

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 Barbara Alisa Thiele and Daniel Geoffrey Thiele

Property address 127 Main Avenue, Wavell Heights QLD 4012

(referred to as the
“property” in this
statement)

Lot on plan description Lot 3 on SP 317452

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

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

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

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue ☐ Yes ☒ No to affect the property after settlement. Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ Yes Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No <i>If Yes, the details of any statutory encumbrances are as follows:</i> - Dealing 721 620 631; OWNER BUILDR QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION ACT 1991; - See Annexure A.
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. ☐ Yes ☒ No If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

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

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☒ Yes	☐ No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ Yes	☐ No
	Pool compliance certificate is given.	☒ Yes	☐ No
	OR		
	Notice of no pool safety certificate is given.	☐ Yes	☒ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☒ Yes	☐ No
	<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.	☐ Yes	☒ No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ Yes	☒ No
	<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.		

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: \$562.72	Date Range: 01/07/2026-30/09/2026
OR	
The property is currently a rates exempt lot.**	☐
OR	
The property is not rates exempt but no separate assessment of rates is issued by a local government for the property.	☐

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

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

Water	Whichever of the following applies— The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is: Amount: \$487.02Date Range: 25/03/2026- 25/06/2026 OR There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is: Amount:Date Range:
--------------	--

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below)	☐ Yes	☒ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <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.	☐ 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. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <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.	☐ Yes	☒ No
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 (If Yes, complete the information below)	☐ Yes	☒ 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. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <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.	☐ Yes	☒ No

Signatures – SELLER

DocuSigned by:

852A18B3DECD4BF...

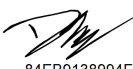
Signature of seller

Barbara Alisa Thiele

Name of seller

04 September 2026

Date

Signed by:

84EB9138994F460...

Signature of seller

Daniel Geoffrey Thiele

Name of seller

07 September 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



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51240363	Search Date:	20/08/2026 10:04
Date Title Created:	15/12/2020	Request No:	57311462
Previous Title:	12823035		

ESTATE AND LAND

Estate in Fee Simple

LOT 3 SURVEY PLAN 317452

Local Government: BRISBANE CITY

REGISTERED OWNER

Dealing No: 720549024 27/01/2021

DANIEL GEOFFREY THIELE

BARBARA ALISA THIELE

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10287189 (POR 591)
2. MORTGAGE No 724276770 18/08/2025 at 09:34
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
721620631	OWNER BUILD QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION ACT 1991	14/04/2022 09:27	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

		AC 692	DRAFTED BY DIGITAL COMETING
--	--	--------	-----------------------------

Land Title Act 1994; Land Act 1994 Form 21B Version 2		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 2						
720456871 EF 400 \$699.00 10/12/2020 11:24:16 (Dealing No.)		4. Lodged by									
		(Include address, phone number, email, reference, and Lodger Code)									
I. Existing		Created									
Title Reference	Description	New Lots	Road	Secondary Interests							
12823035	Lot 64 on RP25136	2 & 3	_____	_____							
12823035	Lot 65 on RP25136	2 & 3	_____	_____							
50264504	Lot 66 on RP25136	1 & 2	_____	_____							
50264505	Lot 67 on RP25136	1 & 2	_____	_____							
MORTGAGE ALLOCATIONS <table><tr><td>Mortgage</td><td>Lots Fully Encumbered</td><td>Lots Partially Encumbered</td></tr><tr><td>720071665</td><td>1-3</td><td>_____</td></tr></table>						Mortgage	Lots Fully Encumbered	Lots Partially Encumbered	720071665	1-3	_____
Mortgage	Lots Fully Encumbered	Lots Partially Encumbered									
720071665	1-3	_____									
REINSTATEMENT REPORT Plans Searched: SP314768, SP314769, SP174772, RP905634, RP91268, RP25136, IS278910 & IS269299. - Datum was fixed between Stns 1-7 using the measurements & Reference Marks from SP314768 - Bearings & Distances shown on SP314768 were used to reinstate Main Ave frontage (Stns 1-7) & to fix the depth of the subject lot through to Abdale St (Stns 2-10-11). - Deed distance measured between Stns 1-2. 14mm of excess, compared to deed, was measured & applied between Stns 2-5 as per SP314768. - Deed distances measured between Stns 5-6-7. 8mm of excess, compared to deed, was measured & applied between Stns 3-9 as per SP174772. - Summary - my fix follows older surveys with good agreement to known survey marks & occupation to support my decisions.											
1-3		Por 591									
Lots		Orig									
2. Orig Grant Allocation :		5. Passed & Endorsed :									
3. References :		By : Martin James Patricks									
Dept File :		Date : 4.11.20									
Local Govt :		Signed : <i>M.J. Patricks</i>									
Surveyor :		Designation : Cadastral Surveyor									
FOS-583		6. 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									
		7. Lodgement Fees :									
		Survey Deposit \$ _____									
		Lodgement \$ _____									
		New Titles \$ _____									
		Photocopy \$ _____									
		Postage \$ _____									
		TOTAL \$ _____									
		8. Insert Plan Number SP317452									

Annexure “A” Statutory Encumbrances

Property: 127 Main Avenue, Wavell Heights QLD 4012

1. APA Group Gas Networks

APA have assets located on and/or adjacent to the Property as shown generally on the attached Plan;

2. NBN Co QLD

Statutory telecommunications infrastructure, including conduits, cables, and service corridors relating to the National Broadband Network, are located within the property boundaries. These assets affect the permissible nature of development and works within the relevant areas of the site to ensure network integrity.

3. Queensland Urban Utilities

Water supply and sewerage infrastructure corridors and assets, including water mains and sewer lines, are present within the property boundaries. These statutory encumbrances restrict building and land use activities within the affected parts of the lot to ensure access and protection of critical utility services.

4. Telstra

Telstra have assets located on and/or adjacent to the Property as shown generally on the attached Plan;

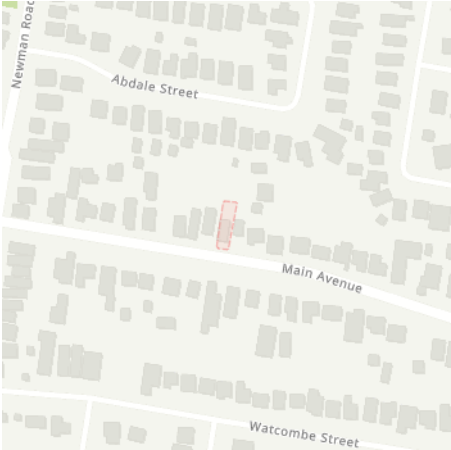
5. The above entities may have a right at law to access the Property to inspect, maintain, repair or replace their respective infrastructure located on or adjacent to the Property.

Job ID 53894564

HG-26/11901



[Review responses online](#) ↗



Received 5 of 5 responses
All responses received

127 Main Av, Wavell Heights QLD 4012

Job dates
06/08/2026 → 06/08/2026

These plans expire on
3 Sep 2026

Lodged by
Erika Chen

Authority	Status	Page
 BYDA Confirmation		2
 APA Group Gas Networks (70710)	Received	4
 Brisbane City Council	Received	56
 NBN Co Qld	Received	59
 Queensland Urban Utilities	Received	70
 Telstra QLD South East	Received	75

Job ID 53894564

APA Group Gas Networks (70710)

Referral

277344181

Member Phone

1800 085 628

Responses from this member

Response received Thu 6 Aug 2026 11.47am

File name	Page
Response Body	5
277344181.pdf	6
400-STD-AM-0001_2 Guidelines for Works Near Existing Gas Assets.pdf	15

PLEASE NOTE: This is an automated response. Please **DO NOT REPLY to this email.** If you require further information in relation to this Before You Dig response, please contact

BYDA_APA@apa.com.au

Enquiry Details:

Impact	affected
Sequence Number	277344181
Enquirer Id	3484710
Activity	Conveyancing
Job Number	53894564
User Reference	HG-26/11901
Message	

Site Details:

Address	127 Main Av Wavell Heights QLD 4012
---------	---

Enquirers Details:

Contact	Erika Chen
Company	Grace Home Conveyancing
Email	erika@gracehomeconveyancing.com.au
Phone	+61404785422
Address	PO BOX 2890 BRISBANE QLD 4001

APA Group

Site 127 Main Av
Address: Wavell Heights
QLD 4012

Sequence 277344181
Number:



Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area

Map Key Area



Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	not applicable			not applicable
Hydrogen blended (aqua dash)	not applicable			not applicable

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				not applicable

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	NTI	Not tied in
CP	Cathodic protection		

OBJECT SYMBOLS

Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service ^A	
Gas connected property		CP rectifier terminal			

^AA live gas service terminated underground within the property boundary, available for future extension to the gas meter.

PIPE CODE AND MATERIAL

P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

INTERPRETATION EXAMPLE

	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	Medium pressure, 63 mm steel

Pipe diameter in millimetres is shown before pipe code.
40P6 = 40 mm nominal diameter

This map was created in colour and should be printed in colour

Job ID 53894564

Brisbane City Council

Referral
277344178

Member Phone
(07) 3403 8888

Responses from this member

Response received Thu 6 Aug 2026 11.47am

File name	Page
Response Body	57
ASSET 277344178.pdf	58



Job # 53894564
Seq # 277344178
 Provider: Brisbane City Council
 Telephone: (07) 3403 8888



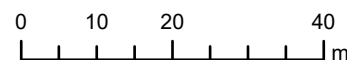
- Legend**
- BYDA Enquiry
 - Stormwater Network**
 - Stormwater Gully / Roofwater Connection
 - Stormwater Maintenance Hole
 - Stormwater Roofwater Pit
 - Stormwater Gully Pit

Disclaimer:
 © Brisbane City Council [2020]
 In consideration of Council, and the copyright owners listed below, permitting the use of this data, you acknowledge and agree that Council, and the copyright owners, give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.
 Data must not be used for direct marketing or be used in breach of the privacy laws.

Copyright of data is as follows:
 Cadastre and Street Names © 2020 State of Queensland (Department of Natural Resources, Mines and Energy)

Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.

In an emergency contact Brisbane City Council on 07 3403 8888
 06/08/26 (valid for 30 days)



Scale 1:1,000



Plans generated by
 SmarterWX™ Automate

Job ID 53894564

NBN Co Qld

Referral
277344177

Member Phone
1800 687 626

Responses from this member

Response received Thu 6 Aug 2026 12.09pm

File name	Page
Response Body	60
277344177_20260806_020833023349_1.pdf	61
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	64
Disclaimer_277344177_20260806_020833023349.pdf	66

To:

Phone:

Fax:

Email:

Erika Chen

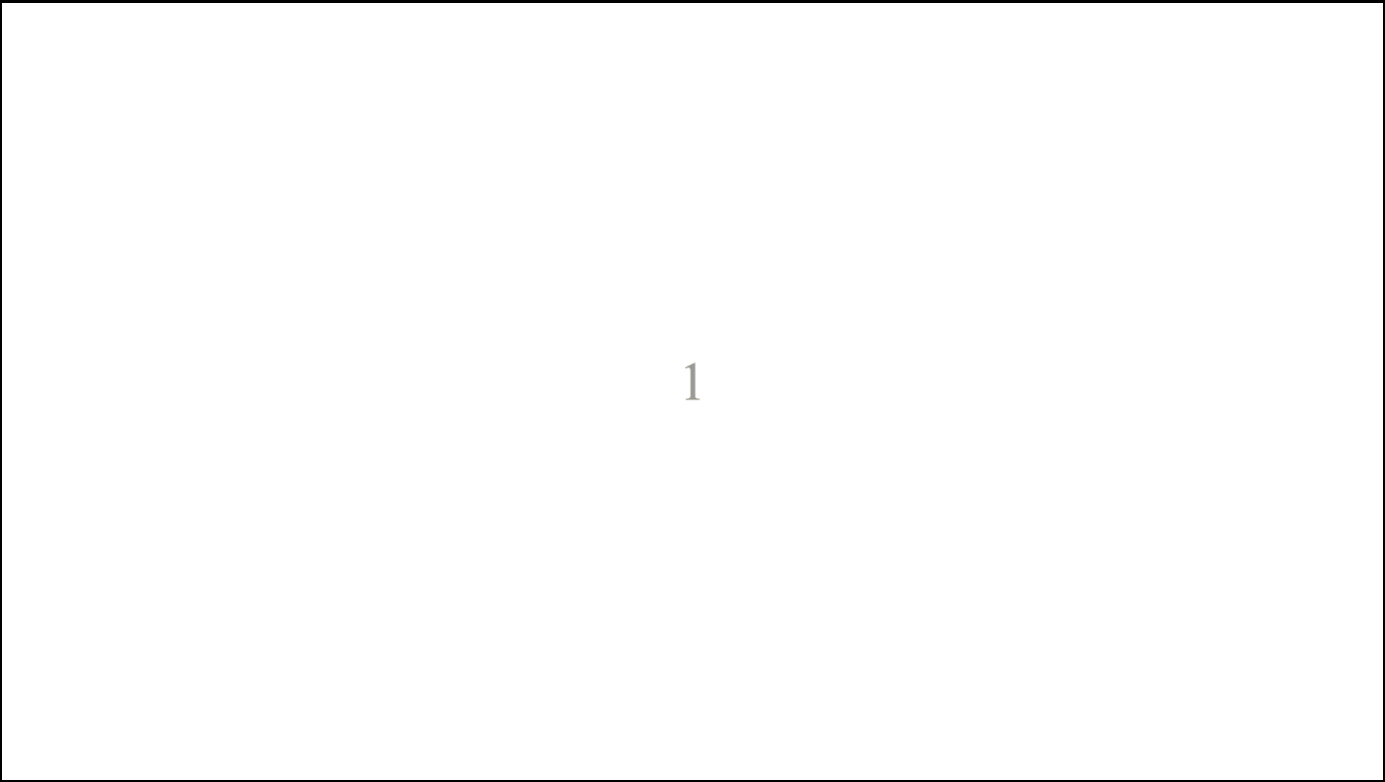
Not Supplied

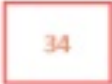
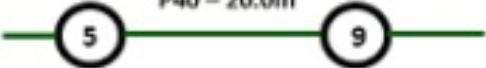
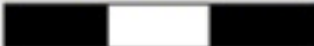
Not Supplied

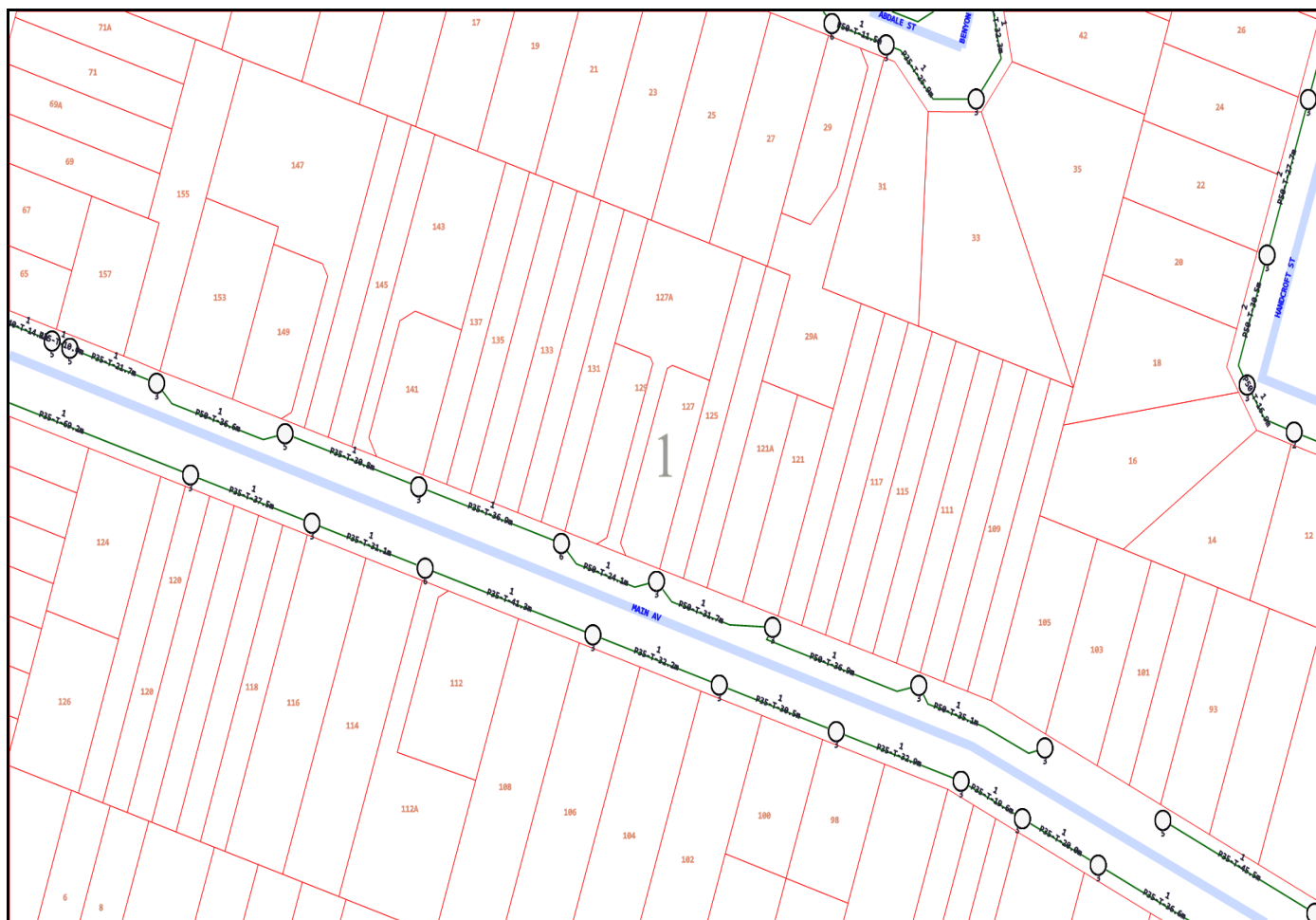
erika@gracehomeconveyancing.com.au

Dial before you dig Job #:	53894564	
Sequence #	277344177	
Issue Date:	06/08/2026	
Location:	127 Main Av , Wavell Heights , QLD , 4012	

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans



 nbnTM LEGEND	
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 	2 Direct buried cables between pits of sizes , "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST 	Road and the street name "Broadway ST"
Scale	0204060  Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

To: Erika Chen
Phone: Not Supplied
Fax: Not Supplied
Email: erika@gracehomeconveyancing.com.au

Before You Dig Australia Job #:	53894564	 BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm
Sequence #	277344177	
Issue Date:	06/08/2026	
Location:	127 Main Av , Wavell Heights , QLD , 4012	

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

Location of **nbn™** Underground Assets

Job ID 53894564

Queensland Urban Utilities

Referral
277344179

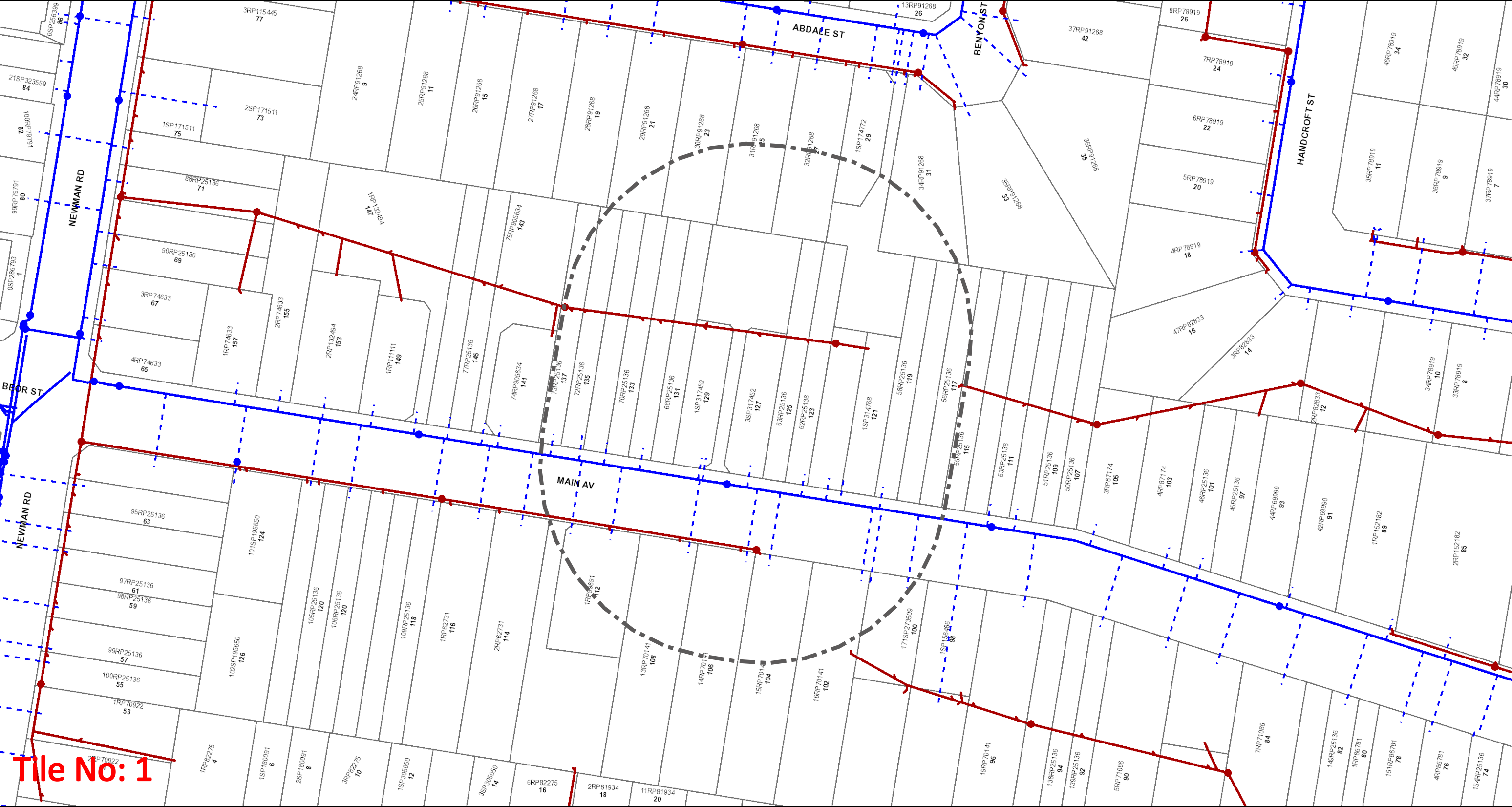
Member Phone
13 26 57

Responses from this member

Response received Thu 6 Aug 2026 11.47am

File name	Page
Response Body	71
277344179 - Urban Utilities Plan.pdf	73
Urban Utilities Important Information.pdf	74

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 1



N

Map Scale
1:1000

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

BYDA Reference No: 277344179

Date BYDA Ref Received: 06/08/2026

Date BYDA Job to Commence: 06/08/2026

Date BYDA Map Produced: 06/08/2026

This Map is valid for 30 days

Produced By: Urban Utilities

Sewer

● Infrastructure

◆ Major Infrastructure

— Network Pipelines

▨ Network Structures

Water

● Infrastructure

◆ Major Infrastructure

— Network Pipelines

▨ Network Structures

--- Water Service (Indicative only)

Recycled Water

● Infrastructure

◆ Major Infrastructure

— Network Pipelines

▨ Network Structures

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.

Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.

This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]

For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).

www.urbanutilities.com.au

ABN 86 673 835 011

Plans generated 06 Aug 2026 by PelicanCorp TicketAccess Software | www.pelicancorp.com

AU.Urban Utilities - Response Plan.docx (2020)

Job ID 53894564

Telstra QLD South East

Referral

277344180

Member Phone

1800 653 935

Responses from this member

Response received Thu 6 Aug 2026 11.53am

File name	Page
Response Body	76
277344180.pdf	77
AccreditedPlantLocators 2026-07-20a.pdf	79
Telstra Duty of Care v32.0c.pdf	80
Telstra Map Legend v4_0c.pdf	82

Attention: Erika Chen

Site Location: 127 Main Av, Wavell Heights, QLD 4012

Your Job Reference: HG-26/11901

Please do not reply to this email, this is an automated message -

Thank you for requesting Telstra information via Before You Dig Australia (BYDA).

This response contains Telstra information relating to your recent BYDA request.

Please refer to all enclosed attachments for more information.

Information for opening Telstra Asset Plans as well as some other useful contact information is noted in the attached documents.

Report Damage to Telstra Equipment: [Report damages to Telstra equipment - Telstra](#)

Please note:

When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed.

Ensure you read all documents (attached) - they contain important information.

Please also refer to the **Before you Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation**

<https://www.byda.com.au/before-you-dig/best-practice-guides/>, The essential steps that must be undertaken prior to commencing construction activities.

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing them. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works.

See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation**

<https://www.byda.com.au/before-you-dig/best-practice-guides/>.

Please note that:

- it is a criminal offence under the *Criminal Code Act* 1995 (Cth) to tamper or interfere with telecommunications infrastructure.
- Telstra will take action to recover compensation for damage caused to property and assets, and for interference with the operation of Telstra's networks and customers' services.

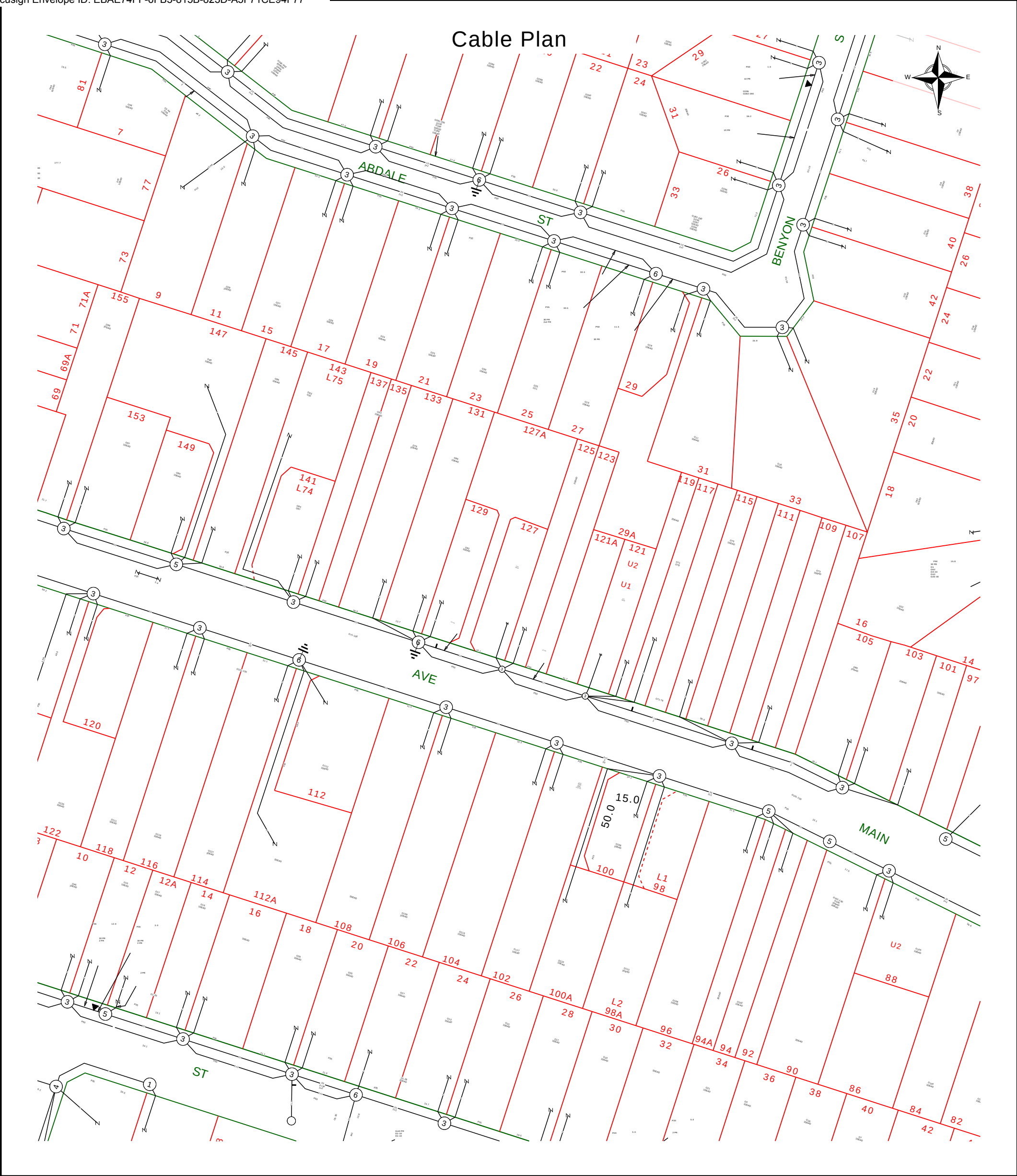
Telstra's plans contain Telstra's confidential information and are provided on the basis that they are used solely for identifying the location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause Telstra loss or damage and you must comply with any other terms of access to the data that have been provided to you by Telstra (including Conditions of Use or Access).

(See attached file: Telstra Duty of Care v32.0c.pdf)

(See attached file: Telstra Map Legend v4_0c.pdf)

(See attached file: AccreditedPlantLocators 2026-07-20a.pdf)

(See attached file: 277344180.pdf)



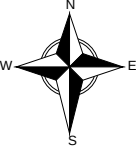
	Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 277344180
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 06/08/2026 11:51:39		Please read Duty of Care prior to any excavating

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Mains Cable Plan



ABDALE

ST

BENYON

AVE

MAIN

ST

C100



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 277344180

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 06/08/2026 11:51:40

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

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

Property Address

127 MAIN AVE WAVELL HEIGHTS 4012

Parcel Details

Lot No and Plan: Lot 3 on SP317452
Full Property Holding:
Lot 3 on SP317452
Title Area *: 430 m²
Ward: NORTHGATE
PDF Maps GRID Reference: Map 13
* refer NOTES below
[Open Cityplan.Brisbane.qld.gov.au](http://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.

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 - Conical limitation surface boundary	OLS – Conical 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.
Bicycle network overlay	The Bicycle network overlay deals with the provision of bikeway infrastructure and facilities to encourage the safe and efficient movement of pedestrians and cyclists through the movement network. Development is governed by the Bicycle network overlay code. Refer to Part 8 in the City Plan 2014. The Bicycle network overlay includes: • Primary cycle route sub-category • Secondary cycle route sub-category • Local cycle route sub-category • Riverwalk - Typology 1 (City reaches north and south) sub-category • Riverwalk - Typology 2 (Urban reaches) sub-category • Riverwalk - Floating walkway sub-category

Name	Description
Community purposes network overlay	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. The Community purposes network overlay includes the following sub-categories: - Existing trunk park sub-category - Existing non-trunk park sub-category - Existing community facilities and land for community facilities sub-category - LGIP planned land for community facilities specific location sub-category - LGIP planned park acquisition specific location sub-category - LGIP planned park upgrade specific location sub-category - LGIP planned park embellishment specific location sub-category - LGIP planned corridor park specific location sub-category - Long term land for community facilities specific location sub-category - Long term park specific location sub-category - Long term corridor park specific location sub-category Refer to the Community purposes network map to see which sub-categories are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.
Critical infrastructure and movement network overlay	The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014. The Critical infrastructure and movement network overlay includes: - Critical assets sub-category - Critical infrastructure and movement planning area sub-category
Critical infrastructure and movement planning area sub-category Dwelling house character overlay	Refer to the overlay map to see which sub-categories are relevant to specific properties. Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay. 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.
Road hierarchy overlay	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. The Road hierarchy overlay includes: - Motorways sub-category - Arterial roads sub-category - Suburban roads sub-category - District roads sub-category - Neighbourhood roads sub-category - Future motorway sub-category - Future arterial road sub-category - Future suburban road sub-category - Future district road sub-category - Primary freight routes sub-category - Primary freight access sub-category 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.

Name	Description
Streetscape hierarchy overlay	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: • 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 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.

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	Description
Stormwater network	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.

© Copyright Brisbane City Council 2026

Local Government Authorities

 LGA boundary

Property boundaries holding

 Property Holding



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **1041835**

Date: 20/08/2026

Search Request reference: **204790093**

Applicant details

Applicant: Pei-Shiuan Chen

erika@gracehomeconveyancing.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 3 on Plan SP317452 at 127 MAIN AV, WAVELL HEIGHTS QLD 4012 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: 51206248 EMR Site Id: 20 August 2026
Cheque Number:
Client Reference:

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

Lot: 3 Plan: SP317452
127 MAIN AV
WAVELL HEIGHTS

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

Tree orders register

The tree orders register shows orders affecting land made under the Neighbourhood Dispute (Dividing Fences and Trees) Act 2011, including who is responsible for carrying out the order and the timeframe.

You can search for a tree order by entering a suburb, street name, order name (e.g. NDR019) or the name of the applicant or respondent in the matter.

The tree orders register shows orders affecting land made under the *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the order and the timeframe.

Orders are added to the register within 14 days of the order being made. The tree register does not list tree dispute applications or pending proceedings. To identify existing applications, you can request a [search of the register of proceedings](#).

No results found.

Search for

127 Main Avenue Wavell Heights

Submit

Date of order	Order	Address
10/08/2026	NDR226-23 (PDF, 150.6 KB)	35 Woonga Drive ASHGROVE, QLD, 4060
06/08/2026	NDR212-25 (PDF, 99.0 KB)	38 Abingdon Street, Woolloongabba, QLD 4102
06/08/2026	NDR229-25 (PDF, 616.3 KB)	25 Larwon Tce, SOUTHPORT, QLD 4215
22/07/2026	NDR003-26 (PDF, 119.6 KB)	4 Schwartz Street BUDERIM QLD 4556
22/07/2026	NDR082-26 (PDF, 49.3 KB)	8 Elizabeth Farm Court, Maroochydore, QLD 4558
17/07/2026	NDR163-25 (PDF, 88.9 KB)	1/14 Nungo Street, PACIFIC PARADISE, QLD 4564
14/07/2026	NDR198-25 (PDF, 358.8 KB)	218 Toohey Road TARRAGINDI QLD 4121
06/07/2026	NDR021-25 (PDF, 48.6 KB)	37 Hinkler Parade MAROOCHYDORE QLD 4558
29/06/2026	NDR159-25 (PDF, 285.8 KB)	52 Sunbird Chase PARREARRA QLD 4575

Demi Balmes

From: searches@qcat.qld.gov.au
Sent: Thursday, 20 August 2026 10:41 AM
To: InfoTrack QLD Property Services
Cc: searches@qcat.qld.gov.au
Subject: RE: QCAT Search & Copy - HG-26/11901

Importance: High

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Queensland Civil and Administrative Tribunal
Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

DANIEL GEOFFREY THIELE

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the Queensland Civil and Administrative Tribunal Act 2009. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • Queensland Civil and Administrative Tribunal Act 2009, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 7/8/2026.

Queensland Civil and Administrative Tribunal

Please think about the environment before you print this message.

This email and any attachments may contain confidential, private or legally privileged information and may be protected by copyright. You may only use it if you are the person(s) it was intended to be sent to and if you use it in an authorised way. No one is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email without appropriate authority.

If you are not the intended addressee and this message has been sent to you by mistake, please notify the sender immediately, destroy any hard copies of the email and delete it from your computer system network. Any legal privilege or confidentiality is not waived or destroyed by the mistake.

It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

Demi Balmes

From: searches@qcat.qld.gov.au
Sent: Thursday, 20 August 2026 10:41 AM
To: InfoTrack QLD Property Services
Cc: searches@qcat.qld.gov.au
Subject: RE: QCAT Search & Copy - HG-26/11901

Importance: High

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Queensland Civil and Administrative Tribunal
Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

BARBARA THIELE

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the Queensland Civil and Administrative Tribunal Act 2009. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • Queensland Civil and Administrative Tribunal Act 2009, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 7/8/2026.

Queensland Civil and Administrative Tribunal

Please think about the environment before you print this message.

This email and any attachments may contain confidential, private or legally privileged information and may be protected by copyright. You may only use it if you are the person(s) it was intended to be sent to and if you use it in an authorised way. No one is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email without appropriate authority.

If you are not the intended addressee and this message has been sent to you by mistake, please notify the sender immediately, destroy any hard copies of the email and delete it from your computer system network. Any legal privilege or confidentiality is not waived or destroyed by the mistake.

It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

Queensland Heritage Act 1992
Section 33(1)(b) Certificate of Affect

Certificate number:	COA-013401	Result number	1 of 1
Date of issue:	20-Aug-2026	Receipt No:	7185420
Client Reference	HG-26/11901		
Requested by:	InfoTrack PTY LTD PO Box 10314, Adelaide Street Brisbane QLD 4001 qldsearching@infotrack.com.au 30404010		

This is a certificate issued under section 33(1)(b) of the *Queensland Heritage Act 1992* (Heritage Act) as to whether a place or area is affected by: entry in the Queensland Heritage Register (QHR) as a State heritage place or protected area, a heritage agreement, a current QHR application, or is excluded from entry in the QHR.

RESULT

This response certifies that the place identified as:

Place Ref: None

Place Name: None

Lot: 3 Plan: SP317452

Located at:

is neither on the QHR nor the subject of a QHR application under the Heritage Act.

ADDITIONAL ADVICE

Note: This certificate is valid at the date of issue only

If you have any queries in relation to this search, please contact the Planning and Heritage Branch on 13 QGOV (137 468) or heritage@detsi.qld.gov.au.

Issued by the Chief Executive's delegate under the *Queensland Heritage Act 1992*

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

1. Pool safety certificate number

Identification number: PSC0306993

2. Location of the swimming pool

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

Street address: 127 MAIN AV

WAVELL HEIGHTS QLD Postcode 4 0 1 2

Lot and plan details: 3/SP/317452 Local government area: BRISBANE CITY

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

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

No disability exemption applies; No impracticality exemption applies

No performance solution applies

4. Pool properties

Shared pool ☐

Non-shared pool ☒

Number of pools

1

5. Pool safety certificate validity

Effective date:

3 0 / 0 8 / 2 0 2 6

Expiry date:

3 0 / 0 8 / 2 0 2 8

6. Certification

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

Name:

Allan Francis WOODS

Pool safety inspector
licence number:

PS101823

Signature:



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

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

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

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

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

Notice to Buyer of Owner-Builder Work

Property: 127 Main Avenue Wavel Heights QLD 4012
Lot 3 on RP 317452

Details of the Building Work Performed, completed 20 April 2026

- **Description of Work:**
House Raise, build under, carport and extension as per approved plans.

Name of the Person (Owner Builder Permit Holder) Who Performed the Work

- **Owner Builder Permit Holder:** Daniel Thiele

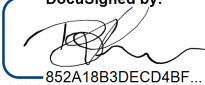
Statement Confirming the Work Was Performed Under an Owner Builder Permit

Permit No: PB145236

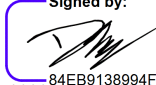
I, Daniel Thiele, confirm that the building work described above was performed under an owner builder permit.

Warning

Warning — The building work to which this notice relates is not covered by insurance under the Queensland Building and Construction Commission Act 1991.

DocuSigned by:

.....852A18B3DECD4BF.....
Seller
Barbara Alisa Thiele

04 September 2026
.....
Date

Signed by:

.....84EB9138994F46Q.....
Seller
Daniel Geoffrey Thiele

07 September 2026
.....
Date

As interested Buyers, we acknowledge receipt of the above notice in duplicate, and confirm that we have signed same before signing the Contract and retained a copy for our records.

.....
Buyer

.....
Buyer

.....
Date

.....
Date



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Mailing Code EMAIL
Property Location 127 MAIN AVE
WAVELL HEIGHTS
Issue Date 9 Jul 2026

Bill number
5000 1050 9226 769

Bill number including donation
5800 1050 9226 769

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jul 2026 - 30 Sep 2026



500010509226769/E-1/S-1/I-1/H-16
MR DANIEL G THIELE & MRS BARBARA A THIELE

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

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

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

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

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



LORD MAYOR'S
CHARITABLE TRUST

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

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

Nett Amount Payable

\$102.25

Due Date

10 Aug 2026

Summary of Charges

Opening Balance	445.45 CR
Brisbane City Council Rates & Charges	497.72
State Government Charges	65.00
Gross Amount	117.27
Discount and/or Rounding (where applicable)	15.02 CR
Nett Amount Payable	102.25
Optional Lord Mayor's Charitable Trust donation received by the Due Date	117.25

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

Including Lord Mayor's Charitable Trust \$15 donation



*439 580010509226769

Billers Code: 319186
Ref: 5800 0000 6015 229
Amt: \$117.25 by 10 Aug 2026

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010509226769

Billers Code: 78550
Ref: 5000 0000 6015 229
Amt: \$102.25 by 10 Aug 2026

Pay using your smartphone



MR DANIEL G THIELE & MRS
BARBARA A THIELE

Due Date

10 Aug 2026

50

Gross Amount

\$117.27

Nett Amount

\$102.25

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 12.19% 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 and Visa, or with Apple Pay and Google Pay linked to these cards.
Minimum payment \$10.



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. 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



Direct Debit

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



Phone Pay

Call 1300 309 311 to pay by American Express, Mastercard or Visa. Minimum payment \$10.



Mobile and Internet Banking - BPAY®

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



Instore

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



Brisbane City Council Customer Centre

Pay at any Customer Centre. Payment is accepted by cash, cheque, eftpos, Mastercard or Visa. Minimum payment \$10.

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

[Redacted Chinese text]

Property Details

Owner	MR DANIEL G THIELE & MRS BARBARA A THIELE	
Property Location	127 MAIN AVE WAVELL HEIGHTS	
Real Property Description	L.3 SP.317452 PAR KEDRON	
Valuation effective from	1 Jul 2024	\$530,000
	1 Jul 2025	\$640,000
	1 Jul 2026	\$640,000
Average Rateable Valuation (A R V)	\$603,333	

Account Details

Account Number 5000 0000 6015 229

Opening Balance		
Closing Balance Of Last Bill	49.55	
Payment Received - 16-Apr-2026	80.00	CR
Payment Received - 29-Apr-2026	80.00	CR
Payment Received - 13-May-2026	80.00	CR
Payment Received - 27-May-2026	80.00	CR
Payment Received - 10-Jun-2026	80.00	CR
Payment Received - 24-Jun-2026	80.00	CR
Discount/Rounding Allowed	15.00	CR
Total		445.45 CR

Period: 1 Jul 2026 - 30 Sep 2026

Brisbane City Council Rates & Charges		
General Rates - Category 1(Annually 0.2134 Cents In The A R V \$)	321.88	
Waste Utility Charge - 1 Charge(S) @ \$144.02 Qtr	144.02	
Bushland Preservation Levy Category 1 (Annually 0.0078 Cents In The A R V \$)	11.76	
Environmental Mgt Compliance Levy Category 1 (Annual 0.0133 Cents In The A R V \$)	20.06	
Total		497.72

State Government Charges		
Emergency Management Levy - Group 2	65.00	
Total		65.00

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 \$135 per tonne. Council has received a payment of \$34,087,407 for the 2026-27 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 60% 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 60% rebate received by Council.



Urban Utilities
ABN 86 673 835 011

Water and Sewerage
Quarterly Account

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

QUUR81_A4B/E-1/S-1/I-1/
MR DANIEL G THIELE & MRS BARBARA A THIELE



Property Location: 127 MAIN AVENUE
WAVELL HEIGHTS 4012

Customer reference number	10 1100 1579 0000 8
Bill number	1100 1579 27
Date issued	01/07/2026
Total due	\$487.02
Current charges due date	06/08/2026

Your water usage

Water usage (kL)	87
Days charged	93

Average daily water usage (litres)

Current period	935
Same period last year	744

Account Summary Period 25/03/2026 - 25/06/2026

Your Last Account

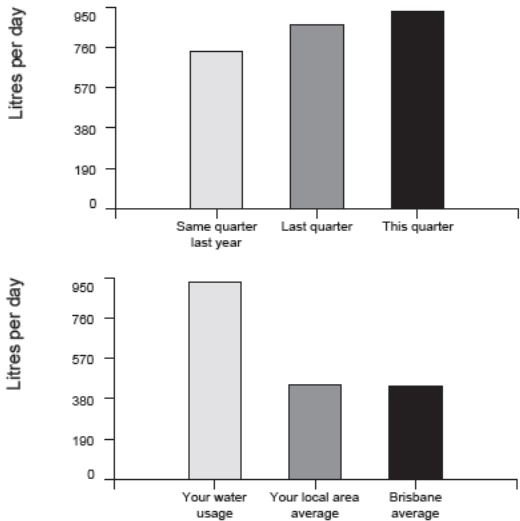
Amount Billed	\$661.89
Amount Paid	\$520.00CR

Your Current Account

Balance	\$162.36CR
Current Charges	\$649.38

Total Due	\$487.02
-----------	----------

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.



YOUR BILL COVERS SO MUCH MORE THAN
JUST THE WATER YOU USE *Scan to learn more*



Payment options



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



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



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



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	

YOUR CHARGES for 25/03/2026 - 25/06/2026 (93 days)

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ADC57590	25/03/2026	2317		
	26/06/2026	2404	87kL	

Water Usage

State bulk water price

State Bulk Water Charge 2025/26	87kL @ \$3.517000/kL	\$305.97
---------------------------------	----------------------	----------

Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	76.44kL @ \$0.981000/kL	\$74.98
Tier 2 usage 2025/26	10.56kL @ \$2.038000/kL	\$21.52
Subtotal		\$402.47

Water Services

Urban Utilities water service charge

Water service charge 2025/26	93 days	\$64.54
Subtotal		\$64.54

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2025/26	93 days	\$182.37
Subtotal		\$182.37

Water usage \$402.47

Water services \$64.54

Sewerage services \$182.37

Your total charges 25/03/2026 - 25/06/2026 \$649.38

Customer ref. no. 10 1100 1579 0000 8

127 MAIN AVENUE
WAVELL HEIGHTS 4012



Your usage was 87 kilolitres.

That's an average of 935 litres per day.



NEED HELP
UNDERSTANDING
YOUR BILL?

Learn about each item on your bill and the services it helps pay for

SCAN HERE



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 2026

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: MR DANIEL G THIELE &
MRS BARBARA A THIELE



Billers Code: 112144
Ref: 10 1100 1579 0000 8



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 101100157900008



Current charges due date
06/08/2026

For Credit Urban Utilities

Trans Code

831

User ID

066840

Customer Reference No.

101100157900008

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



Credit

Date

Cash

Teller Stamp
& Initials

Cheques

Total Due

\$ 487.02

+757+

Notice to Buyer of Owner-Builder Work

Property: 127 Main Avenue Wavel Heights QLD 4012
Lot 3 on RP 317452

Details of the Building Work Performed, completed 20 April 2026

- **Description of Work:**
House Raise, build under, carport and extension as per approved plans.

Name of the Person (Owner Builder Permit Holder) Who Performed the Work

- **Owner Builder Permit Holder:** Daniel Thiele

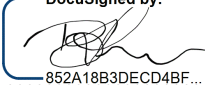
Statement Confirming the Work Was Performed Under an Owner Builder Permit

Permit No: PB145236

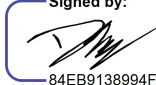
I, Daniel Thiele, confirm that the building work described above was performed under an owner builder permit.

Warning

Warning — The building work to which this notice relates is not covered by insurance under the Queensland Building and Construction Commission Act 1991.

DocuSigned by:

.....852A18B3DECD4BF.....
Seller
Barbara Alisa Thiele

04 September 2026
.....
Date

Signed by:

.....84EB9138994F46Q.....
Seller
Daniel Geoffrey Thiele

07 September 2026
.....
Date

As interested Buyers, we acknowledge receipt of the above notice in duplicate, and confirm that we have signed same before signing the Contract and retained a copy for our records.

.....
Buyer

.....
Date

.....
Buyer

.....
Date

Certificate Of Completion

Envelope Id: EBAE74FF-6FB3-815B-823D-A5F71CE94F77

Status: Completed

Subject: Complete with Docusign: Seller Disclosure Statement - 127 Main Ave.pdf

Source Envelope:

Document Pages: 50

Signatures: 4

Envelope Originator:

Certificate Pages: 2

Initials: 0

Chen Erika

AutoNav: Enabled

GPO BOX 2890

Envelopeld Stamping: Enabled

BRISBANE, Queensland 4001

Time Zone: (UTC+10:00) Brisbane

erika@gracehomeconveyancing.com.au

IP Address: 2403:5817:52a6:

Record Tracking

Status: Original

Holder: Chen Erika

Location: DocuSign

04 September 2026 | 16:41

erika@gracehomeconveyancing.com.au

Signer Events

Barbara Alisa Thiele

barbarathiele81@gmail.com

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:

852A18B3DECD4BF...

Signature Adoption: Drawn on Device
Using IP Address: 49.182.177.74
Signed using mobile

Timestamp

Sent: 04 September 2026 | 16:45

Viewed: 04 September 2026 | 22:03

Signed: 04 September 2026 | 22:08

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Daniel Geoffrey Thiele

danielthiele34@gmail.com

Security Level: Email, Account Authentication
(None)

Signed by:

84EB9138994F460...

Signature Adoption: Drawn on Device
Using IP Address: 211.30.184.191
Signed using mobile

Sent: 04 September 2026 | 16:45

Viewed: 04 September 2026 | 22:14

Signed: 07 September 2026 | 21:42

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

04 September 2026 | 16:45

Certified Delivered

Security Checked

04 September 2026 | 22:14

Signing Complete

Security Checked

07 September 2026 | 21:42

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	07 September 2026 21:42
Payment Events	Status	Timestamps