

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 Justin Paul Fee and Jessika Lee Fee

Property address 21 Rawlins Crescent, North Lakes QLD 4509

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

Lot on plan description Lot 228 on SP 206807

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: \$0.00 » 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> - 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>: This property is located within the North Lakes locality therefore does not have a zone or precinct in the MBRC Planning Scheme.		
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. If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. Pool compliance certificate is given. OR Notice of no pool safety certificate is given.	☐ Yes	☒ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years. <i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>	☐ Yes	☒ No
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i>, section 246AG, 247 or 248 or under the <i>Planning Act 2016</i>, section 167 or 168. The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	☐ Yes	☒ No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

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: \$601.40 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. ☐

****** 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: \$553.29 Date Range: 04/03/2026 - 02/06/2026
	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:

Property Law Act 2023: Seller Disclosure Statement | FORM 2

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.

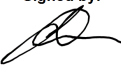
Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below) ☐ Yes☒ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994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

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

Signatures – SELLER

Signed by:

2769566217F2416...
Signature of seller

Signed by:

58C0209098D54B0...
Signature of seller

Justin Paul Fee
Name of seller

Jessika Lee Fee
Name of seller

13 August 2026
Date

13 August 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:	50702273	Search Date:	04/08/2026 11:01
Date Title Created:	18/01/2008	Request No:	57111549
Previous Title:	50701288		

ESTATE AND LAND

Estate in Fee Simple

LOT 228 SURVEY PLAN 206807

Local Government: MORETON BAY

REGISTERED OWNER

Dealing No: 721156155 08/10/2021

JESSIKA LEE FEE

JUSTIN PAUL FEE

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10849007 (POR 1V)
2. MORTGAGE No 722868946 09/11/2023 at 13:36
HSBC BANK AUSTRALIA LIMITED A.C.N. 006 434 162

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

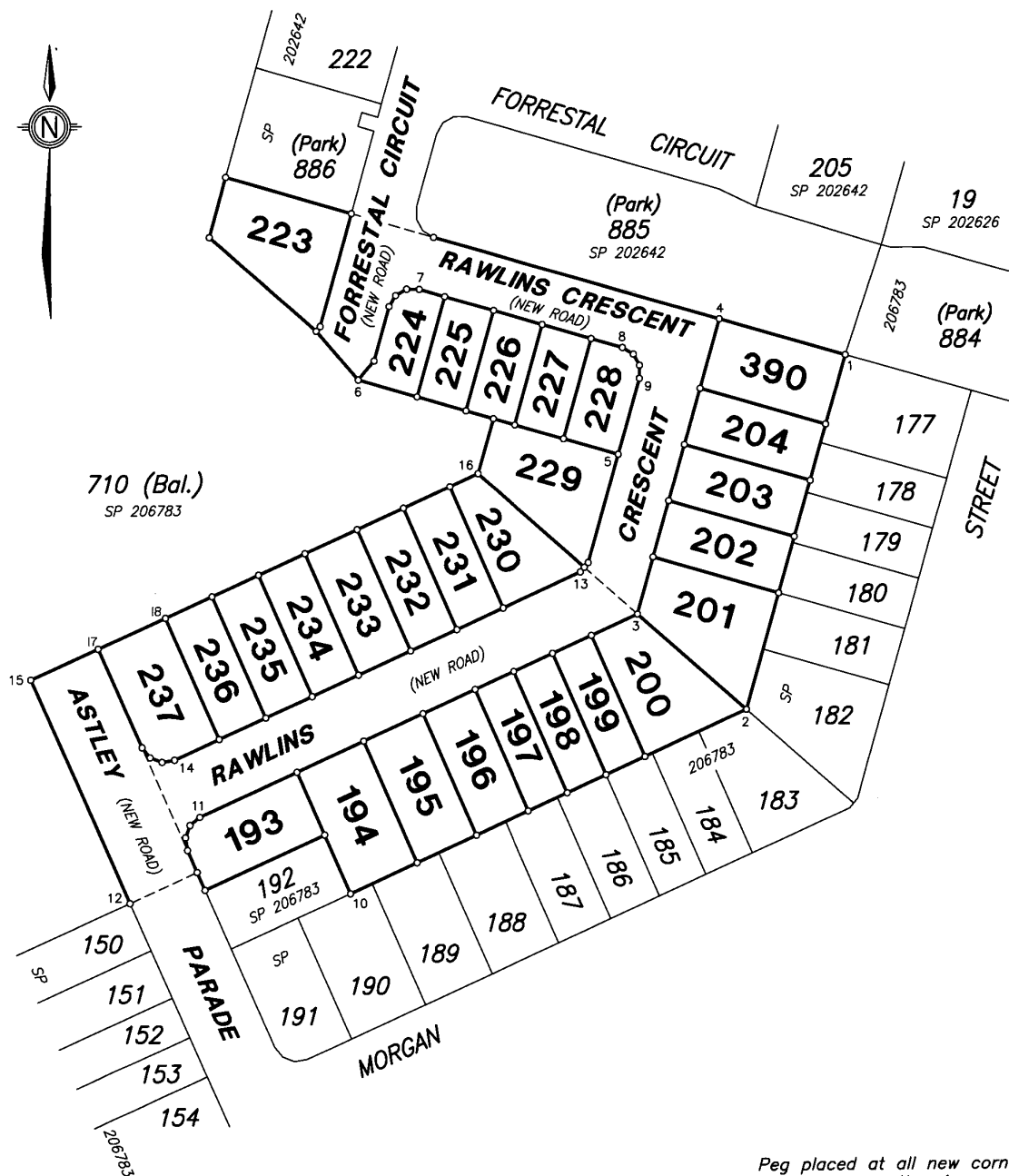
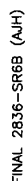
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Approved 12.12.07

SURVEY PLAN

Sheet	of
1	3



For details of Lots 201-204,
223-229 & 390 See Sheet 3.

TOTAL AREA OF NEW ROAD
5303 m²

PMM BRISBANE PTY LTD ACN 010370448 hereby certify that the land comprised in this plan was surveyed by the corporation, by John Richard EMMERTON, surveying professional, for whose work the corporation accepts responsibility under the supervision of Geoffrey Ray WILSON, a natural person, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 12/03/2015.

Director
Director

10-10-07

Date 10-10-07

PLAN OF

LOTS 193 - 204, 223 - 237 & 390

Cancelling Part of Lot 710 on SP 206783

PARISH: **REDCLIFFE** COUNTY: *Stanley*

Meridion: MGA (Zone 56) Vide SP 206783

F/N's:	NO
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Scale: 1 : 1000

Format: STANDARD



SP206807

Plan Status:

FINAL 2836-SR6B (A/H)

711340898

BE 400 NT

\$2145.90
14/01/2008 11:54**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

Registered

5. Lodged by **155**
STOCKLAND DEVELOPMENT PTY LIMITED
PO BOX 10160
BRISBANE ADELAIDE STREET Q 4000
PH: 3305 8600
REF: **DA: MS: NLABE**

(Include address, phone number, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

*We STOCKLAND NORTH LAKES PTY LTD
A.C.N. 068 244 762

(Names in full)

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

*as Lessees of this land agree to this plan

Signature of *Registered Owners ~~Lessees~~Stockland North Lakes Pty Ltd
ACN 068 244 762 by its Attorney
Nicholas Wellwood under Power
of Attorney No. 710622397

* Rule out whichever is inapplicable

2. Local Government Certificate.

* Council of the Shire of Pine Rivers

hereby approves this plan in accordance with the:

% Integrated Planning Act 1997

Dated this twelfth day of December 2007J. A. Chapman
Mayor

* Chief Executive Officer

* Insert the name of the Local Government

Insert designation of signatory or delegation

% Insert Integrated Planning Act 1997 or
Local Government (Planning & Environment) Act 1994

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt : 2007/11080
Surveyor : 2836-SR6B

6. Existing

Title Reference	Lot	Plan	Created	Emts	Road
50701288	710	SP 206783	193 - 204, 223 - 237 & 390	-	New Road

Lot 710 Balance is Lot 710 on SP 206783 less
new lots and road created on this plan.Lots 193-204, 223-237 & 390 on this
plan are not encumbered by easement
705915200 in Lot 710 on SP 206783.

Por. 1V

193-204,
223-237 & 390

Orig

Lots

7. Portion Allocation :

8. Map Reference :

9543-433

9. Locality :

NORTH LAKES

10. Local Government :

Council of the Shire of Pine Rivers

11. Passed & Endorsed :

By : PMM Brisbane Pty LtdDate : 17.12.07Signed : [Signature]Designation : Cadastral Surveyor

12. 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

13. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

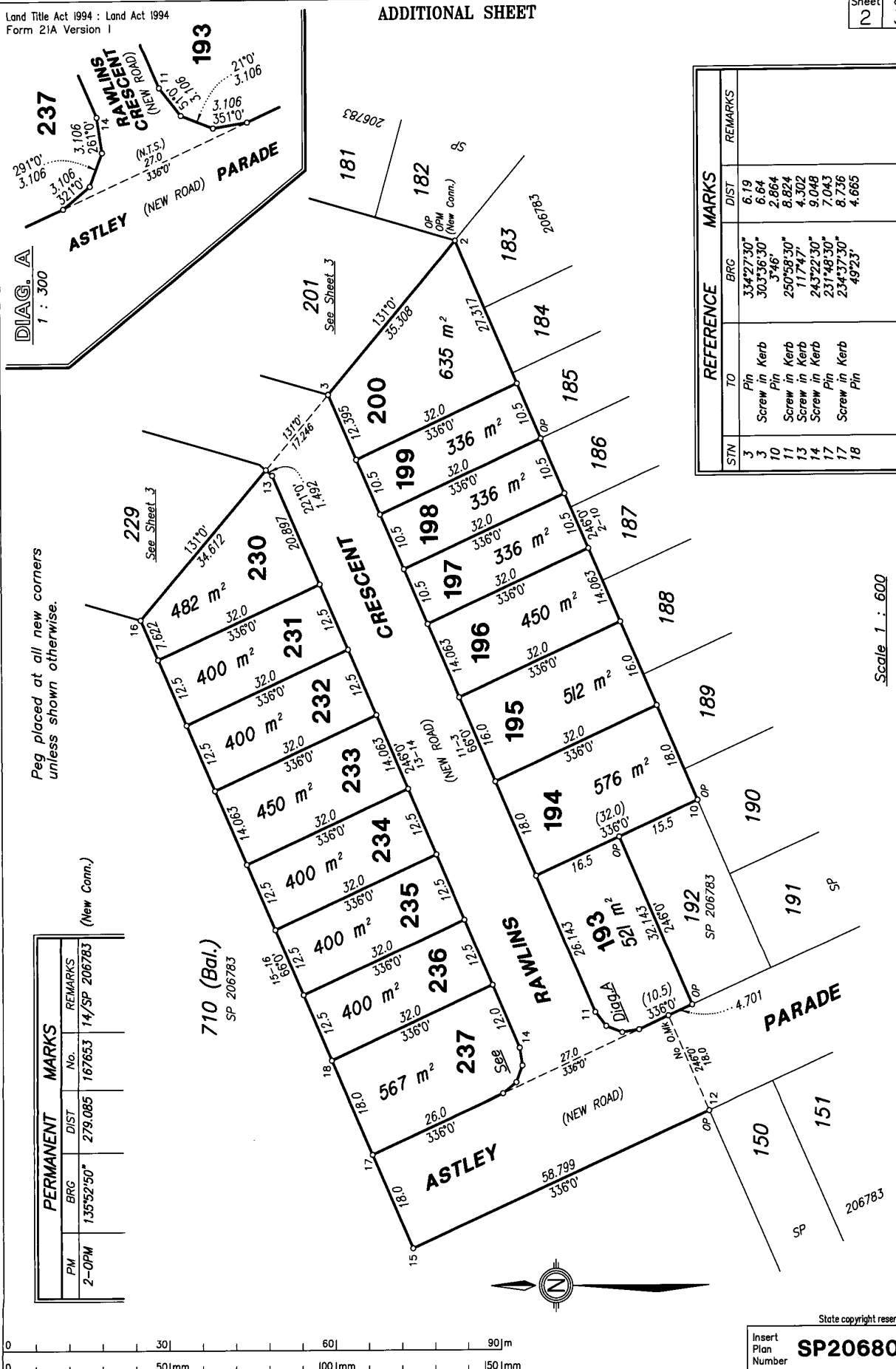
14. Insert
Plan
Number

SP206807

FINAL 2836-SR6B (AJH)

Land Title Act 1994 : Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

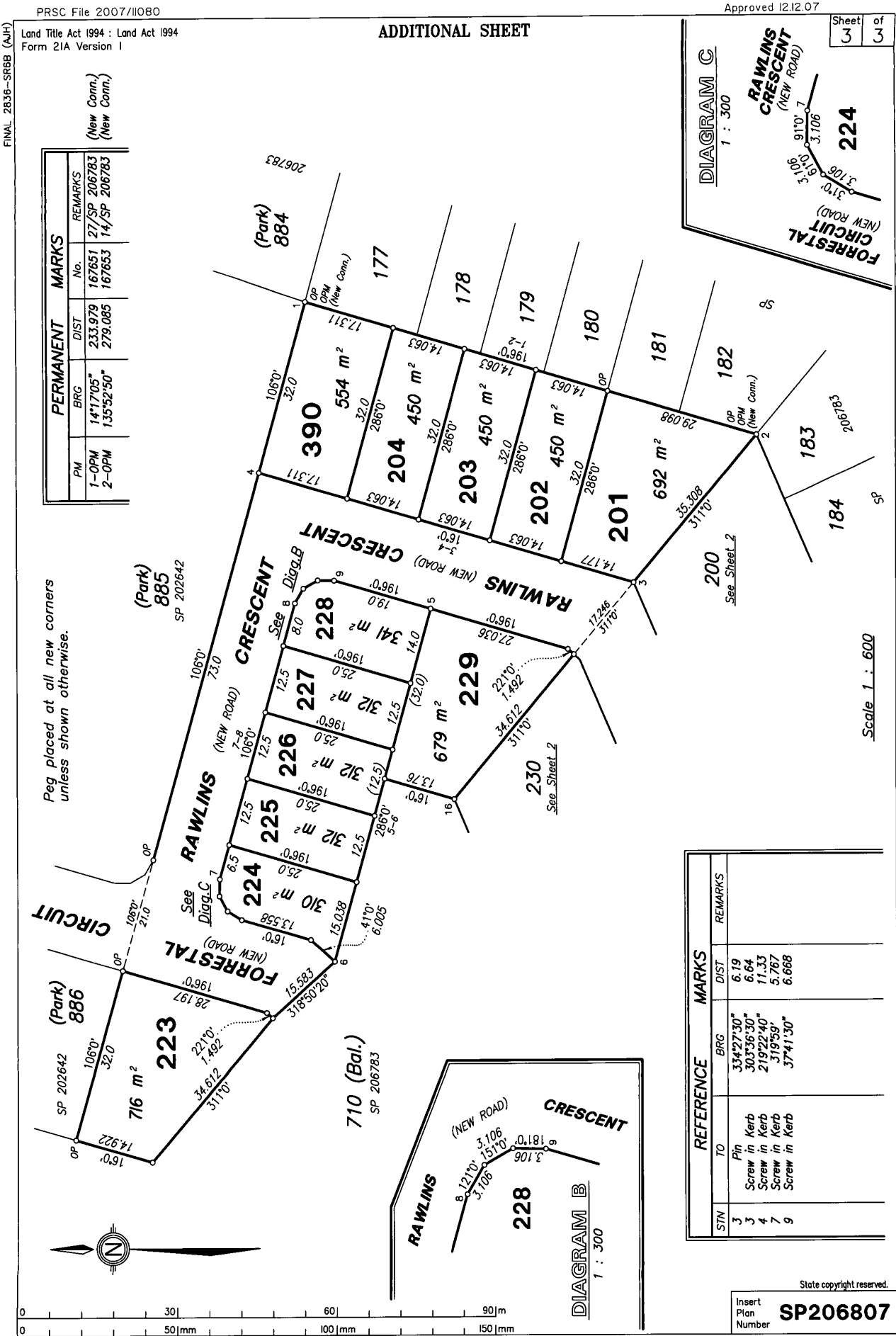


Scale 1 : 600

State copyright reserved.

Insert
Plan
Number

SP206807



Annexure “A” Statutory Encumbrances

Property: 21 Rawlins Crescent, North Lakes QLD 4509

1. APA Group Gas Networks

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

2. Energex QLD

Electrical infrastructure and related statutory corridors are present within the property boundaries. This typically includes underground and/or overhead electricity supply assets traversing part of the lot, establishing a statutory zone for the protection and maintenance of high-voltage assets.

3. 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.

4. Telstra

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

5. Unitywater

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.

6. 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 53869230

APA Group Gas Networks (70710)

Referral

277192903

Member Phone

1800 085 628

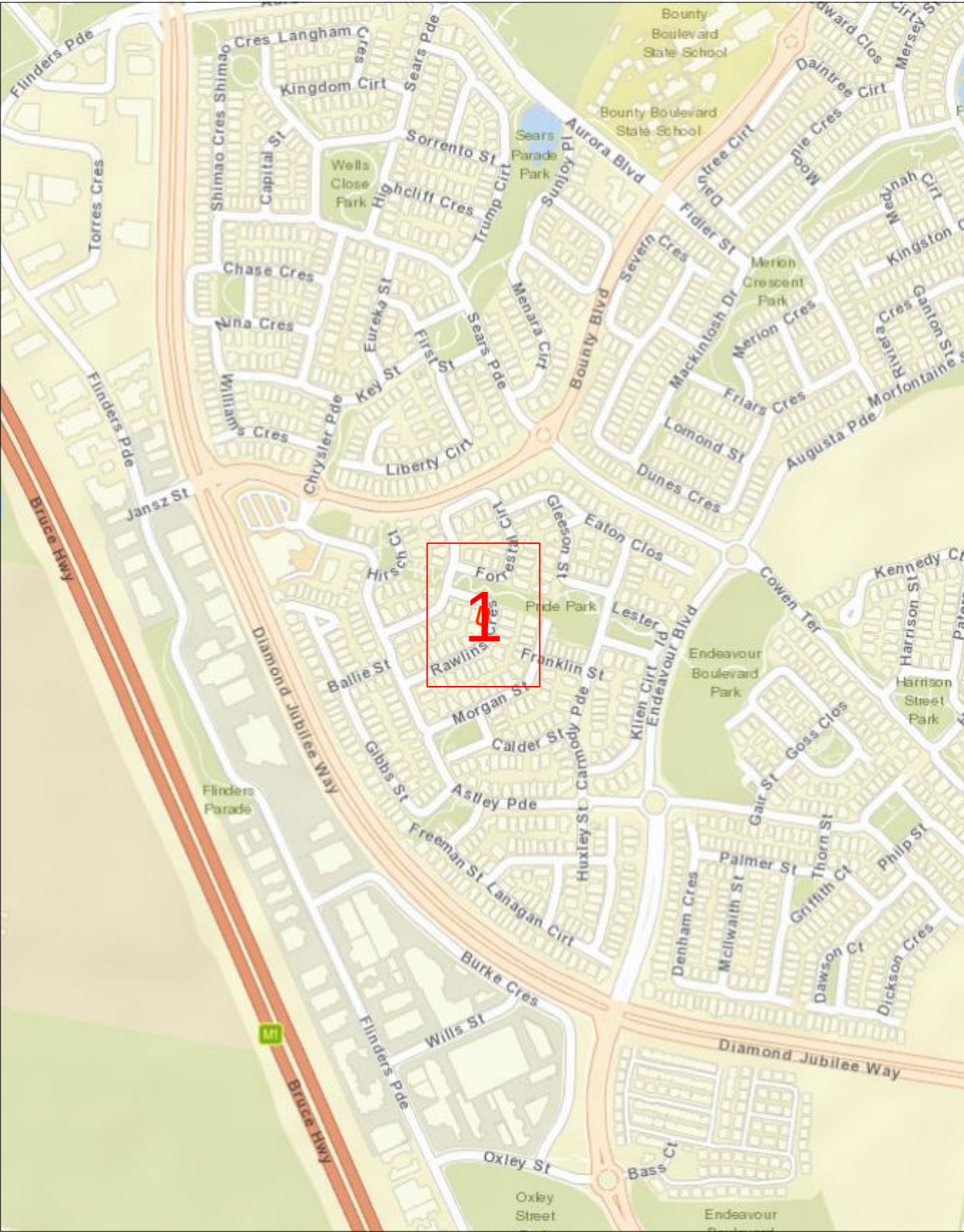
Responses from this member

Response received Tue 4 Aug 2026 11.00am

File name	Page
Response Body	5
277192903.pdf	6
400-STD-AM-0001_2 Guidelines for Works Near Existing Gas Assets.pdf	15

Site 21 Rawlins Cr
Address: North Lakes
QLD 4509

Sequence 277192903
Number:



Scale 1: 6000

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



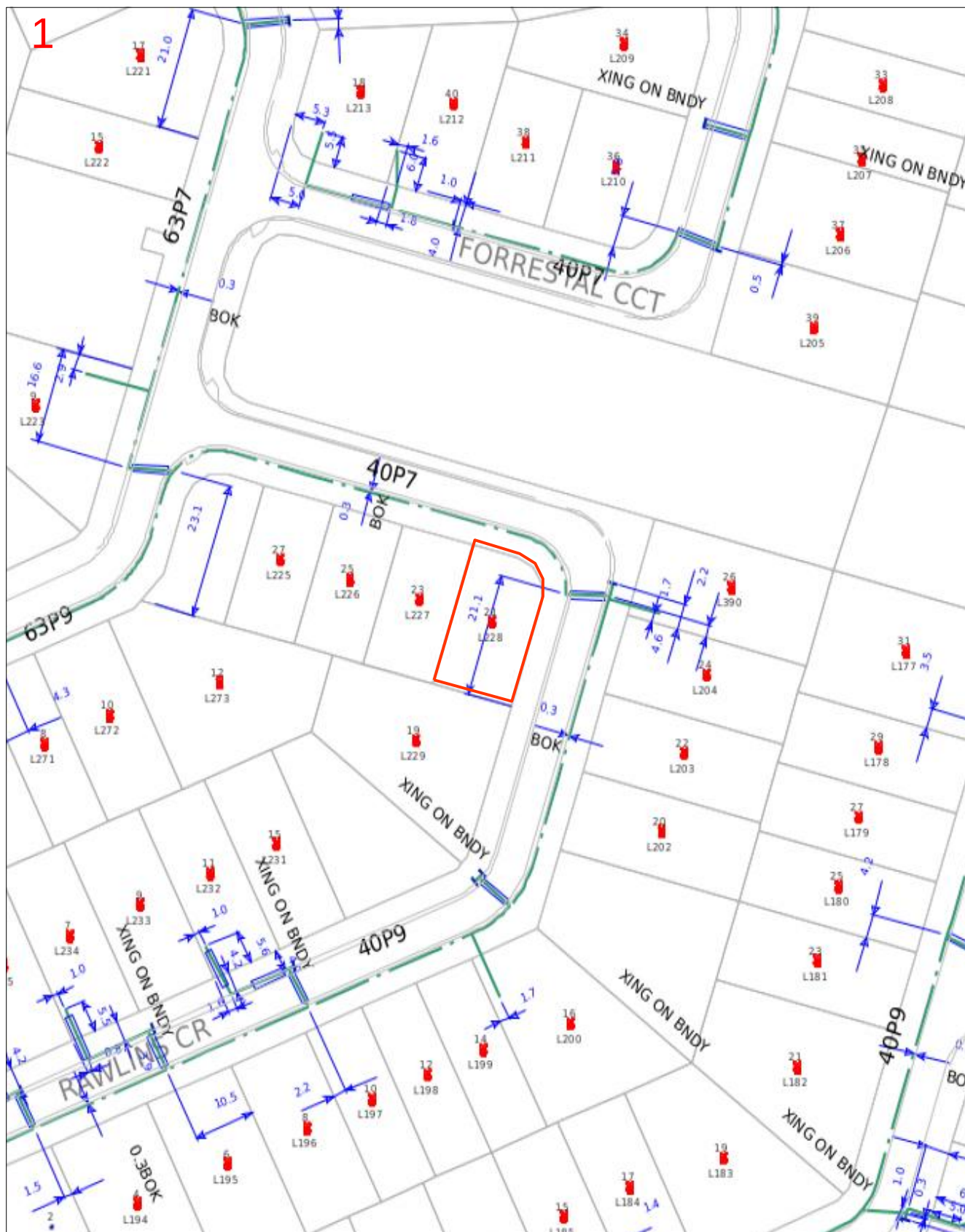
Enquiry Area

Map Key Area



Site 21 Rawlins Cr
Address: North Lakes
 QLD 4509

Sequence 277192903
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

40P6 in 80C2

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

63S8

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 53869230

Energex QLD

Referral

277192901

Member Phone

13 12 53

Responses from this member

Response received Tue 4 Aug 2026 11.01am

File name	Page
Response Body	57
277192901 - Energex Plan.pdf	60
Energex BYDA Terms and Conditions.pdf	61
Working Near Overhead and Underground Electric Lines.pdf	66



BYDA

Sequence: 277192901
Date: 04/08/2026
Scale: 1:500
Tile No: 1

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp 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.

Job ID 53869230

Moreton Bay Regional Council

Referral
277192899

Member Phone
1300 477 161

Responses from this member

Response received Tue 4 Aug 2026 11.00am

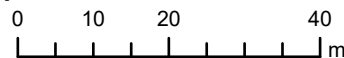
File name	Page
Response Body	98
ASSET 277192899.pdf	99



In an emergency contact City Of Moreton Bay on 1300 477 161

04/08/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate



Scale 1:1,000

Job ID 53869230

NBN Co Qld

Referral

277192898

Member Phone

1800 687 626

Responses from this member

Response received Tue 4 Aug 2026 11.19am

File name	Page
Response Body	101
277192898_20260804_011825859669_1.pdf	102
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	105
Disclaimer_277192898_20260804_011825859669.pdf	107

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

Job ID 53869230

Telstra QLD South East

Referral

277192902

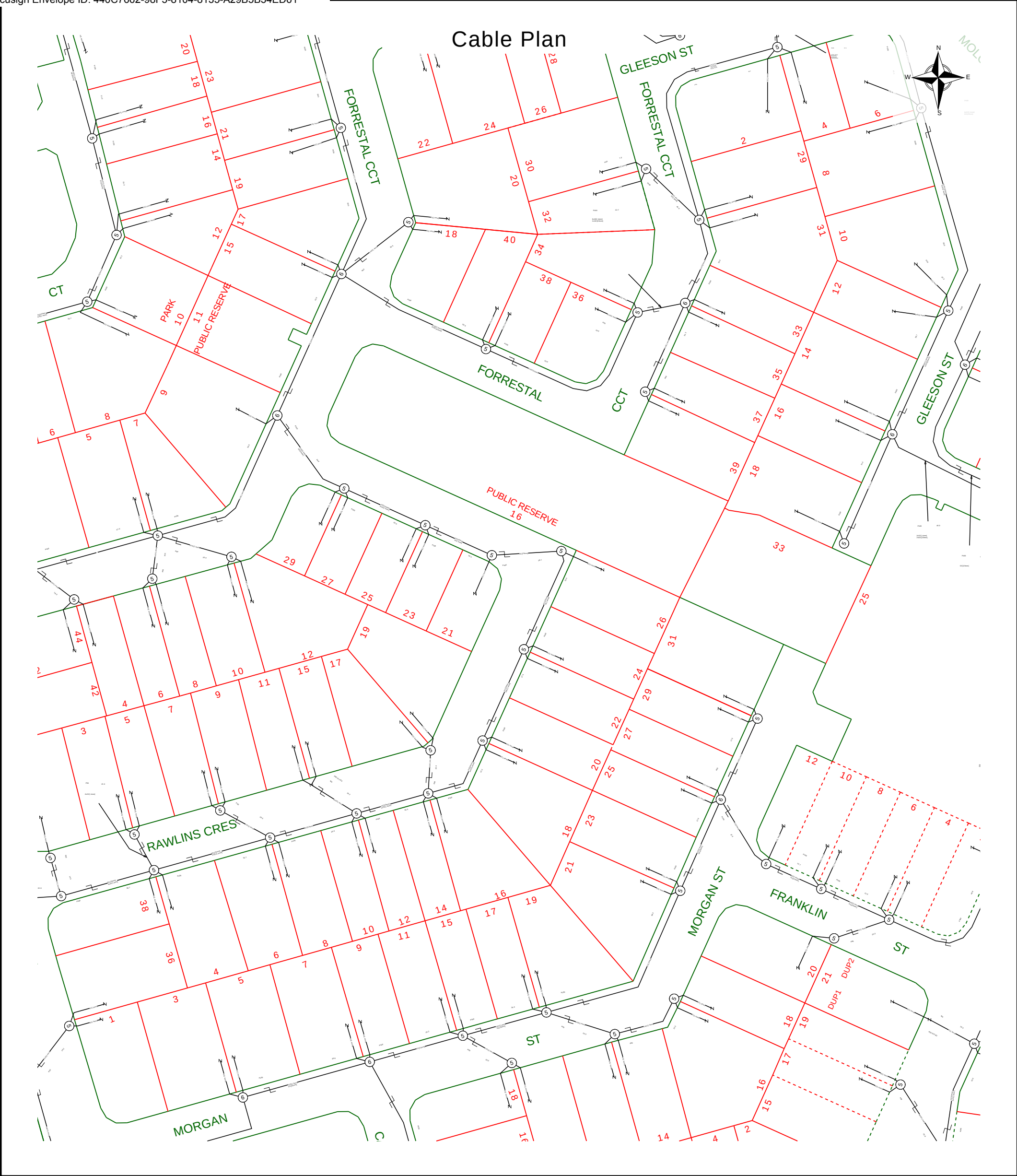
Member Phone

1800 653 935

Responses from this member

Response received Tue 4 Aug 2026 11.05am

File name	Page
Response Body	112
277192902.pdf	113
AccreditedPlantLocators 2026-07-20a.pdf	114
Telstra Duty of Care v32.0c.pdf	115
Telstra Map Legend v4_0c.pdf	117



	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: 277192902
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 04/08/2026 11:03:47		Please read Duty of Care prior to any excavating

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.

Job ID 53869230

Unitywater South

Referral

277192900

Member Phone

1300 086 489

Responses from this member

Response received Tue 4 Aug 2026 11.01am

File name	Page
Response Body	119
Coversheet - Assets Found.pdf	120
DBYD Map - SEQ# 277192900.pdf	122

UNITYWATER BYDA MAP

Sequence Number: 277192900

Job Number: 53869230

Printed On: 4/08/2026

Emergency Situations

Call Unitywater:

1300 086 489

This information on this plan is valid
for 30 days from "Printed On" date.

Legend



Extent of Unitywater Area

Water

 PS

Water Pump Station

 M

Water Service

 *

Water Valve



Water Pipe (Abandoned)



Water Hydrant

 F

Water Fitting

Water Main



Trunk Main



Reticulation Main

Sewer

 PS

Sewer Pump Station

 ●

Sewer Maintenance Hole

 *

Sewer Valve

 F

Sewer Fitting

Sewer Gravity Main



Trunk Main



Reticulation Main



Overflow Main



Sewer Pipe (Abandoned)

Sewer Pressure Main



Pressure Sewer



Rising Main



Vacuum Main



Pressure Sewer Service



Sewer Service

Recycled Water

 PS

Recycled Water Pump Station

 *

Recycled Water Valve

 ●

Recycled Water Hydrant

 F

Recycled Water Fitting



Recycled Water Pipe (Abandoned)



Recycled Water Main

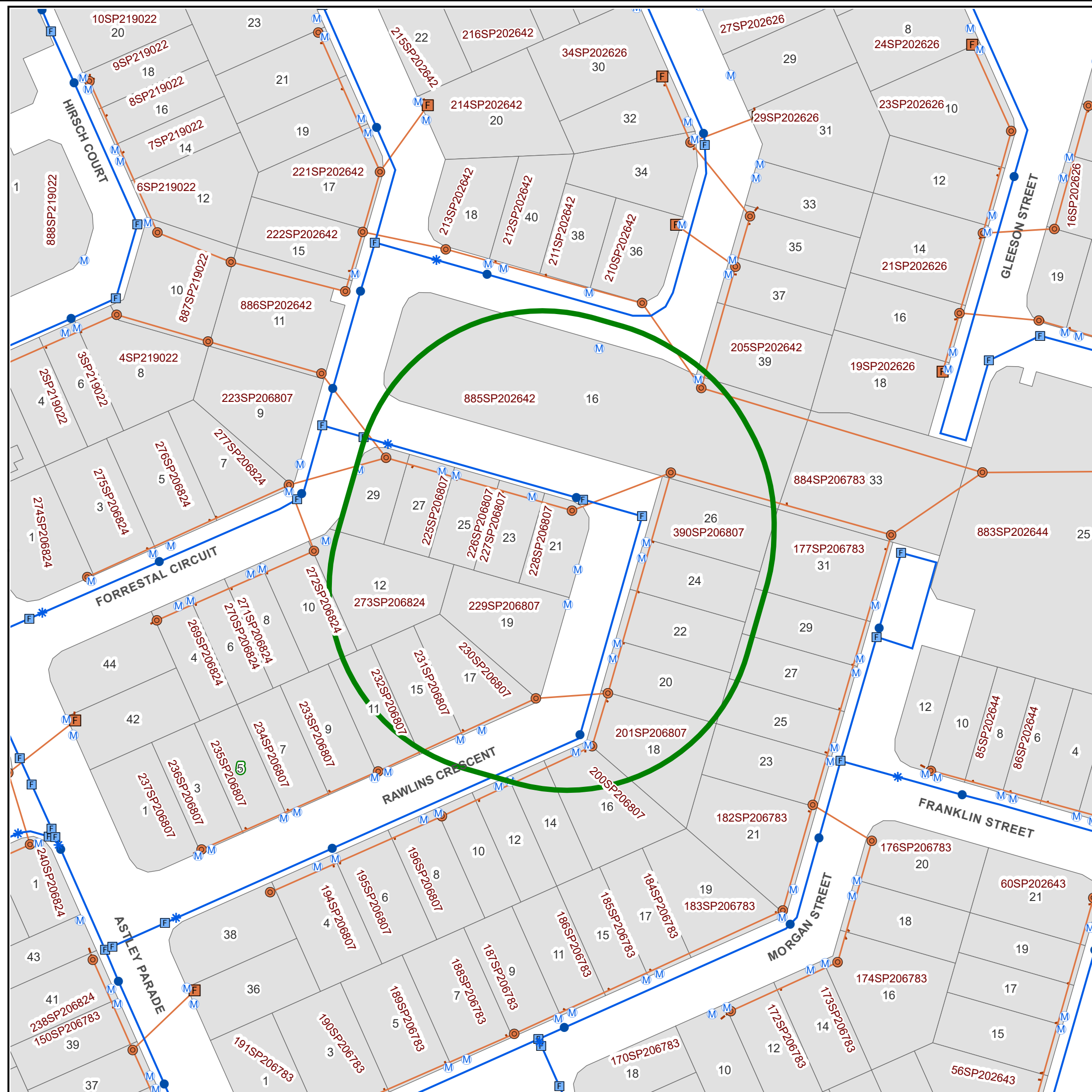
Map Tile: 1
Scale: 1:1000
(If printed at 100%
on A3 size paper)



Before You Dig Australia
PO Box 953
Caboolture QLD 4510

Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

Disclaimer These Maps are supplied under the following conditions:- Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness, currency or accuracy of the map details or the degree of compliance with any standards in this matter. As per the Important Information included in the response to your enquiry, you agree that these Maps are indicative only and will not be relied upon by you for any purpose. Persons making decisions with financial or legal implications must not rely upon the map details shown on this plan for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility and liability for any loss or damage suffered as a result of placing reliance upon this information. You also acknowledge that these Maps are the intellectual property of Unitywater and may not be reproduced or sold on without the written consent of Unitywater.





LOTSEARCH

Spatial Intelligence | Mapping Risk

LOTSEARCH REFERENCE
LS151486_DZ

REPORT DATE
04 Aug 2026 18:40:12

CLIENT ID
203115971

Seller Disclosure - Zoning



This report provides information on the zoning of a property. It is designed to support the requirement under the **Property Law Regulation 2024** to disclose the zoning of the property under **Part 3 - Land use, planning and environment** of the **QLD Seller Disclosure Statement**.



Zoning

The result below is based on the *Property Law Regulation 2024* and a search of zoning records under:

- the *Economic Development Act 2012* (Priority Development Areas)
- the *State Development and Public Works Organisation Act 1971*
- the *Integrated Resort Development Act 1987*
- the *Mixed Use Development Act 1993*
- the *Sanctuary Cove Resort Act 1985*
- the local planning scheme

The zoning identified for the property:

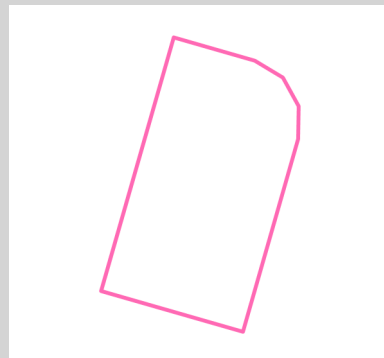
Planning Record	Zoning
Local planning scheme	Not applicable
Mango Hill Infrastructure Development Control Plan	Please refer to this plan for applicable zoning

We have identified an additional planning instrument in the local planning scheme as listed above. Please review both records to determine the zoning information for the Seller Disclosure Statement.

Temporary Local Planning Instruments (TLPs) may vary the local planning scheme zoning. Please refer to this [website](#) for a list of current TLPs or check with your local council.

Commonwealth and State legislation other than those listed in the *Property Law Regulation 2024* may state that the planning scheme does not apply to certain areas. This includes, but is not limited to, strategic and core port land, priority ports, and certain airport and defence land. This report does not include a notation of these areas. Please consult your local council and the relevant planning scheme for further information.

LOT/PLAN
Lot 228, SP206807



COUNCIL
Moreton Bay City

THINGS TO KNOW

This report provides zoning information only. The buyer may need to consider other planning controls that may apply to the lot such as local plans and overlays. These can be obtained from the local planning scheme.

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement.

CUSTOMER SUPPORT

 support@lotsearch.com.au
 lotsearch.com.au



LOTSEARCH

Spatial Intelligence | Mapping Risk

Seller Disclosure - Zoning

Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Priority Development Areas	QLD Department of State Development, Infrastructure and Planning	03/08/2026	17/07/2026	Monthly
State Development Area Precincts	QLD Department of State Development, Infrastructure and Planning	03/08/2026	03/08/2026	Monthly
State Development Areas	QLD Department of State Development, Infrastructure and Planning	03/08/2026	29/02/2024	Monthly
Integrated Resort Development Areas	QLD Government	15/06/2026	15/06/2026	Quarterly
Mixed Use Development Areas	QLD Government	15/06/2026	15/06/2026	Quarterly
Sanctuary Cove Resort	QLD Government	15/06/2026	15/06/2026	Quarterly
Moreton Bay Planning Scheme Zoning – MBRC planning scheme zones	City of Moreton Bay	30/07/2026	30/06/2026	Monthly
Moreton Bay Planning Scheme Zoning – CMB planning scheme zone precincts	City of Moreton Bay	30/07/2026	28/10/2024	Monthly
Moreton Bay Planning Scheme Other Planning Instruments	City of Moreton Bay	03/08/2026	30/06/2022	Monthly

Useful Contacts

Lotsearch Pty Ltd
www.lotsearch.com.au
support@lotsearch.com.au

QLD Department of State Development, Infrastructure and Planning
<https://www.planning.qld.gov.au/>
 13 QGOV (13 74 68)

Moreton Bay City
<http://www.moretonbay.qld.gov.au/>
council@moretonbay.qld.gov.au
 (07) 3205 0555

[Click for 'Use of Report - Applicable Terms'](#)

Disclaimer:

The purpose of this report is to provide a search of publicly available zoning records for the site, to support the requirement of identifying the zoning to be disclosed under the Property Law Regulation 2024 and assist with the disclosure of information under Part 3 – Land use, planning and environment, of the QLD Seller Disclosure Statement.

The report does not replace your responsibility to undertake the accurate identification and disclosure of information relevant to the matters outlined in the Seller Disclosure Statement.

The report does not constitute advice. The report is not a substitute for an on-site inspection or review of other available reports and records. The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice from a suitably qualified professional or legal practitioner before you make any decision based on the information within the report.

You understand that Lotsearch has defined the site by reference to lot and plan information supplied in the order. You accept that Lotsearch may amend some of the information supplied in the order, to identify the relevant site for the report.

Information provided by public authorities is constantly changing. This report is based on data listed in the Dataset Listing table and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.

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



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **1037648**

Date: 04/08/2026

Search Request reference: **203006172**

Applicant details

Applicant: Erika Chen

erika@gracehomeconveyancing.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 228 on Plan SP206807 at 21 Rawlins Cr, North Lakes Qld 4509 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: 51200010 EMR Site Id: 04 August 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 228 Plan: SP206807
21 RAWLINS CR
NORTH LAKES

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

21 Rawlins Crescent

Submit

Date of order	Order	Address
22/07/2026	NDR003-26 (PDF, 119.6 KB)	4 Schwartz Street BUDERIM QLD 4556
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
26/06/2026	NDR139-25 (PDF, 490.3 KB)	102 Dickson Way POINT LOOKOUT QLD 4183
26/06/2026	NDR059-25 (PDF, 90.5 KB)	2 Karingal Court MOUNT COOLUM QLD 4573
25/06/2026	NDR233-25 (PDF, 300.2 KB)	166 The Esplanade POINT VERNON QLD 4655
25/06/2026	NDR235-25 (PDF, 300.2 KB)	166 The Esplanade POINT VERNON QLD 4655
17/06/2026	NDR193-24 (PDF, 42.7 KB)	4 Yandilla Street NEWTOWN QLD 4350

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Tuesday, 4 August 2026 11:41 AM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - HG-26/11891

[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:

JESSIKA FEE

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 22/7/2026.

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.

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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.

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
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JUSTIN PAUL FEE

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Queensland Civil and Administrative Tribunal

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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-012062	Result number	1 of 1
Date of issue:	04-Aug-2026	Receipt No:	7164699
Client Reference	HG-26/11891		
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: 228 Plan: SP206807

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*

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

Pool Register

Property location

Show Map

Address

21 RAWLINS CR, NORTH LAKES QLD 4509

Lot on plan (RPD)

228/SP/206807

Council

MORETON BAY CITY

Details

No pools are registered for this property.

Back

Register pool

Contact Us

Get in touch for enquiries, feedback, complaints and compliments.

Phone: 139 333

Contact us

Terms & conditions

Privacy policy

Help and support

FAQ

Cultural acknowledgement

We pay our respects to the Aboriginal and Torres Strait Islander ancestors of this land, their spirits and their legacy. The foundations laid by these ancestors — our First Nations peoples — give strength, inspiration and courage to current and future generations towards creating a better Queensland.

© The State of Queensland 1995 - 2026

Queensland Government

Customer Service Centres
Caboolture - 2 Hasking Street, Caboolture
Redcliffe - 1 Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address
PO Box 159
CABOOLTURE QLD 4510

Customer Service
Ph: 1300 522 192

ABN: 92 967 232 136
www.moretonbay.qld.gov.au



571335_Rates_Archive/E-1/S-1/I-1/000
Jessica L Fee & Justin P Fee



This information was prepared on 30 June 2026 for the period
01 July 2026 to 30 September 2026

Property number: 571335

Property location:
21 Rawlins Crescent
NORTH LAKES QLD 4509

Property description: Lot 228 SP 206807

Valuation: \$385,000

Rating category: General Rate - Category R1 (Single
Residential - Owner occupied)

Rate notice summary	
Issue date: 09 July 2026	
Your last bill	\$127.96
Payments / adjustments	\$-595.00
Opening balance	\$-467.04 In credit
New rates and charges	\$601.40
Total due	\$134.36
Due date	11 August 2026

If you have established a flexible payment plan, your scheduled amount will continue to be debited as arranged.

To view or change an existing flexible payment plan, or to set up a new plan, please visit payble.moretonbay.qld.gov.au

Go paperless!

Receive your rates and reminders via email



Easy



Convenient



Sustainable

A \$2.50 paper notice fee will apply to all quarterly rate notices* received by post.



To register now scan the QR code or visit moretonbay.qld.gov.au/eRates.

*Ratepayers who receive a Council pensioner rebate or self-funded retiree rebate will be exempt from the fee for the rate notice issued for their principal place of residence.

Easy ways to pay



BPAY

Bill code: 339457

Reference number: 50 1829 8560 0571 3350



PHONE

Call (07) 3480 6349 (Mastercard and Visa only)

Reference number: 50 1829 8560 0571 3350



ONLINE

Scan the QR code or visit www.moretonbay.qld.gov.au/pay-your-rates

Reference number: 50 1829 8560 0571 3350



Pay in-store at Australia Post



*2471 501829856005713350



IN PERSON

Pay at any of Council's Customer Service Centres
Mon to Fri 8.30am – 5pm



MAIL

Send your payment and remittance slip to:
Moreton Bay City Council
PO Box 159
CABOOLTURE QLD 4510

If you are having difficulty paying, please call Council as soon as possible so we can assist you in setting up a payment plan schedule or visit www.moretonbay.qld.gov.au/rates

Activity since last bill

Last bill		\$127.96
Payment / adjustments		
01-Apr-2026	Payment Received Thank You	\$-85.00
15-Apr-2026	Payment Received Thank You	\$-85.00
29-Apr-2026	Payment Received Thank You	\$-85.00
13-May-2026	Payment Received Thank You	\$-85.00
27-May-2026	Payment Received Thank You	\$-85.00
10-Jun-2026	Payment Received Thank You	\$-85.00
24-Jun-2026	Payment Received Thank You	\$-85.00
Account balance		\$-467.04 A

New charges

Council rates and charges	
Description	Amount
General Rate - Category R1 (Single Residential - Owner occupied) (Minimum General Rate Applied)	\$327.15
City Environment Charge (26.00 [Fixed Amount]) / 4 [Bills per year]	\$6.50
City Infrastructure Charge (125.00 [Fixed Amount]) / 4 [Bills per year]	\$31.25
Waste Charge - Residential (240L refuse / 240L recycling) (1 [Number of Domestic Bin Units] * 472.00 [Unit Rate]) / 4 [Bills per year]	\$118.00
Garden Organics Bin Charge - Residential (240L) (74.00 [Fixed Amount]) / 4 [Bills per year]	\$18.50
Special Charge - North Lakes Enhanced Services (140.00 [Fixed Amount]) / 4 [Bills per year]	\$35.00
Total Council rates and charges	\$536.40
State Government charges	
Description	Amount
Emergency Management Levy - Group 2A	\$65.00
Total State Government charges	\$65.00
Total new charges	\$601.40 B

A + **B** = Total due

State Government
Waste Levy

- Council will pay an estimated \$25,400,000 in waste levy payments to the Queensland Government during 2026/27 for household waste to landfill.
- The Queensland Government waste levy for general waste has increased to \$135 per tonne.
- The Queensland Government has paid an amount of \$13,710,111 in the 2026/27 Financial Year to Council to mitigate the impact of the Queensland Waste Levy on households. This will only partially cover the expected cost of the waste levy for household waste in 2026/27.
- Council's Waste Management Utility and Special Charges cover costs associated with managing waste in the City of Moreton Bay, including the gap between the Queensland Government levy charged to Council and the partial rebate received by Council.

Important information

Interest
From 1 July 2026 to 30 June 2027 interest charges of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Valuations
The valuation used for rating purposes is provided by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development. For further information about the valuation that has been applied to your property visit: www.resources.qld.gov.au/land-property

Rebates
Rebates may be available to eligible pensioners and self funded retirees. Please visit www.moretonbay.qld.gov.au or contact Council for more information.

Translating and Interpreting Services

If you require an interpreter, please call TIS National on 131450. For people with hearing or speech difficulties please contact Moreton Bay City Council through the National Relay Service (NRS). For more information, visit the NRS website to choose your preferred access point; or call the NRS Helpdesk on 1800 555 660 or text 0416 001 350 for assistance.



Payment remittance slip

Please send this remittance slip with your cheque/money order payable to:

Moreton Bay City Council
PO Box 159
CABOOLTURE QLD 4510

Property Number:	571335
Property Location:	21 Rawlins Crescent NORTH LAKES QLD 4509
Barcode:	 *2471 501829856 005713350
Payment Amount:	\$134.36





Mr J P & Ms J L Fee

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	100022037
Payment reference	1000 2203 74
Property	21 Rawlins Cres, NORTH LAKES, QLD

Bill number	7128795097
Billing period	04 Mar 2026 91 days to 2 Jun 2026
Issue date	3 Jun 2026
Approximate date of next meter reading	21 Aug 2026

Your account activity

Your last bill	Payments/ adjustments	Balance	New charges
\$430.34	\$312.00	\$118.34	\$434.95

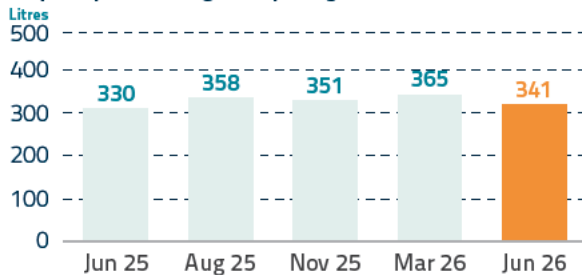
8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Smoothpay is set up for payment of this account

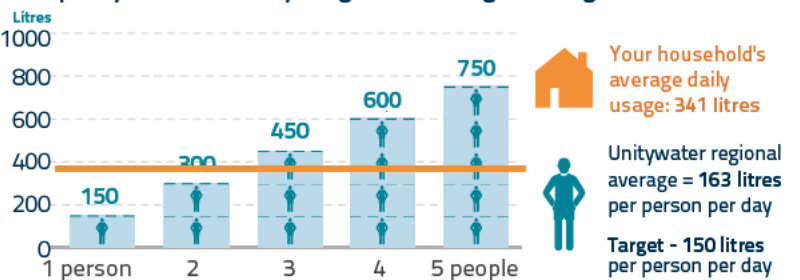
Total \$553.29

Please pay your agreed Smoothpay instalments only

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



What does *your water* bill pay for?

Your investment in safe and reliable water and wastewater services.

Learn more at unitywater.com/yourwaterbill



Easy ways to pay For other payment options - see over



BPAY®
Biller Code: 130393
Ref: 1000 2203 74
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
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Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
Find out more at unitywater.com/smoothpay

Your account details



1300 086 489

Account enquiries

8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
09W032598	3 Mar 26	1720	2 Jun 26	1751	31	91	340.7
Total water usage					31	91	340.7
Total sewerage usage (waste and greywater) = 90% of water usage					27.90	91	306.6

Activity since last bill

Last bill		\$430.34
Payments / adjustments		
17 Mar 2026	Direct Debit Bank Fixed	-\$52.00
31 Mar 2026	Direct Debit Bank Fixed	-\$52.00
14 Apr 2026	Direct Debit Bank Fixed	-\$52.00
28 Apr 2026	Direct Debit Bank Fixed	-\$52.00
12 May 2026	Direct Debit Bank Fixed	-\$52.00
26 May 2026	Direct Debit Bank Fixed	-\$52.00
Account balance		\$118.34 1

Water and Sewerage Charges

Lot 228 Plan SP206807 Installation ID 168921

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	04 Mar 26 to 02 Jun 26	0.3407	91	\$3.517	\$109.03

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	04 Mar 26 to 02 Jun 26	0.3407	91	\$0.787	\$24.40
Sewerage up to 740 L/day	04 Mar 26 to 02 Jun 26	0.3066	91	\$0.787	\$21.96
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	04 Mar 26 to 02 Jun 26	1	91	\$1.025	\$93.28
Sewerage Access	04 Mar 26 to 02 Jun 26	1	91	\$2.047	\$186.28
Water subtotal					\$226.71
Sewerage subtotal					\$208.24

New water and sewerage charges \$434.95 2

Total Due = 1 + 2 \$553.29

Important information

Payment assistance
If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details
Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners
If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments
Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts
Interest of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Water efficiency
For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50
当您需耍口译员时，请致电 13 14 50。
التصل 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

Privacy policy
We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls
+ 61 7 5431 8333

unitywater.com
PO Box 953
Caboolture QLD 4510
1300 086 489



More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 1000 2203 74



Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online
Billpay Code: 4028
Ref: 1000 2203 74
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 1000220374 00055329

Account number	100022037
Payment reference	1000 2203 74
Total	\$553.29
Please pay your agreed Smoothpay instalments only	

Certificate Of Completion

Envelope Id: 440C7662-98F5-8104-8135-A29B5B34ED61

Status: Completed

Subject: Complete with Docusign: Seller Disclosure Statement - 21 Rawlins Crescent.pdf

Source Envelope:

Document Pages: 40

Signatures: 2

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

13 August 2026 | 09:01

erika@gracehomeconveyancing.com.au

Signer Events

Jessika Lee Fee

jessikafee27@gmail.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

58C0209098D54B0...

Timestamp

Sent: 13 August 2026 | 09:03

Viewed: 13 August 2026 | 09:26

Signed: 13 August 2026 | 09:28

Signature Adoption: Drawn on Device

Using IP Address: 49.197.232.116

Signed using mobile

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Justin Paul Fee

justinpaulfee@gmail.com

Security Level: Email, Account Authentication
(None)

Signed by:

2769566217F2416...

Sent: 13 August 2026 | 09:03

Viewed: 13 August 2026 | 09:03

Signed: 13 August 2026 | 09:03

Signature Adoption: Drawn on Device

Using IP Address: 211.30.69.76

Signed using mobile

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

13 August 2026 | 09:03

Certified Delivered

Security Checked

13 August 2026 | 09:03

Signing Complete

Security Checked

13 August 2026 | 09:03

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	13 August 2026 09:28

Payment Events	Status	Timestamps
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