Docusign Envelope ID: 21731590-9853-4D0E-A2C1-8DA0FDEA4F69

Seller disclosure statement

Queensland Government

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller	**Diana Joy Glasby**
Property address (referred to as the "property" in this statement)	**3 WILLARA STREET, CARSELDINE QLD 4034**
Lot on plan description	**3/RP149373**

Community titles scheme or BUGTA scheme:

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

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

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

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

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

Registered encumbrances

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

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

Unregistered encumbrances (excluding statutory encumbrances)

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

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

Unregistered lease (if applicable)

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

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

» the amount of rent and bond payable:

» whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

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

Unregistered oral agreement (if applicable)

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

Statutory encumbrances

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

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

Any encumbrance relating to water, sewerage, drainage, electricity or any other service which in any way affects the land whether such Encumbrances is registered, unregistered or resulting from any other statute. See attached Homesnoop for disclosure of unregistered statutory encumbrances which may burden or benefit the land including but not limited to stormwater, sewerage, water, telecommunications, electricity, NBN and gas.

Residential tenancy or rooming accommodation agreement

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☐ **Yes** ☒ **No**

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

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

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

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*: LDR - Low Density Residential		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	☐ **Yes**	☒ **No**
	The lot is affected by a notice of intention to resume the property or any part of the property.	☐ **Yes**	☒ **No**
	If **Yes**, *a copy of the notice, order, proposal or correspondence must be given by the seller.*		

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

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

Part 4 – Buildings and structures

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

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

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

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

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

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

Part 5 – Rates and services

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

Rates	**Whichever of the following applies—**
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is: Amount: $545.77 Date Range: 01.01.2026 - 31.03.2026 OR The property is currently a rates exempt lot.** ☐ OR The property is not rates exempt but no separate assessment of rates ☐ is issued by a local government for the property.

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

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

Water	**Whichever of the following applies—**
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is: Amount: $302.36 Date Range: 16.12.2025 - 16.03.2026 OR There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is: Amount: Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

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

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Signatures – SELLER

Signed by:

Signature of seller

Signature of seller

Diana Joy Glasby

Name of Seller

Name of Seller

7/5/2026

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

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Titles QUEENSLAND

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**15367066**	**Search Date:**	30/04/2026 16:49
Date Title Created:	09/05/1975	**Request No:**	55975337
Previous Title:	15077030		

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 149373
Local Government: BRISBANE CITY

REGISTERED OWNER

Dealing No: 721434275 25/01/2022

DIANA JOY GLASBY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19561207 (POR 3)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

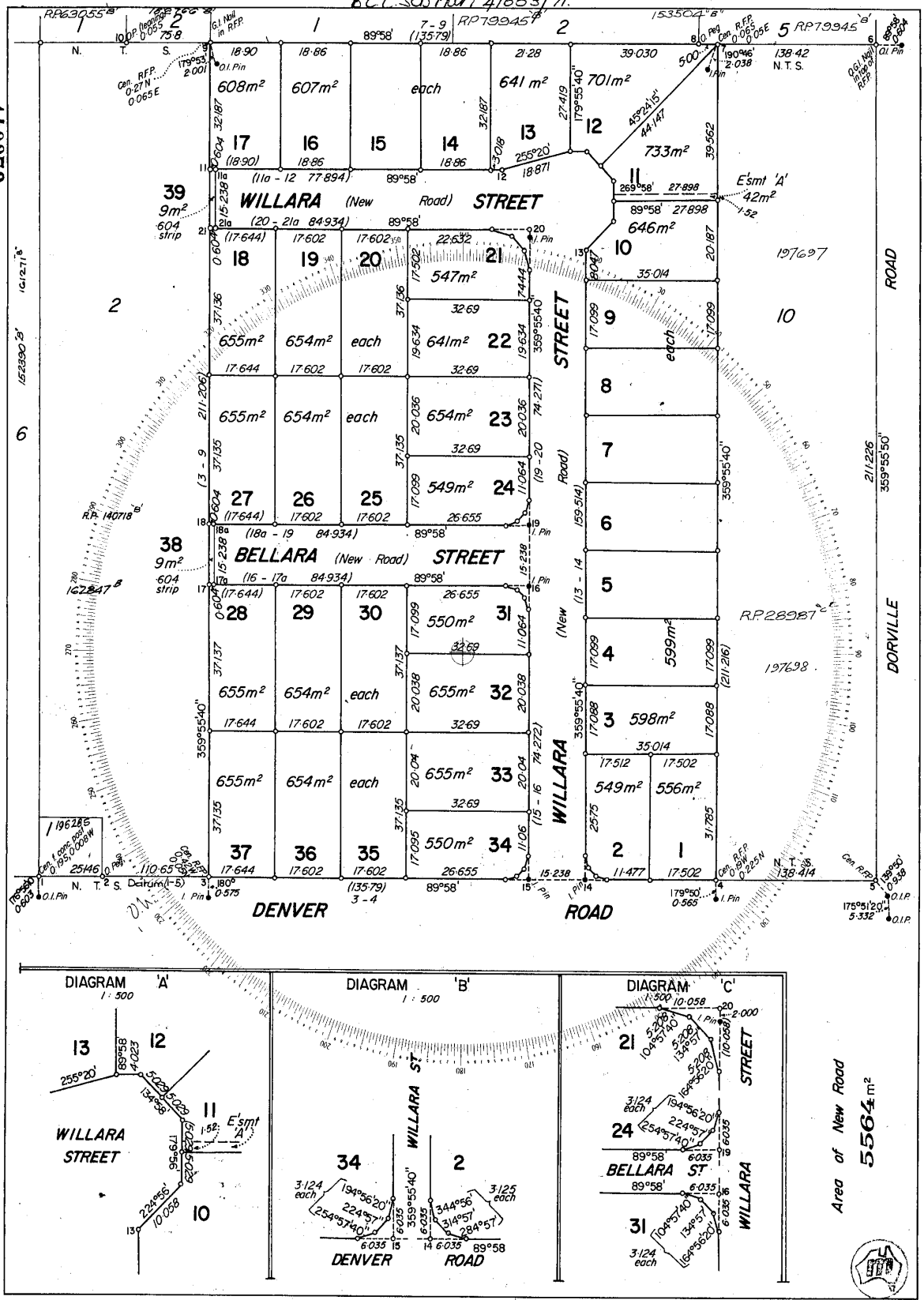
** End of Current Title Search **

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

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This plan MUST NOT BE FOLDED but may be rolled.

BCC Sub Plan 41653/71.



Lots 1 - 39 & E'smt 'A' in Lot 11 Orig. Portion 3

Orig. Grant 57/822

Cancelling Lot Sub 9 of Resub C of Sub 1 on R.P. 28987

Town of County of Stanley

Parish of NUNDAH

Surveyed by V.B.F. NICHOLS 13/2/1974

DIMENSIONS IN METRES

SCALE 1:800 chains to an inch

CROWN COPYRIGHT RESERVED REGISTRAR OF TITLES, QUEENSLAND R.B. 493

REGISTERED 637

PLAN 149373

C.C.18

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D.M. 18.4.75.

This plan MUST NOT BE FOLDED but may be rolled.

No - 30273

I, Victor Bromley Foi Nichols
V.B.F. NICHOLS of BRISBANE
Authorised Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners or occupiers of the land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Acts, 1867-1960"

V.B.F. Nichols
Authorised Surveyor

Made and Signed at BRISBANE this 17th day of FEBRUARY 19 75 before me.

J.P.
Signature of Registrar of Titles or of a Magistrate

The Council of the City of Brisbane of Brisbane City Council certifies that the requirements of the Local Government Acts of 1936 to 1967 and all By-Laws have been complied with and approves this Plan of Subdivision subject to the Town Planning Acts 1964 to 1967 and all ordinances thereunder have been complied with and approves this plan of subdivision subject to

Dated this 5th day of March 1975

Chairman or Mayor
Town Clerk

I/We JOHN CHARLES WALTON & JEAN ALLISON WALTON (his wife) (
SANDY JAMES McCLENAGHAN & MYRTLE CLAIRE McCLENAGHAN (his wife)
(Names in full)
proprietor/s of this land, agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Signature of Proprietor/s

J.C. Walton / Jean A. Walton
A.C. McClenaghan / S.J. McClenaghan

– FOR SURVEYOR'S USE ONLY –

SURVEY OF Lots 1 - 39 and Ease A in Lot 11

County of Stanley Parish of NUNDAH

City Town of Brisbane To the Depth of

Cancelling Sub 9 of Sub C of Sub 1 on R.P. 28987

Orig. Grant 57/822 Orig. Portion 3

– FOR OFFICE USE ONLY –

Previous Title C.T. 5077-30 Plan 28987

Mortgagee's consent given to new road.

Easement No. F510376 over Ease. A to B.C. Underground Elec. Supply

Lots 38 & 39 See Plan No 162889

LODGED DATE
PURPOSE
SURVEYOR
SURVEY DATE
LOCAL AUTH
CCC N
REG'D DATE

E916509

69090
$52.00

12.55 PM '75

F.N. Cooper J.

New C.T. Ref.

(Re) Sub.	Vol.	Fol.
1	5367	64
2		65
3		66
4		67
5		68
6		69
7		70
8		71
9		72
10		73
11		74
12		75
13		76
14		77
15		78
16		79
17		80
18		81

New C.T. Ref.

(Re) Sub.	Vol.	Fol.
19	5367	82
20		83
21		84
22		85
23		86
24		87
25		88
26		89
27		90
28		91
29		92
30		93
31		94
32		95
33		96
34		97
35		98
36		99
37		100

New C.T. Ref.

(Re) Sub.	Vol.	Fol.
38	5543	92
39	"	93

Lodgt & Exam $3.00
Find Diag $2.50
Except Fee $3.00
Plans & Docs
Photocopy Fee $2.00
TOTAL $10.50

Calc. Bk. No. 29453
Examined 17/4/75
Passed 18/4/75
Charted 30/4/75
Located

Particulars entered in Register Book
Vol. 5077 Folio 30

the 24 day of APR 1975 at 2.30 pm

REGISTRAR OF TITLES

For Additional Plan & Document Notings Refer to CISP

Lodged by: S.J. McClenaghan.
Melody Ridge.
Ridley Rd. Aspley.

REGISTERED PLAN 149373

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ALF LAWYERS



PROPERTY REPORT

3 Willara Street
Carseldine QLD

- Market insights
- Council zoning
- Easements
- Character and heritage
- Flooding
- Bushfire
- Protected vegetation
- Utilities
- Lifestyle

Report ID: 3f4bf0ea-59ca-443c-a7ed-ae7afd6faef6 (2026-05-01)

Docusign Envelope ID: 21731590-9853-4D0E-A2C1-8DA0FDEA4F69

HOW TO USE THIS REPORT

This report is aimed at giving property buyers a fast, easy and accessible way to understand any potential considerations for a property they are interested in purchasing. We use data from local, state and federal government organisations, utilities companies and other resources. This data is collated, analysed by our system, and presented in a way which is easy to understand. This report covers topics including planning and development, environment, utilities, roads and rail, and living. If considerations are identified for a property, they should be taken as items to be further investigated with the assistance of a professional (usually a town planner, building certifier or solicitor).

RATINGS INFORMATION



An information icon either indicates information about the property that is not applicable to be given a rating, or general information not related to the specific property.



A green icon indicates that Homesnoop has not identified any considerations for the property for that particular item. Items with a green rating should have no impact on future development or quality of life at the property.

A yellow icon indicates that Homesnoop has identified a potential consideration for the property. This may include limitations on future development, quality of life and/or financial considerations. If a yellow rating exists for some aspect of a property, we recommend undertaking further research as needed. Engaging a professional to help you understand the potential impact may also be useful.

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3 Willara Street
Carseldine QLD

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PROPERTY SUMMARY

Selected lot/s: 3/RP149373
Total area: 598 m2 (approx)
Zone/s: LDR - Low density residential
State school catchments: Aspley East SS and Aspley SHS

RATINGS SUMMARY

Protected Vegetation - Significant urban vegetation or similar that may be protected against removal.
Sewer Infrastructure - Location of sewer infrastructure such as manholes or buried pipes.

Electricity Infrastructure - Location of electricity infrastructure such as poles and power lines.
Historic Bushfires - Shows if any bushfires have previously burned near the property.
Acid Sulfate Soils - Location of acid sulfate soils, which can affect excavation works.
Biodiversity Areas - Areas of biodiversity value with potential development restrictions.
Bushfire - Bushfire risk categories and potential effects on building requirements.
Coastal Hazards - Risk from coastal hazards such as rising sea levels and coastal erosion.
Flood Planning Areas - Indicates flood-based development controls.
Flood Risk - Indicates overall flood risk from all sources.
Heritage - Identification of any heritage protections for the property.
Historic Flooding - Shows if the property was affected by any of the 1974, 2011 or 2022 floods.
Landslides - Landslide risk and potential effects on building requirements.
Rail Noise - Noise from nearby railway lines and potential effects on building requirements.
Road Noise - Noise from nearby main roads and potential effects on building requirements.
Regulated Parking - Areas which may have parking time limits and require resident permits.
Significant Landscape - Significant trees or similar that likely cannot be removed.
Stormwater Infrastructure - Location of stormwater infrastructure such as manholes or pipes.
Traditional Building Character - Properties that must maintain traditional character in streets where there are houses built in or before 1946.
Transport Air Quality - Indication of potential air quality issues due to large traffic volumes.
Easements - Locations of easements on the property, such as for shared access or buried pipes.
Water Infrastructure - Location of water infrastructure such as buried pipes.

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PLANNING & DEVELOPMENT

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Carseldine QLD

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PROPERTY ZONING

Property zoning is a system that local governments use to control how land can be used within a specific area. The goal of zoning is to separate different types of land use, such as residential, commercial, and industrial, to prevent conflicts and promote orderly development. Each property is assigned to a specific zoning district which determines the permitted use of that land. For example, a residential zoning district would typically allow for the construction of houses, apartments, and other types of housing, while a commercial district would allow for businesses such as shops and restaurants.

PROPERTY INFORMATION

This property is in the LDR - Low density residential zone. Development provides for suburban living in dwelling houses of predominantly 1 or 2 storeys in height, on appropriately sized and configured vacant lots, which maintain the low density detached housing suburban identity of the low density residential zone. Development maintains a low density character in which multiple dwellings are not accommodated.

The zone of your property is important, as it significantly impacts what future development can be undertaken. Similarly, the zoning of the nearby area should be thouroughly considered. This will dictate the development that is allowed to be undertaken in your neighbourhood, potentially impacting your future enjoyment of the property. To find out more, visit qld.gov.au/knowyourzone or contact the local council.



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EASEMENTS

An easement is a legal right for a person or company to use a portion of someone else's land for a specific purpose. The owner of the land still retains ownership, but the easement holder has the right to use the land for the specified purpose. Reasons for easements on residential property include shared driveways, underground utilities, drainage and overland flow paths. Typically easements cannot be built upon as it would obstruct access to the easement holder. As such, the size and location of any easements on a property must be carefully considered when planning any future development work.

PROPERTY INFORMATION

No easements have been identified for this property in the available digital datasets. However, easements may not always be digitised, and some may only appear on the property's title plan. Further checks are recommended to confirm the presence of any easements prior to purchase.

A title search remains the definitive source of information on easements and other encumbrances (such as covenants or mortgages). Always perform a title search prior to purchasing a property. Your solicitor will be able to undertake this on your behalf.



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HERITAGE

Heritage development restrictions are put in place to protect and conserve the city's cultural and historical heritage. These restrictions are intended to ensure that any development or alterations to heritage listed properties are carried out in a way that respects and preserves their heritage significance. Development restrictions may apply to a range of activities, including building, altering, demolishing, or moving a building or structure, and may involve specific requirements or guidelines for the design, materials, and other aspects of the development.

PROPERTY INFORMATION

No heritage considerations have been identified for this property.



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TRADITIONAL BUILDING CHARACTER

The intention of the traditional building character overlay is to maintain traditional character in streets where there are houses built in or before 1946. Examples are traditional timber and tin Queenslanders and 1920's masonry art deco buildings. Generally, houses built in or before 1946 are to be retained and any extensions or alterations are to complement the traditional building style. Also, new houses are to be designed to fit in with the character of the street.

PROPERTY INFORMATION

No traditional building character considerations have been identified for this property.

Many sites in the LMR2 Low-medium density residential (2 or 3 storey mix) zone are currently identified on the traditional building character overlay map. Council has stated that it is intended that over time the traditional building character overlay map be reviewed, and that these sites be included in either the Character residential zone or be removed from the traditional building character overlay map.



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CHARACTER HOUSE (1946 IMAGERY)

The image below shows aerial imagery from the year 1946. The property's boundary is highlighted in red based on its current location. If the property shows up in the image, and is subject to a Traditional building character, Heritage or Pre-1911 overlay, than it is classed as a character house and likely cannot be knocked down. Character houses also have increased restrictions on modifications or extensions.

PROPERTY INFORMATION

In general, properties built in or before 1946 are to be retained (cannot be demolished). This generally includes all structures on the property that existed in 1946, including garages or guest houses. Additions to the property post-1946 may be possible to remove. Use the 1946 aerial imagery to help identify what structures existed on the property in that year, if any.

Note that the image may be slightly mis-aligned to the property boundary due to limitations in technology from the era.

No image available for this item

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DWELLING HOUSE OVERLAY

The dwelling house overlay identifies areas with specific requirements for houses (such as height), including houses on small lots, required to protect the residential character of an area. It is normal to find the overlay applied to almost every house or townhouse property in suburban areas. If the property is not subject to the dwelling house overlay, the typical development criteria in the dwelling house code will not apply.

PROPERTY INFORMATION

This property is subject to a dwelling house overlay. This is normal for all residential properties in suburban areas. The dwelling house code specifies the general development criteria for houses such as maximum heights, boundary setbacks and granny flats.

There are different development criteria for houses on small lots within the dwelling house overlay. Council defines a small lot as less than 450m², or a rear lot that is less than 600m² excluding the driveway. When searching for a property, it is important to consider if it is classed as a small lot as it may have implications on your future development plans.



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FUTURE RESIDENTIAL DEVELOPMENT

The Queensland Government's broadhectare residential land supply study identifies undeveloped land suitable for future housing development, focusing on parcels larger than 2500 sqm. It assesses physical suitability, planning provisions, and access to essential services like water and sewerage to categorize land as urban or rural residential. The study also estimates the timing of land availability, from immediate (0–2 years) to long-term (10+ years), based on infrastructure plans and developer intentions, helping to highlight potential housing supply and demand gaps.

PROPERTY INFORMATION

The land identified by the study is indicative only, with no guarantee it will ever be developed. However, it serves as a useful tool for assessing the potential for nearby land to contribute to future housing supply.



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ACID SULFATE SOILS

In Brisbane, acid sulfate soils are frequently found in former tidal marsh and mangrove regions. These soils are typically benign unless disturbed. Upon drainage or excavation, the sulfide minerals in the soil can react with oxygen and water, producing sulfuric acid. This can result in harm to the environment, and to structures like buildings and roads.

PROPERTY INFORMATION

No acid sulfate soil considerations have been identified for this property.



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ENVIRONMENT

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FLOOD RISK

Brisbane experiences flooding from four sources: rivers, creeks, storm tides and overland flow. Brisbane City Council has developed the Flood Awareness Maps and adopted the terms 'high', 'medium', 'low' and 'very low' likelihood areas to help residents and businesses better understand the overall likelihood of a flood affecting their property.

PROPERTY INFORMATION

No flood risk considerations have been identified for this property.

Properties that have a risk of flooding will likely have a Flood Planning Area assigned by Council. This determines the development restrictions or extra requirements that may apply due to flooding risk. Typically this includes minimum floor heights and stronger building designs. The Flood Planning Area information can be found on the other flood-related pages of this report.



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FLOOD PLANNING AREAS

Flood planning areas identify land that may be affected by flooding from rivers, creeks, or waterways during significant rainfall events. River flooding typically occurs when prolonged, widespread rain across a catchment causes major rivers to rise and overflow their banks, while creek and waterway flooding is often more localised and can occur quickly during intense storms. Properties within flood planning areas are commonly subject to additional development requirements, such as minimum floor levels and more detailed approval processes.

PROPERTY INFORMATION

No flood planning considerations have been identified for this property.

Being in a flood-prone area can make it harder to obtain home and contents insurance, and drastically increase its cost. Home insurance is required by most lenders as a condition of the mortgage. If you are considering purchasing a property that is at risk of flooding, you should assess the extra cost for home insurance and factor it in.



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HISTORIC FLOODING

Brisbane has experienced major flooding events in 1974, 2011, and 2022, causing widespread devastation. The 1974 flood saw 642 mm of rainfall in 36 hours, destroying 8,000 homes. In 2011, the Brisbane River peaked again, inundating 20,000 homes and severely impacting suburbs like St Lucia and Rocklea. The 2022 flood brought record rainfall, affecting 177 suburbs and 23,400 properties. The map below indicates if the property was impacted by any of these events.

PROPERTY INFORMATION

No historic flooding considerations have been identified for this property. However, the dataset may not capture all previous flood events, so further investigations are recommended if the property is in a flood prone area.



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COASTAL HAZARDS

Coastal hazards are weather-related events, such as storm tides and other extreme weather events that result in inundation and erosion of nearby land. Coastal hazards include coastal erosion (from the ocean or rivers), storm tide inundation and sea-level rise inundation. The sea-level rise information accounts for an expected permanent rise of 0.8m by the year 2100 due to the impacts of climate change.

PROPERTY INFORMATION

No coastal hazard considerations have been identified for this property.

Coastal hazards can be present in areas that may not be expected, such as some inner suburbs of Brisbane due to nearby creeks and other waterways. As such, it is important to always check whether or not coastal hazards affect a property prior to purchase.



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BUSHFIRE

Bushfires pose a threat to both properties and the people who live there. Therefore, properties located in areas at risk of bushfire often have development restrictions aimed at reducing the risk of bushfire damage. These restrictions can come from the local Council, the State Government and/or the National Construction Code.

PROPERTY INFORMATION

No bushfire considerations have been identified for this property.

Bushfire overlays can be unexpectedly present in suburban areas due to proximity to small bushlands. As such, it is important to always check whether or not a bushfire overlay affects a property prior to purchase.



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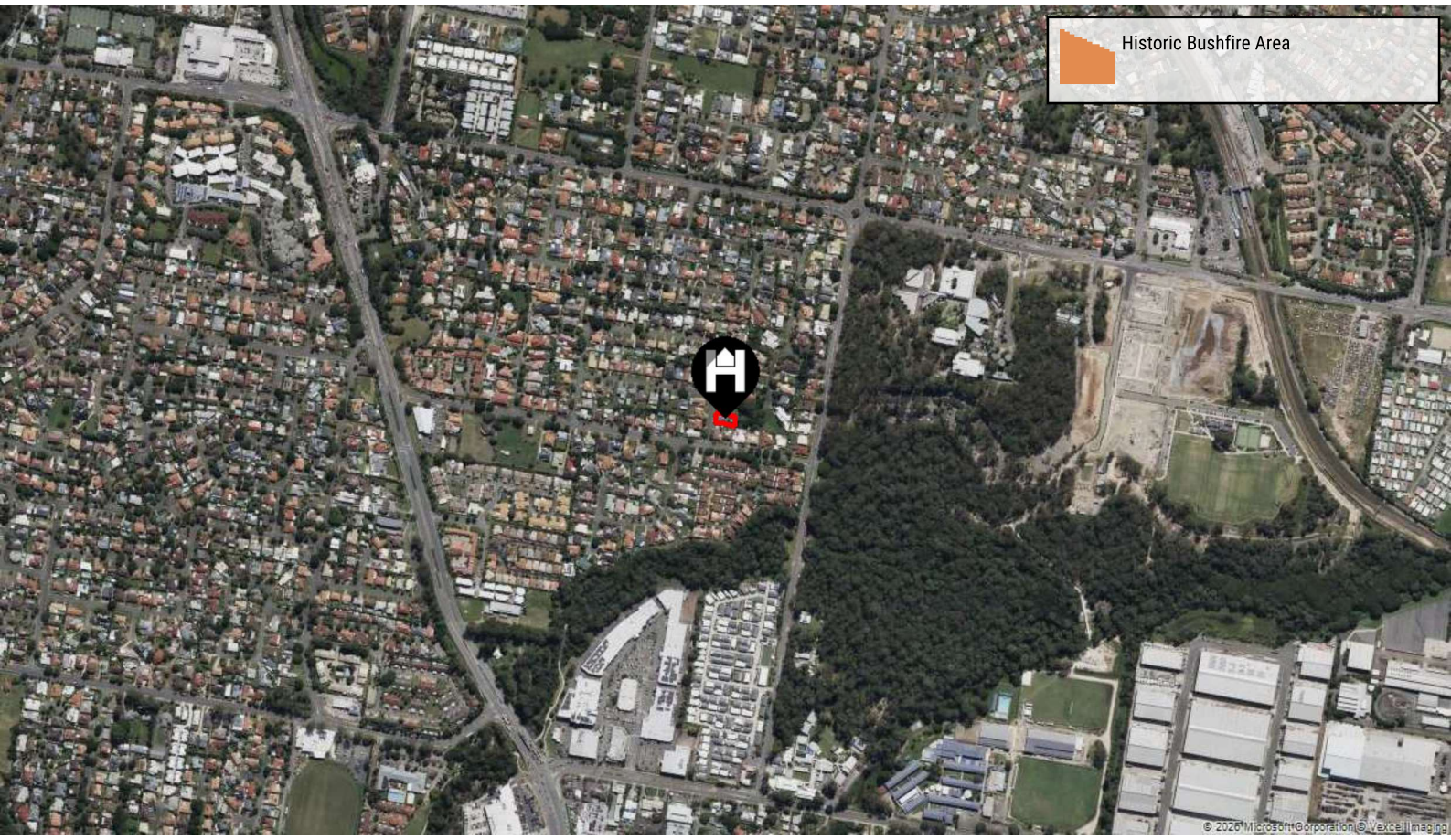
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HISTORIC BUSHFIRES

Australia has experienced numerous significant bushfire events, impacting communities and landscapes across the country. Past bushfires can be an indicator of ongoing risk, as areas that have burned before may be prone to future fires. Additionally, the occurrence of a bushfire is likely associated with a higher Bushfire Attack Level (BAL) rating under AS3959: Construction of buildings in bushfire-prone areas, which may result in stricter building requirements.

PROPERTY INFORMATION

No historic bushfire considerations have been identified for this property. However, the dataset may not capture all previous bushfires, so further investigations are recommended if the property is in a bushfire prone area.



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LANDSLIDES

Landslide risk refers to the likelihood of a property being affected by landslides or slope failures. This risk can be influenced by factors such as the slope angle and soil type, rainfall amounts and flow paths, as well as human activities like excavation or construction. Proper geological and geotechnical assessments, as well as monitoring and mitigation measures, can help reduce landslide risk for properties.

PROPERTY INFORMATION

No landslide considerations have been identified for this property.



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BIODIVERSITY AREAS

This overlay aims to guide development in areas significant for their ecological values. Its primary purpose is to ensure that any development respects and preserves local and state environmental features by requiring careful assessment of potential impacts. The overlay focuses on the conservation and restoration of key habitats, including lands with strategic biodiversity value, waterways, foreshores, wetlands, and koala habitats. It aims to minimize developmental impacts on these areas and mandates environmental offsets when significant residual impacts are unavoidable.

PROPERTY INFORMATION

No biodiversity considerations have been identified for this property.



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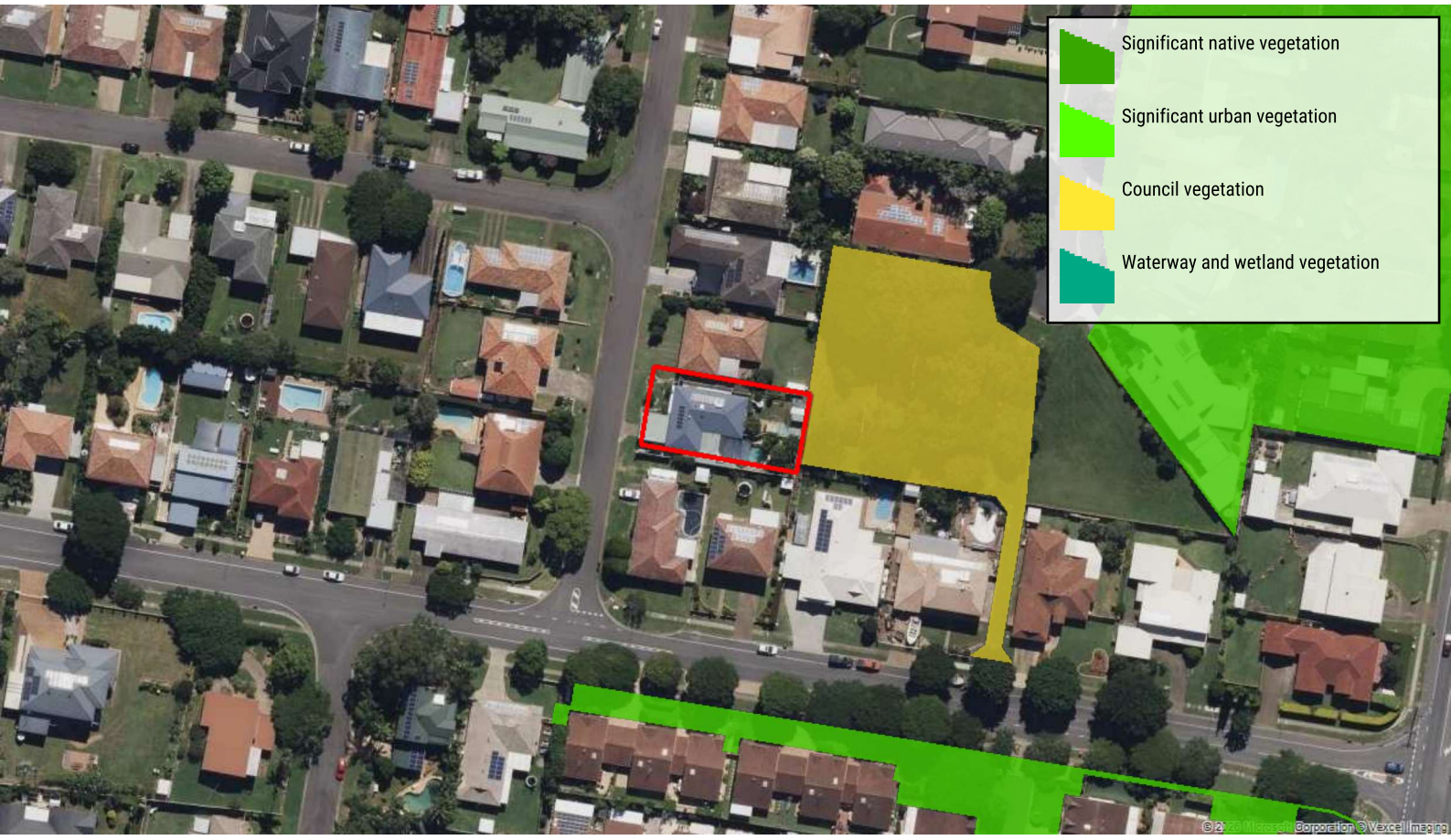
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PROTECTED VEGETATION

Some types of vegetation are listed as protected under Brisbane City Council Natural Assets Local Law (NALL). The vegation generally cannot be removed and a permit is required to perform any pruning or management of the vegatation. When vegetation is protected under the NALL it includes protection of the trunk, the canopy, foliage, flowers and the root zone. Even if the landowner does not have the trunk of the tree growing on their property, they may still be affected by restrictions under the NALL if the canopy overhangs the property boundary.

PROPERTY INFORMATION

This property contains protected council vegetation. All vegetation on land that is owned, controlled or occupied by Council is protected and cannot be removed. Vegetation protected under this category includes street trees, vegetation in natural areas and trees in parks. If you are intending to purchase the property, you should evaluate the impact this may have on future development plans.



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SIGNIFICANT LANDSCAPE

Significant landscape is concerned with identifying, protecting and enhancing the visual and/or aesthetic landscape qualities of an area. Typically this results in restrictions preventing removal of certain vegitation. A significant landscape tree located on an adjoining property may also have implications for your property if it overhangs the boundary.

PROPERTY INFORMATION

No significant landscape considerations have been identified for this property.



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UTILITIES

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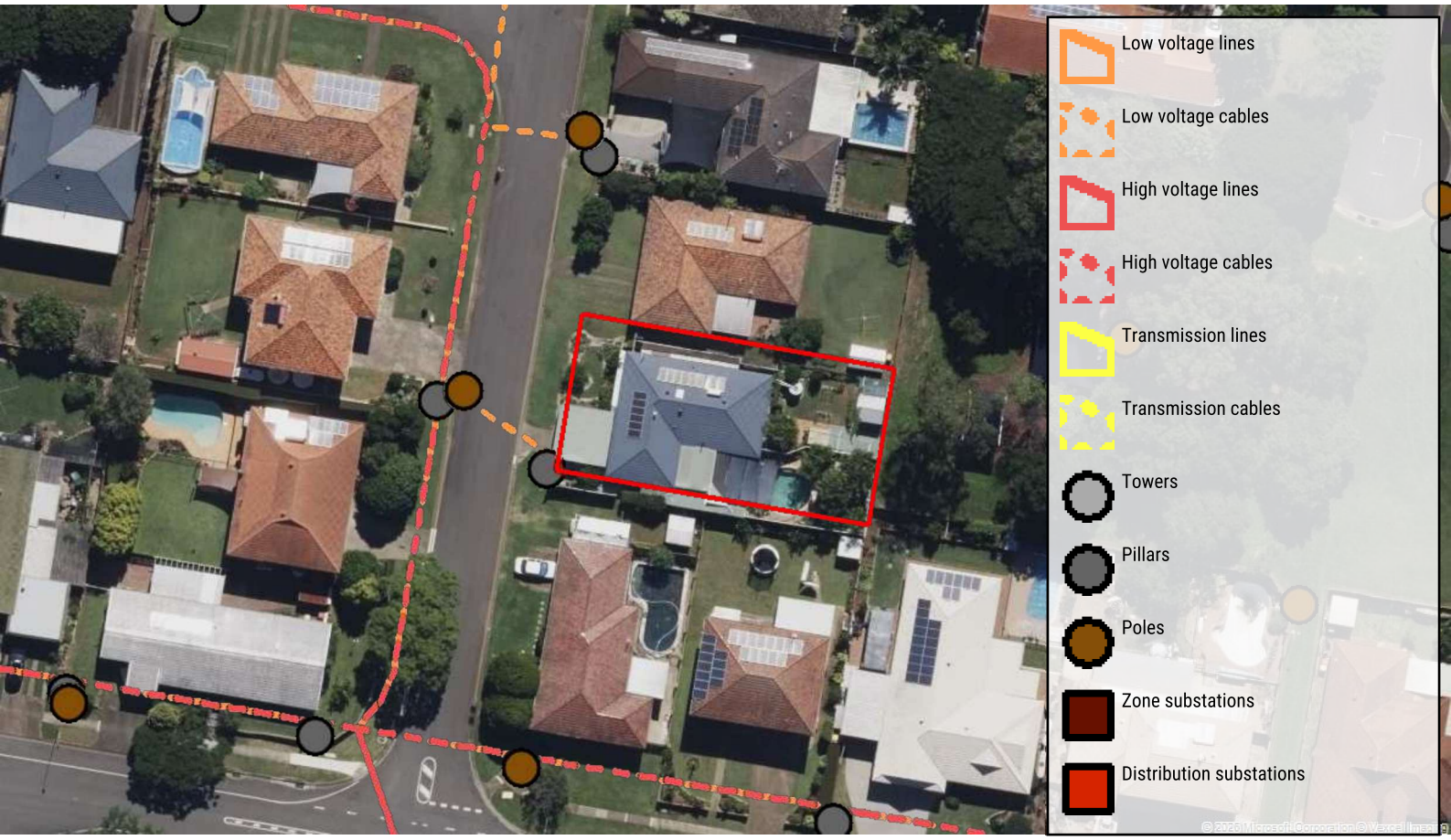
ELECTRICITY INFRASTRUCTURE

Electricity infrastructure includes power poles, power lines, substations and transformers. Typically the infrastructure is located outside property boundary and poses no issue to a homeowner. However, there are some instances where a property may have electricity infrastructure located within the property boundary, such as a power pole. The local supplier of electricity should be contacted for any queries related to electrical infrastructure.

PROPERTY INFORMATION

No electricity infrastructure considerations have been identified for this property.

In the map below, the term 'cable' means an electrical conductor located underground (shown as a dashed line). The term 'wire' means one that is located overhead (shown as a solid line). Only above-ground infrastructure is available in some locations, so if no electricity infrastructure is shown, it may be supplied by an underground cable.



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WATER INFRASTRUCTURE

Water infrastructure includes all the necessary piping, pumps, valves and manholes in order to run the city's fresh water supply network. Typically the main infrastructure is located outside property boundary and the property just has a connection via a water supply property connection line. In this locaiton, water and sewer infrastructure is owned and operated by Queensland Urban Utilities. If you have questions or concerns about water and sewer infrastructure, contact them for more details.

PROPERTY INFORMATION

No water infrastructure considerations have been identified for this property.

Building work over or near sewers, water mains, stormwater drains and combined sanitary drains must be assessed against the Queensland Development Code MP 1.4. This code dictates certain design requirements including footing designs and clearence zones, which may mean your preferred design is not possible. As such, it is important to always check for sewer infrastructure on a property prior to purchase.



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SEWER INFRASTRUCTURE

Sewer infrastructure includes all the necessary piping, pumps, valves and manholes in order to run the city's sewer network. Typically the infrastructure is located outside property boundaries and poses no issue to a homeowner. However, there are some instances where a property may have extra sewer infrastructure located within the property boundary such as manholes or buried pipes. In this location, water and sewer infrastructure is owned and operated by Queensland Urban Utilities. If you have questions or concerns about water and sewer infrastructure, contact them for more details.

PROPERTY INFORMATION

This property appears to have a sewer pipe inside the property boundary. Building work over or near the sewer pipe will need to meet specific requirements which may limit the design options. If you are intending to purchase the property, you should evaluate the impact this may have on any future development plans.

Building work over or near sewers, water mains, stormwater drains and combined sanitary drains must be assessed against the Queensland Development Code MP 1.4. This code dictates certain design requirements including footing designs and clearance zones, which may mean your preferred design is not possible. As such, it is important to always check for sewer infrastructure on a property prior to purchase.



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STORMWATER INFRASTRUCTURE

The stormwater network is a system of pipes, channels, and other structures designed to manage and control the flow of rainwater and direct it away from populated areas. The water is discharged at controlled points such as streams, rivers, or other bodies of water. In addition to managing stormwater, the stormwater network can also help to improve water quality by reducing the amount of pollutants that are carried into streams and rivers. This is typically achieved through the use of filters, screens, and other treatment devices that remove sediment, trash, and other contaminants from stormwater runoff before it is discharged into the environment.

PROPERTY INFORMATION

No stormwater infrastructure considerations have been identified for this property.

Building work over or near sewers, water mains, stormwater drains and combined sanitary drains must be assessed against the Queensland Development Code MP 1.4. This code dictates certain design requirements including footing designs and clearance zones, which may mean your preferred design is not possible. As such, it is important to always check for stormwater infrastructure on a property prior to purchase.



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ROADS & RAIL

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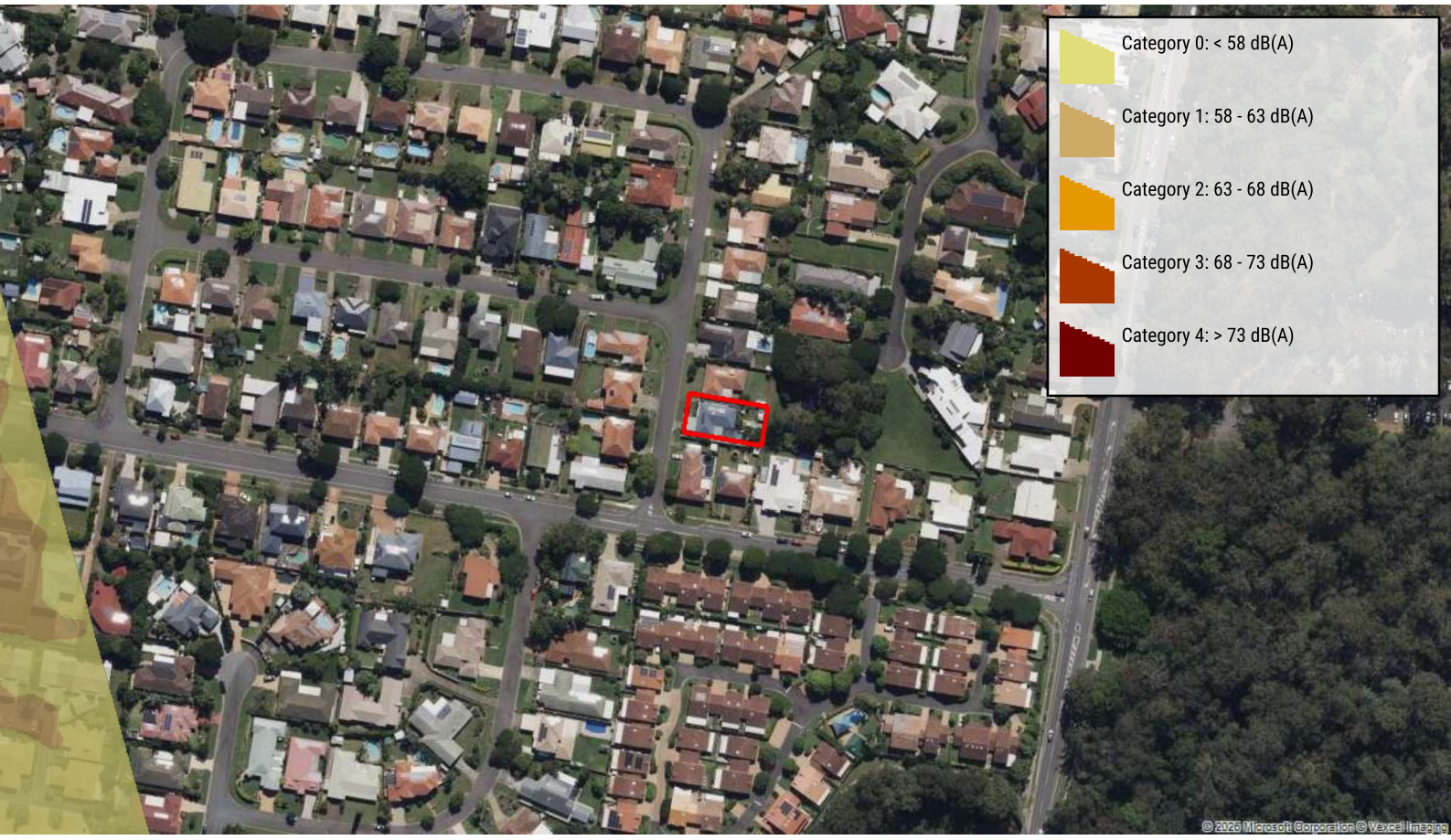
ROAD NOISE

Traffic noise can be a source of discomfort for those who live nearby a busy road. For the busiest roads, council defines noise corridor overlays. There are different categories of overlay, indicated by a number from 0-4, where 0 means least affected and 4 means most affected by road traffic noise. There are also some potential development restrictions for properties subject to transport noise corridor overlays.

PROPERTY INFORMATION

No road noise corridor considerations have been identified for this property. However, the property may still experience elevated noise levels if it is near a main road that is not defined as a noise corridor. Check the Road Hierarchy map for further information.

It can be a good idea to visit a property during peak traffic periods and evaluate the amount of noise that is present from road traffic. Depending on what roads and intersections are nearby, noise levels you experience at the property may differ between the morning peak and afternoon peak traffic periods.



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ROAD HIERARCHY

Understanding the road types around a property helps you balance convenience with comfort. The map on this page highlights nearby local streets, collector roads, major arterials and highways, so you can see at a glance how easily you can reach key destinations and estimate traffic noise levels. Use this information to gauge whether the location's accessibility aligns with your lifestyle and noise-tolerance preferences.

PROPERTY INFORMATION

The map below shows the road types near the property. Consider if nearby main roads will cause elevated noise and traffic levels at the property.



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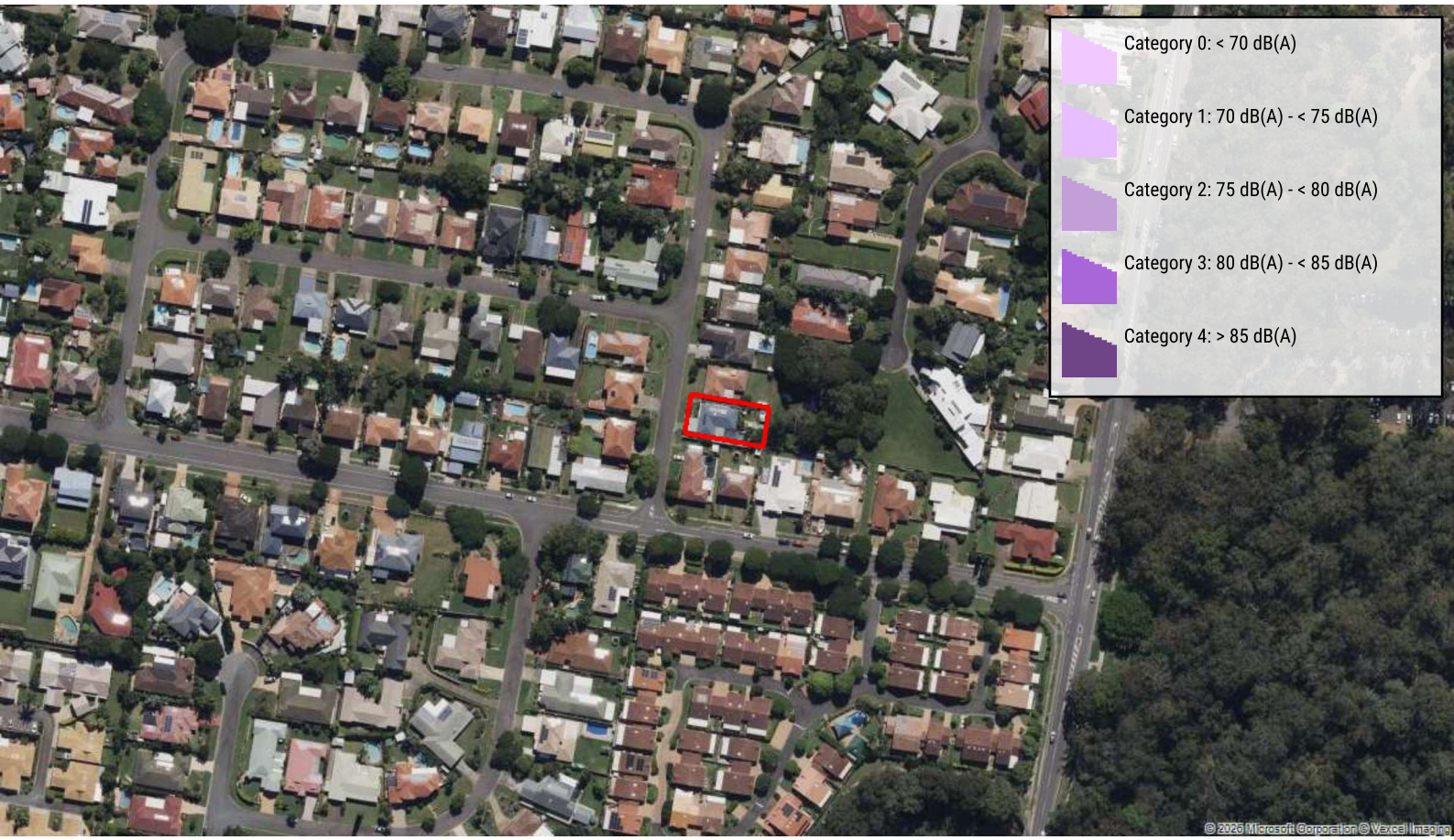
RAIL NOISE

The city's railway network can cause noise pollution for residents living near the tracks. However, it's important to keep in mind that the level of disturbance can vary depending on the timing of trains and the proximity of the property to the tracks. If noise levels are a concern, it is recommended to investigate the train schedule and noise level at the property location. There are also some potential development restrictions for properties subject to transport noise corridor overlays.

PROPERTY INFORMATION

No rail noise corridor considerations have been identified for this property.

Living near a train station offers easy access to transportation, but also potential disturbances such as noise, congestion, and parking challenges if the area becomes busy with commuters and vehicles. If a property is located in close proximity to a train station, it's essential to weigh both the pros and cons before making a decision. See the Public Transport page for information about if there are any train stations nearby the property.



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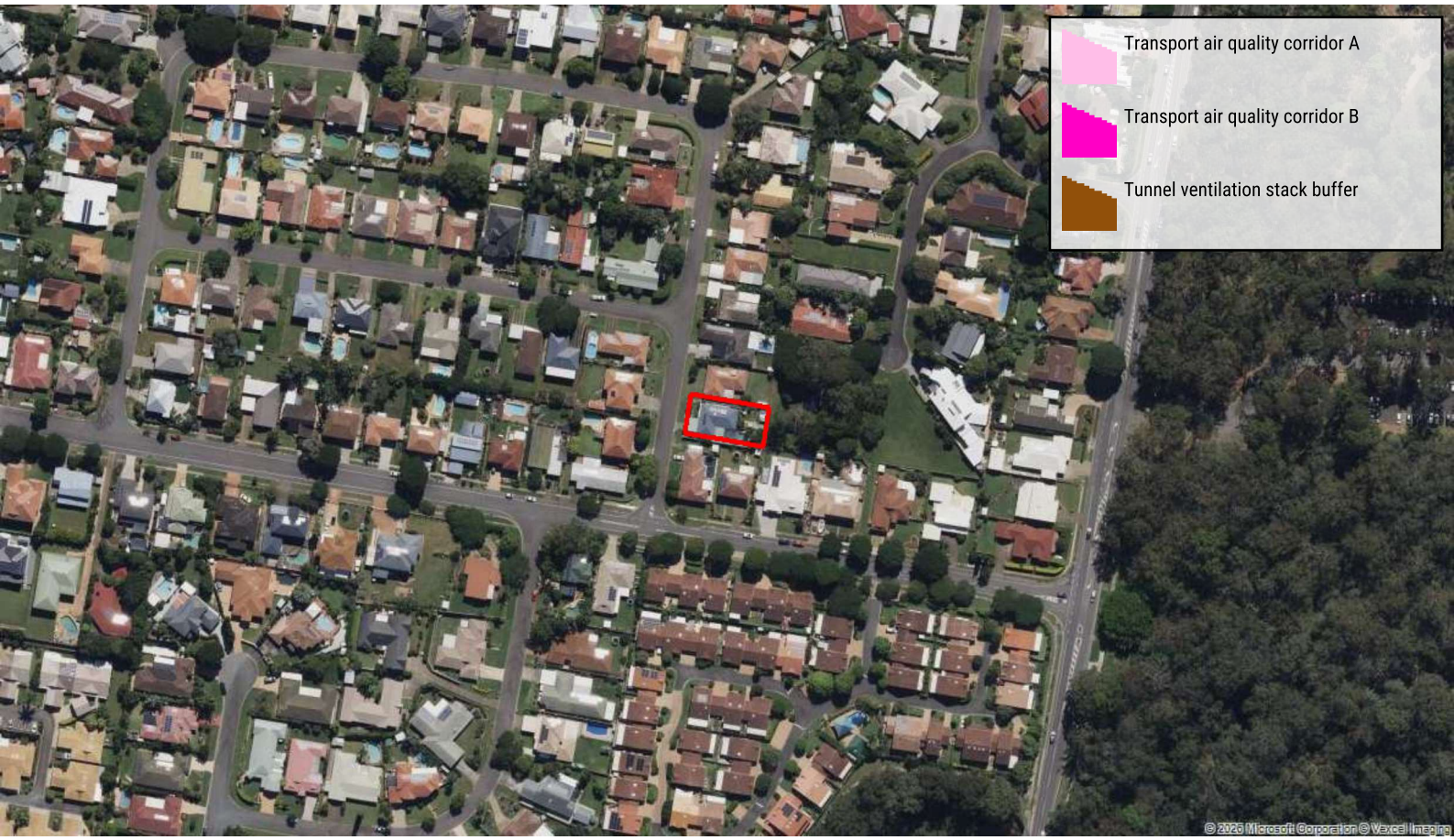
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TRANSPORT AIR QUALITY

The transport air quality corridor provisions of the Brisbane City Plan aim to protect the health and wellbeing of residents from the impacts of road traffic pollutants. However, in most cases for single dwellings there are no impacts to development within a transport air quality overlay (restrictions mostly apply to multiple dwellings and child care centres). Still, if the property is within a transport air quality overlay, it does mean that the property will be subject to elevated levels of air pollutants from motor vehicles, which can affect the quality of life of residents and can have a negative effect on property values.

PROPERTY INFORMATION

No transport and air quality considerations have been identified for this property.



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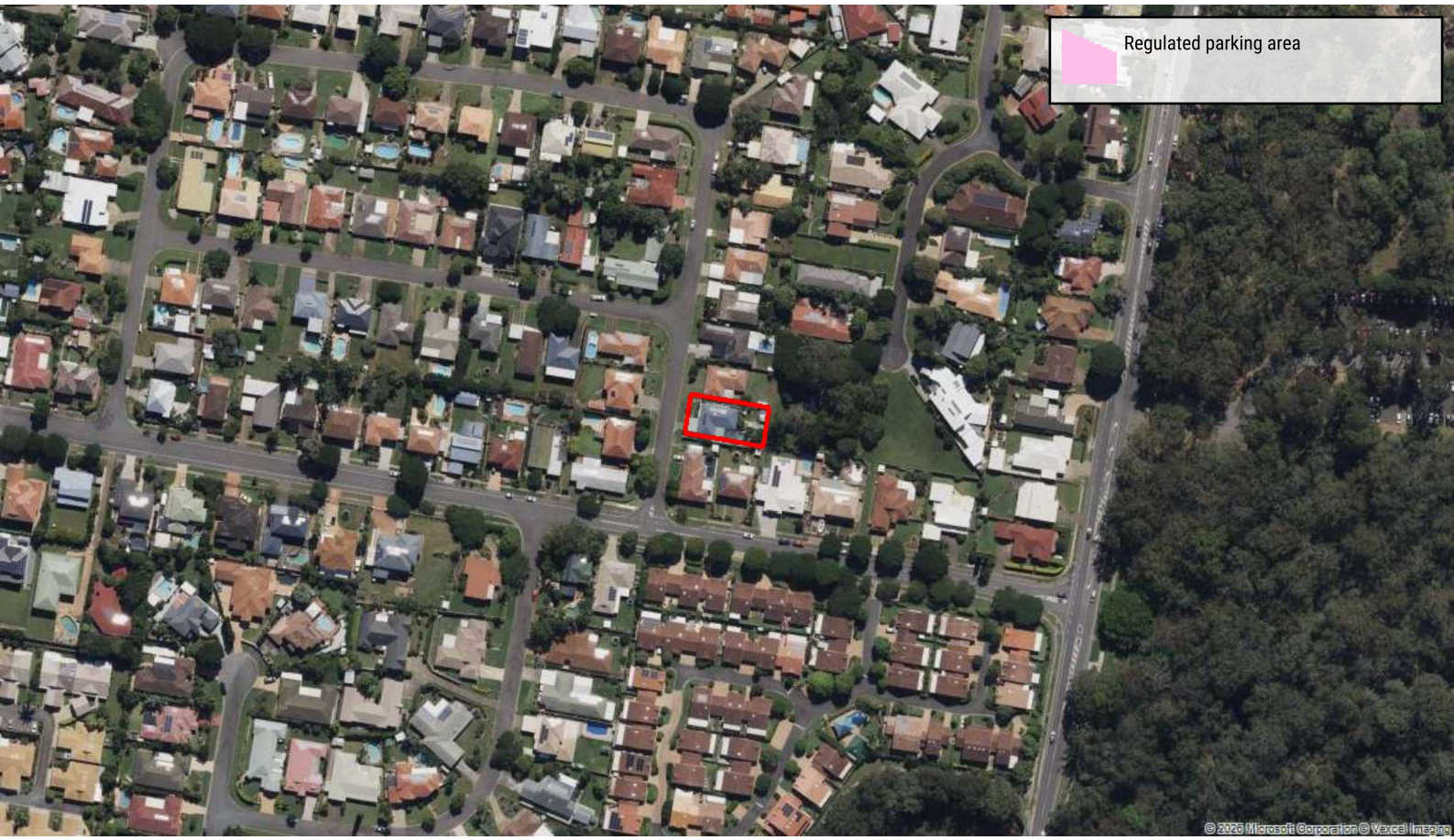
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REGULATED PARKING

Council-regulated parking areas are located throughout different areas of the Brisbane. Regulated parking areas are typically found in areas where street parking can be in high demand. This includes the CBD and fringe areas, and areas around universities, hospitals and sports venues. The aim of the schemes are to help residents and their visitors access on-street parking. Residents may need to apply for a resident permit for their vehicle if living in a parking permit area. It may also be hard for visitors to find suitable parking when visiting the property due to any parking restrictions in place in the area.

PROPERTY INFORMATION

No regulated parking considerations have been identified for this property.



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LIFESTYLE & COMMUNITY

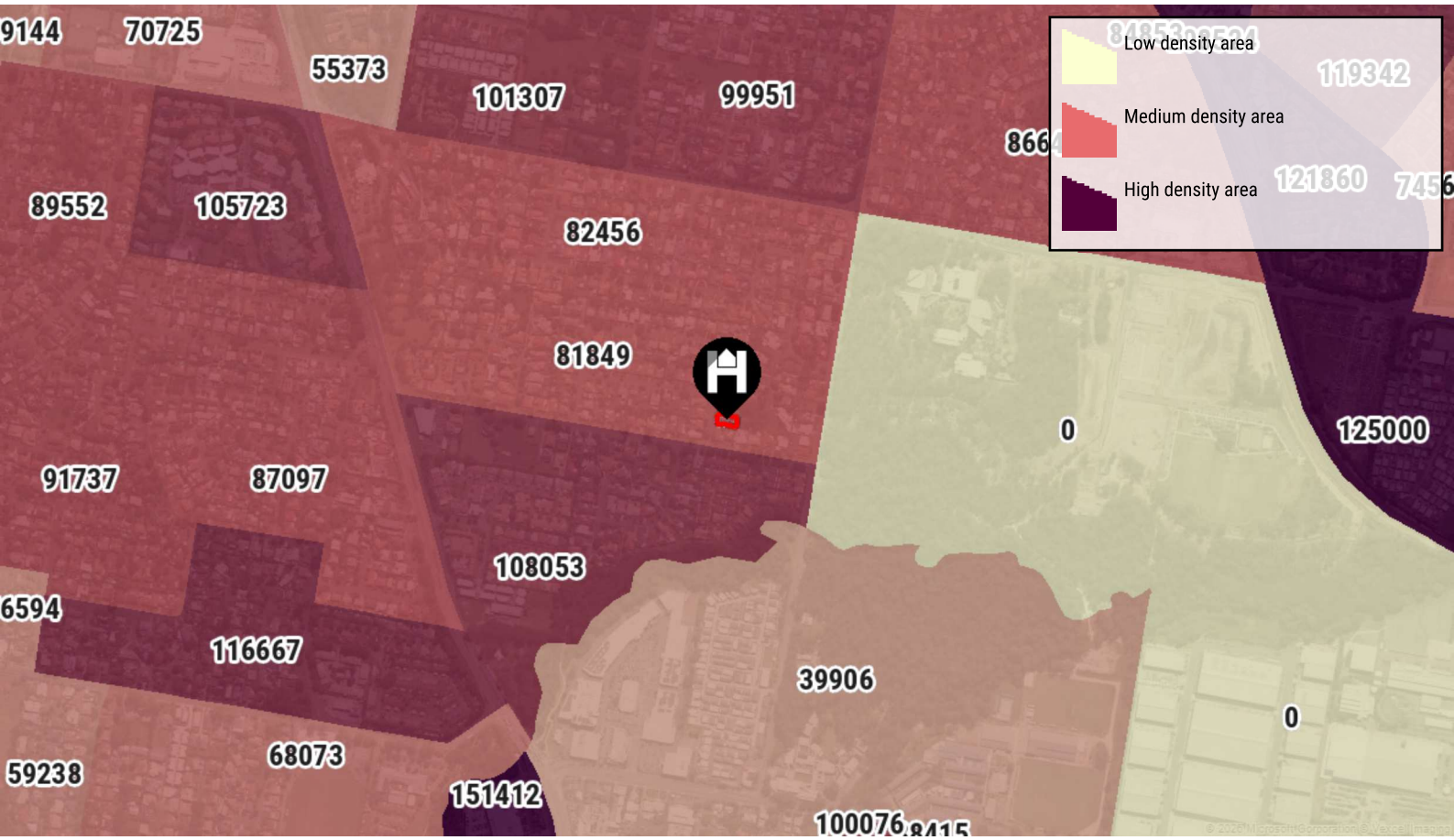
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DWELLING DENSITY

Dwelling density refers to the number of homes within a given area and can influence lifestyle, infrastructure, and property values. High-density areas, often characterized by apartments and townhouses, typically offer greater access to amenities, public transport, and employment hubs but may experience congestion and limited green space. Low-density areas, with more detached houses and open space, provide a quieter lifestyle with less traffic but may have fewer nearby services and longer travel times. The density of an area can impact future development potential, zoning regulations, and demand for housing.

PROPERTY INFORMATION

In the map below, dwelling density is shown as 'dwellings per square kilometre'. Density values may be influenced if significant portions of the area are non-residential.



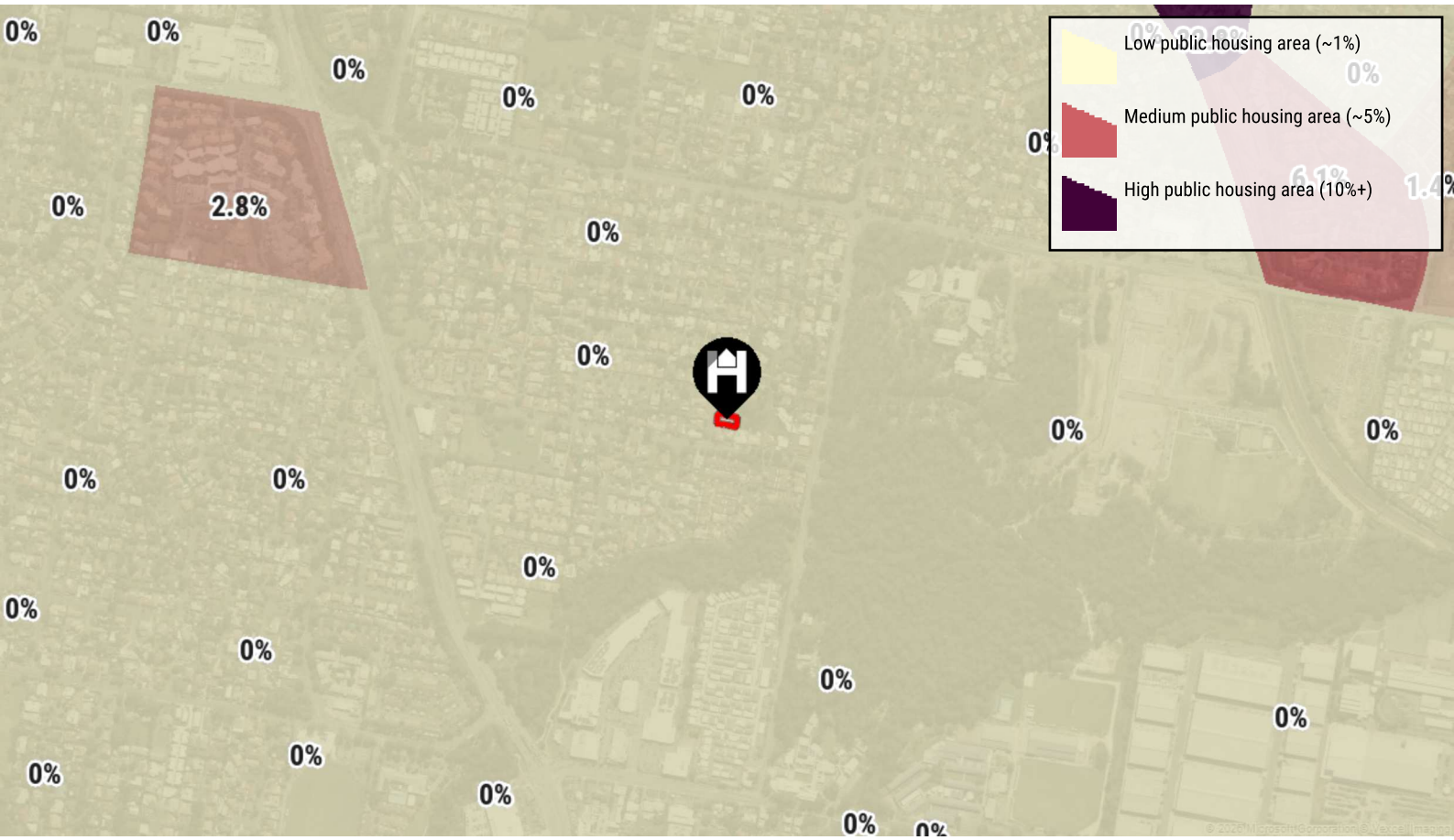
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PUBLIC HOUSING

Public housing includes both government-managed and community housing, offering affordable homes to eligible residents. In areas with a high proportion of public housing, neighborhood change may happen more gradually, as some properties remain outside the private market. However, when former public housing is sold and reintroduced to private ownership, these areas can attract new interest and see periods of faster growth. Public housing can shape the character of a community, contributing to stability while also influencing long-term development trends.

PROPERTY INFORMATION

In the map below, public housing rates are shown as a percentage of all dwellings. Public housing includes both government-managed and community housing (but excludes employer-managed housing such as Defence Housing Australia).



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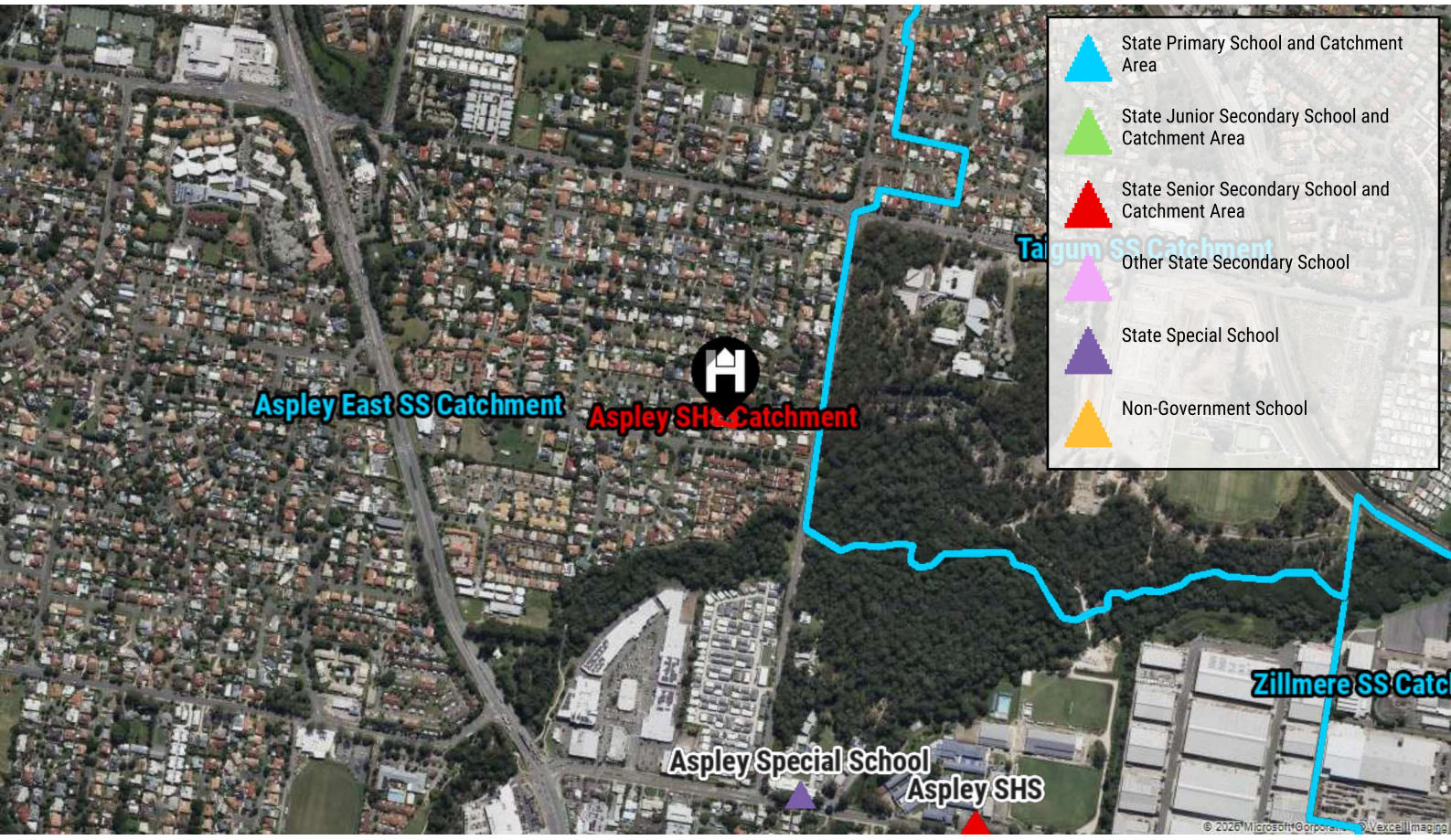
SCHOOL CATCHMENTS

A school catchment area is the geographical location where a state school's core intake of students must live. Catchment areas ensure every Queensland student from Prep to Year 12 is able to enrol at their local state school. Your local state school is the school which is closest to your home. This is measured by the shortest, most direct route by road to the main entrance of the school. You can still apply for enrolment at a state school outside of your catchment area, but enrolment is not guaranteed and you will be placed on a waiting list.

PROPERTY INFORMATION

State primary school: Aspley East SS
State junior secondary school: Aspley SHS
State senior secondary school: Aspley SHS

We use the latest available data to determine the catchment area for a property. However, school catchment areas are reviewed yearly and are subject to change. For enquires, please contact schoolemp@qed.qld.gov.au.



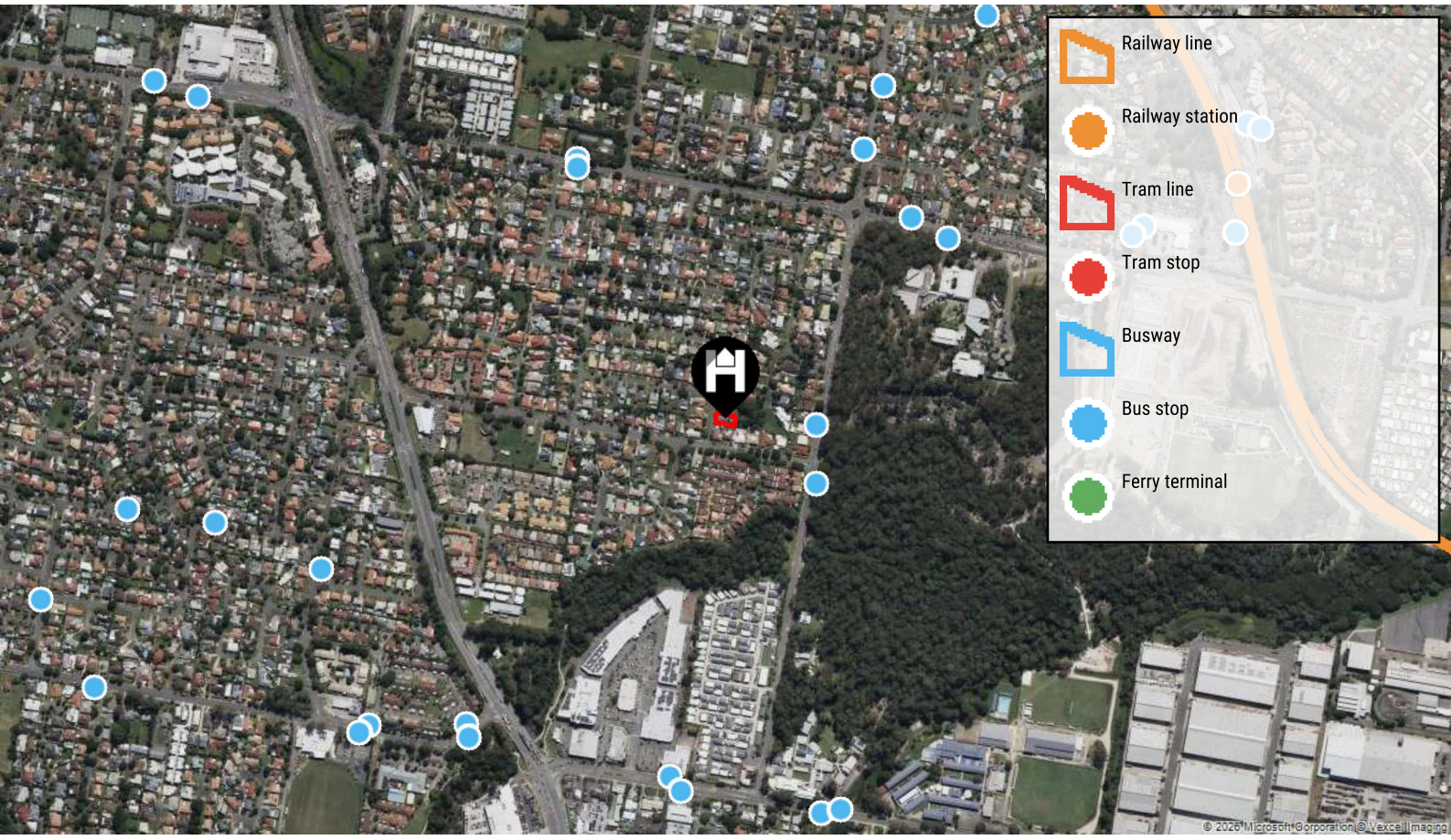
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PUBLIC TRANSPORT

Public transport networks connect residents to employment, services, and activity centres. Properties located near well-serviced public transport routes tend to benefit from stronger demand, as accessibility is a key factor for many buyers and renters. Areas with major transport upgrades or new station developments often experience accelerated growth as improved connectivity attracts new residents and investment. Public transport access can shape the desirability of a neighborhood, supporting long-term property values while also influencing the pace and pattern of local development.

PROPERTY INFORMATION

Nearby public transport routes and stops are shown on the map below, including bus, train, tram and ferry networks. Note that some train lines may be for freight only.



OpenStreetMap contributors

Docusign Envelope ID: 21731590-9853-4D0E-A2C1-8DA0FDEA4F69

ALF LAWYERS

3 Willara Street
Carseldine QLD

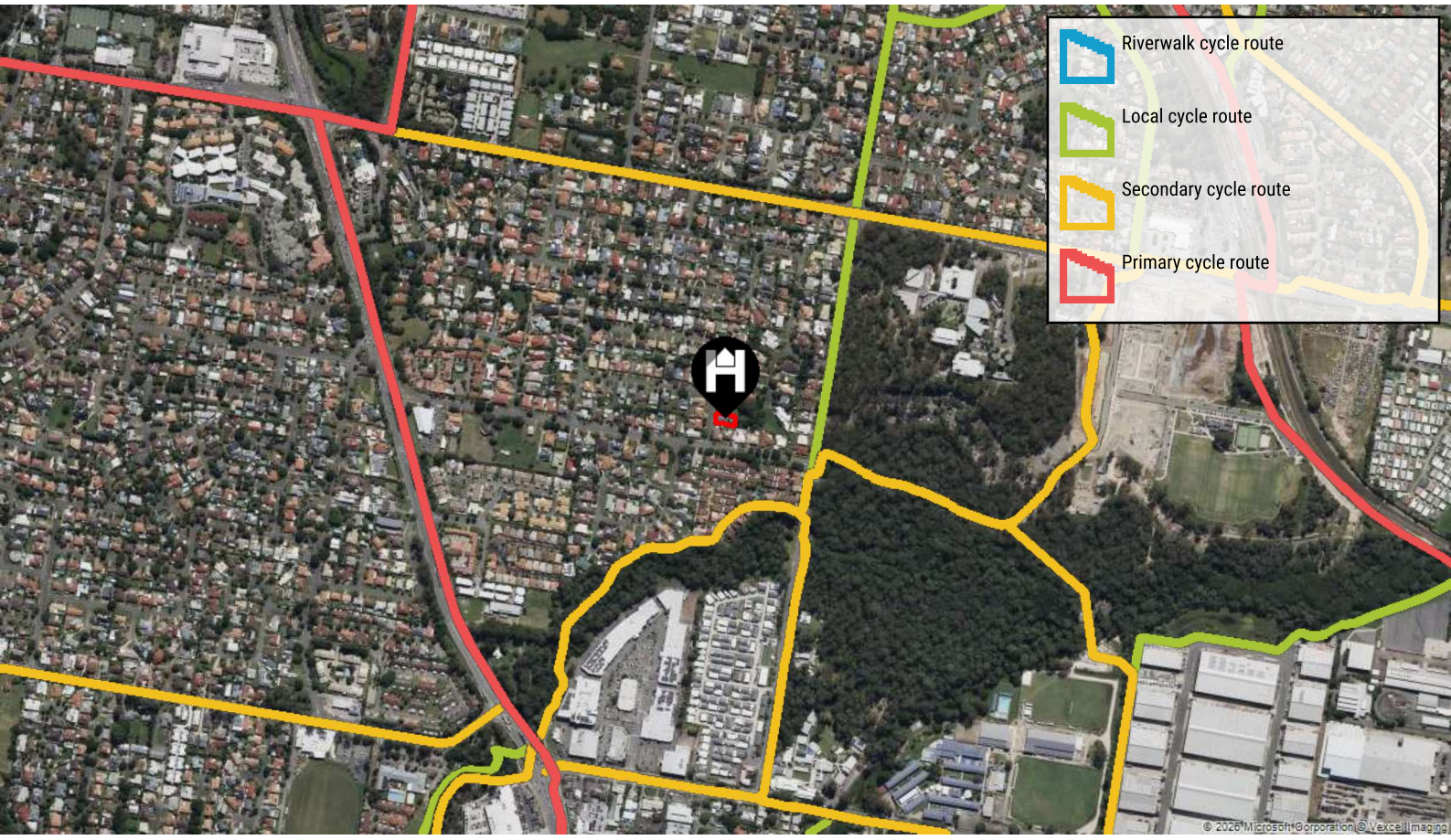
3/RP149373
Generated on 2026-05-01

BICYCLE NETWORK

Council maintains a bicycle network throughout the city. The network includes a mix of dedicated bike paths, on-road bike paths and riverside paths. Parking for bikes and scooters is provided at most ferry terminals and train stations and at all busway stations. There are also a range of bike shelters, racks, lockers and facilities located across Brisbane. Having bike paths near your property can help you maintain an active lifestyle, whether for commuting to work or just for recreational cycling.

PROPERTY INFORMATION

The map below shows the council-maintained bicycle network near the property.



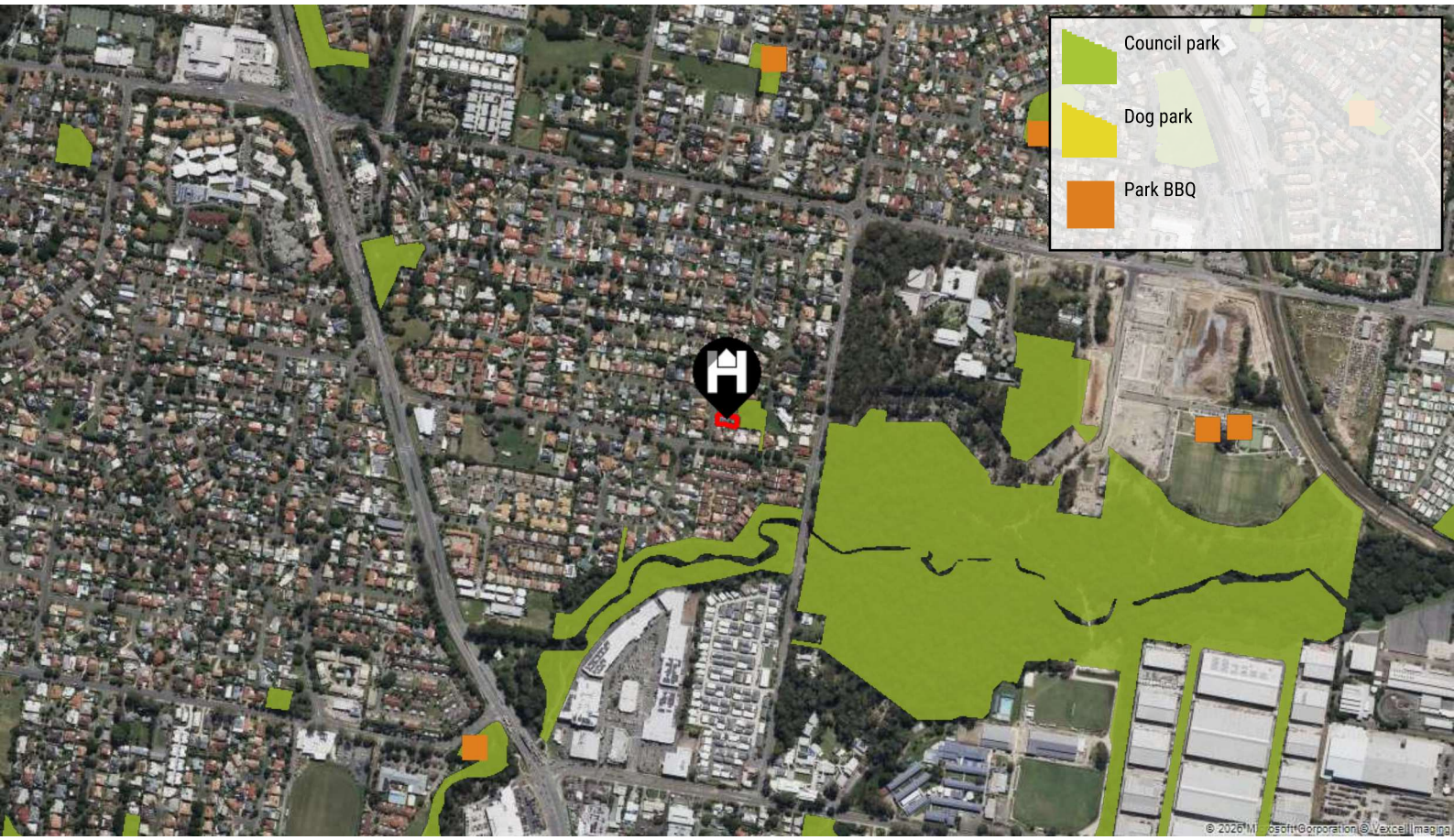
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COUNCIL PARKS

Council maintains more than 2180 parks across Brisbane, with more created all the time. The parks range in size from small pocket parks to large district parks, three botanic gardens and many bushland reserves. Having parks near your property can help maintain an active lifestyle and provide a place for families and friends to gather.

PROPERTY INFORMATION

The map below shows council-maintained parks near the property. Locations of public BBQ's within the parks are also shown.



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ALF LAWYERS

3 Willara Street
Carseldine QLD

3/RP149373
Generated on 2026-05-01

TRACKS AND TRAILS

Council maintains a network of walking tracks and trails throughout the city. These range from pathways across council parks, through to hiking and mountain bike trails up Mt Coot-tha. Having walking tracks and trails near your property can help you maintain an active lifestyle.

PROPERTY INFORMATION

The map below shows council-maintained walking tracks and trails near the property.



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

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

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

Transaction ID: 51148439 EMR Site Id: 01 May 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 3 Plan: RP149373
3 WILLARA ST
CARSELDINE

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

Docusign Envelope ID: 21731590-9853-4D0E-A2C1-8DA0FDEA4F69

LOTSEARCH
Spatial Intelligence | Mapping Risk

LOTSEARCH REFERENCE
LS133838_DC

REPORT DATE
30 Apr 2026 16:50:37

CLIENT ID
193209829

COUNCIL
Brisbane City

Seller Disclosure - Contamination Notices

This report provides a search of the public register to support the requirement under the ***Property Law Regulation 2024***, of disclosing **contamination and environmental protection notices** under **Part 3 – Land use, planning and environment**, of the **QLD Seller Disclosure Statement.** This report contains records not included in the DETSI contaminted land search (EMR/CLR).

1. Notices Under Section 408(2)

No Records Identified

Records of notices under section 408(2) of the Environmental Protection Act 1994.

A search of **Environmental Evaluations** and **Site Investigations** has been undertaken.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

Show Cause Notices, ***Notices of Decision under Section 394***, *and* ***Orders under Section 458*** *are excluded from this search as they are not available on the public register. A separate search of the EMR/CLR will identify sites with* ***Contaminated Land*** *or* ***Site Management Plans under Section 401.***

2. Notices Under Section 369C(2)

No Records Identified

Records of notices under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an **Environmental Enforcement Order (EEO)** applies). This includes **Environmental Protection Orders**, **Direction Notices**, and **Clean-Up Notices**.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

3. Notices Under Section 347(2)

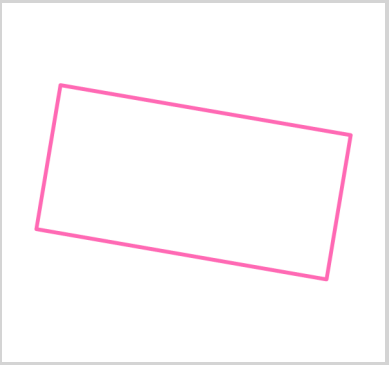
No Records Identified

Records of notices under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a **prescribed Transitional Environmental Program (TEP)** applies).

A search of all TEPs has been undertaken, including those that are not prescribed. Prescribed TEPs are those that do not relate to an environmental authority.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

LOT/PLAN
Lot 3, RP149373



THINGS TO KNOW

- **Seller Responsibility**

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement.
It is important to read and carefully consider each notice before determining whether it needs to be disclosed. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

- **Notice Types**

Notices identified under section 369C(2) and 347(2) may also apply to Section 408(2).

INTERESTED IN FURTHER INSIGHTS?

This report has been purpose-built to support the Seller Disclosure Statement requirements. For a more comprehensive due diligence search, we recommend the Lotsearch Contaminated Land Search — which identifies additional contamination records for the site and the surrounding area. Visit lotsearch.com.au

CUSTOMER SUPPORT

support@lotsearch.com.au

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LOTSEARCH
Spatial Intelligence | Mapping Risk

Seller Disclosure - Contamination Notices

Dataset Listing

The results in this report are based upon the following datasets only:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Enforcement Actions	QLD Department of Environment, Tourism, Science and Innovation	29/04/2026	29/04/2026	Weekly

Useful Contacts

Lotsearch Pty Ltd www.lotsearch.com.au support@lotsearch.com.au	**Department of the Environment, Tourism, Science and Innovation (DETSI), Queensland** https://www.detsi.qld.gov.au/ 13 QGOV (13 74 68)	**Brisbane City** http://www.brisbane.qld.gov.au/ www.brisbane.qld.gov.au/about-council/contact (07) 3403 8888

Click for 'Use of Report - Applicable Terms'

Disclaimer:
The purpose of this report is to provide a search of the public register for the site, to support the requirement of disclosing contamination and environmental protection notices under Part 3 - Land use, planning and environment, of the QLD Seller Disclosrue Statement, as part of the Property Law Regulation 2024. The report may not identify all the notices required by the relevant disclosure requirements. It does not include a search of the DETSI contaminated land search (EMR/CLR). The report does not replace your responsibility to accurately identify and disclose information relevant to the matters outlined in the Seller Disclosure Statement. You should seek legal advise about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

The report does not constitute advice. 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 the desirability or market value of the property or its features. You should obtain independent advice from a suitably qualified professional or legal practitioner before you make any decision based on the information within the report.

You understand that Lotsearch has defined the site by reference to lot and plan 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.

Information provided by public authorities is constantly changing. This report is based on data listed in the Dataset Listing table 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.

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

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BRISBANE CITY COUNCIL ABN 72 002 765 795

Dedicated to a better Brisbane

Rate Account Tax Invoice

Property Location 3 WILLARA ST CARSELDINE

Issue Date 9 Jan 2026

Bill number
5000 1049 8106 256

Bill number including donation
5800 1049 8106 256

P007BCCRA262_A4MA01/E-304/S-607/I-1213/H-15

MRS DIANA J GLASBY
3 WILLARA ST
CARSELDINE QLD 4034

6/2/26
$200.80
00719213330

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jan 2026 - 31 Mar 2026

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

You can donate your $15 rates discount to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

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

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

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

LORD MAYOR'S
CHARITABLE TRUST

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

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

Nett Amount Payable
$200.80

Due Date
9 Feb 2026

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	480.89
Brisbane City Council Miscellaneous Charges	1.98
Brisbane City Council Rebates	267.36 CR
State Government Charges	62.90
State Government Subsidy	62.58 CR
Total GST on this TAX INVOICE $0.18	
Gross Amount	215.83
Discount and/or Rounding (where applicable)	15.03 CR
Nett Amount Payable	200.80
Optional Lord Mayor's Charitable Trust donation received by the Due Date	215.80

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

Including Lord Mayor's Charitable Trust $15 donation

POST billpay *439 580010498106256

PAY Biller Code: 319186
Ref: 5800 0000 1711 398
Amt: $215.80 by 9 Feb 2026

Excluding Lord Mayor's Charitable Trust $15 donation

POST billpay *439 500010498106256

PAY Biller Code: 78550
Ref: 5000 0000 1711 398
Amt: $200.80 by 9 Feb 2026

Pay using your smartphone

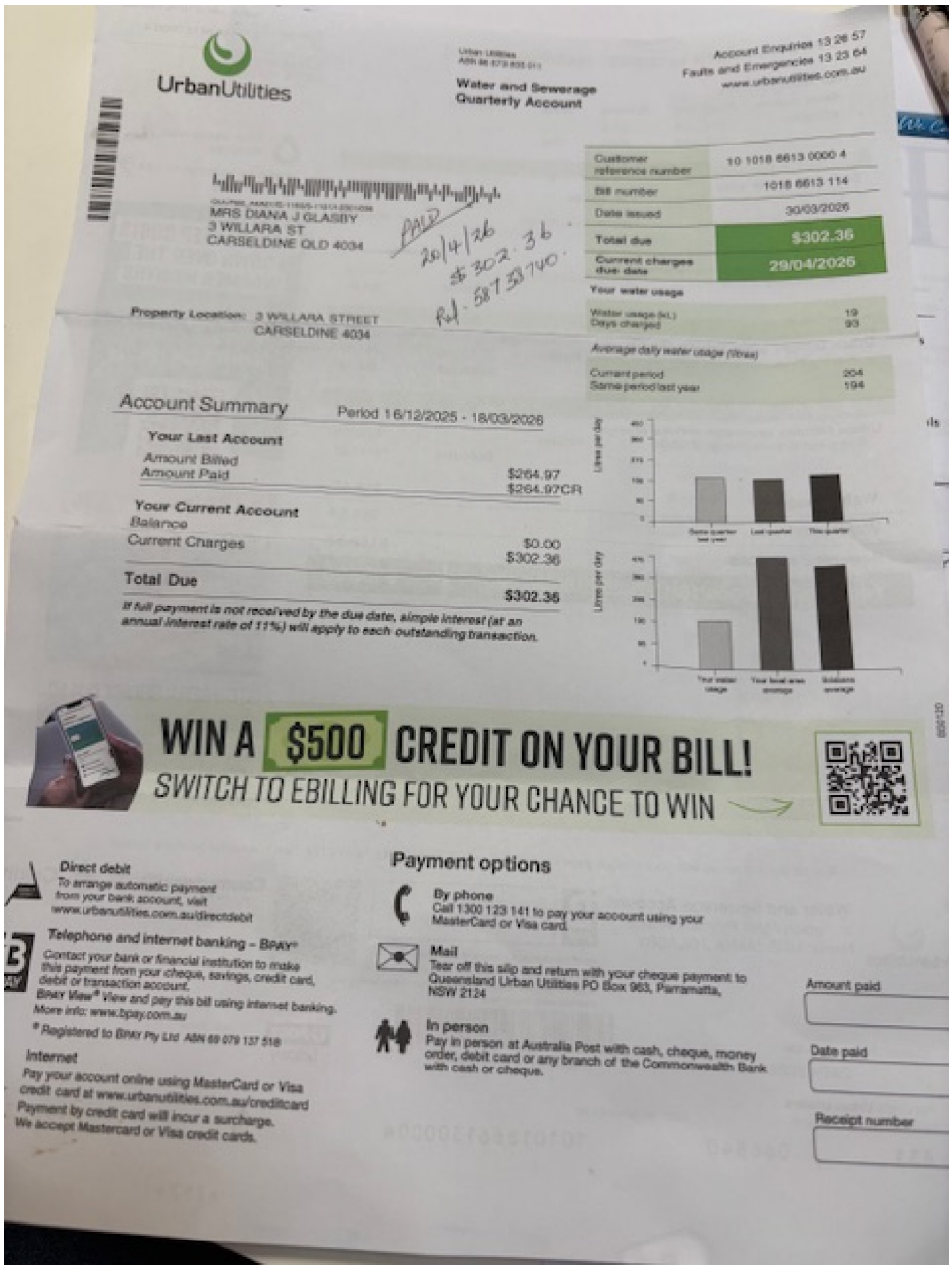
Snlip

MRS DIANA J GLASBY

Due Date		Gross Amount	Nett Amount
9 Feb 2026	50	$215.83	$200.80

<0000020080> <004440> <500010498106256> >

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UrbanUtilities

Water and Sewerage
Quarterly Account

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

MRS DIANA J GLASBY
3 WILLARA ST
CARSELDINE QLD 4034

PAID
20/4/26
$302.36
587337140

Customer reference number	10 1018 6613 0000 4
Bill number	1018 6613 114
Date issued	30/03/2026
Total due	$302.36
Current charges due date	29/04/2026

Property Location: 3 WILLARA STREET
CARSELDINE 4034

Your water usage

Water usage (kL)	19
Days charged	93

Average daily water usage (litres)

Current period	204
Same period last year	194

Account Summary

Period 16/12/2025 - 18/03/2026

Your Last Account

Amount Billed	
Amount Paid	$264.97
	$264.97CR

Your Current Account

Balance	
Current Charges	$0.00
	$302.36
Total Due	**$302.36**

If full payment is not received by the due date, simple interest (at an annual interest rate of 11%) will apply to each outstanding transaction.

WIN A $500 CREDIT ON YOUR BILL!

SWITCH TO EBILLING FOR YOUR CHANCE TO WIN

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

Telephone and internet banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking.
More info: www.bpay.com.au
® Registered to BPAY Pty Ltd ABN 69 079 137 518

Internet
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a surcharge.
We accept Mastercard or Visa credit cards.

Payment options

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

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

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

Amount paid

Date paid

Receipt number

Docusign Envelope ID: 21731590-9853-4D0E-A2C1-8DA0FDEA4F69

QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION

FORM 23
POOL SAFETY CERTIFICATE

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

1. Pool safety certificate number

Identification number: PSC0290829

2. Location of the swimming pool

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

Street address: 3 WILLARA ST

CARSELDINE QLD Postcode 4034

Lot and plan details: 3/RP/149373 Local government area: BRISBANE CITY

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

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

No disability exemption applies; No impracticality exemption applies

No performance solution applies

4. Pool properties Shared pool ☐ Non-shared pool ☑ Number of pools 1

5. Pool safety certificate validity

Effective date: 12/04/2026 Expiry date: 12/04/2028

6. Certification

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

Name: Simon James Van Praagh

Pool safety inspector licence number: PS15082246

Signature:

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

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

Privacy statement

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

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

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