

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 **HONGYI DU & YAN LIU**

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

43 HODGKINSON STREET, CHERMSIDE QLD 4032

Lot on plan description

356/RP85403

Community titles scheme
or BUGTA scheme:

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

Yes

No

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

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

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

Title details

The seller gives or has given the buyer the following—

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

Yes

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

Yes

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input type="text"/> » the amount of rent and bond payable: <input type="text"/> » whether the lease has an option to renew: <input type="text"/> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>The existence of any statutory easement, encumbrance, or right for water, sewage, drainage, electricity or any other utilities that in any way affect the land, whether such encumbrance is registered, unregistered or resulting from any other statute.</p> </div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text" value="06/04/2026"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

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

Part 4 – Buildings and structures

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

Swimming pool	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 type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> 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.	<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>		
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.	<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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , 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:

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.

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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. 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.	<input type="checkbox"/> Yes
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. <i>If No</i> — An explanatory statement is given to the buyer that states: <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes
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 <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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. <i>If No</i> — An explanatory statement is given to the buyer that states: <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes

Signatures - SELLER

杜洪毅
Signature of seller

刘彦
Signature of seller

HONGYI DU
Name of Seller

YAN LIU
Name of Seller

05/05/2026
Date

05/05/2026
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

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50053059	Search Date: 24/04/2026 16:39
Date Title Created: 10/02/1995	Request No: 55906439
Previous Title: 13094172	

ESTATE AND LAND

Estate in Fee Simple

LOT 356 REGISTERED PLAN 85403
Local Government: BRISBANE CITY

REGISTERED OWNER

Dealing No: 716435729 17/04/2015

HONGYI DU
YAN LIU

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Conveyance No. 601103329 (G534752) (POR 587)
2. MORTGAGE No 722848477 31/10/2023 at 14:38
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

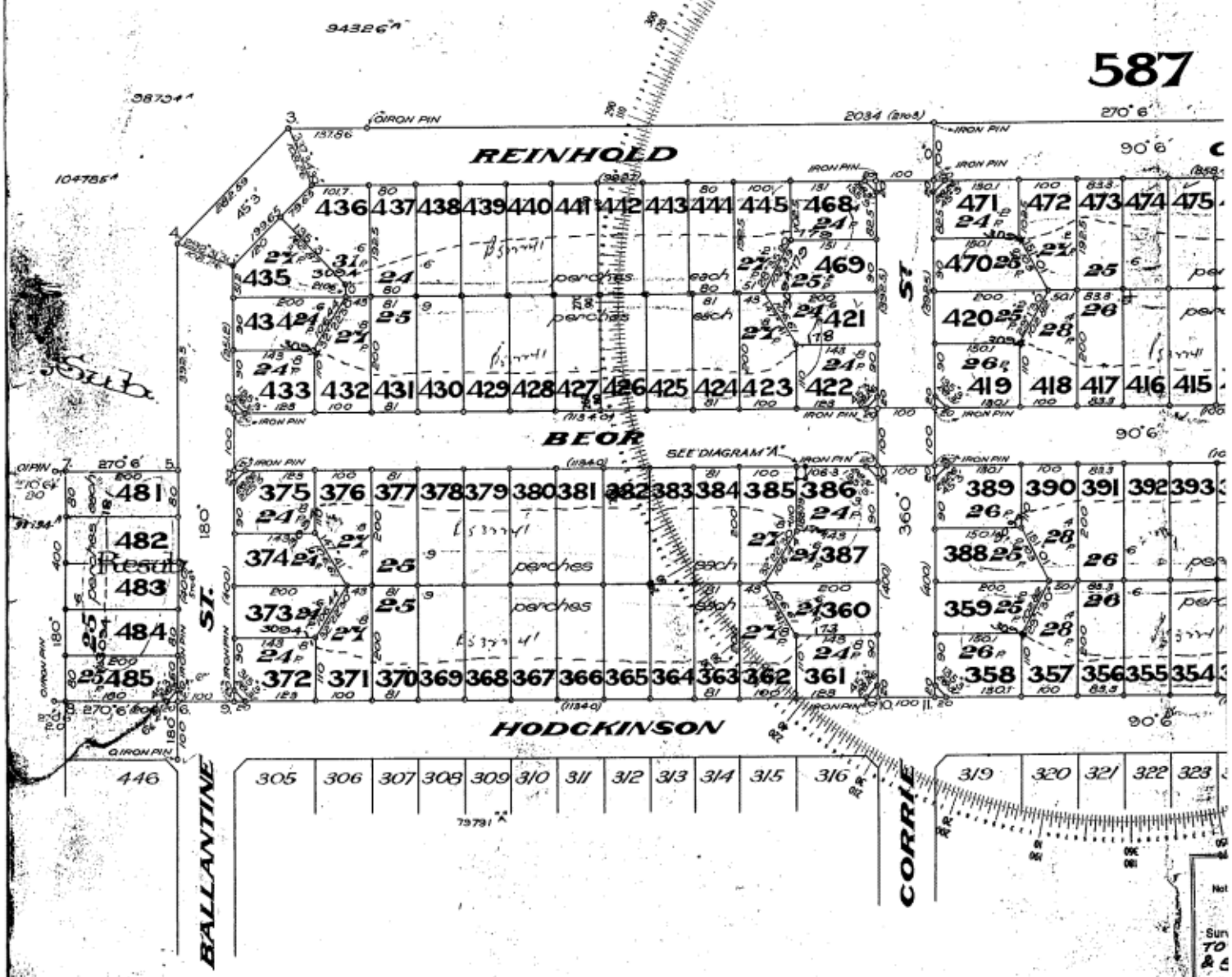
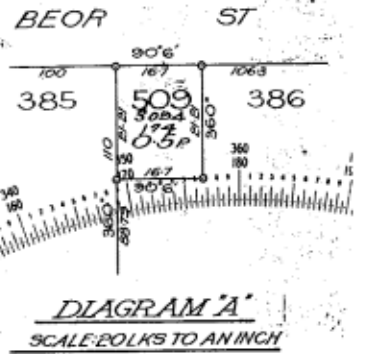
Edward E. Gardner
Authorized Surveyor

Wade and signed at
1952
Mayor of Niagara Falls

85403

NOTE:

Total Area of New Road:
(30m E, S, 4, 6, 6, 15, 2, 2, 18, 20, 2, 4, 6, E, A)
8 2 3



Received...
146/59
Examined... 1957
Registered...
REGISTERS

Signature of Proprietor
Hugh H. Marshall
85403

85403

THIS PLAN should be ROLLED not folded.
— FOR OFFICE USE ONLY —

CT 5530/1 274/1 Resub 2 76914
B53564/1 Surrender to The Crown per Sub 186

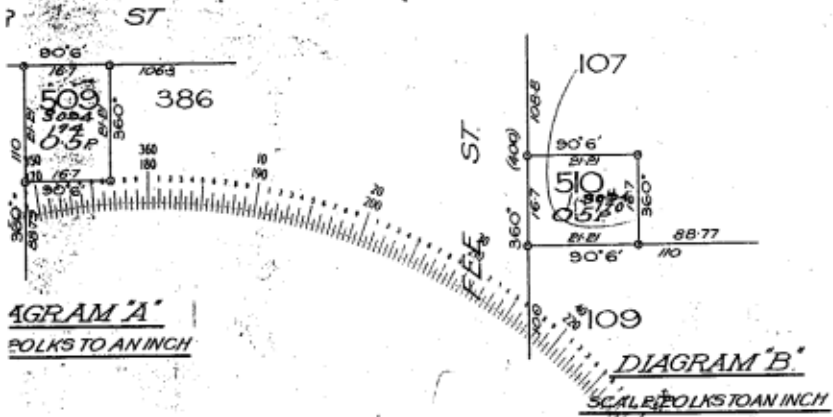
The Council of the _____ of _____ CITY COUNCIL
certifies that all the requirements of this Council, the Local Government
Acts, 1936 to 1948, and all By-laws have been complied with and approves
this Plan of Subdivision subject to _____

Dated this Fifth day of February 1967
J. McFarlane Chairman or Mayor
Deputy Town or Shire Clerk.

Particulars entered in the Survey Book,
Vol. 274/1
the 7th day of Feb.
1967 at 9.20 am

[Signature]
REGISTER OF TITLES
C.I.P. Board
Admitted on 24/2/67

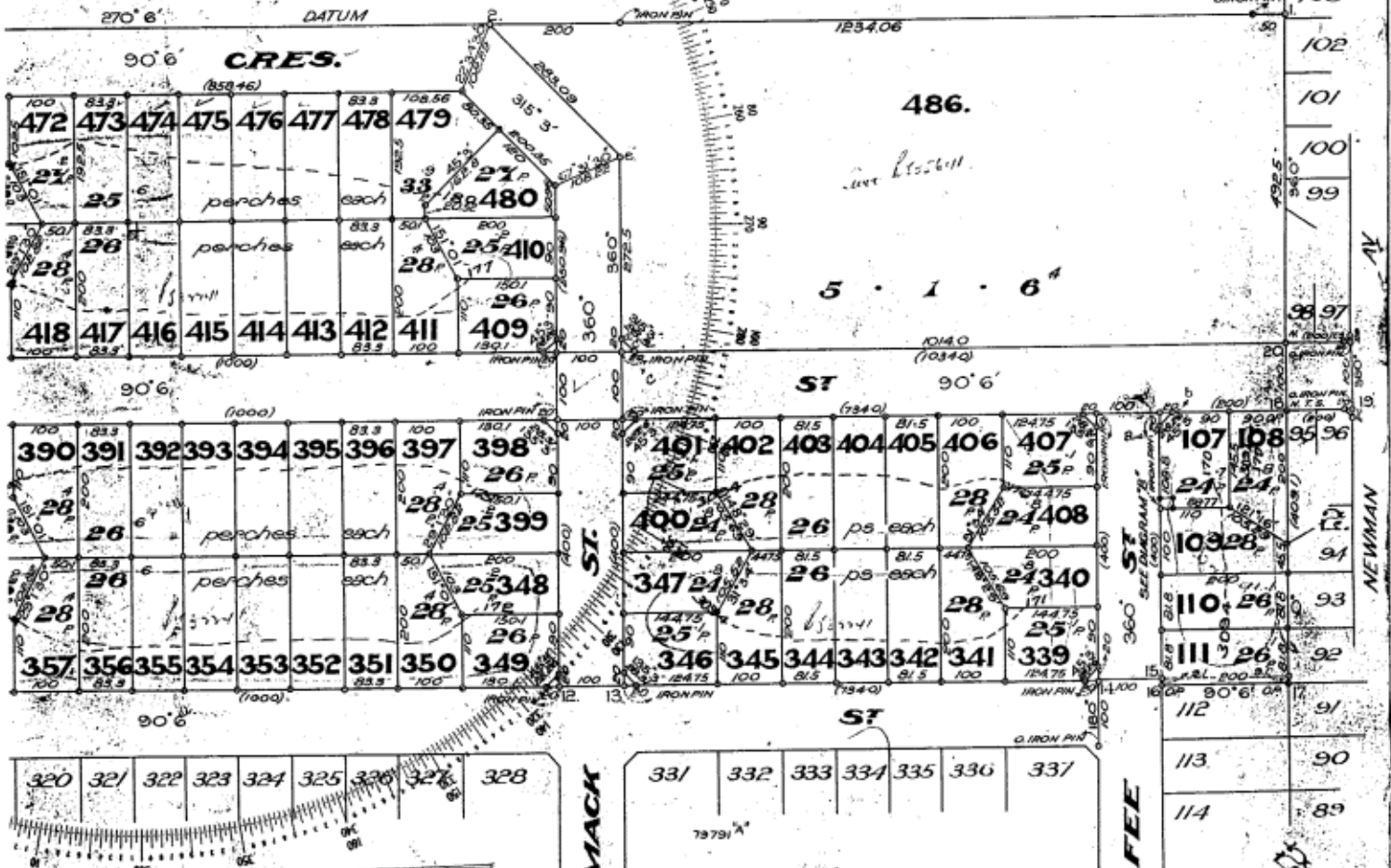
106
105
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79791
103
102
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89



AGRAM 'A'
POLKS TO AN INCH

DIAGRAM 'B'
SCALE POLKS TO AN INCH

587



AMENDED DESCRIPTION
Note: This description takes effect upon
assignment of the current Title Deed
which will be evidenced by a further
notation 107 to 114, 339
Survey of Lot (s)
TO 445, 468 to 486, 509
& 510 85403
on R.P. 85403

339 TO 445, 468 TO 486, 509 & 510 of Resub 2 of Sub 2
OF ALLOTMENTS OR PORTION NO. 587
OF THE CITY OF BRISBANE
COUNTY OF Stanley
PARISH OF Kedron
Cat. No. 85403

85403

85403



B406092

B406092

67662

PUBLIC CURATOR

85403

C A + FN.

100

38-15-0

1-10-0

~~140-15-0~~

*8/21/56
11A/56*

For Additional Plans &
Document Notings
Refer to CISP

PUBLIC CURATOR

The property lot report shows the zone, neighbourhood plan, overlays and related information that apply to the lot on plan selected.

Property Address

43 HODGKINSON ST CHERMSIDE 4032

Parcel Details

Lot No and Plan: Lot 356 on RP85403

Full Property Holding:

Lot 356 on RP85403

Title Area *: 673 m²

Ward: MERCHANT

PDF Maps GRID Reference: Map 12

* refer NOTES below

[Open Cityplan.Brisbane.qld.gov.au](https://open.cityplan.brisbane.qld.gov.au)



Zones

Name	Description
Low Density Residential Zone	The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents. Refer to Part 6 in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

Name	Description
Chermiside centre neighbourhood plan	Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Chermiside centre neighbourhood plan code.

Overlays

Name	Description
Airport environs overlay	The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.
OLS - Horizontal limitation surface boundary	OLS – Horizontal limitation surface boundary sub-categories of the Airport environs overlay. NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.
Procedures for air navigation surfaces (PANS)	Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay. NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.
BBS zone - Distance from airport 3-8km	BBS zone - Distance from airport 3-8km sub-categories of the Airport environs overlay.

Name	Description
Community purposes network overlay	<p>The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets.</p> <p>The Community purposes network overlay includes the following sub-categories:</p> <ul style="list-style-type: none">Existing trunk park sub-categoryExisting non-trunk park sub-categoryExisting community facilities and land for community facilities sub-categoryLGIP planned land for community facilities specific location sub-categoryLGIP planned park acquisition specific location sub-categoryLGIP planned park upgrade specific location sub-categoryLGIP planned park embellishment specific location sub-categoryLGIP planned corridor park specific location sub-categoryLong term land for community facilities specific location sub-categoryLong term park specific location sub-categoryLong term corridor park specific location sub-category
	<p>Refer to the Community purposes network map to see which sub-categories are relevant to specific properties.</p>
	<p>For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.</p>
Critical infrastructure and movement network overlay	<p>The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014.</p> <p>The Critical infrastructure and movement network overlay includes:</p> <ul style="list-style-type: none">Critical assets sub-categoryCritical infrastructure and movement planning area sub-category
	<p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p>
Critical infrastructure and movement planning area sub-category	<p>Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.</p>
Dwelling house character overlay	<p>The Dwelling house character overlay identifies areas with specific requirements for houses (such as height), including houses on small lots, required to protect the residential character of an area. Refer to Part 9 in the City Plan 2014 and the Factsheets.</p>
Road hierarchy overlay	<p>The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets.</p>
	<p>The Road hierarchy overlay includes:</p> <ul style="list-style-type: none">Motorways sub-categoryArterial roads sub-categorySuburban roads sub-categoryDistrict roads sub-categoryNeighbourhood roads sub-categoryFuture motorway sub-categoryFuture arterial road sub-categoryFuture suburban road sub-categoryFuture district road sub-categoryPrimary freight routes sub-categoryPrimary freight access sub-category
	<p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p>
	<p>NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>

Name	Description
Streetscape hierarchy overlay	<p>The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes:</p> <ul style="list-style-type: none">● Subtropical boulevard - in centre verge width 6m sub-category● Subtropical boulevard - in centre verge width 5m sub-category● Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category● Subtropical boulevard - out of centre verge width 6m sub-category● Subtropical boulevard - out of centre verge width 5m sub-category● Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category● Centre street major sub-category● Centre street minor sub-category● Neighbourhood street major subcategory● Neighbourhood street minor sub-category● Industrial street sub-category● Pathway link sub-category● Corner land dedication sub-category● Locality street subcategory● Laneway sub-category● Wildlife movement solution sub-category <p>Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>

Local Government Infrastructure Plan

Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 113 All networks applicable	All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Urban Utilities (UU) water netserv plan. Further details can be obtained from UU.

Other Plans

Name

Stormwater network

Description

The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets.

The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items:

- Bioretention swale
- Land
- Natural channel
- Pipe (new)
- Pipe (relief drainage)
- Culvert
- Stormwater quality improvement device
- Rehabilitation
- Backflow prevention device

Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties.

For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.

Regard must be had to the *Brisbane City Plan 2014* when interpreting this property report (*this Report*). Some information relating to overlays and neighbourhood plans may not be shown in the Report.

NOTES

- a) Areas shown in this Report are approximate only.
- b) Contour information shown is from Council's 2002 Contour records.
- c) Further information on mining tenements issued under the *Mineral Resources Act 1989* can be obtained from the Queensland State Government.
- d) A [Temporary Local Planning Instrument \(TLPI\)](#) may affect a particular property. TLPIs are not identified in this report. Visit the [Temporary Local Planning Instrument](#) page at www.Brisbane.qld.gov.au to confirm whether this property is included in a TLPI.
- e) Users of the information recorded in this document (*the Information*) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.


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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



QUEENSLAND
GOVERNMENT

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 1011631

Date: 24/04/2026

Search Request reference: 192709235

Applicant details

Applicant: wuandcolawyer5@outlook.com wuandcolawyer5@outlook.com
wuandcolawyer5@outlook.com

Buyer: Sellers Disclosure

Search response:

Your request for a property search on Lot 356 on Plan RP85403 at 43 HODGKINSON STREET, CHERMSIDE QLD 4032 has been processed.

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

Note:

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

Disclaimer:

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

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

Privacy Statement:

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



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

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

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

Transaction ID: 51145801 EMR Site Id: 24 April 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 356 Plan: RP85403
43 HODGKINSON ST
CHERMSIDE

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



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Mailing Code EMAIL
Property Location 43 HODGKINSON ST
 CHERMSIDE
Issue Date 10 Apr 2026

Bill number
5000 1050 3793 415

Bill number including donation
5800 1050 3793 415

Enquiries
 (07) 3403 8888
24 hours 7 days

Account Period
 1 Apr 2026 - 30 Jun 2026



500010503793415/E-1/S-1/I-1/H-6

MS HONGYI DU & MR YAN LIU
 39/2A PALMER ST
 NAREMBURN NSW 2065

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.



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

\$760.15

Due Date

11 May 2026

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	697.27
State Government Charges	62.90
Gross Amount	760.17
Discount and/or Rounding (where applicable)	0.02 CR
Nett Amount Payable	760.15
Optional Lord Mayor's Charitable Trust donation received by the Due Date	775.15

Your nominated bank account will be Direct Debited with the amount/s as arranged. Please ensure that the required funds are available or dishonour fees may apply.

Including Lord Mayor's Charitable Trust \$15 donation

Excluding Lord Mayor's Charitable Trust \$15 donation

Pay using your smartphone



*439 580010503793415



*439 500010503793415



Billor Code: 319186
 Ref: 5800 0000 1407 351
 Amt: \$775.15 by 11 May 2026



Billor Code: 78550
 Ref: 5000 0000 1407 351
 Amt: \$760.15 by 11 May 2026



Snip

Google play

Available on the App Store

MS HONGYI DU & MR YAN LIU

Due Date

11 May 2026

50

Gross Amount

\$760.17

Nett Amount

\$760.15

<0000076015>

<004440>

<500010503793415>

>

Rating and rebate information

As a ratepayer, it is your responsibility to ensure that the charges and rating category are correct and matches your property's predominant use.

Rating information and Category - general rates are calculated based on the land valuation issued by the Queensland Government and the rating category of the property. Please refer to the rating category statement or visit brisbane.qld.gov.au/rating-categories for more information.

Change your contact details - It is important you advise Council of changes to your phone number, postal and email addresses by phone on 07 3403 8888 or visit brisbane.qld.gov.au/change-rates-contact-details to notify us online.

Rebates - Council offers a range of rates rebates, including pensioner, not for profit and owner occupier. Phone 07 3403 8888 or visit brisbane.qld.gov.au/rates-rebates for more information.

Interest - Compounding interest of 12.12% per annum will accrue daily on any amount owing immediately after the due date.

Payment options



Online

To pay online go to brisbane.qld.gov.au/pay-rates Payment is accepted by American Express, MasterCard or Visa credit card*. Minimum payment \$10.



Direct Debit

Pay a nominated amount by Direct Debit transfer from your cheque or savings account. To apply please visit brisbane.qld.gov.au/pay-rates and complete the online form.



By Mobile

Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. (*Sniip is not available for iPads or tablets.*) Payment is accepted by American Express, MasterCard or Visa credit card*. Minimum payment \$10.



Mail

Allow sufficient time for mail delivery as payment must be received on or before the due date to receive discount.

Return the bottom slip with cheque made payable to Brisbane City Council to:

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001



Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: bpay.com.au

Minimum payment \$10.

©Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAY VIEW

Contact your participating bank or financial institution to register to receive your future Rate Accounts electronically. When registering, your BPAY View Registration number is our Account number located on Page 3 of this account.



Instore

Pay in-store at Australia Post
Billpay Code: *439



Phone Pay

Call 1300 309 311 to pay by American Express, MasterCard or Visa credit card*. Minimum payment \$10.



Brisbane City Council Customer Centre

Pay at any Customer Centre. Payment is accepted by cash, cheque, debit card, MasterCard or Visa credit card*. Minimum payment \$10.

* For credit and debit cards a surcharge may apply at time of payment. Details can be found at brisbane.qld.gov.au/about-council/rates-and-payments

Use and Disclosure Notice

Your property ownership and rates details are used for a range of Council functions and to provide services to you.

English

If you need this information in another language, please phone the Translating and Interpreting Service (TIS) on 131450 and ask to be connected to Brisbane City Council on (07) 3403 8888.

Italian

Per avere queste informazioni in un'altra lingua, telefonate al TIS (*Translating and Interpreting Service*, cioè Servizio Traduttori e Interpreti) al numero 131450 e chiedete di essere collegati con il numero (07) 3403 8888 del municipio di Brisbane (*Brisbane City Council*).

Spanish

Si necesitara esta información en otro idioma, se le ruega llamar al Servicio de Traducción e Interpretación [*"TIS"*], teléfono 131450, y pedir conexión con el Municipio de Brisbane, teléfono (07) 3403 8888.

Chinese

如果您需要用另一種語言獲悉此文件的內容，請致電 131450 到翻譯與傳譯服務部 (TIS)，請他們給您轉接 (07) 3403 8888 到布里斯本 (Brisbane) 市政廳。

Property Details

Owner	MS HONGYI DU & MR YAN LIU	
Property Location	43 HODGKINSON ST CHERMSIDE	
Real Property Description	L.356 RP.85403 PAR KEDRON	
Valuation effective from	1 Jul 2023	\$660,000
	1 Jul 2024	\$660,000
	1 Jul 2025	\$830,000
Average Rateable Valuation (A R V)		\$716,667

Account Details

Account Number 5000 0000 1407 351

Opening Balance

Closing Balance Of Last Bill	760.17	
Payment Received - 09-Feb-2026	760.15	CR
Discount/Rounding Allowed	0.02	CR

Total **0.00**

Period: 1 Apr 2026 - 30 Jun 2026

Brisbane City Council Rates & Charges

General Rates - Category 7 (Annually 0.2916 Cents In The A R V \$)	522.45
Waste Utility Charge - 1 Charge(S) @ \$128.24 Qtr	128.24
Bushland Preservation Levy Category 7 (Annually 0.0107 Cents In The A R V \$)	19.17
Environmental Mgt Compliance Levy Category 7 (Annual 0.0153 Cents In The A R V \$)	27.41

Total **697.27**

State Government Charges

Emergency Management Levy - Group 2	62.90
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Total **62.90**

Other Information

Your rating category statement can be found by visiting our website at brisbane.qld.gov.au and entering 'how rates are calculated'. The category statement will provide information about each rating category.

The Queensland Government waste levy for general waste is now \$125 per tonne. Council has received a payment of \$36,822,816 for the 2025-26 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 70% of the amount required to be paid by Council to the Queensland Government as a levy for household waste to landfill. The Waste Utility Charge covers costs associated with managing waste in Brisbane, including the gap between the Queensland Government levy charged to Council and the 70% rebate received by Council.

YOUR CHARGES for 23/09/2025 - 14/12/2025 (83 days)

Customer ref. no. 10 1008 6554 0000 1

43 HODGKINSON STREET
CHERMSIDE 4032

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ADB1502461	23/09/2025	1226		
	15/12/2025	1246	20kL	

Water Usage

State bulk water price			
State Bulk Water Charge 2025/26	20kL @ \$3.517000/kL		\$70.34
Urban Utilities distributor-retailer price			
Tier 1 usage 2025/26	20kL @ \$0.981000/kL		\$19.62
	Subtotal		\$89.96

Water Services

Urban Utilities water service charge			
Water service charge 2025/26	83 days		\$57.60
	Subtotal		\$57.60

Sewerage Services

Urban Utilities sewerage service charge			
Sewerage service charge 2025/26	83 days		\$162.76
	Subtotal		\$162.76

Water usage \$89.96

Water services \$57.60

Sewerage services \$162.76

Your total charges 23/09/2025 - 14/12/2025 \$310.32

 Your usage was 20 kilolitres.

That's an average of 241 litres per day.



Heat and rain can impact the water and wastewater networks, but we work 24/7 to prepare.

SEE WHAT WE'RE DOING:



INTERPRETER SERVICE 13 14 50

当您需蒙口译员时，请致电 13 14 50。
 اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
 Khi bạn cần thông ngôn, xin gọi số 13 14 50
 통역사가 필요하시면 13 14 50 으로 연락하십시오
 Cuando necesite un intérprete llame al 13 14 50

© Urban Utilities 2025

Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.



Water and Sewerage Account
 In Person / Mail Payment Advice
 Name: MS HONGYI DU & MR
 YAN LIU



Billers Code: 112144
 Ref: 10 1008 6554 0000 1



BPAY* this payment via internet or phone banking.
 BPAY View* - View and pay this bill using internet banking.
 To use the QR code, use the reader within your mobile banking app.
 More info: www.bpay.com.au

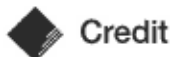


*4001 101008655400001



Commonwealth Bank

Commonwealth Bank of Australia
 ABN 48 123 123 124
 240 Queen Street, Brisbane, QLD



Current charges due date
 28/01/2026

For Credit **Urban Utilities**

Trans Code 831 User ID 066840 Customer Reference No. 101008655400001

Date
 Cash
 Teller Stamp & Initials
 Cheques

Total Due \$ 310.32

+757+