

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 **BARINDER KAUR**

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

2 TRANQUIL PLACE, MCDOWALL QLD 4053

Lot on plan description

1/SP263321

Community titles scheme
or BUGTA scheme:

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

☐ **Yes**

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

☒ **No**

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ **Yes**

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

☒ **Yes**

Registered encumbrances	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 to affect the property after settlement. ☐ Yes ☒ No 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> Water, sewerage and other utilities that may pass through the land
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>: Residential	
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes ☒ No The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	
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 ☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years. ☐ 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 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.	
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.	

Part 5 – Rates and services

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

Rates	Whichever of the following applies—
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:
	Amount: \$477.18 Date Range: 1/4/26 - 30/6/26
	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: \$394.52 Date Range: 20/3/26-18/6/2026
	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. ☐ Yes ☒ No (If Yes, complete the information below)
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. ☐ Yes Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. ☐ Yes ☒ No If No— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme ☐ Yes ☒ No (If Yes, complete the information below)
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. ☐ Yes ☒ No If No— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures – SELLER


Barinder Kaur (Jul 3, 2026 15:12:57 GMT+10)

Signature of seller

Signature of seller

Barinder Kaur

Name of Seller

Name of Seller

03/07/2026

Date

Date

Signatures – BUYER

By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50936974	Search Date:	03/07/2026 14:29
Date Title Created:	07/01/2014	Request No:	56760130
Previous Title:	13619120		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 263321

Local Government: BRISBANE CITY

REGISTERED OWNER

Dealing No: 724673033 04/02/2026

BARINDER KAUR

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10250020 (POR 484)
2. EASEMENT No 715528267 06/01/2014 at 14:14
benefiting the land over
EASEMENT A ON SP263321
3. EASEMENT No 715528268 06/01/2014 at 14:14
benefiting the land over
EASEMENT B ON SP263321
4. MORTGAGE No 724673034 04/02/2026 at 11:10
FIRST MORTGAGE COMPANY HOME LOANS PTY LTD A.C.N. 104 268 448

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Land Title Act 1994; Land Act 1994
Form 21 Version 2

SURVEY PLAN

SIN A TRA CRES

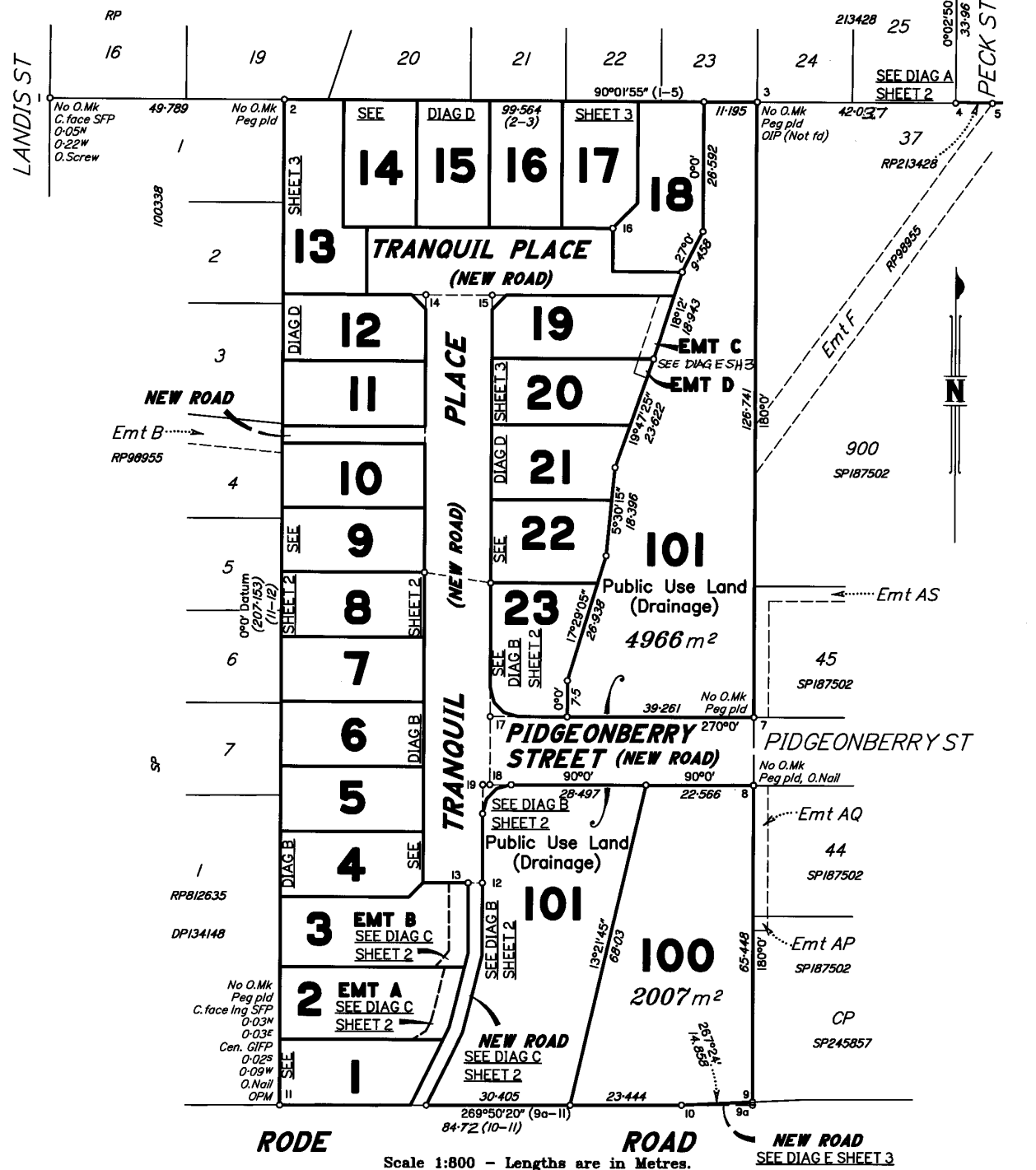
Sheet 1	of 4
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Peg placed at all new corners, unless otherwise stated.

SEE SHEET 4 FOR TRAVERSE TABLE, REFERENCE MARKS
& PERMANENT MARKS TABLES.

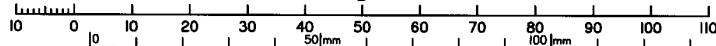
Total Area of New Road

3519 m²

***RODE*****ROAD**

NEW ROAD
SEE DIAG E SHEET 3

Scale 1:800 - Lengths are in Metres.



State copyright reserved.

Scale: **1:800**

Format: **STANDARD**



SP263321

Plan Status:

1. John Kenneth AKERS hereby certify that the land comprised in this plan was surveyed by me personally 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 02.10.2013.

28.10.13
Date

Cadastral Surveyor

***Plan of Lots 1-23, 100, 101,
Emt A in Lot 2, Emt B in
Lot 3, Emt C in Lot 19 &
Emt D in Lot 20***

Cancelling Lots 19 & 20 on RP98956

PARISH: **KEDRON**

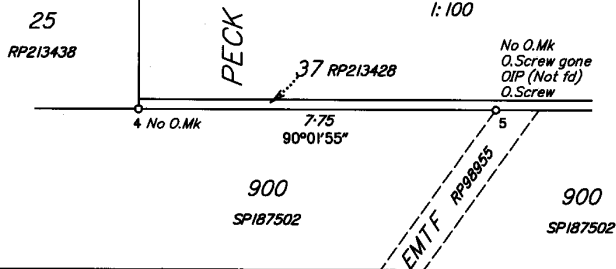
COUNTY: *Stanley*

Meridian: *RP98956*

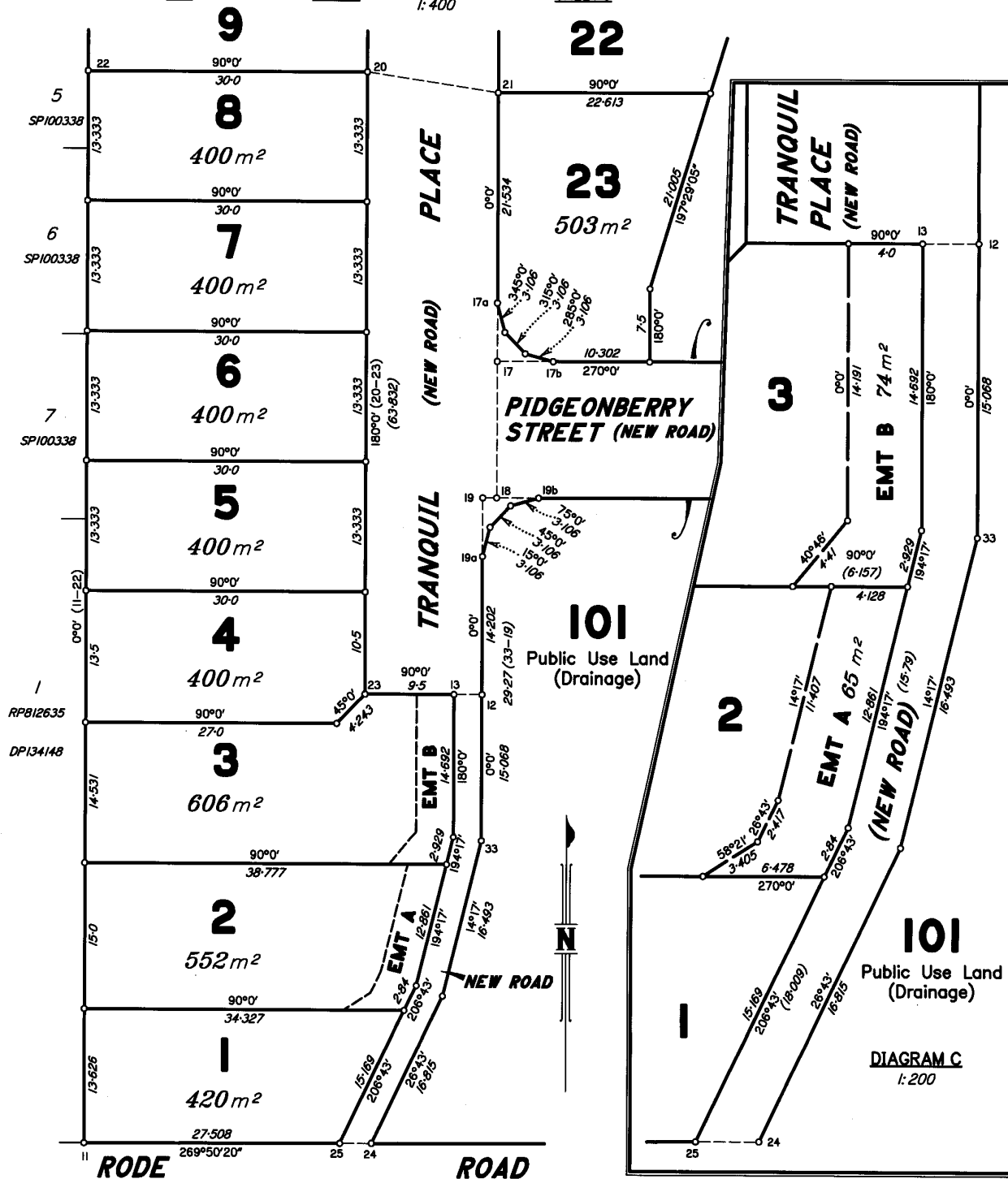
F/N's:	No
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715528239 \$2429.00 06/01/2014 14:12 BE 400 NT		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.																												
1. Certificate of Registered Owners or Lessees. 1/We <u>PERUVIT PTY LTD</u> <u>A. C. N. 096 361 018</u> (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. <i>[Signature]</i> <u>SOLE DIRECTOR PERUVIT PTY LTD</u> Signature of *Registered Owners *Lessees * Rule out whichever is inapplicable		5. Lodged by <u>Mohv Iledy lawyers</u> <u>PO Box 547, Spring Hill</u> <u>QLD 4000</u> <u>168A</u> (Include address, phone number, reference, and Lodger Code)																												
2. Local Government Approval. * <u>BRISBANE CITY COUNCIL</u> hereby approves this plan in accordance with the : % <u>INTEGRATED PLANNING ACT 1997</u> Dated this <u>18th</u> day of <u>December, 2013</u> <i>[Signature]</i> <u>Helen Nexin</u> # <u>Deputy</u> # * Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990		6. Existing <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Title Reference</th> <th>Description</th> <th>New Lots</th> <th>Road</th> <th>Emts</th> <th>Cov.</th> <th>Profit a prende</th> </tr> </thead> <tbody> <tr> <td>13619120</td> <td>Lot 19 on RP98956</td> <td>1-16, 19-23, 101</td> <td>New Rd</td> <td>A, B</td> <td></td> <td></td> </tr> <tr> <td>13537126</td> <td>Lot 20 on RP98956</td> <td>16-23, 100-101</td> <td>New Rd</td> <td>C, D</td> <td></td> <td></td> </tr> </tbody> </table> MORTGAGE ALLOCATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Mortgage</th> <th>Lots Fully Encumbered</th> <th>Lots Partially Encumbered</th> </tr> </thead> <tbody> <tr> <td>715129134</td> <td>1-23, 100</td> <td></td> </tr> </tbody> </table> Note: It is assumed Mortgage 715129134 is partially surrendered in respect to Lot 101. It is assumed Easement 601331591 is surrendered prior to registration of this plan.		Title Reference	Description	New Lots	Road	Emts	Cov.	Profit a prende	13619120	Lot 19 on RP98956	1-16, 19-23, 101	New Rd	A, B			13537126	Lot 20 on RP98956	16-23, 100-101	New Rd	C, D			Mortgage	Lots Fully Encumbered	Lots Partially Encumbered	715129134	1-23, 100	
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715129134	1-23, 100																													
3. Plans with Community Management Statement : CMS Number : Name :		7. Portion Allocation : <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>1-23, 100-101</td> <td>Por 484</td> </tr> <tr> <td>Lots</td> <td>Orig</td> </tr> </table> 8. Map Reference : <u>9443-22111</u> 9. Locality : <u>McDowall</u> 10. Local Government : <u>Brisbane City</u> 11. Passed & Endorsed : By : <u>John Kenneth AKERS</u> Date : <u>18/12/13</u> Signed : <i>[Signature]</i> Designation : <u>Cadastral Surveyor</u>		1-23, 100-101	Por 484	Lots	Orig																							
1-23, 100-101	Por 484																													
Lots	Orig																													
4. References : Dept File : Local Govt : Surveyor : <u>S3402</u>		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 SP263321																												

ADDITIONAL SHEET
DIAGRAM A
1:100



SEE DIAG D DIAGRAM B 1:400 SHEET 3



Scale 1:400 - Lengths are in Metres.

State copyright reserved.

Insert Plan Number SP263321

ADDITIONAL SHEET
DIAGRAM D
1:400

Sheet **3** of **4**

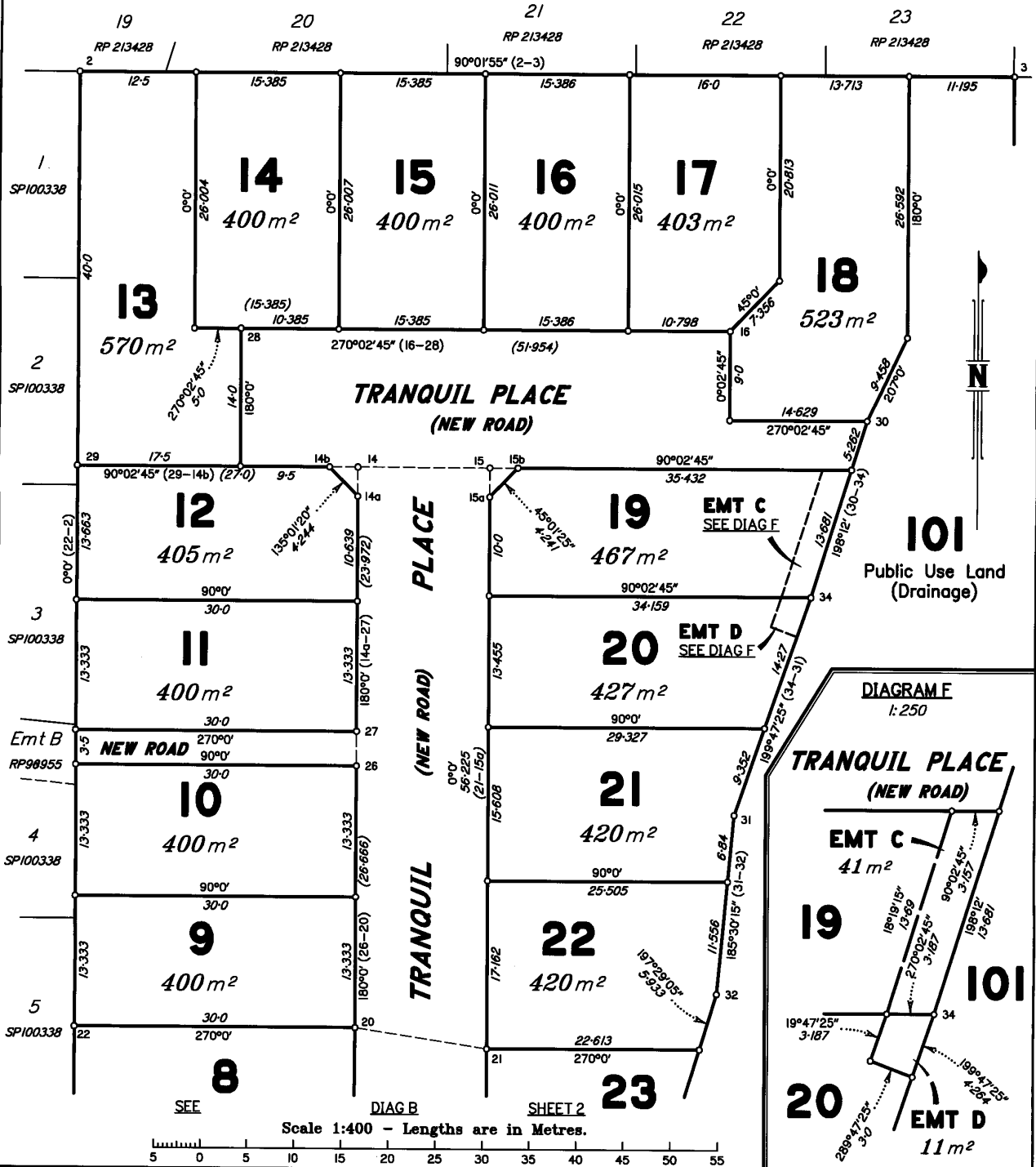
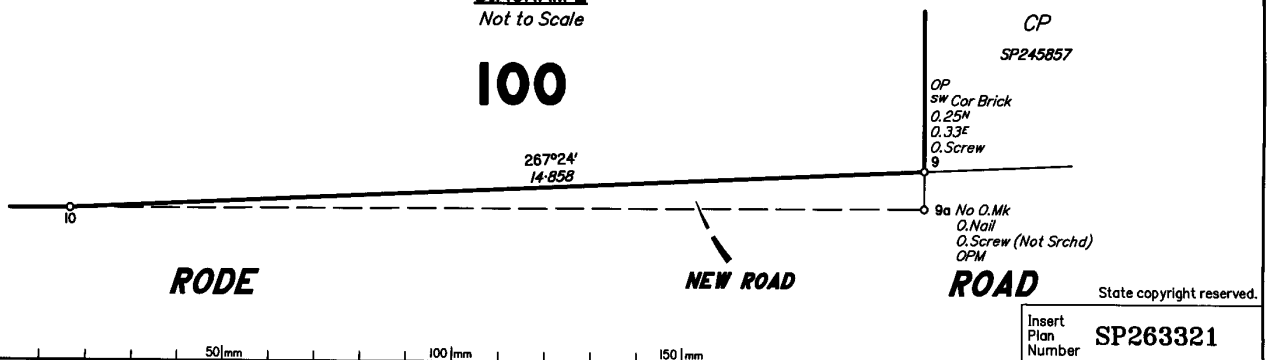


DIAGRAM E
Not to Scale

100



ADDITIONAL SHEET

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST	
1	O.Screw in Conc	4/RP213428	311°03'55"	4.401	
3	Pin		135°0'	1.4	
3	OIP (Not fd) Constr	7/SP187502	146°18'15"	3.545	
5	O.Screw Gone	3/RP213428	334°14'55"	3.814	
5	OIP (Not fd) Constr	8/SP187502	108°40'05"	7.11	
5	O.Screw in Kerb	8/SP187502	21°37'50"	10.083	
6	OIP	RP213428	At	Stn	
6	O.Screw in Kerb	9/SP213428	8°50'25"	1.587	(Not Srchd)
6	O.Bolt in Bit	RP213428	48°02'50"	10.428	
7	Screw in Kerb		182°36'	4.065	
8	O.Nail in Kerb	112/SP213428	54°05'40"	7.171	
9	O.Screw in Conc	2/SP245857	188°54'40"	1.569	
9a	O.Nail in Conc	3/SP187502	189°58'40"	2.2	
9a	O.Screw	3/SP187502	210°09'15"	25.142	(Not Srchd)
11	Nail in Conc		126°04'	1.735	
11	O.Nail in Conc	1/DP134148	164°27'	4.78	
12	Screw in Kerb		336°23'	6.449	
14	Screw in Kerb		67°11'	3.197	
15	Screw in Kerb		309°44'	2.624	
16	Screw in Kerb		249°03'	11.609	
17	Screw in Kerb		244°47'	2.804	
18	Screw in Kerb		317°50'	3.302	

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
9a-OPM	3/SP187502	130°01'20"	33.418	178180
11-OPM	1/DP134148	95°55'15"	284.984	35942

TRAVERSES ETC

LINE	BEARING	DISTANCE
7-8	180°0'	14.0
9-9a	180°0'	0.633
9a-10	269°50'20"	14.843
12-13	90°0'	3.0
14-14a	180°0'	3.0
14-14b	270°02'45"	3.0
14-15	90°02'45"	14.0
15-15a	180°0'	3.0
15-15b	90°02'45"	3.0
17-17a	0°0'	6.0
17-17b	90°0'	6.0
17-18	180°0'	14.0
18-19	270°0'	1.5
18-19b	90°0'	4.5
19-19a	180°0'	6.0
20-21	98°31'15"	14.156
24-25	269°50'20"	3.363
26-27	0°0'	3.5



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Mailing Code EMAIL
Property Location 2 TRANQUIL PL
MCDOWALL
Issue Date 10 Apr 2026

Bill number
5000 1050 3724 204

Bill number including donation
5800 1050 3724 204

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Apr 2026 - 30 Jun 2026



500010503724204/E-1/S-1/I-1/H-16
MS BARINDER KAUR & MR SANDEEP SINGH
2 TRANQUIL PL
MCDOWALL QLD 4053

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

\$92.74 CR

Due Date

11 May 2026

Summary of Charges

Opening Balance	554.92 CR
Brisbane City Council Rates & Charges	414.28
State Government Charges	62.90
Gross Amount	77.74 CR
Discount and/or Rounding (where applicable)	15.00 CR
Nett Amount Payable	92.74 CR
Optional Lord Mayor's Charitable Trust donation received by the Due Date	15.00

CREDIT BILL - PLEASE DO NOT PAY

Including Lord Mayor's Charitable Trust \$15 donation



*439 580010503724204



Billers Code: 319186
Ref: 5800 0000 5121 763
Amt: \$15.00 by 11 May 2026

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010503724204



Billers Code: 78550
Ref: 5000 0000 5121 763
Amt: \$0.00 by 11 May 2026

Pay using your smartphone



MS BARINDER KAUR & MR
SANDEEP SINGH

Due Date

11 May 2026

50

Gross Amount

\$77.74 CR

Nett Amount

\$92.74 CR

<0000000000> <004440> <500010503724204> >

Rating and rebate information

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

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

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

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

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

Payment options



Online

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



Direct Debit

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



By Mobile

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



Mail

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

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

**Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001**



Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: bpay.com.au Minimum payment \$10.

®Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAYVIEW

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



Instore

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



Phone Pay

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



Brisbane City Council Customer Centre

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

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

Use and Disclosure Notice

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

English

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

Italian

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

Spanish

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

Chinese

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

Property Details

Owner	MS BARINDER KAUR & MR SANDEEP SINGH	
Property Location	2 TRANQUIL PL MCDOWALL	
Real Property Description	L.1 SP.263321 PAR KEDRON	
Valuation effective from	1 Jul 2023	\$455,000
	1 Jul 2024	\$455,000
	1 Jul 2025	\$550,000
Average Rateable Valuation (A R V)	\$486,667	

Account Details

Account Number 5000 0000 5121 763

Opening Balance		
Closing Balance Of Last Bill	19.92	CR
Payment Received - 09-Jan-2026	40.00	CR
Payment Received - 16-Jan-2026	40.00	CR
Payment Received - 23-Jan-2026	40.00	CR
Payment Received - 01-Feb-2026	40.00	CR
Payment Received - 08-Feb-2026	40.00	CR
Payment Received - 15-Feb-2026	40.00	CR
Payment Received - 22-Feb-2026	40.00	CR
Payment Received - 01-Mar-2026	40.00	CR
Payment Received - 08-Mar-2026	40.00	CR
Payment Received - 15-Mar-2026	40.00	CR
Payment Received - 22-Mar-2026	40.00	CR
Payment Received - 29-Mar-2026	40.00	CR
Payment Received - 05-Apr-2026	40.00	CR
Discount/Rounding Allowed	15.00	CR
Total		554.92 CR

Period: 1 Apr 2026 - 30 Jun 2026

Brisbane City Council Rates & Charges		
General Rates - Category 1(Annually 0.2159 Cents In The A R V \$)	262.68	
Waste Utility Charge - 1 Charge(S) @ \$128.24 Qtr	128.24	
Bushland Preservation Levy Category 1 (Annually 0.0079 Cents In The A R V \$)	9.61	
Environmental Mgt Compliance Levy Category 1 (Annual 0.0113 Cents In The A R V \$)	13.75	
Total		414.28
State Government Charges		
Emergency Management Levy - Group 2	62.90	
Total		62.90

Other Information

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

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

QUUR31_A4B/E-1/S-1/I-1/
BARINDER KAUR
2 TRANQUIL PL
MCDOWALL QLD
4053

Property Location: 2 TRANQUIL PLACE
MCDOWALL 4053

Customer reference number	10 1134 5808 0000 6
Bill number	1134 5808 2
Date issued	24/06/2026
Total due	\$193.51
Current charges due date	30/07/2026

Your water usage

Water usage (kL)	34
Days charged	91

Average daily water usage (litres)

Current period	374
Same period last year	0

Account Summary Period 20/03/2026 - 18/06/2026

Your Last Account

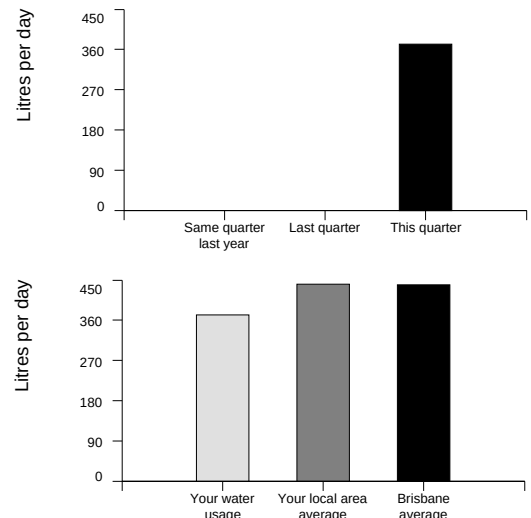
Amount Paid **\$0.00**

Your Current Account

Balance **\$201.01CR**
Current Charges **\$394.52**

Total Due **\$193.51**

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 20/03/2026 - 18/06/2026 (91 days)**Your meter readings**

Serial Number	Read Date	Reading	Usage	Comment
ADD2207167	20/03/2026	604		
	19/06/2026	638	34kL	

Water Usage**State bulk water price**

State Bulk Water Charge 2025/26	34kL @ \$3.517000/kL	\$119.57
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Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	34kL @ \$0.981000/kL	\$33.35
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Subtotal \$152.92**Water Services****Urban Utilities water service charge**

Water service charge 2025/26	91 days	\$63.15
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Subtotal \$63.15**Sewerage Services****Urban Utilities sewerage service charge**

Sewerage service charge 2025/26	91 days	\$178.45
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Subtotal \$178.45**Water usage \$152.92****Water services \$63.15****Sewerage services \$178.45****Your total charges 20/03/2026 - 18/06/2026 \$394.52**

Customer ref. no. 10 1134 5808 0000 6

2 TRANQUIL PLACE
MCDOWALL 4053**Your usage was 34 kilolitres.****That's an average of 374 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: BARINDER KAURBillers Code: 112144
Ref: 10 1134 5808 0000 6

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 101134580800006



Current charges due date

30/07/2026

For Credit **Urban Utilities**

Trans Code

831

User ID

066840

Customer Reference No.

101134580800006

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

Date

Cash

Cheques

Teller Stamp
& Initials

Total Due

\$ 193.51

+757+