apply to the authority or a tribunal for the bond at the end of the tenancy, see the information statement and sections 125 to 141. Delay in applying may mean that payment is made on another application for payment.

14 Increase in bond – s 154

- (1) The tenant must increase the rental bond if –
 - (a) the rent increases and the lessor gives notice to the tenant to increase the bond; and
 - (b) the notice is given at least 11 months after –
 - (i) this agreement started; or
 - (ii) if the bond has been increased previously by a notice given under this clause – the day stated in the notice, or the last notice, for making the increase.
- (2) The notice must state the increased amount and the day by which the increase must be made.
- (3) For subclause (2), the day must be at least 1 month after the tenant is given the notice.

Division 5 Outgoings**15 Outgoings – s 163**

- (1) The lessor must pay all charges, levies, premiums, rates or taxes for the premises, other than a service charge.

Examples –

 - body corporate levies, council general rates, sewerage charges, environment levies, land tax
- (2) This clause does not apply if –
 - (a) the lessor is the State; and
 - (b) rent is not payable under the agreement; and
 - (c) the tenant is an entity receiving financial or other assistance from the State to supply rented accommodation to persons.

16 General service charges – ss 164 and 165

The tenant must pay a service charge, other than a water service charge, for a service supplied to the premises during the tenancy if –

- (a) the tenant enjoys or shares the benefit of the service; and
- (b) the service is stated in this agreement for item 12.1; and
- (c) either –
 - (i) the premises are individually metered for the service; or
 - (ii) this agreement states for item 13 how the tenant's apportionment of the cost of the service is to be worked out; and
- (d) this agreement states for item 14 how the tenant must pay for the service.

Note – Section 165(3) limits the amount the tenant must pay.

17 Water service charges – ss 164 and 166

- (1) The tenant must pay an amount for the water consumption charges for the premises if –

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- (a) the tenant is enjoying or sharing the benefit of a water service to the premises; and
 - (b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and
 - (c) this agreement states for item 12.2 that the tenant must pay for water supplied to the premises.
Note – A water consumption charge does not include the amount of a water service charge that is a fixed charge for the water service.
- (2) However, the tenant does not have to pay an amount –
- (a) that is more than the amount of the water consumption charges payable to the relevant water supplier; or
 - (b) that is a fixed charge for the water service to the premises.
- (3) Also, the tenant does not have to pay an amount for a reasonable quantity of water supplied to the premises for a period if, during the period, the premises are not water efficient for section 166.
Note – For details about water efficiency, see the information statement.
- (4) In deciding what is a reasonable quantity of water for subclause (3), regard must be had to the matters mentioned in section 169(4)(a) to (e).
- (5) The. The lessor must give the tenant copies of relevant documents about the amount payable to the relevant water supplier within 4 weeks after the lessor receives the documents.
- (6) The tenant is not required to pay an amount for the water consumption charges if the tenant has not received a copy of the documents about the amount payable to the relevant water supplier.
- (7) Subclause (9) applies if water consumption charges are payable for a period that includes part but not all of a period specified, or to be specified, in a water consumption charges document.
- (8) The tenant may be required to pay an amount calculated under section 166A using –
- (a) a meter reading for the premises recorded in a condition report; and
 - (b) a reasonable estimate of the volume of water supplied to the premises during the period for which water consumption charges are payable by the tenant mentioned in subclause (8); and
 - (c) the rate used to calculate the water consumption charge stated in the most recent water consumption charges document.
- (9) The tenant must pay the amount of the charge to the lessor within 1 month of the lessor giving the tenant copies of relevant documents about the incurring of the amount.
- (10) In this clause –
water consumption charge, for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.
water consumption charges document means a document, issued to the lessor by the relevant water supplier, stating the amount of water consumption charges for the premises that are payable to the supplier.
Note – If there is a dispute about how much water (or any other service charge) the tenant should pay, the lessor or the tenant may attempt to resolve the dispute by conciliation. See the information statement for details.

Division 6 Rights and obligations concerning the premises during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation – s 181

The lessor must ensure there is no legal impediment to occupation of the premises by the tenant as a residence for the term of the tenancy if, when entering into this agreement, the lessor knew about the impediment or ought reasonably to have known about it.

Examples of possible legal impediments –

- if there is a mortgage over the premises, the lessor might need to obtain approval from the mortgagee before the tenancy can start
- a certificate might be required under the Building Act 1975 before the premises can lawfully be occupied
- the zoning of the land might prevent use of a building on the land as a residence.

19 Vacant possession and quiet enjoyment – ss 182 and 183

- (1) The lessor must ensure the tenant has vacant possession of the premises (other than a part of the premises that the tenant does not have a right to occupy exclusively) on the day the tenant is entitled to occupy the premises under this agreement.
Editor's note – Parts of the premises where the tenant does not have a right to occupy exclusively may be identified in a special term.
- (2) The lessor must take reasonable steps to ensure the tenant has quiet enjoyment of the premises.
- (3) The lessor or the lessor's agent must not interfere with the reasonable peace, comfort or privacy of the tenant in using the premises.

20 Lessor's right to enter the premises – ss 192–199

The lessor or the lessor's agent may enter the premises during the tenancy only if the obligations under sections 192 to 199 have been complied with.

Note – See the information statement for details.

21 Tenant's use of premises – ss 10 and 184

- (1) The tenant may use the premises only as a place of residence or mainly as a place of residence or for another use allowed under a special term.
- (2) The tenant must not –
 - (a) use the premises for an illegal purpose; or
 - (b) cause a nuisance by the use of the premises; orExamples of things that may constitute a nuisance –
 - using paints or chemicals on the premises that go onto or cause odours on adjoining land
 - causing loud noises
 - allowing large amounts of water to escape onto adjoining land
 - (c) interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant; or
 - (d) allow another person on the premises to interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant.

22 Units and townhouses – s 69

- (1) The lessor must give the tenant a copy of anybody corporate by-laws applicable to –
 - (a) the occupation of the premises; or
 - (b) any common area available for use by the tenant with the premises.
- (2) The tenant must comply with the body corporate by-laws.
- (3) Subclause (1) does not apply if –
 - (a) this agreement has the effect of continuing the tenant's right to occupy the premises under an earlier residential tenancy agreement; and
 - (b) the lessor gave the tenant a copy of the body corporate by-laws in relation to the earlier agreement.

23 Number of occupants allowed

No more than the number of persons stated in this agreement for item 15 may reside at the premises.

24 – intentionally removed

Subdivision 2 Standard of premises

25 Lessor's obligations – s 185

- (1) At the start of the tenancy, the lessor must ensure –
 - (a) the premises are clean; and
 - (b) the premises are fit for the tenant to live in; and
 - (c) the premises are in good repair; and

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- (d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises.
- (e) the premises and inclusions otherwise comply with any prescribed minimum housing standards applying to the premises or inclusions.
- (2) While the tenancy continues, the lessor must –
- (a) maintain the premises in a way that the premises remain fit for the tenant to live in; and
- (b) maintain the premises in good repair; and
- (c) ensure the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises; and
- (d) keep any common area included in the premises clean.
- (e) ensure the premises and inclusions otherwise comply with any prescribed minimum housing standards applying to the premises or inclusions.
- Note* – For details about the maintenance, see the information statement.
- (3) However, the lessor is not required to comply with subclause (1)(c) or (2)(a) for any non-standard items and the lessor is not responsible for their maintenance if –
- (a) the lessor is the State; and
- (b) the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their maintenance; and
- (c) the non-standard items are not necessary and reasonable to make the premises a fit place in which to live; and
- (d) the non-standard items are not a risk to health or safety; and
- (e) for fixtures – the fixtures were not attached to the premises by the lessor.
- (4) In this clause –
- non-standard items** means the fixtures attached to the premises and inclusions supplied with the premises stated in this agreement for item 5.2.
- premises** include any common area available for use by the tenant with the premises.

26 Tenant's obligations generally – s188(2), (3) and (5)

- (1) The tenant must keep the premises clean, having regard to their condition at the start of the tenancy.
- (2) The tenant must not maliciously damage, or allow someone else to maliciously damage, the premises.
- (3) The tenant's obligations under this clause do not apply to the extent the obligations would have the effect of requiring the tenant to repair, or compensate the lessor for, damage to the premises or inclusions caused by an act of domestic violence experienced by the tenant.

Subdivision 3 The dwelling

27 Fixtures or structural changes – ss 207–209

- (1) The tenant may attach a fixture, or make a structural change, to the premises only if the lessor agrees to the fixture's attachment or the structural change.
- Note* – Fixtures are generally items permanently attached to land or to a building that are intended to become part of the land or building. An attachment may include, for example, something glued, nailed or screwed to a wall.
- (2) The lessor's agreement must be written, describe the nature of the fixture or change and include any terms of the agreement.
- Examples of terms* –
- that the tenant may remove the fixture
 - that the tenant must repair damage caused when removing the fixture
 - that the lessor must pay for the fixture if the tenant cannot remove it
- (3) If the lessor does agree, the tenant must comply with the terms of the lessor's agreement.
- (4) The lessor must not act unreasonably in failing to agree.

- (5) If the tenant attaches a fixture, or makes a structural change, to the premises without the lessor's agreement, the lessor may –
- (a) take action for a breach of a term of this agreement; or
- (b) waive the breach (that is, not take action for the breach) and treat the fixture or change as an improvement to the premises for the lessor's benefit (that is, treat it as belonging to the lessor, without having to pay the tenant for it).
- (6) A fixture may be attached, or a structural change may be made, to premises if the fixture or structural change—
- (a) is necessary for a tenant's safety, security or accessibility; and
- (b) is attached or made in the circumstances, and in accordance with any requirements, prescribed by regulation.

28 Supply of locks and keys – s 210

- (1) The lessor must supply and maintain all locks necessary to ensure the premises are reasonably secure.
- (2) The lessor must give the tenant, or if there is more than 1 tenant, 1 of the tenants, a key for each lock that –
- (a) secures an entry to the premises; or
- (b) secures a road or other place normally used to gain access to, or leave, the area or building in which the premises are situated; or
- (c) is part of the premises.
- (3) If there is more than 1 tenant, the lessor must give the other tenants a key for the locks mentioned in subclause (2)(a) and (b).

29 Changing locks – ss 211 and 212

- (1) The lessor or tenant may change a lock at the premises only if –
- (a) the other party to this agreement agrees to the change; or
- (b) the lessor or tenant has a reasonable excuse for making the change; or
- (c) the lessor or tenant believes the change is necessary because of an emergency; or
- (d) the lock is changed to comply with an order of the tribunal.
- (2) However, the tenant may also change a lock at the premises if he tenant –
- (a) believes the change is necessary to protect the tenant or another occupant of the premises from domestic violence; and
- (b) engages a locksmith or other qualified tradesperson to change the lock.
- (3) The lessor or tenant must not act unreasonably in failing to agree to the change of a lock.
- (4) If the lessor or tenant changes a lock, the lessor or tenant must give the other party to this agreement a key for the changed lock, unless –
- (a) the other party agrees to not being given the key; or
- (b) a tribunal orders that the key not be given to the other party.
- (5) If the tenant changes a lock under subclause (2) and gives the lessor a key for the changed lock, the lessor must not give the key to any other person without the tenant's agreement or a reasonable excuse.
- (6) The right of the lessor or tenant to change a lock under this clause is subject to any of the following laws that apply to the premises –
- (a) the *Body Corporate and Community Management Act 1997*;
- (b) the *Building Units and Group Titles Act 1980*;
- (c) a body corporate by-law.

Subdivision 4 Damage and repairs

30 Meaning of emergency and routine repairs – ss 214 and 215

- (1) **Emergency repairs** are works needed to repair any of the following –

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- (a) a burst water service or serious water service leak;
- (b) a blocked or broken lavatory system;
- (c) a serious roof leak; (d) a gas leak;
- (e) a dangerous electrical fault;
- (f) flooding or serious flood damage;
- (g) serious storm, fire or impact damage;
- (h) a failure or breakdown of the gas, electricity or water supply to the premises;
- (i) a failure or breakdown of an essential service or appliance on the premises for hot water, cooking or heating;
- (j) a fault or damage that makes the premises unsafe or insecure; (k) a fault or damage likely to injure a person, damage property or unduly inconvenience a resident of the premises;
- (l) a serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a resident in gaining access to, or using, the premises.

(2) Also, **emergency repairs** are works needed for the premises or inclusions to comply with the prescribed minimum housing standards.

(3) Routine repairs are repairs other than emergency repairs.

31 Nominated repairer for emergency repairs – s 216

- (1) The lessor's nominated repairer for emergency repairs of a particular type must be stated either –
 - (a) in this agreement for item 18; or
 - (b) in a written notice given by the lessor to the tenant
- (2) Item 18 or the written notice must state –
 - (a) the name and telephone number of the nominated repairer; and
 - (b) whether or not the nominated repairer is the tenant's first point of contact for notifying of the need for emergency repairs.
- (3) The lessor must give written notice to the tenant of any change of the lessor's nominated repairer or the telephone number of the nominated repairer.
- (4) This clause does not apply if –
 - (a) the lessor has given the tenant a telephone number of the lessor; and
 - (b) under this agreement the lessor is to arrange for emergency repairs to be made to the premises or inclusions.

32 Notice of damage – s 217

- (1) If the tenant knows the premises have been damaged, the tenant must give notice as soon as practicable of the damage.
- (2) If the premises need routine repairs, the notice must be given to the lessor.
- (3) If the premises need emergency repairs, the notice must be given to –
 - (a) the nominated repairer for the repairs; or
 - (b) if there is no nominated repairer for the repairs or the repairer cannot be contacted – the lessor.
- (4) This clause does not apply to the tenant for damage caused by an act of domestic violence experienced by the tenant.

33 Emergency repairs arranged by tenant – ss 218 and 219

- (1) The tenant may arrange for a suitably qualified person to make emergency repairs or apply to the tribunal under section 221 for orders about the repairs if –
 - (a) the tenant has been unable to notify the lessor or nominated repairer of the need for emergency repairs of the premises; or
 - (b) the repairs are not made within a reasonable time after notice is given.
- (2) The maximum amount that may be incurred for emergency repairs arranged to be made by the tenant is an amount equal to the amount payable under this agreement for 4 weeks rent.
Note – For how the tenant may require reimbursement for the repairs, see sections 219(2) and (3) and 220 and the information statement.

Subdivision 5 Pets

33A Keeping pets and other animals at premises – ss 184B and 184G

- (1) The tenant may keep a pet or other animal at the premises only with the approval of the lessor.
- (2) However, the tenant may keep a working dog at the premises without the lessor's approval.
- (3) The tenant has the approval of the lessor to keep a pet at the premises if keeping the pet at the premises is consistent with item 17.

Notes –

1 If item 17 states 2 cats, the tenant is approved by the lessor to keep up to 2 cats at the premises.

2 For additional approvals to keep a pet or other animal at the premises see clause 33C.

- (4) An authorisation to keep the pet or working dog at the premises continues for the life of the pet or working dog and is not affected by any of the following matters –
 - (a) the ending of this agreement, if the tenant continues occupying the premises under a new agreement;
 - (b) a change in the lessor or lessor's agent;
 - (c) for a working dog – the retirement of the dog from the service the dog provided as a working dog.
- (5) An authorisation to keep a pet, working dog or other animal at the premises may be restricted by a body corporate by-law or other law about keeping animals at the premises.

Examples –

1 The premises may be subject to a local law that limits the number or types of animals that may be kept at the premises.

2 The premises may be subject to a body corporate by-law that requires the tenant to obtain approval from the body corporate before keeping a pet at the premises.

33B Tenant responsible for pets and other animals – s 184C

- (1) The tenant is responsible for all nuisance caused by a pet or other animal kept at the premises, including, for example, noise caused by the pet or other animal.
- (2) The tenant is responsible for repairing any damage to the premises or inclusions caused by the pet or other animal.
- (3) Damage to the premises or inclusions caused by the pet or other animal is not fair wear and tear.

33C Request for approval to keep pet – ss 184D and 184E

- (1) The tenant may, using the approved form, request the lessor's approval to keep a stated pet at the premises.
 - (2) The lessor must respond to the tenant's request within 14 days after receiving the request.
 - (3) The lessor's response to the request must be in writing and state –
 - (a) whether the lessor approves or refuses the tenant's request; and
 - (b) if the lessor approves the tenant's request subject to conditions – the conditions of the approval; and
- Note* – See clause 33D for limitations on conditions of approval to keep a pet at the premises.
- (c) if the lessor refuses the tenant's request –
 - (i) the grounds for the refusal; and
 - (ii) the reasons the lessor believes the grounds for the refusal apply to the request.
 - (4) The lessor may refuse the request for approval to keep a pet at the premises only on 1 or more of the following grounds –
 - (a) keeping the pet would exceed a reasonable number of animals being kept at the premises;
 - (b) the premises are unsuitable for keeping the pet because of a lack of appropriate fencing, open space or another thing necessary to humanely accommodate the pet;
 - (c) keeping the pet is likely to cause damage to the premises or inclusions that could not practicably be repaired for a cost that is less than the amount of the rental bond for the premises;

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- (d) keeping the pet would pose an unacceptable risk to the health and safety of a person, including, for example, because the pet is venomous;
- (e) keeping the pet would contravene a law;
- (f) keeping the pet would contravene a body corporate by-law applying to the premises;
- (g) if the lessor proposed reasonable conditions for approval and the conditions comply with clause 33D – the tenant has not agreed to the conditions;
- (h) the animal stated in the request is not a pet as defined in section 184A;
- (i) another ground prescribed by a regulation under section 184E(1)(j).
- (5) The lessor is taken to approve the keeping of the pet at the premises if –
- (a) the lessor does not comply with subclause (2); or
- (b) the lessor's response does not comply with subclause (3).

33D Conditions for approval to keep pet at premises – s 184F

- (1) The lessor's approval to keep a pet at the premises may be subject to conditions if the conditions –
- (a) relate only to keeping the pet at the premises; and
- (b) are reasonable having regard to the type of pet and the nature of the premises; and
- (c) are stated in the written approval given to the tenant in a way that is consistent with clause 33C(3).
- (2) Without limiting subclause (1)(b), the following conditions of the lessor's approval are taken to be reasonable –
- (a) if the pet is not a type of pet ordinarily kept inside – a condition requiring the pet to be kept outside at the premises;
- (b) if the pet is capable of carrying parasites that could infest the premises – a condition requiring the premises to be professionally fumigated at the end of the tenancy;
- (c) if the pet is allowed inside the premises – a condition requiring carpets in the premises to be professionally cleaned at the end of the tenancy.
- (3) A condition of the lessor's approval to keep a pet at the premises is void if the condition –
- (a) would have the effect of the lessor contravening section 171 or 172; or
- (b) would, as a term of this agreement, be void under section 173; or
- (c) would increase the rent or rental bond payable by the tenant; or
- (d) would require any form of security from the tenant.
- (4) For subclause (2), the premises are professionally fumigated, and carpets are professionally cleaned, if the fumigation and cleaning are done to a standard ordinarily achieved by businesses selling those services.

Division 7 Restrictions on transfer or subletting by tenant

34 General – ss 238 and 240

- (1) Subject to clause 35, the tenant may transfer all or a part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing or if the transfer or subletting is made under a tribunal order.
- (2) The lessor must act reasonably in failing to agree to the transfer or subletting.
- (3) The lessor is taken to act unreasonably in failing to agree to the transfer or subletting if the lessor acts in a capricious or retaliatory way.
- (4) The lessor or the lessor's agent must not require the tenant to pay, or accept from the tenant, an amount for the lessor's agreement to a transfer or subletting by the tenant, other than an amount for the reasonable expenses incurred by the lessor in agreeing to the transfer or subletting.

35 State assisted lessors or employees of lessor – s 237

- (1) This clause applies if –

- (a) the lessor is the State; or
- (b) the lessor is an entity receiving assistance from the State to supply rented accommodation; or
- (c) the tenant's right to occupy the premises comes from the tenant's terms of employment.
- (2) The tenant may transfer the whole or part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing to the transfer or subletting.

Division 8 When agreement ends

36 Ending of agreement – s 277

- (1) This agreement ends only if –
- (a) the lessor and tenant agree, in a separate written document, to end this agreement; or
- (b) the lessor gives a notice to leave premises to the tenant under section 326 and the tenant hands over vacant possession of the premises to the lessor on or after the handover day; or
- (c) the tenant gives a notice of intention to leave premises to the lessor under section 327 and hands over vacant possession of the premises to the lessor on or after the handover day; or
- (d) the tenant vacates, or is removed from, the premises after receiving a notice from a mortgagee or appointed person under section 317; or
- (e) the tenant abandons the premises and the period for which the tenant paid rent has ended; or
- (f) the tribunal makes an order terminating this agreement.
- (2) Also, this agreement ends for a sole tenant if
- (a) the tenant gives the lessor a notice ending tenancy interest and hands over vacant possession of the premises; or
- Note – See chapter 5, part 1, division 3, subdivision 2A of the Act for the obligations of the lessor and tenant relating to a notice ending tenancy interest.
- (b) the tenant dies.

Note – See section 324A for when this agreement ends if a sole tenant dies.

37 Condition premises must be left in – s 188(4) and (5)

- (1) At the end of the tenancy, the tenant must leave the premises, as far as possible, in the same condition they were in at the start of the tenancy, fair wear and tear excepted.
- Examples of what may be fair wear and tear –*
- wear that happens during normal use
 - changes that happen with ageing
- (2) The tenant's obligation mentioned in subclause (1) does not apply to the extent the obligation would have the effect of requiring the tenant to repair, or compensate the lessor for, damage to the premises or inclusions caused by an act of domestic violence experienced by the tenant.

38 Keys

At the end of the tenancy, the tenant must return to the lessor all keys for the premises.

39 Tenant's forwarding address – s 205(2) and (3)

- (1) When handing over possession of the premises, the tenant must, if the lessor or the lessor's agent asks the tenant in writing to state the tenant's new residential address, tell the lessor or the agent the tenant's new residential address.
- (2) However, subclause (1) does not apply if –
- (a) the tenant has a reasonable excuse for not telling the lessor or agent the new address; or
- (b) after experiencing domestic violence, the tenant ended this agreement, or the tenant's interest in this agreement, under chapter 5, part 1, division 3, subdivision 2A of the Act.

40 Exit condition report – s 66

- (1) As soon as practicable after this agreement ends, the tenant must prepare, in the approved form, and sign a condition report for the premises and give 1 copy of the report to the lessor or the lessor's agent.

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Example of what might be as soon as practicable – when the tenant returns the keys to the premises to the lessor or the lessor's agent
Note – For the approved form for the condition report, see the information statement. The report may be very important in deciding who is entitled to a refund of the rental bond if there is a dispute about the condition of the premises.

- (2) The lessor or the lessor's agent must, within 3 business days after receiving the copy of the report –
 - (a) sign the copy; and
 - (b) if the lessor or agent does not agree with the report – show the parts of the report the lessor or agent disagrees with by marking the copy in an appropriate way; and
 - (c) if the tenant has given a forwarding address to the lessor or agent – make a copy of the report and return it to the tenant at the address.
- (3) The lessor or agent must keep a copy of the condition report signed by both parties for at least 1 year after this agreement ends.

41 Goods or documents left behind on premises – ss 363 and 364

- (1) The tenant must take all of the tenant's belongings from the premises at the end of the tenancy.
- (2) The lessor may not treat belongings left behind as the lessor's own property, but must deal with them under sections 363 and 364.
Note – For details of the lessor's obligations under sections 363 and 364, see the information statement. They may include an obligation to store goods and may allow the lessor to sell goods and pay the net sale proceeds (after storage and selling costs) to the public trustee.

Division 9 Miscellaneous

42 Supply of goods and services – s 171

- (1) The lessor or the lessor's agent must not require the tenant to buy goods or services from the lessor or a person nominated by the lessor or agent.
- (2) Subclause (1) does not apply to –
 - (a) a requirement about a service charge; or**Note –** See section 164 for what is a service charge.
 - (b) a condition of an approval to keep a pet if the condition –
 - (i) requires the carpets to be cleaned, or the premises to be fumigated, at the end of the tenancy; and
 - (ii) complies with clause 33D; and
 - (iii) does not require the tenant to buy cleaning or fumigation services from a particular person or business.

43 Lessor's agent

- (1) The name and address for service of the lessor's agent is stated in this agreement for item 3.
- (2) Unless a special term provides otherwise, the agent may –
 - (a) stand in the lessor's place in any application to a tribunal by the lessor or the tenant; or
 - (b) do anything else the lessor may do, or is required to do, under this agreement.

44 Notices

- (1) A notice under this agreement must be written and, if there is an approved form for the notice, in the approved form.
Note – Download approved forms via the RTA website rta.qld.gov.au.
- (2) A notice from the tenant to the lessor may be given to the lessor's agent.
- (3) A notice may be given to a party to this agreement or the lessor's agent –
 - (a) by giving it to the party or agent personally; or
 - (b) if an address for service for the party or agent is stated in this agreement for item 1, 2 or 3 – by leaving it at the address, sending it by prepaid post as a letter to the address; or
 - (c) if a facsimile number for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by facsimile – by sending it by facsimile to the facsimile number in accordance with the Electronic Transactions (Queensland) Act 2001; or
 - (d) if an email address for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by email – by sending it electronically to the email address in accordance with the Electronic Transactions (Queensland) Act 2001.
- (4) A party or the lessor's agent may withdraw his or her consent to notices being given to them by facsimile or email only by giving notice to each other party that notices are no longer to be given to the party or agent by facsimile or email.
- (5) If no address for service is stated in this agreement for item 2 for the tenant, the tenant's address for service is taken to be the address of the premises.
- (6) A party or the lessor's agent may change his or her address for service, facsimile number or email address only by giving notice to each other party of a new address for service, facsimile number or email address.
- (7) On the giving of a notice of a new address for service, facsimile number or email address for a party or the lessor's agent, the address for service, facsimile number or email address stated in the notice is taken to be the party's or agent's address for service, facsimile number or email address stated in this agreement for item 1, 2 or 3.
- (8) Unless the contrary is proved –
 - (a) a notice left at an address for service is taken to have been received by the party to whom the address relates when the notice was left at the address; and
 - (b) a notice sent by post is taken to have been received by the person to whom it was addressed when it would have been delivered in the ordinary course of post; and
 - (c) a notice sent by facsimile is taken to have been received at the place where the facsimile was sent when the sender's facsimile machine produces a transmission report indicating all pages of the notice have been successfully sent; and
 - (d) a notice sent by email is taken to have been received by the recipient when the email enters the recipient's email server.

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 3 Special terms

Insert any special terms here and/or attach a separate list if required. See clause 2(3) to 2(5)

1. The Lessor and Tenants agree that, should the property have an individual water meter, reasonable water usage for the property is deemed to be 35 kilolitres per quarter. It is further agreed that any water used beyond this shall be considered excess water and charged to the tenant at the rate charged by the local Council Authority.
2. If the property is, or becomes "Water Efficient" as defined by the RTRA Act during the tenancy, the Lessor and the Tenants agree that the Lessor will be responsible for the payment of all future Water Access and Wastewater charges, and the Tenant will be responsible for the full cost of all Water Consumption at the property. Water will be invoiced to the Tenant at the rate charged by the local Council Authority.
3. If the owner is invoiced for the electricity usage direct, the tenant understands that Little Real Estate will read the electricity meter at the property and on-charge the usage to the tenant as calculated from the rate charged by the utility provider. The tenant will be responsible for the costs of all electricity invoiced by Little Real Estate. If the electricity meter becomes a single meter during the tenancy, the tenant agrees to arrange to have the electricity connected in their own name and will understand the utility provider will invoice the tenants the direct for the full cost of the usage.
4. Upon vacating, in line with Section 188 (4) of The Act, Carpets are required to be Steam Cleaned to a professional standard to return them, as far as possible, to the condition they were at the start of the Tenancy, fair wear and tear excepted.
5. The Tenant and Lessor agree that the regular maintenance of the lawns and gardens during the tenancy is the responsibility of the tenant
6. **Smoking is not permitted inside the property in line with Section 268 (1)(d).** Should it become evident that smoking has occurred within the property the Tenant will be responsible for deodorisation of the property to a professional standard, and rectification of any smoke related damage.
7. The Tenant is required to use Protectors on furniture placed on all Hard Floor surfaces. Chairs with castor wheels placed on Carpet should also have protective mats placed under them to prevent damage to the Carpet.
8. Vehicles of any description (including trailers and boats) must only be parked in the allocated parking areas at the property in line with Section 268 (1)(b). Where By-Laws apply, vehicles must be parked in accordance with these, and not in common area visitors parking. In relation to houses, vehicles should only be parked in driveway areas and not on any lawn, grassed or garden area.
9. The Tenant(s) agrees to inform the Managing Agent in writing prior to any tenant transfers taking place. The Tenant(s) understands and agrees that an application form must be completed by each ingoing tenant and must be approved by the Lessor, prior to the tenant transfer taking place. The tenant agrees to pay a Tenant Transfer Fee of \$150.00 + GST prior to finalisation of the transfer of tenancy in line with Standard Terms 34 (4).
10. The Tenant(s) agrees to inform the Managing Agent in writing for intentions to break a fixed term lease agreement. If the property is relet, and the rent payable between the handover date and the date the next tenancy commences is less than the calculated reletting costs, then the rent payable between those dates will be the reletting cost. If the rent payable between those dates is greater than the reletting cost calculated using the formula, then the calculated amount will be the reletting cost.
11. The property is "Water Efficient" as defined by the RTRA Act during the tenancy, the Lessor and the Tenants agree that the lessor will be responsible for the payment of all future Water Access and Waste Water charges, and the Tenant will be responsible for the full cost of all Water Consumption at the property. Water will be invoiced to the Tenant at the rate charged by the local Council Authority.
12. The Owner has agreed to allow One cat to be kept at the Premises. The Tenants agree they are responsible for rectifying any damage, odour or degradation as a result of the Cat – this includes but is not limited to any evidence of scratching, ripping up grass or plants, urination on floor coverings, clawing of floor coverings or window furnishings, damage to screens and doors. Upon vacating, the Tenants agree to arrange for the premises to be professionally fumigated at the end of the tenancy, if the pet is capable of carrying parasites that could infest the property. The general aim of this clause is to ensure that, upon vacating, there are no obvious signs that Cat has been kept at the premises.
13. The Tenant(s) agrees to accept the Kolmeo Terms and Conditions. Please visit this link [Kolmeo Terms & Conditions](#) to read and acknowledge.
14. **By signing below, we confirm I/we have received a copy of the General Tenancy Agreement (Form 18a) prior to signing the agreement and that we have been provided with a copy of the General Tenancy Agreement, in accordance with Section 58 of the Residential Tenancies and Rooming Accommodation Act 2008.**

The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.**

Other languages: You can access a free interpreter service by calling the RTA on 1300 366 311 (Monday to Friday, 8:30am to 5:00pm).

Signature of lessor / agent

Name / trading name

LITTLE Real Estate

Signature

DocuSigned by:

BD6500052AF34A1...

Date

16 January 2025

Signature of tenant 1

Print name

Jazmine Skye Lake

Signature

DocuSigned by:

58076AF06C444DA...

Date

16 January 2025

Property Fact Pack



u2/1 Frankland Avenue
Waterford QLD 4133

YOUR DIGITAL COPY



Easements



Flood History



Character



Flood Risk



Coastal Flood Risk



Historic Imagery



Overland Flow Flood Risk



Flood Planning Risk



Vegetation

At a glance

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



Easements



NO
CONSIDERATIONS
IDENTIFIED



Flood Risk



NO
CONSIDERATIONS
IDENTIFIED



Character



NO
CONSIDERATIONS
IDENTIFIED



Vegetation



NO
CONSIDERATIONS
IDENTIFIED



Environment



NO
CONSIDERATIONS
IDENTIFIED



Bushfire Risk



NO
CONSIDERATIONS
IDENTIFIED



Noise



NO
CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

22nd of August, 2025

ADDRESS

u2/1 FRANKLAND AVENUE

LOT/PLAN

2/SP243650

COUNCIL

Logan

ZONING

- Low Density Residential
- Precinct - Suburban

UTILITIES

- Water

SCHOOL CATCHMENTS

- Waterford SS
- Loganlea SHS

CLOSEST CITY

Logan City - 8km

Easements

What access rights exist over the property?



Sources: Qld Spatial

THINGS TO KNOW

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

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



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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Easement

Flood Risk

Is the property in a potential flood area?



Sources: Logan City Council

THINGS TO KNOW

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

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

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





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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Moderate Flood Risk Area - 1% Annual Chance
-  Low Flood Risk Area - 0.5% Annual Chance
-  Very Low Flood Risk Area - 0.05% Annual Chance

Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Logan City Council

THINGS TO KNOW

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

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

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



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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Overland Flow

Flood Planning Risk

What planning overlays impact development of this property?



Sources: Logan City Council

THINGS TO KNOW

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



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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Flood Assessment Area

Character

Is the property in a character or heritage area?



THINGS TO KNOW

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

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

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

Questions to ask

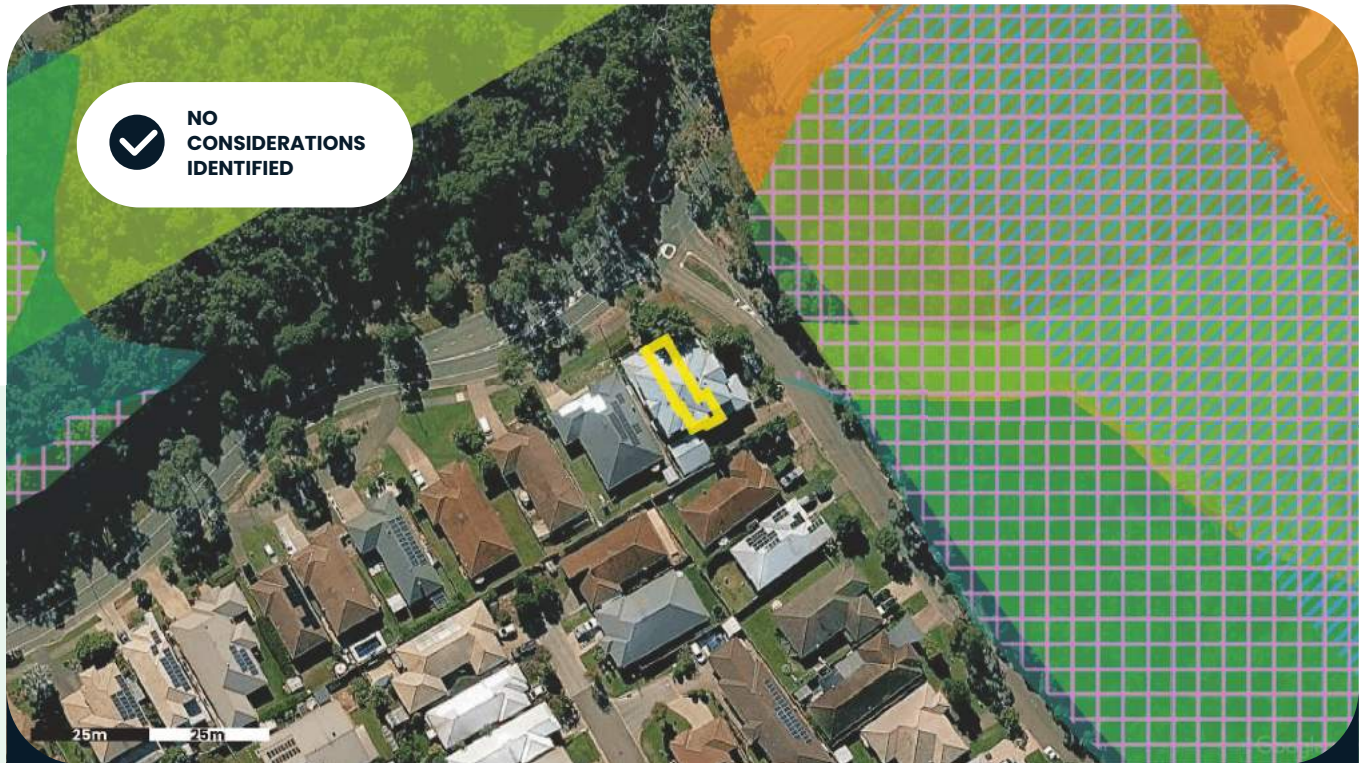
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



Sources: Queensland Government, Logan City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Protected Vegetation - Rvm Cat B (Remnant Vegetation)
- Protected Vegetation - Rvm Cat C (High-Value Regrowth)
- Environmental Management And Conservation Area
- + Essential Habitat
- Local Environmental Significance Vegetation Area (Council)
- Minor Waterway
- Minor Wetland
- Wetland Buffer Area

Environment

Are there any environmental values present on the property?



Sources: Queensland Government

THINGS TO KNOW

Environmental values are areas identified by government authorities to help protect biodiversity through the planning system and environmental protection frameworks. These values may include:

- national parks and protected environmental areas
- protected species and their habitats
- important wetlands and waterways
- endangered or of concern regional ecosystems and riparian zones

If an environmental value is identified on your property, it's important to understand what this means for land use. In many cases, especially in urban or built-up areas, these values may not affect how you use or develop the land. However, they may place restrictions on construction or activities such as clearing native trees.




To find out what implications these values have for your property, consult a qualified environmental professional or contact the relevant government authority.

Note: The accompanying map highlights areas where restrictions may apply to vegetation clearing or land use restrictions. It is based on broad modelling assumptions and does not assess each site individually. In newly subdivided areas, environmental values may have already been considered during the subdivision approval process.

Questions to ask

- Where are the areas with environmental value located on the property?
- What type of vegetation or habitat is protected, and how does it contribute to local biodiversity?
- How might these environmental values influence development or use of the property?

LEGEND

-  Selected Property
-  Wildlife Habitat - Mses
-  Core Koala Habitat Area

Bushfire Risk

Is the property in a potential bushfire area?



Sources: Queensland Fire And Emergency Services, Logan City Council

THINGS TO KNOW

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

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




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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Potential Bushfire Area - Impact Buffer (Council)
-  Potential Impact Bushfire Buffer Area

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

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

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


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

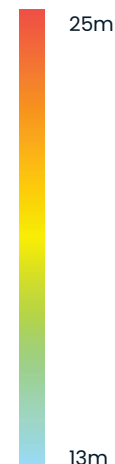
Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

Questions to ask

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

LEGEND

 Selected Property
Property Est. Fall: ~0m



Noise

Is the property in a potential noise area?



THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Water

Are there any water pipes nearby?



Sources: Logan Water

THINGS TO KNOW

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

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




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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Water Asset Point
-  Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Logan Water

THINGS TO KNOW

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

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




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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Sewer Maintenance Structure
-  Sewer Pipe

Stormwater

Are there stormwater pipes on or near the property?



Sources: Logan City Council

THINGS TO KNOW

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

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




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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Inlet Structure
-  Stormwater Pipe

Power

Are there any power lines on or near the property?



Sources: Energex

THINGS TO KNOW




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

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

Questions to ask

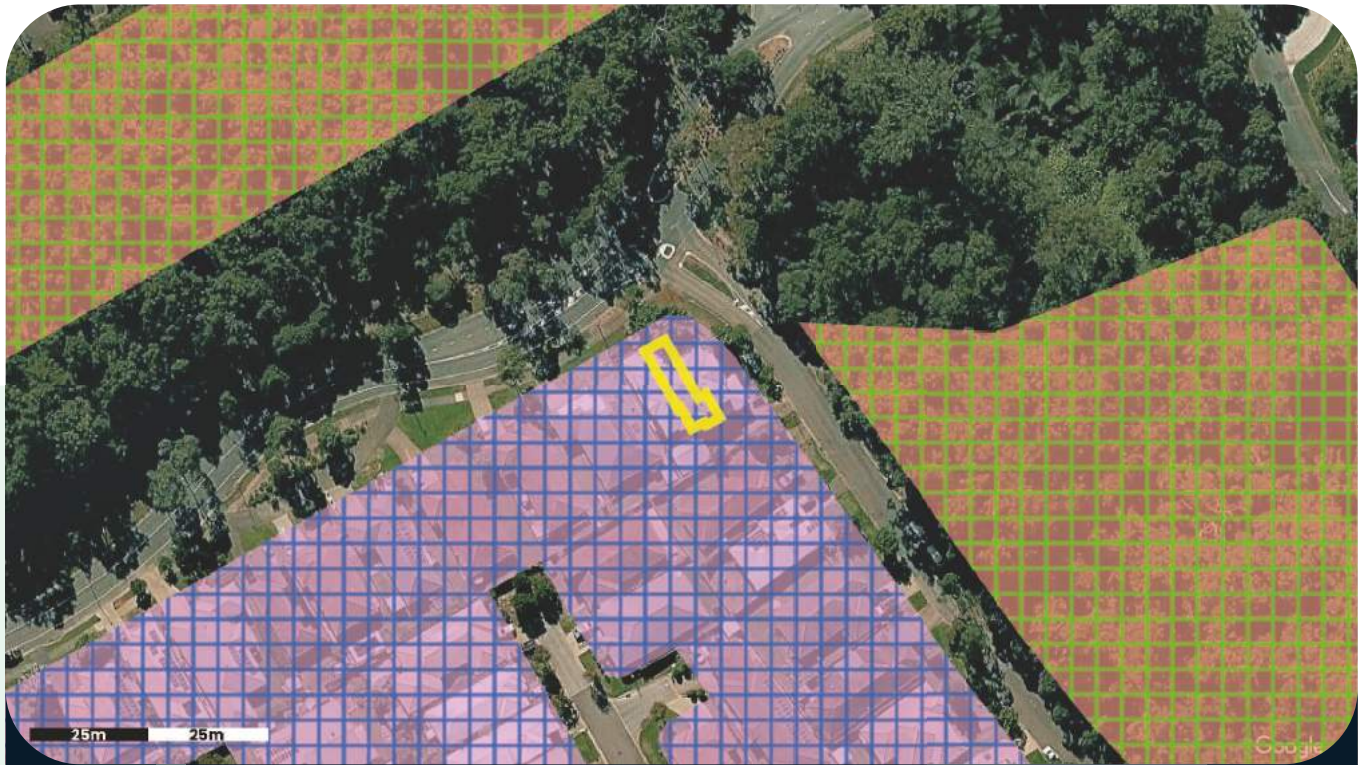
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

-  Selected Property
-  Underground Power Cable (HV)
-  Underground Power Cable (LV)

Zoning

What zone is my property?



Sources: Logan City Council

THINGS TO KNOW

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

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







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

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

Questions to ask

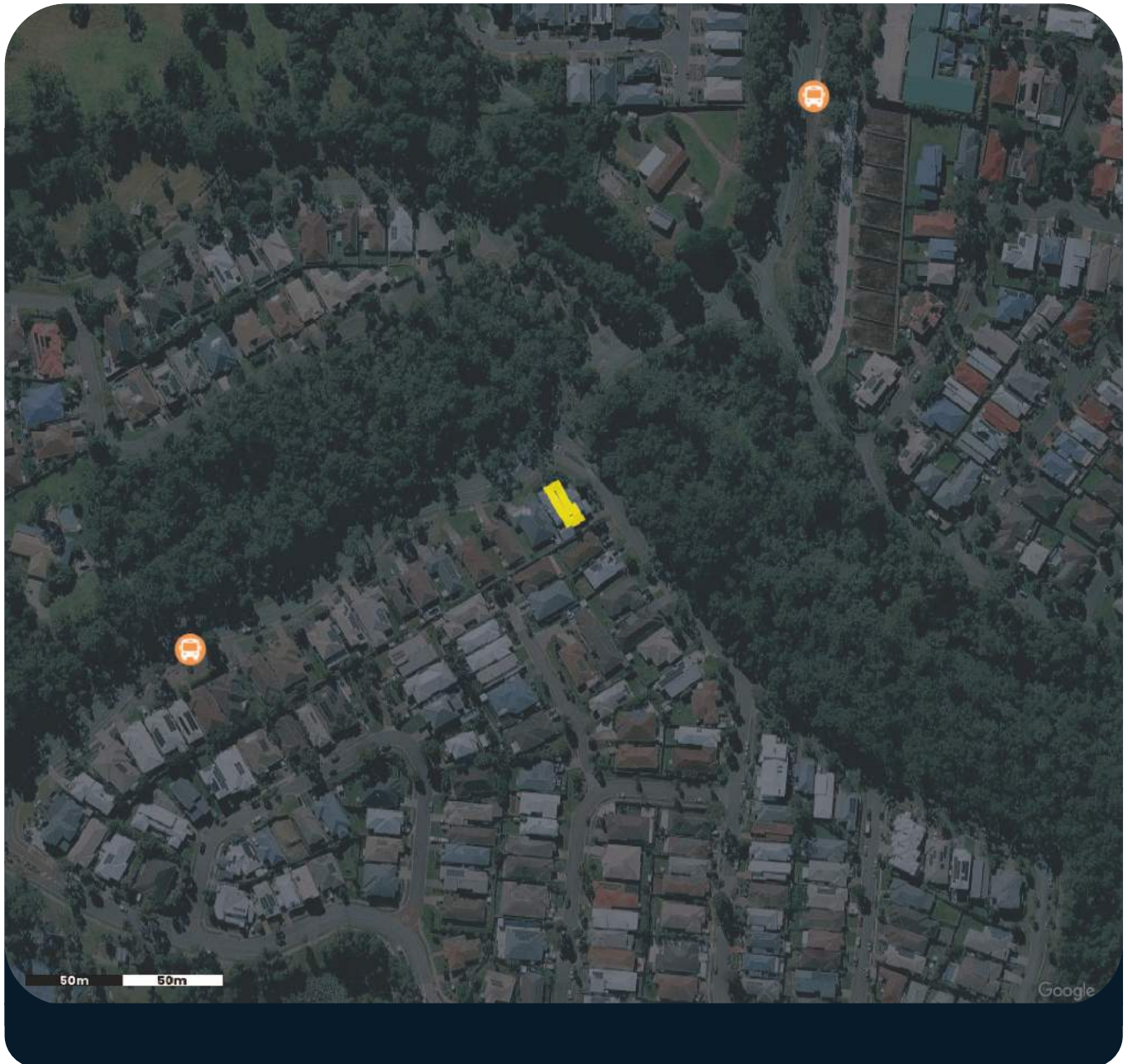
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

-  Selected Property
-  Environmental Management And Conservation
-  Low Density Residential
-  Precinct - Conservation
-  Precinct - Small Lot
-  Precinct - Suburban


Public Transport

Is there any public transport stops nearby?



LEGEND

 Selected Property

 Bus Stop

Boundary

View your property boundaries



LEGEND

 Selected Property

DISCLAIMER

This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd makes no representations or warranties about the accuracy, currency, completeness, or suitability of the information provided.

Information displayed in this report may be derived from third-party data modelling, automated algorithms, and publicly available or licensed third-party datasets. All data is subject to change without notice and may not reflect recent developments, site-specific conditions, or council-approved amendments. Due to the limitations of digital mapping, imagery distortion, and third-party data dependencies, all spatial data, infrastructure locations, distances, and risk indicators are indicative only.

This report does not constitute legal, financial, planning, or building advice, and must not be relied upon as a substitute for independent professional advice. Readers should conduct their own enquiries and seek qualified advice from a solicitor, town planner, surveyor, certifier, or relevant authority before making decisions or relying on this information.

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By accessing this report, you acknowledge and accept the above terms and assume full responsibility for verifying all information independently prior to undertaking any development, renovation, or transaction.

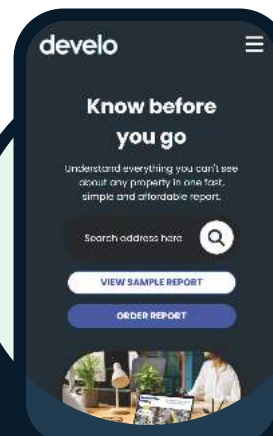
WHO ELSE COULD USE THIS REPORT

- ✓ Your mortgage broker and bank
- ✓ Your building and pest inspector
- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

YOUR DIGITAL COPY



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Rate Notice

July - September 2025

Logan City Council ABN 21 627 796 435



Paid 4th Aug



166389/W/068343

H1

D-041

J S Stanton

Assessment number	10986862
Billing period	01 Jul 2025 - 30 Sep 2025
Issue date	21 Jul 2025
Due date	22 Aug 2025
Amount due	\$1,028.49

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

Property location	Lot on plan	Rating category	Rateable value
2/1 Frankland Avenue, WATERFORD QLD 4133	Lot 2 SP 243650	Residential (Non-Owner-Occupied)	\$134,444

Go paperless!

Register now to receive your next rate notice delivered directly to your inbox. Please visit the link or scan the QR code below.

Having trouble paying your rates?

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



logan.qld.gov.au/rates

Summary of charges

Payments received after 3 July 2025 may not be included below.

Balance as of 3 July 2025	\$	0.00
Council rates and charges	\$	641.08
State government charges	\$	62.90
Water and wastewater (sewerage) charges	\$	324.51
This total consists of services and usage charges, refer to page 3		
Amount payable if paid by 22 Aug 2025	\$	1,028.49

See over the page for a breakdown and more payment options



Payment online



Payment by Bpay



Payment by phone



Payment at Australia Post



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

Ref No: 1098 6862

logan.qld.gov.au/online-payment



Billers Code: 17392
Ref: 5 1098 6862

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

Billers Code: 17392
Ref: 5 1098 6862

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



*0459 10986862

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

* Credit Card payments may incur a 0.34% surcharge.

166389/W/068343 1/3 2021

Breakdown of July to September 2025 rates and charges

	Amount	Total
Council rates and charges		
General Rate - Residential (Non-Owner-Occupied)	\$ 502.07	
Garbage Charge – Residential Waste & Recycling	\$ 111.50	
Environmental Charge	\$ 27.10	
Volunteer Fire Brigade Separate Charge	\$ 0.41	\$ 641.08
State government charges		
State Emergency Levy Group 2	\$ 62.90	\$ 62.90
Water and wastewater (sewerage) charges		
Water Service Charge - Res	\$ 82.13	
Wastewater (Sewerage) Charge	\$ 202.00	
Water Usage	\$ 40.38	\$ 324.51
		\$ 1,028.49
Total rates and charges for July to September 2025		

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

Council contact details

Logan City Council Administration Centre and Customer Service Centres

150 Wembley Rd, Logan Central

Postal Address:

PO Box 3226, Logan City DC Qld 4114

Open: 8am–5pm Monday to Friday (AEST)

Website: logan.qld.gov.au

Email: council@logan.qld.gov.au

Rates enquiries: 07 3412 5230

Beenleigh Customer Service

105 George St, Beenleigh
(Cnr of George St and City Rd)

Open: 8am–4.45pm Monday to Friday (AEST)

Jimboomba Customer Service

18–22 Honora St, Jimboomba

Open: 8am–4.45pm Monday to Friday (AEST)

Council offices are closed on public holidays

Other ways to pay your rates

AusPost app

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



Direct debit

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



In person

Logan City Council Administration Centre or Customer Service Centres

cash; cheque; money order; debit card; credit card



By mail

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

Water and Wastewater Account Information



Distribution and retail charges for the period **01/07/2025 to 30/09/2025** have been totalled and are detailed below

Property location	Lot on plan
2/1 Frankland Avenue, WATERFORD QLD 4133	Lot 2 SP 243650

Local Government Distribution and Retail Charges

Water Service Charge - Res - amount charged to maintain the water network	\$	82.13
Wastewater (Sewerage) Charge - amount charged to maintain the wastewater network	\$	202.00
Water Usage	\$	40.38
	\$	324.51

Meter No.	Previous read date	Previous meter reading	Current read date	Current meter reading	Usage	No. of days	Avg. daily usage (kL)
23V002739	08 Jan 2025	29	31 Mar 2025	33	4	82	0.049
Council Water Usage Charge			4.00 @ 1.0428 per kL			\$	4.17
State Govt Bulk Water Charge			4.00 @ 3.4440 per kL			\$	13.78
23V002738	08 Jan 2025	11	31 Mar 2025	16	5	82	0.061
Council Sub-meter Water Cons Charge			5.00 @ 1.0428 per kL			\$	5.21
State Govt Bulk Water Charge			5.00 @ 3.4440 per kL			\$	17.22
						\$	40.38

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

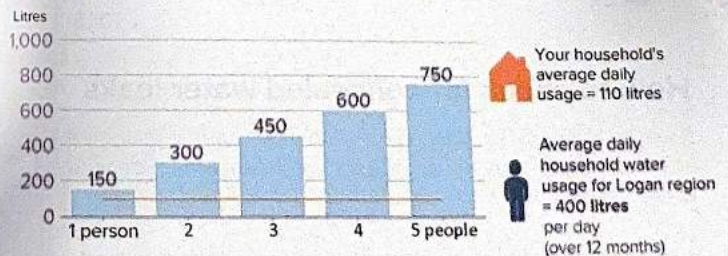
Your water usage comparison

Compare your average daily usage over time



1 kilolitre = 1,000 litres

Compare your current daily usage with others in the Logan region



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

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

How you can save water

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

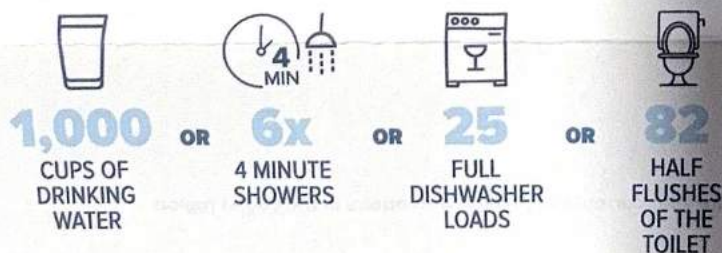
With small changes in your habits, you'll save money and we'll all save water.

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

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

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

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



How to check for concealed water leaks

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

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

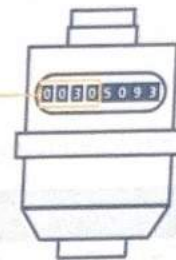
For more information visit:
logan.qld.gov.au/waterleaks

How to read your water meter

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

If your meter is this type, the reading would be

0030
kilolitres



If your meter is this type, the reading would be

0030
kilolitres



If your meter is this type, the reading would be

0030
kilolitres



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



Struggling to take a 4 minute shower?

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

Don't rush to flush

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

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



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



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



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

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

Land valuation notice



P077DORANN29_A4MA25/E-241636/S-498537/I-997073/041

BODY CORPORATE FOR 1 FRANKLAND AVENUE COMMUNITY
TITLES SCHEME 42945
PO BOX 144
ELANORA QLD 4221

Your property ID: **41082023**

Your valuation reference: **66130329565**

The Department has valued all properties in your local government area in accordance with the *Land Valuation Act 2010*.

Below are details of your property and the new land valuation based on the **site value**.

Date of issue: 27 March 2025
Property address: 1 FRANKLAND AV,
WATERFORD 4133
Local government: LOGAN CITY
Area: 703 m²
Real property description: L1-3 SP243650

NEW LAND VALUATION:	\$420,000
CURRENT LAND VALUATION:	\$395,000
Date of new valuation:	1 October 2024
Date of effect of new valuation:	30 June 2025

Find more information about your **new land valuation** over the page.

Laura Dietrich
Valuer-General
Department of Natural Resources and Mines,
Manufacturing and Regional and Rural Development

LAND valuation



Change to email

Scan the QR code to update your details to receive your notice by email and find more information about your valuation.

 www.qld.gov.au/landvaluation

Valuation enquiries
 1300 664 217

Local government enquiries
 (07) 3412 5230

Department of Natural Resources and Mines,
Manufacturing, and Regional and Rural Development



About your land valuation

Why did you receive this land valuation notice?

This notice provides you with information about your new land value. Each year the Valuer-General considers market movement and feedback from local governments and key stakeholders to decide which areas will be revalued. Not all local government areas are revalued each year.

Calculating your land valuation

The way your land valuation is calculated depends on how the land is zoned. **Site value** is used for non-rural land, including rural-residential.

Site value considers the value of improvements that prepare the land for development, such as filling, clearing and drainage works. It does not consider the value of structural improvements, such as houses, buildings and fences.

Valuing units and duplexes

Individual units and duplexes in community title schemes are not valued separately. A single land valuation notice is issued to the body corporate. A valuation amount is apportioned for each unit or duplex owner for local government rates and land tax purposes. Apportionments are determined as per the community management statement (CMS). The CMS is available through your body corporate manager or for purchase through Titles Queensland at www.titlesqld.com.au.

How land valuations are used

Land valuations are used for determining state land rentals and are used as an input to rating and land tax considerations by entities such as local governments and the Queensland Revenue Office. Valuations are just one of many factors councils use to determine rates.

Any enquiries about your rates should be directed to your local government.

The Queensland Revenue Office advises that land tax may be payable if your total taxable value of freehold land you own in Queensland on 30 June each year exceeds the threshold. Find information about the Queensland Revenue Office and land tax at www.qro.qld.gov.au/land-tax/about/.

Don't agree with your land valuation?

If you don't agree with your new land valuation and can provide information to demonstrate it is incorrect, you can lodge an objection within 60 days of the date this valuation notice is issued. The 60-day objection period closes on **26 May 2025**.

Your objection **must** be made on the approved form (Form 58S Notice of objection). You can find the form at www.qld.gov.au/landvaluation.

You can lodge an objection:

- **online** at www.qld.gov.au/landvaluation – using your valuation reference number
- **by email** to valoperations2@resources.qld.gov.au
- **by post** at PO Box 230, ARCHERFIELD BC QLD 4108
- **in person** at one of our business centres. Find the business centre addresses at www.resources.qld.gov.au/contact-us#land-valuations

Inspect the land valuation roll listing

You can view the land valuation listing for your local government **until 30 June 2025**:

- **online** at www.qld.gov.au/landvaluation
- **in person** at the Logan City Council, Administration Centre, 150 Wembley Road, Logan Central

P077DORANN29_A4MA25/E-241636/S-498537/I-997074


Need more information

 www.qld.gov.au/landvaluation

Valuation enquiries

 1300 664 217

Local government enquiries

 (07) 3412 5230

Department of Natural Resources and Mines,
 Manufacturing, and Regional and Rural Development



Interpreter statement

The Queensland Government is committed to providing accessible information for people from culturally and linguistically diverse backgrounds. If you have difficulty understanding this document, please contact us within Australia on 13QGOV (13 74 68) and we will arrange for an interpreter to communicate this information to you.

Notice of Levies Due in April 2025

Postal : PO Box 144 Elanora, QLD 4221
Address: Suite 3, 17 - 19 Fifth Avenue
Palm Beach, QLD 4221
Phone: (07) 5534 6278
Email: info@bodycorpchoice.com.au
Website: www.bodycorpchoice.com.au

Issued 28/02/2025 on behalf of:

Ms J S Stanton

1 FRANKLAND AVENUE CTS 42945
ABN 23004422102
1 Frankland Avenue
1 Frankland Avenue
WATERFORD QLD 4133
for Lot 2 Unit 2
Jamie Sharni Stanton

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Sinking Fund	
01/04/2025	Six Monthly Levy 01/04/2025 - 30/09/2025	1,233.34	631.33	1,864.67
	Total levies due in month	1,233.34	631.33	1,864.67

Total of this levy notice	1,864.67
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	1,864.67
Prepaid	0.00
Total amount due	\$1,864.67

Levy Payment to be made by 01/04/2025

*Paid.
29th of
March.*



DEFT
PAYMENT SYSTEMS

*Registration is required for payments from cheque or savings accounts. Please complete registration at www.deft.com.au. You do not need to re-register for the internet service if already registered.

Ms J S Stanton

Community Titles Scheme 42945

Lot 2

Unit 2

BPAY

Bill code 96503



Pay over the Internet from your Bank account. Register at www.deft.com.au



Credit card payments can be made over the internet. Log onto www.deft.com.au and follow the instructions. A surcharge will be applicable if you use this option



Post Billpay

Pay in-store at Australia Post by cheque or EFTPOS.

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

Body Corporate Choice

DEFT Reference Number

28930777942591

Amount Due

\$1,864.67

Due Date

01/04/2025

Amount Paid

\$



*496 289307779 42591

+289307779 42591

000186467<4+