

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	Avsancro Pty Limited A.C.N 602 122 609 Trustee Under Instrument 719100767		
Property address (referred to as the “property” in this statement)	192 Splendour Street ROCHEDALEQLD4123		
Lot on plan description	Lot 30Plan SP301009 Title reference 51161912		

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme:	
	☐ Yes	☒ 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.	☒ Yes
	A copy of the plan of survey registered for the property.	☒ Yes

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue ☒ Yes ☐ No to affect the property after settlement. Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: 1 April 2025 to 1 April 2027 » the amount of rent and bond payable: \$11,614.00 Monthly NIL Bond » whether the lease has an option to renew: Yes - 6 x 1 month (i.e total of 6 months) 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 <i>If Yes, the details of any statutory encumbrances are as follows:</i>
Residential tenancy or rooming accommodation agreement	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. ☒ Yes ☐ No 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>) 01/04/2025 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. 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 <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>: 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 <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller</i>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i>. A <i>proposal</i> 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 <i>Environmental Protection Act 1994</i>. ☐ Yes ☒ No The following notices are, or have been, given: 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). ☐ Yes ☒ No 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). ☐ Yes ☒ No 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). ☐ Yes ☒ No		
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. ☐ Yes ☒ No <i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	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). ☐ Yes ☒ No		
Flooding	Flooding Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 - Buildings and structures

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

Swimming pool	There is a relevant pool for the property. If a community titles scheme or a BUGTA scheme - a shared pool is located in the scheme. Pool compliance certificate is given. OR Notice of no pool safety certificate is given.	☒	Yes	☐	No
		☐	Yes	☒	No
		☒	Yes	☐	No
		☐	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. <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>	☐	Yes	☒	No
Notices and orders	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. 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. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	☐	Yes	☒	No
		☐	Yes	☒	No
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: \$802.52 Date Range: 1 October 2025 to 31 December 2025

OR

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

OR

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

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

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

Water

Whichever of the following applies—

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

Amount: \$246.25 Date Range: 9 June 2025 to 3 September 2025

OR

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount: Date Range:

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

Part 6 - Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. ☐ Yes ☒ No (If Yes, complete the information below)
Community Management Statement	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. ☐ Yes Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. ☐ Yes ☐ No If No— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <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	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.
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme ☐ Yes ☒ No (If Yes, complete the information below)
Body Corporate Certificate	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. ☐ Yes ☐ No If No— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <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. Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures - SELLER

DocuSigned by:

D377B226925949B...
Signature of seller

Robert Charles Avery, Director, Avsancro Pty Ltd ATF
Name of seller

20 November 2025
Date

Signed by:

97B929BEFAD94A0...
Signature of seller

Grahame William Crouch, Director, Avsancro Pty Ltd ATF
Name of seller

20 November 2025
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

Annexure – Additional Signing Page

Annexure to Form 2 Seller Disclosure Statement

Signatures - SELLER

Signed by:


E3DCCE3F58924D1...
Signature of seller

Donald Brydon Sanger, Director, Avsancro Pty Ltd ATF

Name of seller

21 November 2025

Date

Signature of seller

Name of seller

Date

Signature of seller

Signature of seller

Name of seller

Name of seller

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 54072336

Search Date: 12/11/2025 15:54

Title Reference: 51161912

Date Created: 09/10/2018

Previous Title: 15251010

REGISTERED OWNER

Dealing No: 719100767 13/11/2018

AVSANCRO PTY LIMITED A.C.N. 602 122 609

TRUSTEE

UNDER INSTRUMENT 719100767

ESTATE AND LAND

Estate in Fee Simple

LOT 30 SURVEY PLAN 301009

Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10349097 (POR 338)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]

Requested By: D-ENQ DYE & DURHAM (S)

Land Title Act 1994; Land Act 1994
Form 21B Version 1**719025972**\$5512.00
04/10/2018 15:01**BE 400 NT****WARNING : Folded or Mutilated Plans will not be accepted.**Sheet
2 of
5

Plans may be rolled.

Information may not be placed in the outer margins.

5. Lodged by

CGW 131B

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

1. Certificate of Registered Owners or Lessees.

1/We **WEDGETAIL DEVELOPMENTS PTY LTD**
ACN 616 380 931 by its duly authorised Attorney
Marcus Roy Ford pursuant to Power of Attorney No
717863706 and who certifies that he has received no
notice of the revocation of such Power of Attorney

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use
Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.~~* as Lessees of this land agree to this plan.~~Signature of *Registered Owners ~~*Lessees~~

* Rule out whichever is inapplicable

2. Planning Body Approval.

* **Brisbane City Council**

hereby approves this plan in accordance with the :

%

PLANNING ACT 2016Dated this 2nd day of October, 2018Helen Nevin
Delegate

#

#

* Insert the name of the Planning Body.

% Insert applicable approving legislation.

Insert designation of signatory or delegation

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt : A005006560

Surveyor : SB1039/12

6. Existing

Title
Reference

Description

Created

New Lots

Road

Secondary Interests

15251010

Lot 2 on RP57123

1-49, 900 & 901

New Rd

Emts A - E

1-49, 900 & 901

POR 338

Lots

Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: Walter Consulting Group Pty Ltd

Date: 21-08-2018

Signed: ALD

Designation: Liaison Officer

9. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part
of the building shown on this plan encroaches
onto adjoining lots or road;* Part of the building shown on this plan
encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date

*delete words not required

10. Lodgement Fees :

Survey Deposit \$

Lodgement \$

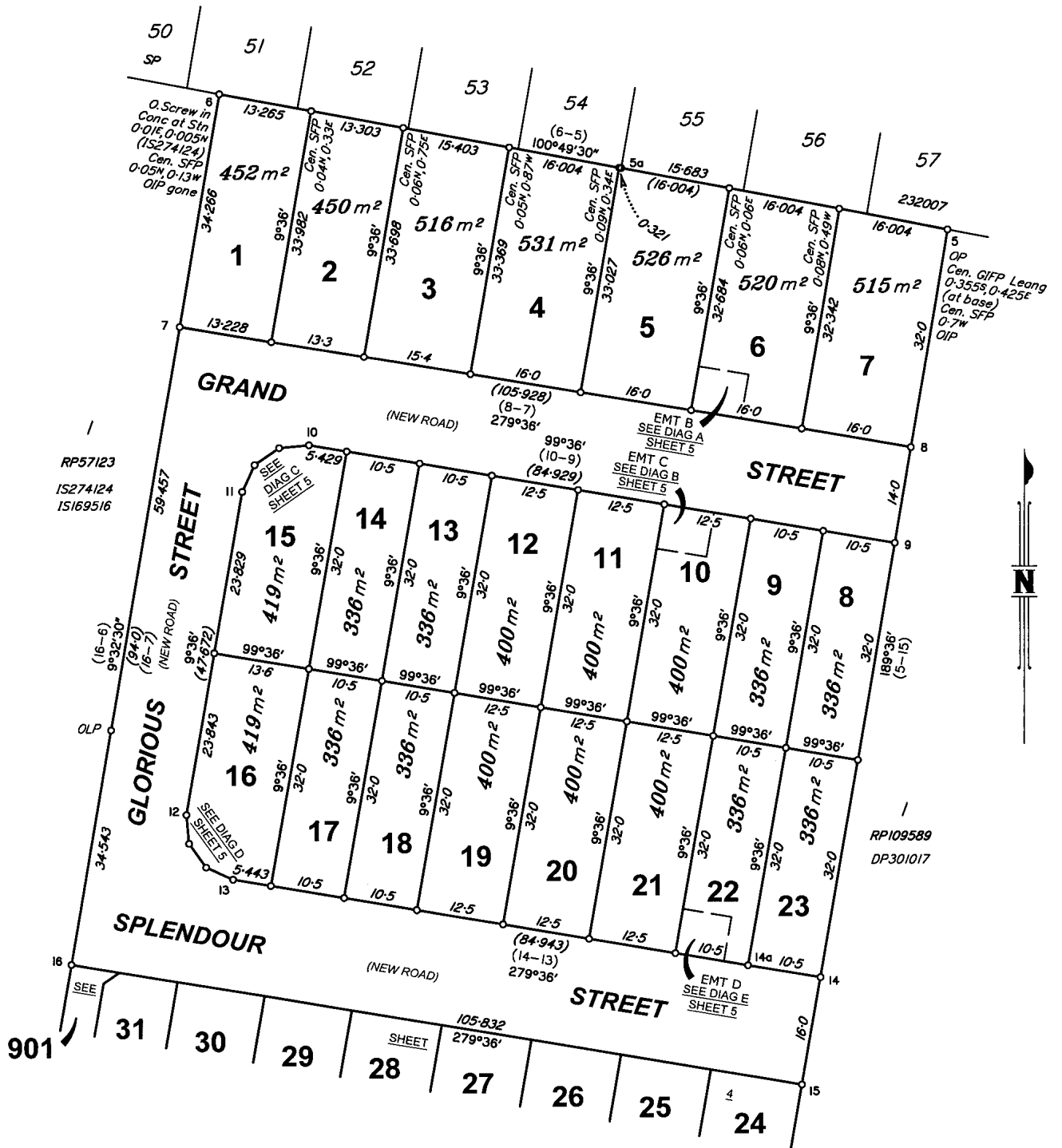
..... New Titles \$

Photocopy \$

Postage \$

TOTAL \$

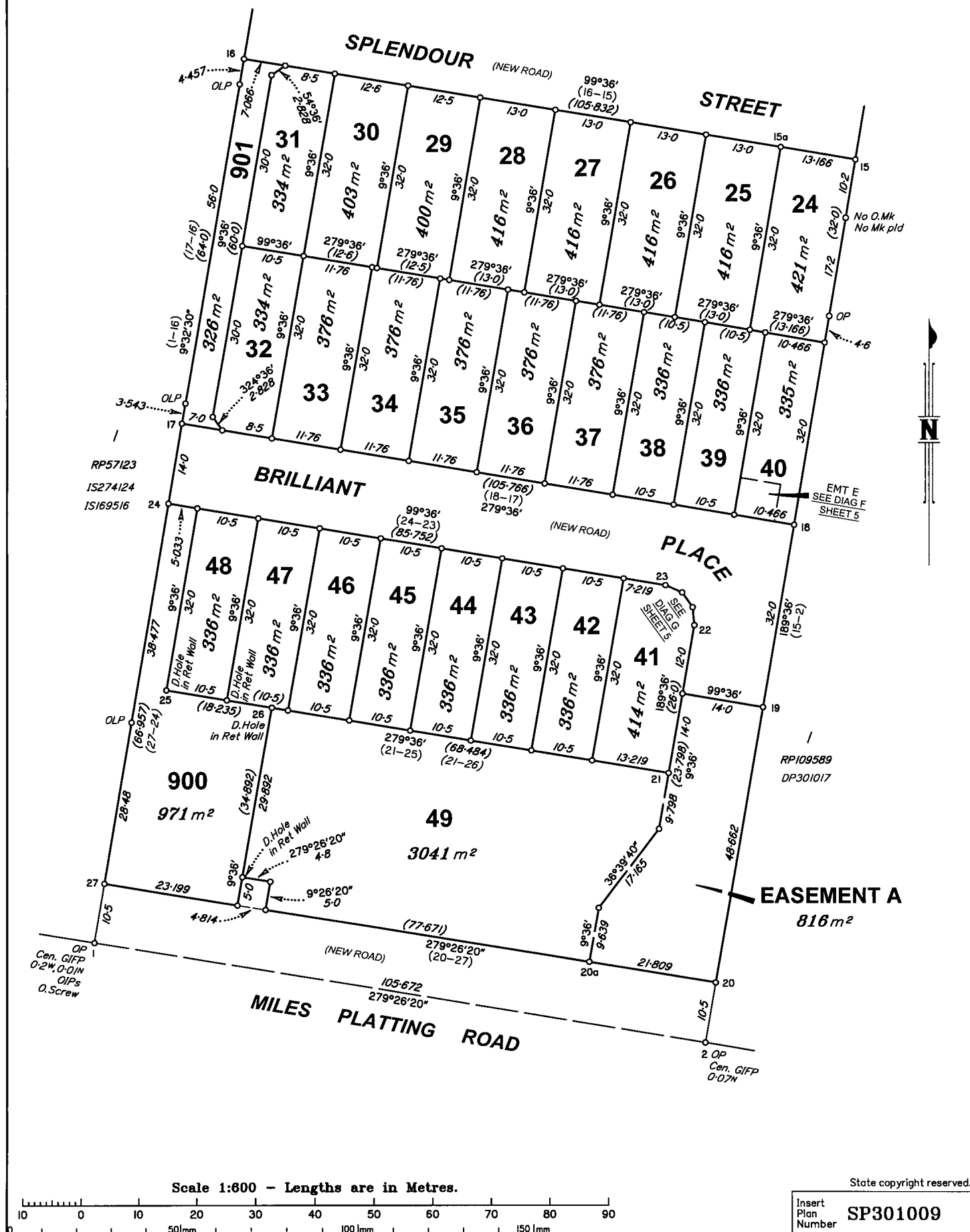
11. Insert
Plan
Number**SP301009**



Scale 1:600 - Lengths are in Metres.

State copyright reserved.

Insert Plan Number SP301009



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	1/SP286319	197°44'	0.66
1	0. Screw in Kerb	28/1S219916	236°03'20"	5.29
1	OIP	1/1S275097	96°12'	6.962
3	0. Screw in Conc	3/SP286319	157°04'	22.8
4	OIP	19/SP286319	201°40'	1.225
5	OIP	5/1S275097	187°42'	9.364
6	OIP gone	11/1S169516	143°01'	2.005
7	Screw in Kerb		108°26'25"	25.167
8	Screw in Kerb		266°0'	17.352
9	Screw in Kerb		300°54'45"	11.233
10	Screw in Kerb		84°15'15"	14.597
12	Screw in Kerb		184°11'30"	9.679
13	Screw in Kerb		118°40'30"	11.702
14	Star Picket		197°15'	4.994
14a	Screw in Kerb		193°20'	4.083
15	Screw in Conc		354°05'	5.786
15a	Screw in Kerb		3°25'	4.103
16	Screw in Kerb		48°12'15"	10.582
17	Screw in Kerb		164°56'	4.21
18	Screw in Kerb		226°16'	6.758
20	Screw in Kerb		314°52'30"	9.664
20a	Screw in Kerb		69°25'	2.537
22	Screw in Kerb		89°30'	3.835
24	Screw in Kerb		76°30'	9.844



M.G.A. COORDINATES GDA-94

M.G.A. COORDINATES GDA 94							
STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
1	511 530-416	6 949 397-236	56	0-03	Derived	Network RTK	Peg
2	511 634-614	6 949 379-908	56	0-03	Derived	Network RTK	Peg
5	511 681-494	6 949 657-017	56	0-03	Derived	Network RTK	Peg
6	511 577-436	6 949 676-919	56	0-03	Derived	Network RTK	Screw

DIAGRAM A

SCALE 1:300

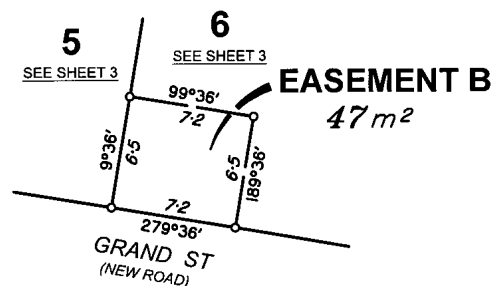


DIAGRAM D

SCALE 1:300

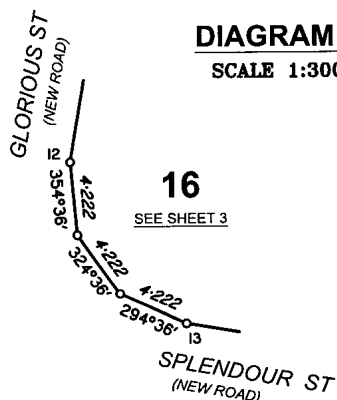


DIAGRAM C

SCALE 1:300

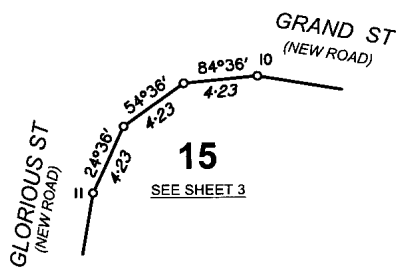
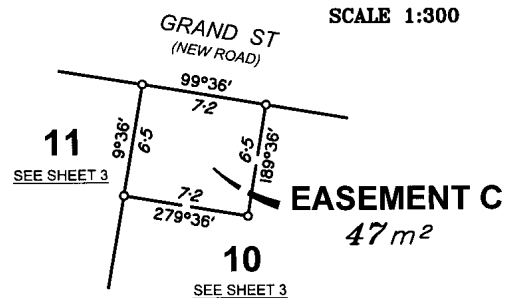


DIAGRAM B

SCALE 1:300



BRILLIANT PL
(NEW ROAD)

23

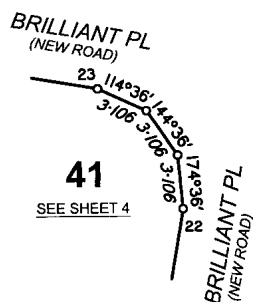


DIAGRAM G

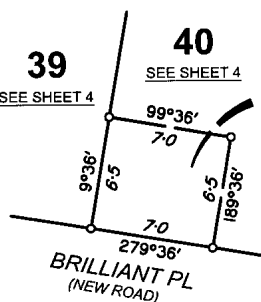
SCALE 1:300

39

SEE SHEET 4

40

SEE SHEET 4



EASEMENT E

46 m²

DIAGRAM F

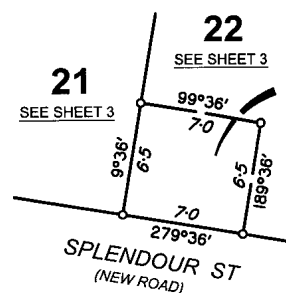
SCALE 1:300

22

SEE SHEET 3

21

SEE SHEET 3



EASEMENT D

46 m²

DIAGRAM E

SCALE 1:300

State copyright reserved.

Insert
Plan
Number

SP301009



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 968143

Date: 12 November 2025

Search Request reference: OR-1BQ5RXVR0I5GUH

Applicant Details

Applicant: Gracie Denning, Ingwersen & Lansdown Solicitors Pty Ltd
gld@ingwersen.com.au

Buyer: Jon Smith

Search Response:

Your request for a property search on Lot **30** on Plan **SP301009** at **192 SPLENDOUR ST ROCHEDALE 4123** 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)

Search Team
GPO Box 1612
Brisbane QLD 4000

Transaction ID: 51083699 EMR Site Id: 13 November 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 30 Plan: SP301009
192 SPLENDOUR ST
ROCHEDALE

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

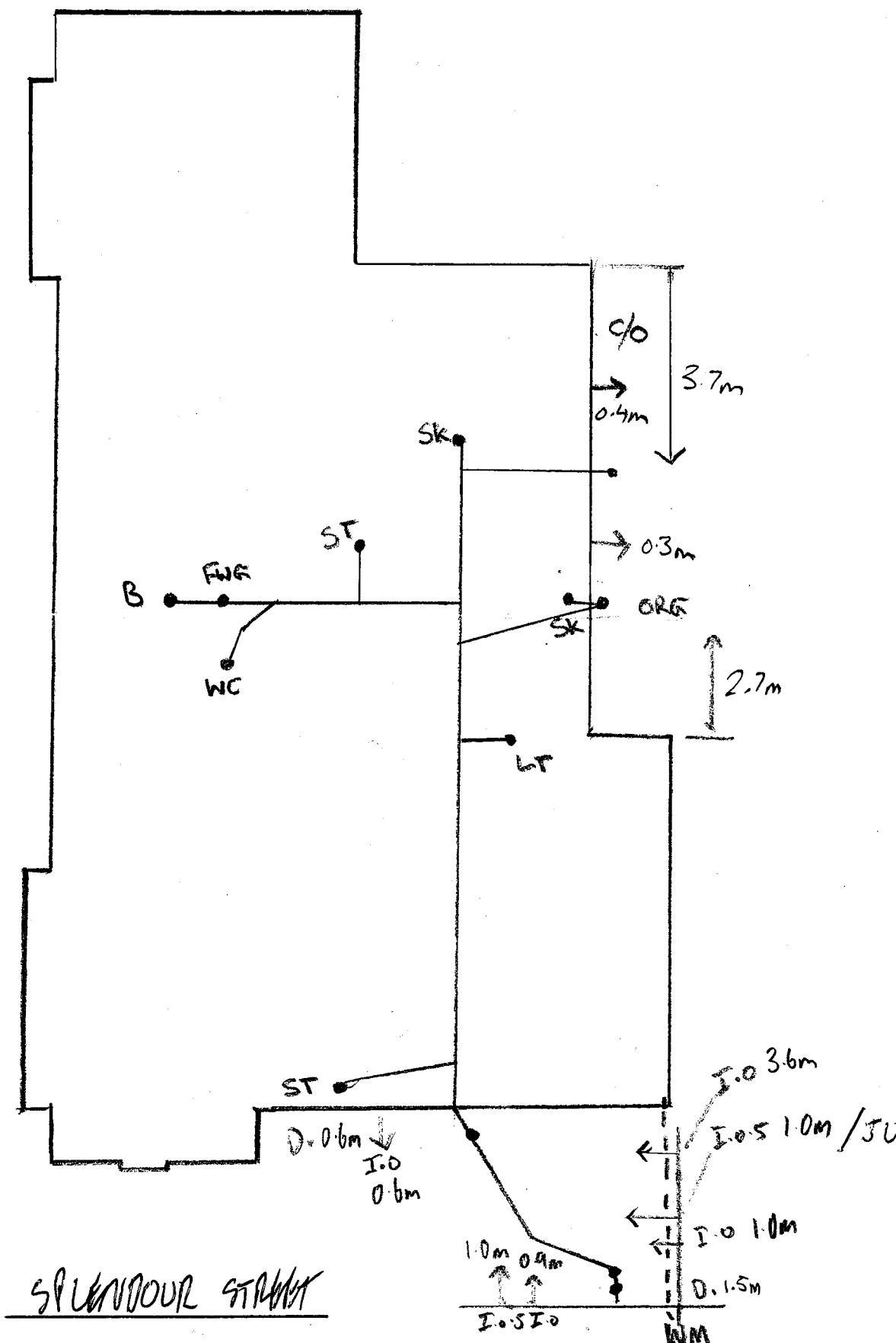
NOT TO SCALE

Address:	192 SPANJOUR STREET ROXBOROUGH QLD 4123		
Lot/Plan:	L30 SP. 301009	Date:	13/05/18
		DPN (Office use only)	367133

149944Z

 $5 + 2 \text{ EPW}$

WM - Water meter



CC11154 (31 May 2018) © Brisbane City Council - Corporate Forms

[QBCC website \(https://www.qbcc.qld.gov.au/\)](https://www.qbcc.qld.gov.au/) | [Search a register \(search-a-register\)](#) | [About QBCC \(https://www.qbcc.qld.gov.au/about-us\)](#) | [Legislation \(https://www.qbcc.qld.gov.au/about-us/legislation\)](#) | [Feedback & Enquiry \(contactsupport\)](#) | [Help \(https://www.qbcc.qld.gov.au/myqbcc-system-requirements-useful-tips\)](#)

Scheduled Maintenance Notification: Thursday 13 November at 5:30 pm - Thursday 13 November at 9:30 pm [More Information \(/s/upcoming-maintenance\)](#)



Pool Register

Search an address to check if a pool at that location is registered with the QBCC.

If not, you can register a pool by clicking the 'Continue' button.

☐ Property address search

Property address - type in address and select from the list of suggested matches

192 SPLENDOUR ST ROCHEDALE QLD 4123

☐ Lot on Plan search

My property was not found

Address	No. Pools	Pool Type
 <u>192 SPLENDOUR ST, ROCHEDALE QLD 4123</u>	1	Non-Shared

Continue

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: **PSC0275160**

2. Location of the swimming pool

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

Street address:

192 SPLENDOUR ST

ROCHEDALE QLD

Postcode

4

1

2

3

Lot and plan details:

30/SP/301009

Local government area:

BRISBANE CITY

3. Exemptions or alternative solutions for the swimming pool (if applicable)

If an exemption or alternative 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 alternative 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 alternative solution applies

4. Pool properties

Shared pool

☐

Non-shared pool

☒

Number of pools

1

5. Pool safety certificate validity

Effective date:

1

8

/

1

1

/

2

0

2

5

Expiry date:

1

8

/

1

1

/

2

0

2

7

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:

MICHAEL LEE MACARTHUR

Pool safety inspector
licence number:

PS1218640

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.



Aspect Certificate (Smoke alarm & sustainable housing)

16

NOTE	This form is to be used for the purposes of section 10(c) and 239 of the <i>Building Act 1975</i> and/or sections 32, 35B, 43, 44 and 47 of the <i>Building Regulation 2006</i> .	
1. Indicate the type of certificate The stages of assessable building work are listed in section 24 of the <i>Building Regulation 2006</i> or as conditioned by the building certifier. An aspect of building work is part of a stage (e.g. waterproofing).	☒ Inspection certificate for aspect of building work Indicate aspect Hard wired smoke alarm and sustainable housing lighting	
2. Property description The description must identify all land the subject of the application. The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.	Street address (include no., street, suburb / locality & postcode) 192 Splendour Street, Rochedale Qld 4123 Lot & plan details (Attach list if necessary) Lot 30 on SP301009 In which local government area is the land situated? Brisbane City Council	
3. Building / structure description	Building description Dwelling	Class of building / structure 1a
4. Description of component/s certified Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.	☒ Installation of 80% energy efficient lighting in accordance with Acceptable Solution A2 of current QDCMP4.1 (Publication date 3/2/2009) after 1 March 2009 ☐ Installation of interconnected hard wired smoke alarms in accordance with NCC Part 3.7.2 and AS3786-1993 (where application engaged prior to 1 January 2017 only) ☒ Installation of interconnected hard wired photoelectric smoke alarms in accordance with NCC Part 3.7.2.2(d) and Building Regulation 2006 Part 3A from 1 January 2017	
5. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.	Queensland Development Code MP4.1 Sustainable Buildings (QDCMP4.1) NCC, Volume 2, Part 3.7.2 Smoke Alarms Building Regulation 2006 Part 3A Smoke Alarms for Domestic Dwellings Australian Standard AS3786-2014 Smoke Alarms using scattered light, transmitted light or ionisation	
6. Reference documentation Clearly identify any relevant documentation, e.g. numbered structural engineering plans.	Development permit documents for the building work, including Decision Notice (Form 6), reports, schedules and stamped approved plans.	
7. Building certifier reference number and development approval number	Building certifier reference number 00055448	Development approval number
8. Building Certifier, competent person or QBCC licensee details A competent person must be assessed as competent before carrying out the inspection. The builder for the work cannot give a stage certificate of inspection. A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must be registered or licensed under a law applying in the State to practice the aspect. If no relevant law requires the individual to be licensed or registered, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help. If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.	Name (in full) Brent Hayes Company name if applicable Brent Hayes Electrical Pty Ltd Contact person Brent Hayes Phone no. business hours Mobile no. 0418191607 Fax no. Email address brent@allareaselectrical.com.au Postal address PO Box 68 Underwood Qld Postcode 4119 Licence class Electrical contractor Licence number 67113 Date approval to inspect received from building certifier 	
9. Signature of building certifier, competent person or QBCC licensee Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.	Signature Date 20/01/20	

LOCAL GOVERNMENT USE ONLY

DATE RECEIVED	REFERENCE NUMBER/S	02/07/19
---------------	--------------------	----------

The *Building Act 1975* is administered by the
Department of Housing and Public Works



**Queensland
Government**



BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Mailing Code EMAIL
Property Location 192 SPLENDOUR ST
 ROCHEDALE
Issue Date 7 Oct 2025

Dedicated to a better Brisbane



500010491397249/E-1/S-1/L-1/H-6

AVSANCRO UNIT TRUST
 C/- AVSANCRO PTY LIMITED AS TRUSTEE
 PO BOX 4216
 COFFS HARBOUR NSW 2450

Bill number
5000 1049 1397 249

Bill number including donation
5800 1049 1397 249

Enquiries
 (07) 3403 8888
 24 hours 7 days

Account Period
 1 Oct 2025 - 31 Dec 2025

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

You can make a \$15 donation 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.



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

\$802.50

Due Date

6 Nov 2025

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	739.62
State Government Charges	62.90
Gross Amount	802.52
Discount and/or Rounding (where applicable)	0.02 CR
Nett Amount Payable	802.50
Optional Lord Mayor's Charitable Trust donation received by the Due Date	817.50

Including Lord Mayor's Charitable Trust \$15 donation



*439 580010491397249



Bill Code: 319186
 Ref: 5800 0000 5810 324
 Amt: \$817.50 by 6 Nov 2025

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010491397249



Bill Code: 78550
 Ref: 5000 0000 5810 324
 Amt: \$802.50 by 6 Nov 2025

Pay using your smartphone



AVSANCRO UNIT TRUST

Due Date

50

Gross Amount

Nett Amount



Urban Utilities
ABN 86 673 835 011

Water and Sewerage Quarterly Account

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

QUUR83_A48/E-1/5-1/1-1/
AVSANCRO PTY LIMITED
C/- AVSANCRO UNIT TRUST
PO BOX 4216
COFFS HARBOUR NSW
2450

Property Location: 192 SPLENDOR STREET
ROCHEDALE 4123

Customer reference number	10 1087 4756 0000 8
Bill number	1087 4756 33
Date issued	10/09/2025
Total due	\$246.25
Current charges due date	16/10/2025

Your water usage

Water usage (kL)	4
Days charged	87

Average daily water usage (litres)

Current period	46
Same period last year	267

Account Summary Period 09/06/2025 - 03/09/2025

Your Last Account

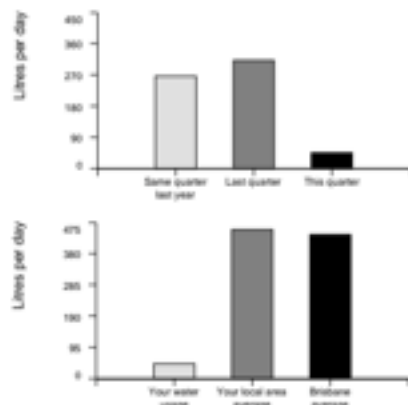
Amount Billed	\$374.51
Amount Paid	\$374.51 CR

Your Current Account

Balance	\$0.00
Current Charges	\$246.25

Total Due	\$246.25
------------------	-----------------

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.



**PRICES HAVE INCREASED
FROM 1 JULY 2025** Find out more →



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

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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



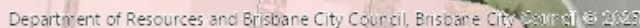
In person

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



City Plan 2014 — Zoning overlay

	Refer to Part 10 of the planning scheme
	LDR Low density residential
	CR1 Character residential (Character)
	CR2 Character residential (Infill housing)
	LMR1 Low-medium density residential (2 storey mix)
	LMR2 Low-medium density residential (2 or 3 storey mix)
	LMR3 Low-medium density residential (Up to 3 storeys)
	MDR Medium density residential
	HDR1 High density residential (Up to 8 storeys)
	HDR2 High density residential (Up to 15 storeys)
	TA Tourist accommodation
	NC Neighbourhood centre
	DC1 District centre (District)
	DC2 District centre (Corridor)
	MC Major centre
	PC1 Principal centre (City centre)
	PC2 Principal centre (Regional centre)
	LII Low impact industry
	IN1 General industry A
	IN2 General industry B
	IN3 General industry C
	SI Special industry
	II Industry investigation
	SR Sport and recreation
	SR1 Sport and recreation (Local)
	SR2 Sport and recreation (District)
	SR3 Sport and recreation (Metropolitan)
	OS Open space
	OS1 Open space (Local)
	OS2 Open space (District)
	OS3 Open space (Metropolitan)
	EM Environmental management
	CN Conservation
	CN1 Conservation (Local)
	CN2 Conservation (District)
	CN3 Conservation (Metropolitan)
	EC Emerging community
	EI Extractive industry
	MU1 Mixed use (Inner city)

-  MU2 Mixed use (Centre frame)
-  MU3 Mixed use (Corridor)
-  RU Rural
-  RR Rural residential
-  T Township
-  CF1 Community facilities Major health care
-  CF2 Community facilities Major sports venue
-  CF3 Community facilities Cemetery
-  CF4 Community facilities Community purposes
-  CF5 Community facilities Education purposes
-  CF6 Community facilities Emergency services
-  CF7 Community facilities Health care purposes
-  SC1 Specialised centre (Major education and research facility)
-  SC2 Specialised centre (Entertainment and conference centre)
-  SC3 Specialised centre (Brisbane Markets)
-  SC4 Specialised centre (Large format retail)
-  SC5 Specialised centre (Mixed industry and business)
-  SC6 Specialised centre (Marina)
-  SP1 Special purpose (Defence)
-  SP2 Special purpose (Detention facility)
-  SP3 Special purpose (Transport infrastructure)
-  SP4 Special purpose (Utility services)
-  SP5 Special purpose (Airport)
-  SP6 Special purpose (Port)

Local Government Authorities

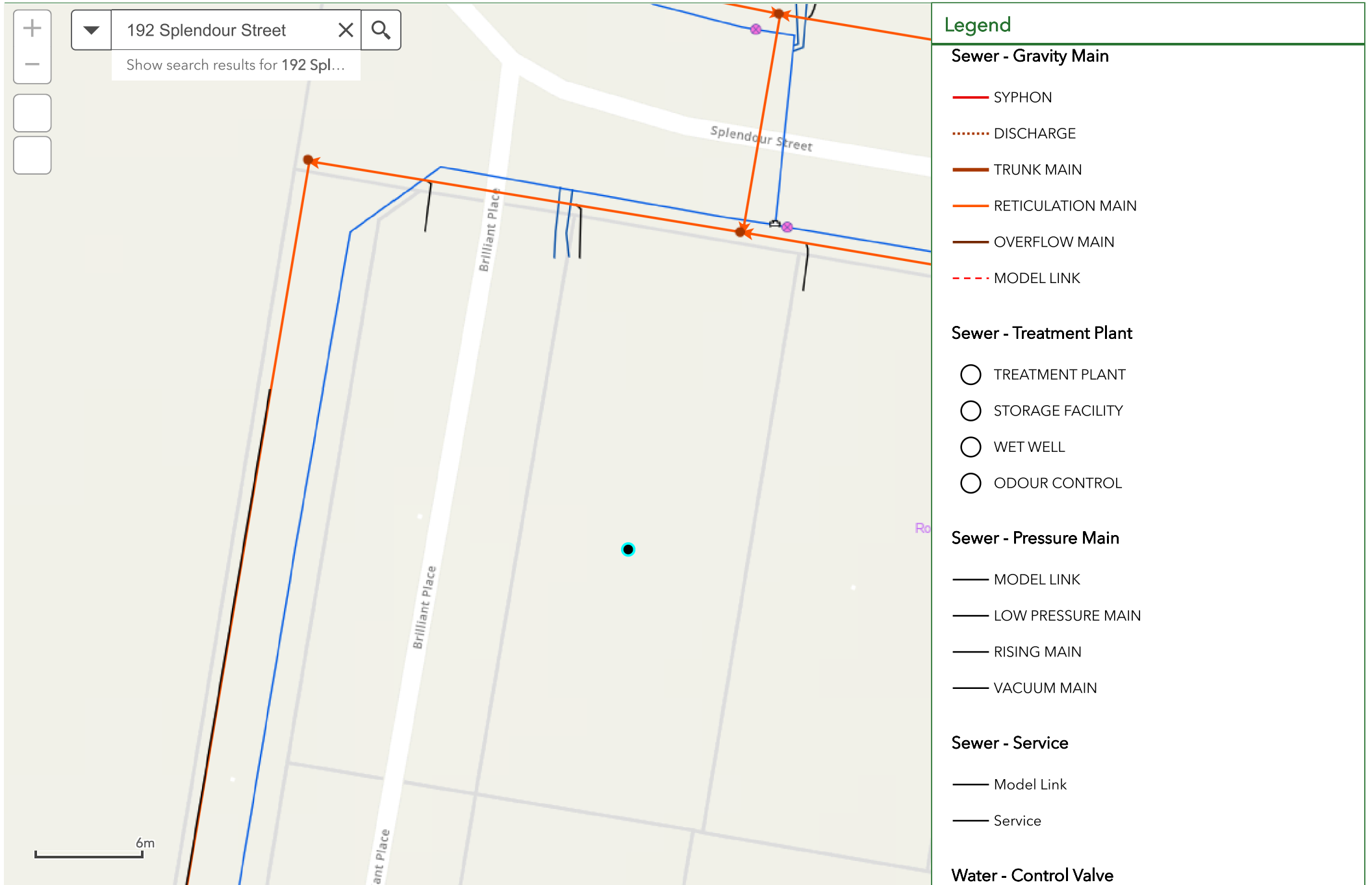
-  LGA boundary

Property boundaries holding

-  Property Holding



Urban Utilities Open Data Map





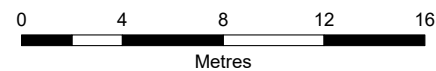
Date: 13/11/2025

DA Mapping System - Export Map

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Scale: 1:300



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Cadastre

DA Mapping System - Export Map

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Date: 13/11/2025

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	Sentence date		▾
	Publication date		▾
	Court location		▾
	Reported	OK	▾



Criminal/Civil



Full text available



APPLY

CLEAR

Search criteria

Party name: Avsancro Pty Limited ✕ Catchwords: tree, fence ✕ Criminal/civil: Civil ✕

Your search returned no results. Please try searching again with broader search terms.



QUEENSLAND



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- Submit an information request: sclqld.org.au/research
- Phone: 1300 SCLQLD (1300 725 753)



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School teachers and community groups can book a visit to the courts, including building and exhibition tours, viewing cases from the public gallery, and legal talks.

Make a booking: sclqld.org.au/education
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Location & opening hours

Brisbane library

Queen Elizabeth II Courts of Law
Level 12, 415 George Street
Brisbane Q 4000

8.30am to 4.30pm, Monday to Friday
Closed on weekends and public holidays

More locations: sclqld.org.au/visit

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Acknowledgement of Country

SCLQ: your law library acknowledges the Traditional Owners of Country throughout Queensland and Australia.

We celebrate the stories, traditions and living cultures of Aboriginal and Torres Strait Islander peoples. We pay our respects to Elders past, present and emerging and commit to the spirit of meaningful reconciliation.

Owner Builder Search

Search Results:

[Search - Main Page](#)

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

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

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



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

Heritage register search results

Filtered by:

[192 Splendour](#) [Rochedale](#)

No results found. Try removing one of your search filters. Please [search again](#) (<https://apps.des.qld.gov.au/heritage-register/>).

Current applications

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

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

Last reviewed 1 July 2022

Last updated 28 February 2023

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

Certificate Of Completion

Envelope Id: 26ACB604-A065-4BFB-86D6-1097398D99AE

Status: Completed

Subject: Complete with Docusign: 2518057_005.pdf, 2518057_004 Form 2 SDS + Searches - 192 Splendour Stre...

Source Envelope:

Document Pages: 33

Signatures: 6

Envelope Originator:

Certificate Pages: 5

Initials: 0

Ingwersen & Lansdown Solicitors

AutoNav: Enabled

1065 Gold Coast Highway

Envelopeld Stamping: Enabled

Palm Beach, Queensland 4221

Time Zone: (UTC+10:00) Brisbane

property@ingwersen.com.au

IP Address: 210.23.155.82

Record Tracking

Status: Original

Holder: Ingwersen & Lansdown Solicitors

Location: DocuSign

11/20/2025 2:47:13 PM

property@ingwersen.com.au

Signer Events

DBSanger

dbsanger52@gmail.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

E3DCCE3F58924D1...

Timestamp

Sent: 11/20/2025 2:50:49 PM

Viewed: 11/21/2025 9:42:17 AM

Signed: 11/21/2025 9:42:53 AM

Signature Adoption: Pre-selected Style

Using IP Address:

2001:8004:5250:8dd9:8d11:dc4e:9f69:aa88

Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 11/21/2025 9:42:17 AM

ID: 6679c827-5762-4425-baa6-6e45f76ddb34

Grahame William Crouch

janetp_crouch@hotmail.com

Security Level: Email, Account Authentication
(None)

Signed by:

97B929BEFAD94A0...

Sent: 11/20/2025 2:50:48 PM

Viewed: 11/20/2025 5:01:12 PM

Signed: 11/20/2025 5:03:43 PM

Signature Adoption: Pre-selected Style

Using IP Address: 2a09:bac2:294:105::1a:105

Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 11/20/2025 5:01:12 PM

ID: a8d17e00-c404-4ae3-838e-235fe7114a7e

Robert Avery

rcavery56@gmail.com

Security Level: Email, Account Authentication
(None)

DocuSigned by:

D377B226925949B...

Sent: 11/20/2025 2:50:48 PM

Viewed: 11/20/2025 6:01:11 PM

Signed: 11/20/2025 6:01:41 PM

Signature Adoption: Drawn on Device

Using IP Address: 1.145.75.159

Electronic Record and Signature Disclosure:

Accepted: 11/20/2025 6:01:11 PM

ID: 50c7ffcb-968a-4803-87a6-1e67d3ec78e1

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	11/20/2025 2:50:49 PM
Certified Delivered	Security Checked	11/20/2025 6:01:11 PM
Signing Complete	Security Checked	11/20/2025 6:01:41 PM
Completed	Security Checked	11/21/2025 9:42:53 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Brett Lansdown:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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To advise Brett Lansdown of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at mlr@ingwersen.com.au and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

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- ii. send us an email to mlr@ingwersen.com.au and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Brett Lansdown as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Brett Lansdown during the course of your relationship with Brett Lansdown.