

# Seller disclosure statement



Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

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

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

This statement does not include information about:

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

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

## Part 1 - Seller and property details

Seller

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

Lot on plan description

Community titles scheme or BUGTA scheme: Is the property part of a community titles scheme or a BUGTA scheme:  
 Yes  No  
*If Yes, refer to Part 6 of this statement for additional information* *If No, please disregard Part 6 of this statement as it does not need to be completed*

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

Title details	The seller gives or has given the buyer the following—	
	A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property.	<input checked="" type="checkbox"/> Yes
	A copy of the plan of survey registered for the property.	<input checked="" type="checkbox"/> Yes

<p><b>Registered encumbrances</b></p>	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<p><b>Unregistered encumbrances (excluding statutory encumbrances)</b></p>	<p>There are encumbrances not registered on the title that will continue to affect the property after <b>settlement</b>. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><b>Note</b>—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 <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text" value="1 April 2025 to 1 April 2027"/></p> <p>» the amount of rent and bond payable: <input type="text" value="\$9,357.00 Monthly"/> <input type="text" value="NIL Bond"/></p> <p>» whether the lease has an option to renew: <input type="text" value="Yes - 6 x 1 month (i.e total of 6 months)"/></p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<p><b>Statutory encumbrances</b></p>	<p>There are statutory encumbrances that affect the property. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<p><b>Residential tenancy or rooming accommodation agreement</b></p>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, 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>) <input type="text" value="01/04/2025"/></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

## Part 3 - Land use, planning and environment

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

<b>Zoning</b>	<p>The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):</p> <div style="border: 1px solid black; padding: 2px;"> <p>Low Density Residential</p> </div>
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<b>Transport proposals and resumptions</b>	<p>The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller</i></p>
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\* *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.

<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>The following notices are, or have been, given:</b></p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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<b>Trees</b>	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>
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<b>Heritage</b>	<p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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<b>Flooding</b>	<p>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 <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>
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<b>Vegetation, habitats and protected plants</b>	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.</p>
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## Part 4 - Buildings and structures

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

<b>Swimming pool</b>	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme - a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
<b>Notices and orders</b>	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
<b>Asbestos</b>	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) including common locations of asbestos and other practical guidance for homeowners.		

## Part 5 - Rates and services

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

### Rates

#### Whichever of the following applies—

The total amount payable\* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount:

Date Range:

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:

Date Range:

OR

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

Amount:

Date Range:

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

## Part 6 - Community titles schemes and BUGTA schemes

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


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

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

<b>Body Corporate and Community Management Act 1997</b>	The property is included in a community titles scheme. (If Yes, complete the information below)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Community Management Statement</b>	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.  <b>Note</b> —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	<input type="checkbox"/> Yes	
<b>Body Corporate Certificate</b>	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer.  If <b>No</b> — An explanatory statement is given to the buyer that states: <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» 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.</li> </ul>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Statutory Warranties</b>	<b>Statutory Warranties</b> —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		
<b>Building Units and Group Titles Act 1980</b>	The property is included in a BUGTA scheme (If Yes, complete the information below)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Body Corporate Certificate</b>	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer.  If <b>No</b> — An explanatory statement is given to the buyer that states: <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» 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.</li> </ul> <b>Note</b> —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

## 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:

*DB Sanger*

E3DCCE3F58924D1...

Signature of seller

Signature of seller

Donald Brydon Sanger, Director, Avsancro Pty Ltd ATF

Name of seller

Name of seller

20 November 2025

Date

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: 54072730

Search Date: 12/11/2025 16:05

Title Reference: 51161911

Date Created: 09/10/2018

Previous Title: 15251010

REGISTERED OWNER

Dealing No: 719100758 13/11/2018

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

TRUSTEE

UNDER INSTRUMENT 719100758

ESTATE AND LAND

Estate in Fee Simple

LOT 29 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 21 Version 4

**SURVEY PLAN**

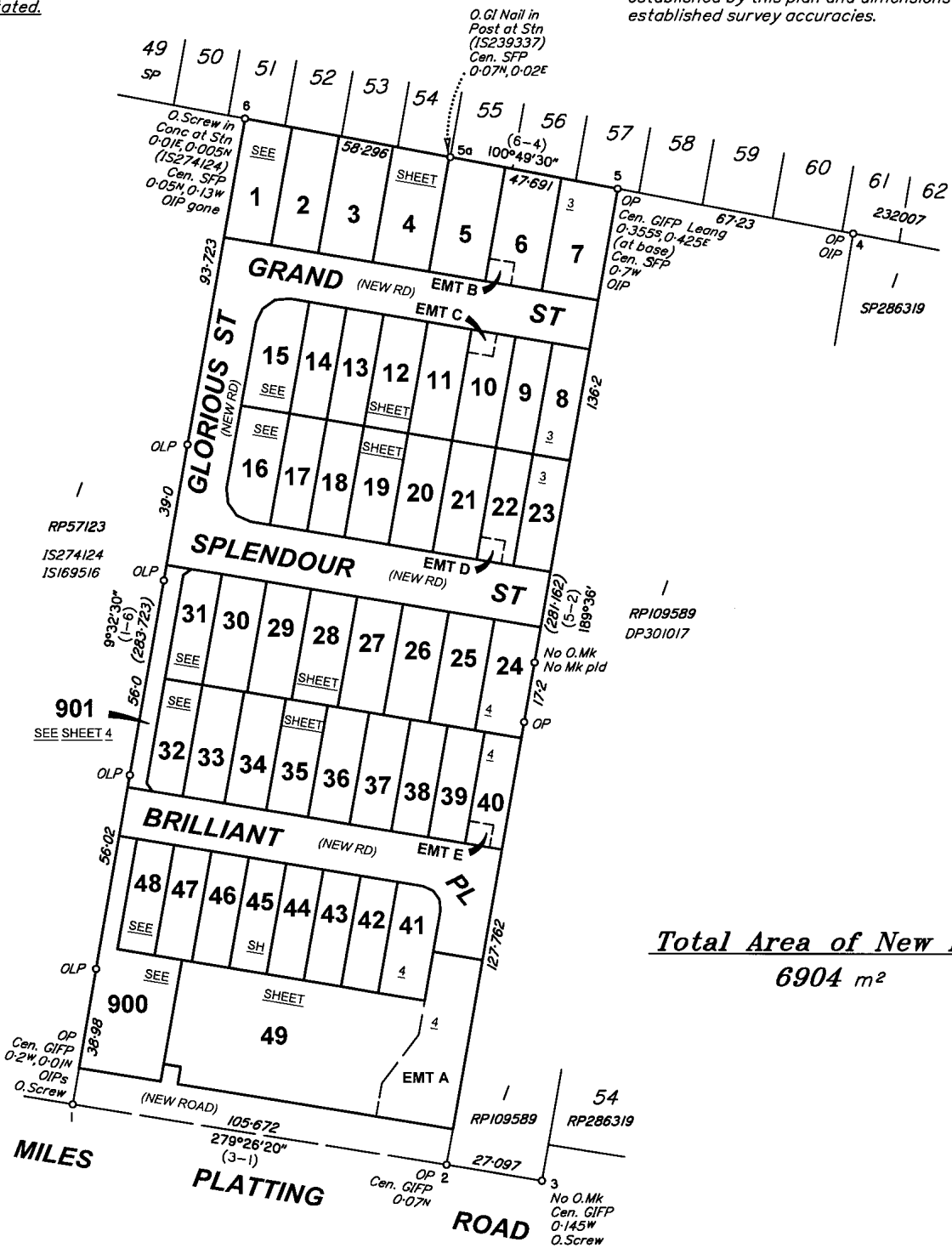
Sheet 1 of 5

See Sheet 5 for Reference Mark and Permanent Mark Tabulations.

Peg placed at all new corners, unless otherwise stated.

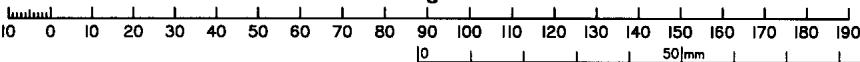
Reinstatement Report

Subject boundaries have been reinstated from existing monuments from IS275097. The reinstatement of the subject boundaries directly follows the precedent established by this plan and dimensions agree within established survey accuracies.



Total Area of New Road  
 6904 m<sup>2</sup>

Scale 1:1250 - Lengths are in Metres.



Walter Consulting Group Pty Ltd (ACN 147 343 084) hereby certify that the land comprised in this plan was surveyed by the corporation, by Bruce Anthony WILLIAMS, Registered Surveyor for whose work the corporation accepts responsibility, under the supervision of Andrew Robert THURSTON, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 14-08-2018.

*[Signature]*

Authorised Delegate

21-08-2018  
 Date

**Plan of Lots 1-49, 900, 901,  
 Easement A in Lot 49, Easement B in  
 Lot 6, Easement C in Lot 10,  
 Easement D in Lot 22 & Easement E  
 in Lot 40**

Cancelling Lot 2 on RP57123

LOCAL

GOVERNMENT: BRISBANE CITY

LOCALITY: ROCHEDALE

Meridian: MGA Zone 56 vide CORS

Survey Records: No

Scale: 1:1250

Format: STANDARD



**SP301009**

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.**  
**Plans may be rolled.**  
**Information may not be placed in the outer margins.**

Sheet **2** of **5**

5. Lodged by

*CGW 131B*

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

**1. Certificate of Registered Owners or Lessees.**

I/We **WEDGETAIL DEVELOPMENTS PTY LTD**  
**ACN 616 380 931** by its duly authorized 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 2016**

Dated this *2nd* day of *October, 2018*

*Helen 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	New Lots	Road	Secondary Interests
15251010	Lot 2 on RP57123	1-49, 900 & 901	New Rd	Emts A - E

**Created**

**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**

**7. Orig Grant Allocation :**

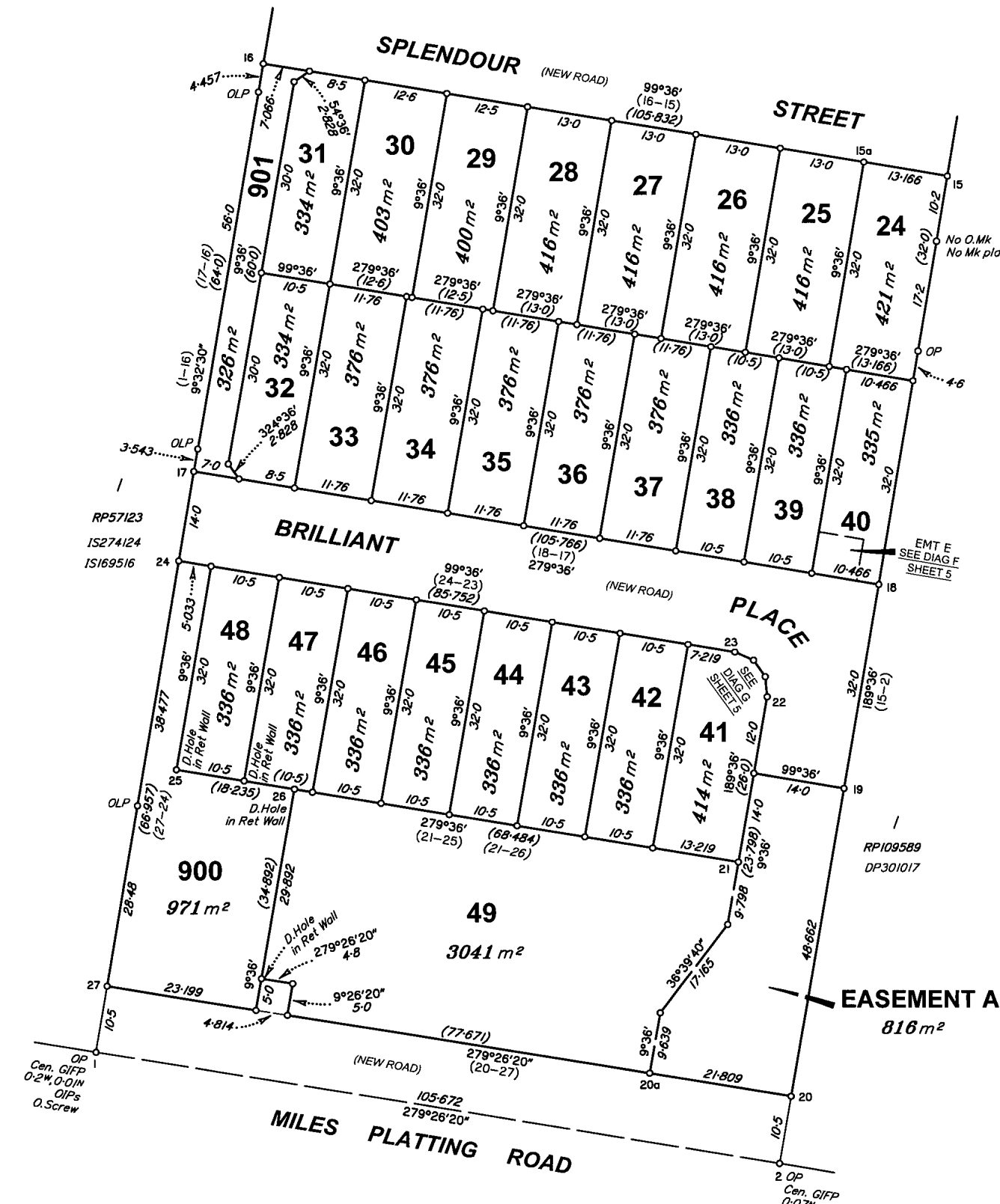
1-49, 900 & 901 POR 338

Lots Orig

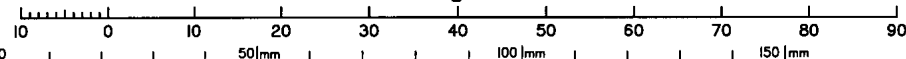
**8. Passed & Endorsed :**

By: *Walter Consulting Group Pty Ltd*  
Date: *21-08-2018*  
Signed: *[Signature]*  
Designation: *Liaison Officer*





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	O.Screw in Kerb	28/1S219916	236°03'20"	5.29
1	OIP	1/1S275097	96°12'	6.962
3	O.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

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

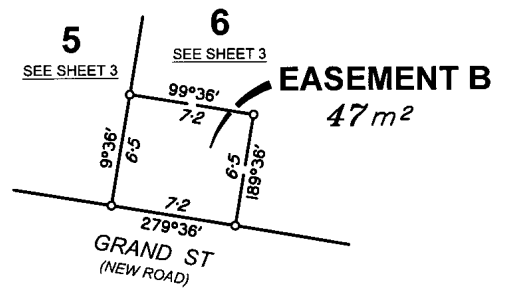


DIAGRAM D  
SCALE 1:300

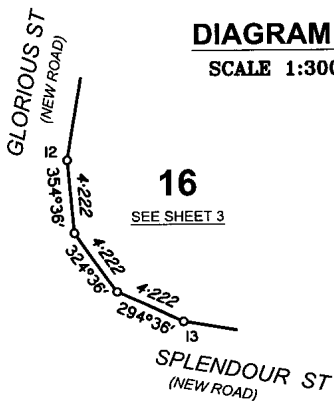


DIAGRAM C  
SCALE 1:300

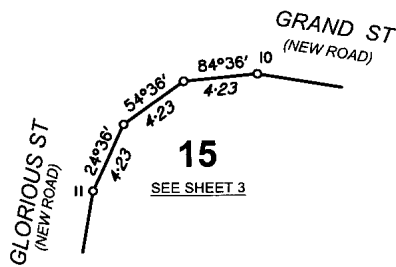


DIAGRAM B  
SCALE 1:300

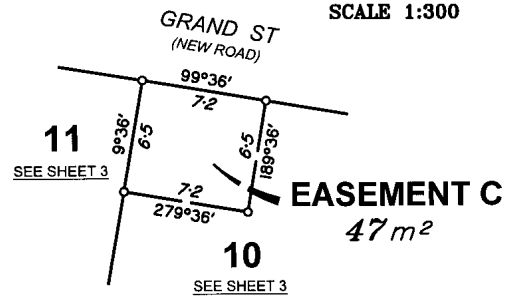


DIAGRAM G  
SCALE 1:300

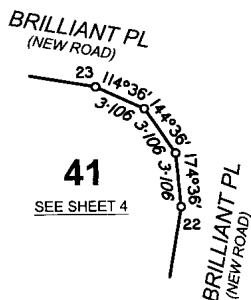


DIAGRAM F  
SCALE 1:300

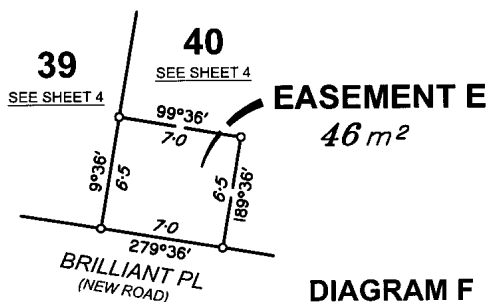
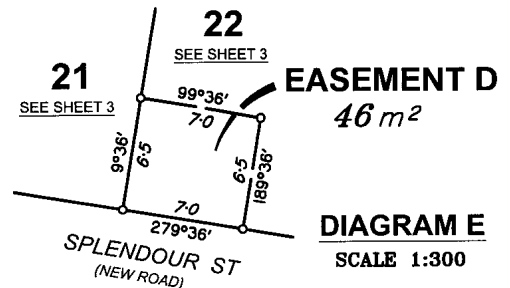


DIAGRAM E  
SCALE 1:300



State copyright reserved.

Insert Plan Number SP301009



# Department of Transport and Main Roads

## Property Search - Advice to Applicant

Property Search reference 968154

Date: 12 November 2025

Search Request reference: OR-1BQ5W719Q4VU6W

### 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 **29** on Plan **SP301009** at **190 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: 51083698      EMR Site Id: 13 November 2025  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 29      Plan: SP301009  
190 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](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**

BEST POSSIBLE PRINT

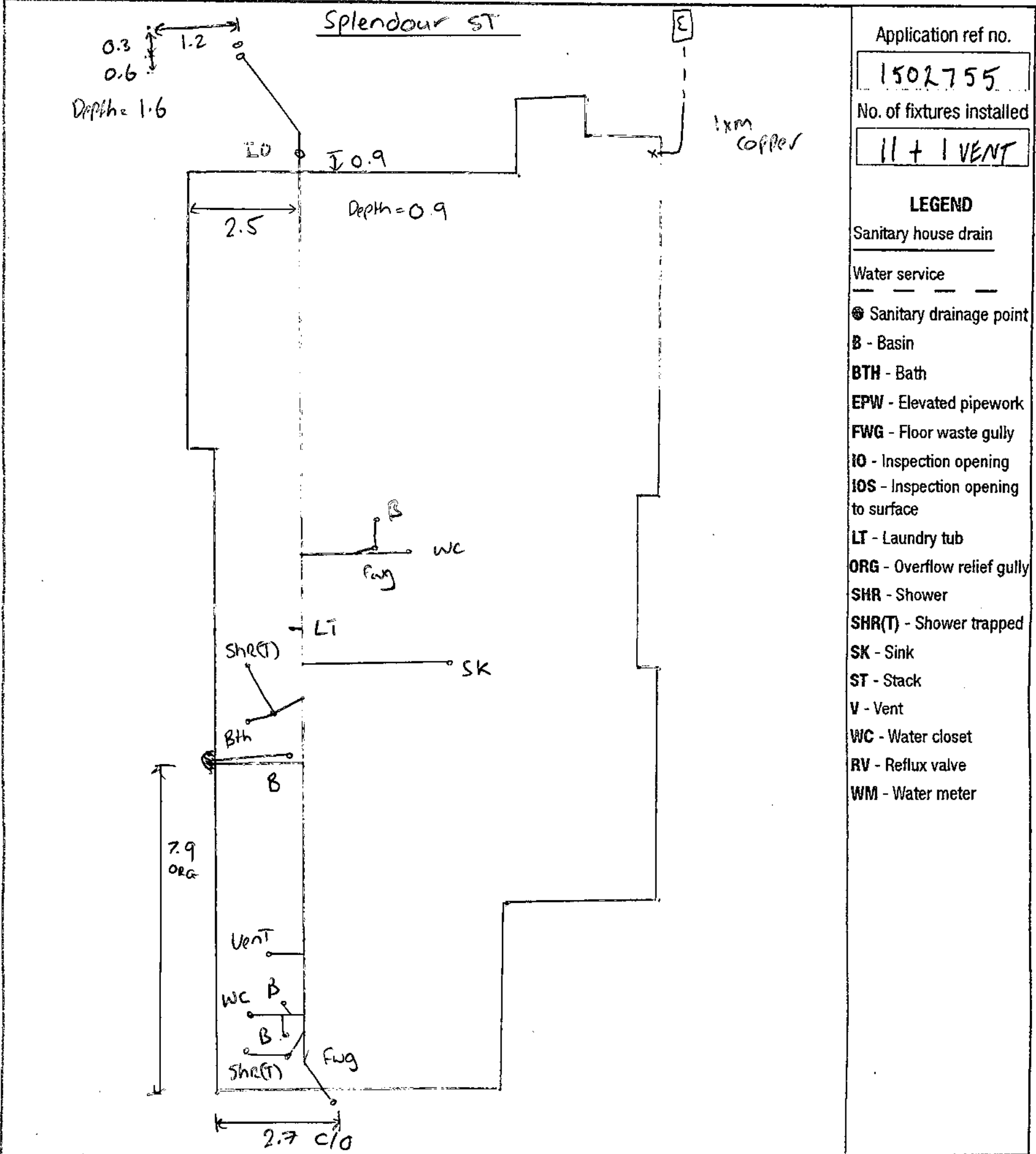
NOT TO SCALE

BRISBANE CITY COUNCIL ABN 72 002 765 795

# As-Constructed Sanitary Drainage Plan

Dedicated to a better Brisbane

Address: 190 SPLENDOUR STREET ROCKDALE QLD 4123  
 Lot/Plan: L 29 SP. 301009 Date: 25-1-19 DPN (Office use only) 367132



**NOTE:** Location and depth of sewer connection shown was recorded at the time of the drainage inspection. Council accepts no responsibility for variations in depth caused by subsequent filling or excavation of the nominated property. Any existing drainage shown on this As Constructed drawing should only be considered as an approximation against its depth and location. A detailed survey is required to determine that exact depth and location sanitary drainage pipes and the property connection point depth/location to the Council supplied sewerage network.



Dedicated to a better Brisbane

# Rate Account

**Mailing Code** EMAIL  
**Property Location** 190 SPLENDOUR ST  
 ROCHEDALE  
**Issue Date** 1 Sep 2025

**Bill number**  
**5000 1048 8734 751**

---

**Bill number including donation**  
**5800 1048 8734 751**



500010488734751/E-1/S-1/H-56  
 AVSANCRO UNIT TRUST  
 C/- AVSANCRO PTY LIMITED AS TRUSTEE  
 PO BOX 4216  
 COFFS HARBOUR NSW 2450

**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](http://lmct.org.au)

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the *Collections Act 1996*.



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**

**\$2,047.60**

**Due Date**

**1 Oct 2025**

### Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	1,716.76
State Government Charges	330.87
<b>Gross Amount</b>	<b>2,047.63</b>
Discount and/or Rounding (where applicable)	0.03 CR
<b>Nett Amount Payable</b>	<b>2,047.60</b>
<b>Optional Lord Mayor's Charitable Trust donation received by the Due Date</b>	<b>2,062.60</b>

*Please pay your rates on time to avoid penalties. Please do not pay or settle bills with cash. See council for payment methods.*

Including Lord Mayor's Charitable Trust \$15 donation

Excluding Lord Mayor's Charitable Trust \$15 donation

Pay using your smartphone



\*439 580010488734751



\*439 500010488734751



Billers Code: 319186  
 Ref: 5800 0000 5810 316  
 Amt: \$2,062.60 by 1 Oct 2025



Billers Code: 78550  
 Ref: 5000 0000 5810 316  
 Amt: \$2,047.60 by 1 Oct 2025



AVSANCRO UNIT TRUST

Due Date

50

Gross Amount

Nett Amount

**Water and Sewerage  
 Quarterly Account**

 QUARTERLY  
 AVSANCRO PTY LIMITED  
 AVSANCRO UNIT TRUST  
 PO BOX 4216  
 COFFS HARBOUR JETTY NSW 2450

**Property Location:** 190 SPLENDOUR STREET  
 ROCHEDALE 4123

Customer reference number	10 1087 4766 0000 7
Bill number	1087 4766 34
Date issued	10/09/2025
<b>Total due</b>	<b>\$250.71</b>
<b>Current charges due date</b>	<b>16/10/2025</b>

**Your water usage**

Water usage (kL)	5
Days charged	87

**Average daily water usage (litres)**

Current period	57
Same period last year	178

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

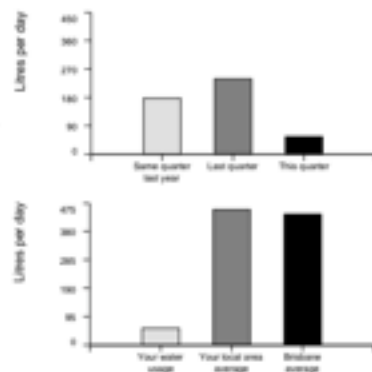
**Your Last Account**

Amount Billed	\$343.99
Amount Paid	\$343.99CR

**Your Current Account**

Balance	\$0.00
Current Charges	\$250.71
<b>Total Due</b>	<b>\$250.71</b>

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 


86/11/20


**Direct debit**

To arrange automatic payment from your bank account, visit [www.urbanutilities.com.au/directdebit](http://www.urbanutilities.com.au/directdebit)


**Telephone and internet banking – iPAY®**

Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.

iPAY View® View and pay this bill using internet banking. More info: [www.bpay.com.au](http://www.bpay.com.au)

\* Registered to iPAY Pty Ltd ABN 55 079 137 518


**Internet**

Pay your account online using MasterCard or Visa credit card at [www.urbanutilities.com.au/creditcard](http://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

Issued in accordance with s.227 of the *Electrical Safety Regulation 2013*

**PROPERTY DETAILS:**

Installation address:	190 Splendour Street, Rochedale Qld 4123
-----------------------	--


**INSTALLER DETAILS:**

Installer name:	Brent Hayes		
Company name:	Brent Hayes Electrical Pty Ltd		
Licence No:	67113		
Address:	PO Box 68 Underwood Qld 4119		
Email:	brent@allareaselectrical.com.au	Phone:	0418 191 607

**ELECTRICAL DETAILS: (tick applicable installation)**

- The supply and installation of standalone interconnected hard-wired **photoelectric** smoke alarms manufactured to AS3786:2014
- The supply and installation of standalone interconnected hard-wired **ionisation** smoke alarms manufactured to AS3786

For electrical installations, this certifies that the electrical installation, to the extent it is affected by the electrical work, has been tested to ensure that it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying under the *Electrical Safety Regulation 2013* to the electrical installation.

Installation date:	10/05/19	Signature of installer:	
--------------------	----------	-------------------------	---

























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Please refer to CityPlan.Brisbane.qld.gov.au for full terms and conditions.

**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)

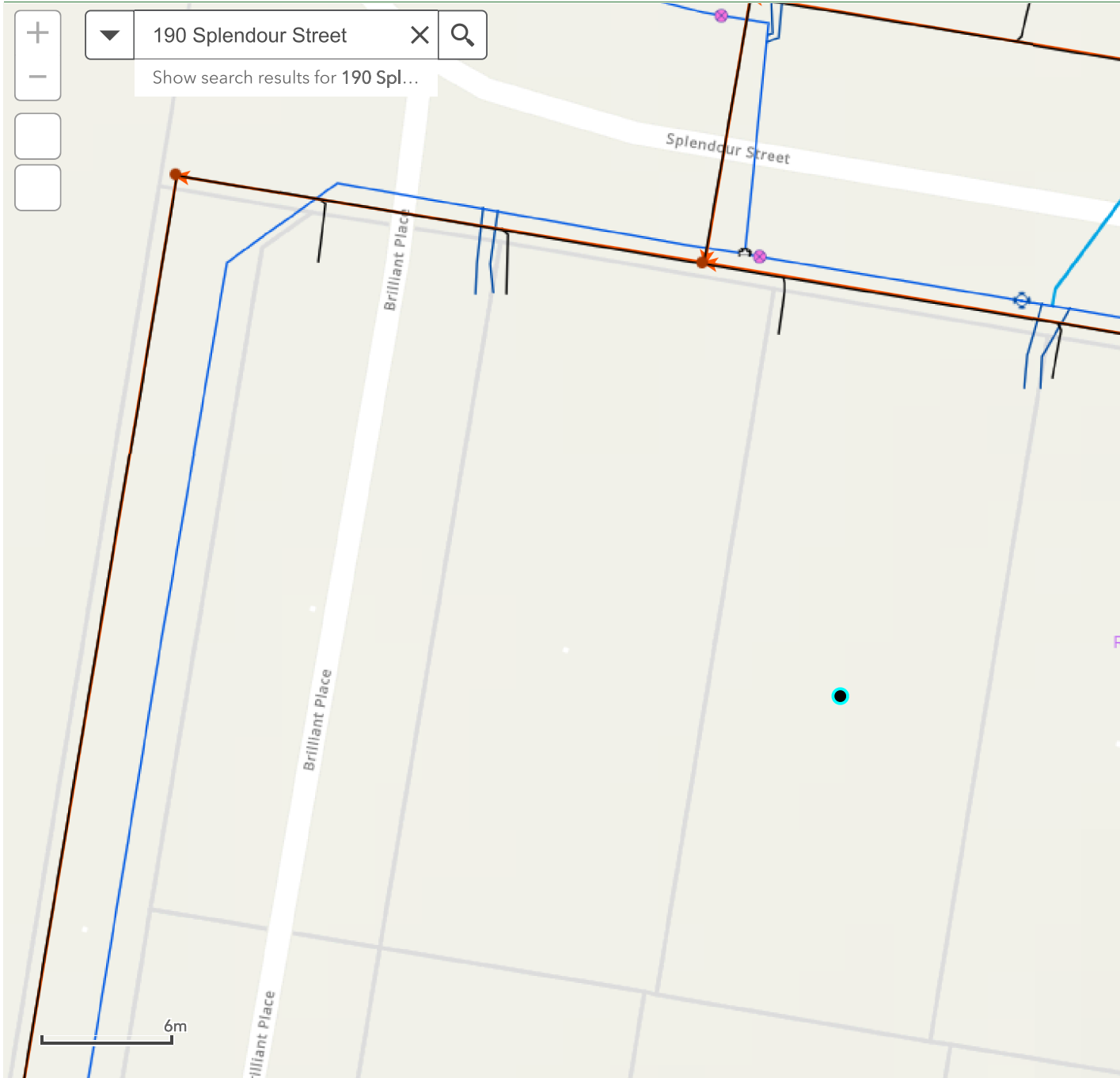
-  MU2 Mixed use (Centre frame)
-  MU3 Mixed use (Corridor)
-  RU Rural
-  RR Rural residential
-  T Township
-  CF1 Community facilities Major health care
-  CF2 Community facilities Major sports venue
-  CF3 Community facilities Cemetery
-  CF4 Community facilities Community purposes
-  CF5 Community 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



### Legend

#### Sewer - Gravity Main

- SYPHON
- ... DISCHARGE
- TRUNK MAIN
- RETICULATION MAIN
- OVERFLOW MAIN
- - - MODEL LINK

#### Sewer - Treatment Plant

- TREATMENT PLANT
- STORAGE FACILITY
- WET WELL
- ODOUR CONTROL

#### Sewer - Pressure Main

- MODEL LINK
- LOW PRESSURE MAIN
- RISING MAIN
- VACUUM MAIN

#### Sewer - Service

- Model Link
- Service

#### Water - Control Valve



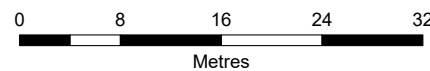
Date: 13/11/2025

### DA Mapping System - Export Map

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Scale: 1:600



**Queensland  
Government**

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Cadastre

## DA Mapping System - Export Map

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Date: 13/11/2025

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

190 SPLENDOUR ST ROCHEDALE QLD 4123

Lot on Plan search

My property was not found

Address	No. Pools	Pool Type
 <a href="#">190 SPLENDOUR ST, ROCHEDALE QLD 4123</a>	None	N/A

[Continue](#)

[Terms & conditions \(https://www.qbcc.qld.gov.au/myqbcc-terms-conditions\)](https://www.qbcc.qld.gov.au/myqbcc-terms-conditions)

[Privacy policy \(https://www.qbcc.qld.gov.au/privacy-policy\)](https://www.qbcc.qld.gov.au/privacy-policy)

[Help and support \(https://www.qbcc.qld.gov.au/myqbcc-system-requirements-useful-tips\)](https://www.qbcc.qld.gov.au/myqbcc-system-requirements-useful-tips)

[Maintenance \(upcoming-maintenance\)](#)

[www.qbcc.qld.gov.au \(https://www.qbcc.qld.gov.au\)](https://www.qbcc.qld.gov.au)

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Entire library

Catalogue

CaseLaw



Advanced search operators



ADVANCED ▾

3



SEARCH

# CaseLaw search

0 results for “.”

Sort by

Most relevant ▾

MY CASE LIST

ADD ALL

## Refine

APPLY

CLEAR



Court



Decision date



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

## Contact us

- Make an enquiry: [sclqld.org.au/contact](https://sclqld.org.au/contact)
- Submit an information request: [sclqld.org.au/research](https://sclqld.org.au/research)
- Phone: 1300 SCLQLD (1300 725 753)

## 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](https://sclqld.org.au/visit)

## Connect with us



## 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.

## Book a visit

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](https://sclqld.org.au/education)  
Phone: 1300 SCLQLD (1300 725 753)

OK



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:

[190 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/> )

## 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](#)

## Certificate Of Completion

Envelope Id: 00FB99D3-433E-48F2-9C82-8DAB7AEE43FF

Status: Completed

Subject: Complete with Docusign: 2518046\_005.pdf, 2518046\_004 Form 2 SDS + Searches - 190 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 2:37:57 PM

property@ingwersen.com.au

## Signer Events

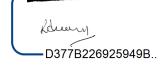
Robert Avery

rcavery56@gmail.com

Security Level: Email, Account Authentication  
(None)

## Signature

DocuSigned by:



D377B226925949B...

Sent: 11/20/2025 2:45:15 PM

Viewed: 11/20/2025 6:02:12 PM

Signed: 11/20/2025 6:02:31 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

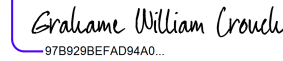
ID: 50c7ffcb-968a-4803-87a6-1e67d3ec78e1

Grahame William Crouch

janetp\_crouch@hotmail.com

Security Level: Email, Account Authentication  
(None)

Signed by:



97B929BEFAD94A0...

Sent: 11/20/2025 6:02:33 PM

Viewed: 11/20/2025 6:47:25 PM

Signed: 11/20/2025 6:48:43 PM

Signature Adoption: Pre-selected Style

Using IP Address: 2a09:bac3:3b5:105::1a:f6

Signed using mobile

## Electronic Record and Signature Disclosure:

Accepted: 11/20/2025 6:47:25 PM

ID: a23bc775-1c7f-4aa0-aa8d-2f5d55f4f753

DBSanger

dbsanger52@gmail.com

Security Level: Email, Account Authentication  
(None)

Signed by:



E3DCCE3F58924D1...

Sent: 11/20/2025 6:48:45 PM

Viewed: 11/20/2025 6:49:27 PM

Signed: 11/20/2025 6:52:17 PM

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: 11/20/2025 6:49:27 PM

ID: 7f57fa5f-f613-4f16-ac92-e28a732458ae

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

<b>Certified Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
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<b>Carbon Copy Events</b>	<b>Status</b>	<b>Timestamp</b>
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<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Envelope Sent	Hashed/Encrypted	11/20/2025 2:45:15 PM
Certified Delivered	Security Checked	11/20/2025 6:49:27 PM
Signing Complete	Security Checked	11/20/2025 6:52:17 PM
Completed	Security Checked	11/20/2025 6:52:17 PM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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<b>Electronic Record and Signature Disclosure</b>
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