

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 Kenneth George Beutel and Clare Ealhs with Louise Richards

Property address 15 Sport Street, Kedron Qld 4031
(referred to as the
“property” in this
statement)

Lot on plan description Lot 78 on RP54150

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	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <p>Telstra - 2 pair lead-in asset running into property from front boundary. See plan annexed. Queensland Urban Utilities - sewer main traverses the property near and along the rear boundary. Sewer main 'branch' running from the main to the rear of the property. Water service (indicative) running into property from front boundary. See plan annexed. Energex - pole near front boundary of property. See plan annexed. Gas - medium pressure pipe running into property from front boundary. See plan annexed. These authorities and any others that may have infrastructure on the property have the right to keep infrastructure on the property and have associated rights of access to the property to maintain and repair infrastructure on the property. See plans annexed.</p>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> <input style="width: 150px; height: 20px;" type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable):*

CR1 Character (Character) under Brisbane City Plan

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**

If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.

* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

Contamination and environmental protection The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*. **Yes** **No**

The following notices are, or have been, given:

A notice under section 408(2) of the *Environmental Protection Act 1994* (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 *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies). **Yes** **No**

A notice under section 347(2) of the *Environmental Protection Act 1994* (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 *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. **Yes** **No**

If Yes, a copy of the order or application must be given by the seller.

Heritage The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (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.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years. <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>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount: \$655.46

Date Range: 01/04/26 - 30/06/26

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: \$482.42

Date Range: 16/12/25 - 22/03/26

OR

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

Amount:

Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes


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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Community Management Statement	<p>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.</p> <p>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.</p>	<input type="checkbox"/> Yes	
Body Corporate Certificate	<p>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.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Statutory Warranties	<p>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.</p>		
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Body Corporate Certificate	<p>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.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>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.</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Signatures – SELLER



Signature of seller

Kenneth George Beutel

Name of seller

02/06/26

Date



Signature of seller

Clare Ealhswith Louise Richards

Name of seller

02/06/26

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: 12005145	Search Date: 14/05/2026 14:56
Date Title Created: 13/09/1937	Request No: 56136307
Previous Title: 11640029	

ESTATE AND LAND

Estate in Fee Simple

LOT 78 REGISTERED PLAN 54150
Local Government: BRISBANE CITY

REGISTERED OWNER

Dealing No: 717742179 23/12/2016

KENNETH GEORGE BEUTEL
CLARE EALHSWITCH LOUISE RICHARDS JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10094197 (POR 148)
2. MORTGAGE No 719039678 11/10/2018 at 13:06
SUNCORP-METWAY LIMITED A.C.N. 010 831 722

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Cecil M. Conran C.M.C.
Cecil M. Conran Brisbane

THIS PLAN should be ROLLED not folded.

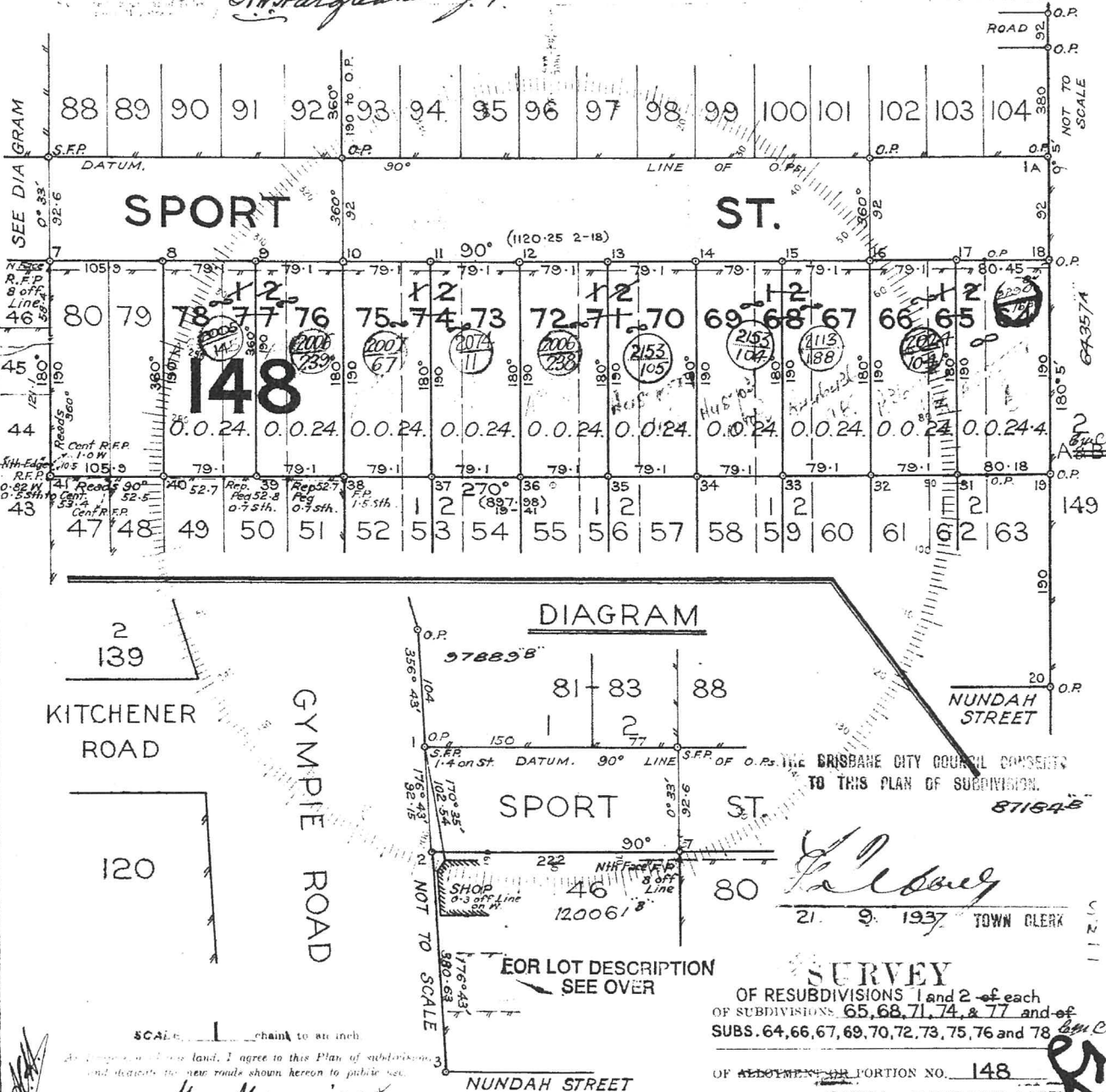
C.T. 300039. 1640~29.

26129'B

Cecil M. Conran

Brisbane 19th July

M. Maguire J.P.



SCALE 1 chain to an inch
As proprietor of the land, I agree to this Plan of subdivision and to the new roads shown hereon to public use.
Signature of Proprietor: *M. Maguire*

SURVEY OF RESUBDIVISIONS 1 and 2 of each OF SUBDIVISIONS 65, 68, 71, 74, & 77 and of SUBS. 64, 66, 67, 69, 70, 72, 73, 75, 76 and 78
OF ADOPTION OR PORTION NO. 148
OF SECTION CITY OF BRISBANE
COUNTY OF STANLEY
PARISH OF KEDRON
Cat. No. 54150

54150

Plan No. 7116
C.A. No. 3878

AMERICAN ENGINEERING COMPANY
Note: This document is a preliminary plan which will be evidenced by a further notation
Survey of Lot (s) 64, 66, 67, 69
70, 72, 73, 75, 76, 78
on R.P. 54150

Cont. Lots 64-78 on RP26129

For Additional Plan & Document Notings Refer to CISP

4338240

1640
29

51
10:00
10:00
22/1/37

206513
/11

D. J. Maguire
Survey Office
Bris.

54150

PLAN examined, passed, and registered
this 22nd day of SEPTEMBER 1937.
R. H. ...
DRAFTSMAN IN CHARGE,
TITLES OFFICE, SYDNEY.

Received
22 JUL 1937
at 10:38

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

1. Pool safety certificate number

Identification number: PSC0296554

2. Location of the swimming pool

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

Street address:

15 SPORT ST

KEDRON QLD

Postcode

Lot and plan details:

78/RP/54150

Local government area:

BRISBANE CITY

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

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

No disability exemption applies; No impracticality exemption applies

No performance solution applies

4. Pool properties

Shared pool

Non-shared pool

Number of pools

5. Pool safety certificate validity

Effective date:

2 9 / 0 5 / 2 0 2 6

Expiry date:

2 9 / 0 5 / 2 0 2 8

6. Certification

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


Name:

JOHN TURNER

Pool safety inspector licence number:

PS15545477

Signature:


John Turner (May 29, 2026 13:24:13 GMT+10)

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

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

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

Privacy statement

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

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

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







15 Sport Street Issue Form 23 - PoolSafetyCertificate - PSC0296554

Final Audit Report

2026-05-29

Created:	2026-05-29
By:	Tino Magatelli (tino@mrpoolman.net.au)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5gwmS7TgXV1KxXeP7vwELm3EwV1O0VAW

"15 Sport Street Issue Form 23 - PoolSafetyCertificate - PSC0296554" History

-  Document created by Tino Magatelli (tino@mrpoolman.net.au)
2026-05-29 - 3:02:36 AM GMT
-  Document emailed to mrpoolmanjohn65@gmail.com for signature
2026-05-29 - 3:02:40 AM GMT
-  Email viewed by mrpoolmanjohn65@gmail.com
2026-05-29 - 3:15:43 AM GMT
-  Signer mrpoolmanjohn65@gmail.com entered name at signing as John Turner
2026-05-29 - 3:24:11 AM GMT
-  Document e-signed by John Turner (mrpoolmanjohn65@gmail.com)
Signature Date: 2026-05-29 - 3:24:13 AM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
2026-05-29 - 3:24:13 AM GMT



Rate Account

Mailing Code BPAY VIEW
Property Location 15 SPORT ST
 KEDRON
Issue Date 10 Apr 2026

Bill number 5000 1050 4169 580
Bill number including donation 5800 1050 4169 580

Dedicated to a better Brisbane



500010503684283/E-164/S-502/I-1003/H-16

MR KENNETH G BEUTEL & MS CLARE E RICHARDS
 15 SPORT ST
 KEDRON QLD 4031

Enquiries
 (07) 3403 8888
24 hours 7 days

Account Period
 1 Apr 2026 - 30 Jun 2026

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.



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

\$640.45

Due Date

11 May 2026

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	592.56
State Government Charges	62.90
Gross Amount	655.46
Discount and/or Rounding (where applicable)	15.01 CR
Nett Amount Payable	640.45
Optional Lord Mayor's Charitable Trust donation received by the Due Date	655.45

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

Including Lord Mayor's Charitable Trust \$15 donation



*439 580010504169580



Bill Code: 319186
 Ref: 5800 0000 1364 057
 Amt: \$655.45 by 11 May 2026

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010504169580



Bill Code: 78550
 Ref: 5000 0000 1364 057
 Amt: \$640.45 by 11 May 2026

Pay using your smartphone



MR KENNETH G BEUTEL & MS
 CLARE E RICHARDS

Due Date

11 May 2026

50

Gross Amount

\$655.46

Nett Amount

\$640.45

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	MR KENNETH G BEUTEL & MS CLARE E RICHARDS	
Property Location	15 SPORT ST KEDRON	
Real Property Description	L.78 RP.54150 PAR KEDRON	
Valuation effective from	1 Jul 2023	\$790,000
	1 Jul 2024	\$790,000
	1 Jul 2025	\$790,000
Average Rateable Valuation (A R V)		\$790,000

Account Details

Account Number 5000 0000 1364 057

Opening Balance		
Closing Balance Of Last Bill		655.46
Payment Received - 04-Feb-2026		640.45 CR
Discount/Rounding Allowed		15.01 CR
Total		0.00

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 \$)	426.40
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 \$)	15.60
Environmental Mgt Compliance Levy Category 1 (Annual 0.0113 Cents In The A R V \$)	22.32
Total	592.56

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.



Rating Category Statement 2025-26

Dedicated to a better Brisbane

Brisbane City Council (Council) will use a system of differential general rating for 2025-26. The differential general rate will be calculated using the average rateable value (ARV) as provided for under the "City of Brisbane Regulation 2012".

There are 186 differential general rating categories in 2025-26. The categories and the relevant descriptions are outlined in the Differential General Rating Table in section 15.1 of Council's "Resolution of Rates and Charges 2025-26" (the Resolution). An explanation of the land use codes appears in section 15.10.

Landowners are responsible for checking the differential general rating category applied to their property. If you have any concern with the category that has been given to your property, you should contact Council immediately by phoning Council's Contact Centre on (07) 3403 8888 or by writing to Council to discuss that concern.

To object to the rating category applied to the property, landowners must, within 30 days of the rate account issue date, submit a rating category Notice of Objection using Council's nominated form stating that the land should be in another rating category and the facts and circumstances that are the basis for that statement. The form is available from Council's Central Customer Centre, Level 1, 266 George Street, Brisbane, other Customer Centres, or by phoning the Contact Centre.

If the objection is successful and the differential general rating category is changed, the change will be effective from the beginning of the rating quarter in which the successful objection notice was lodged. Lodging an objection does not stop Council from levying and recovering rates as specified in your rate account.

TABLE OF RATING CATEGORIES

- 1. Residential – Owner Occupied:** Residential dwelling houses where the sole use is as an owner-occupied residence of the owner/s. All owners are individuals, with the exception of property held under a 'Special Disability Trust'.
Excludes companies, trusts, organisations or any entity other than an individual. This is regardless of whether the land is occupied by a shareholder or even the sole shareholder of that company, trust, organisation or entity. These are regarded as being a non owner-occupied residence and included in differential rating category 7.
Qualifying vacant land listed in the 'rating description' of category 1 in the Resolution may also be included in this category.
- 1ga. Residential – Owner Occupied with Guest Accommodation:** Land which meets the description of category 1 but for the fact that part of the property is used for paid guest accommodation and meets the allowable limits of paid guest accommodation in 'Column 2' section 5 of the table shown at section 15.13 of the Resolution.
- 2a. Commercial/Non-Residential - Group A:** Land being used, or has the potential to be used by virtue of improvements or activities conducted on the property, for a non-residential purpose and is:
 - (i) characterised by the 'rating description' for category 2a of the Differential General Rating Table contained in the Resolution; and
 - (ii) located outside of the boundaries of the Central Business District (CBD) and the CBD Frame as defined in the Resolution.This category also includes:
 - (i) residential land that exceed the allowable limits of non-residential activity in 'Column 2' and 'Column 3' of the table shown at section 15.13 of the Resolution and;
 - (ii) vacant land located outside the boundaries of the CBD or the CBD Frame that does not comply with the conditions for vacant land inclusion in category 1.
- 2b-2k. Commercial/Non-Residential - Groups B - K:** Land which in all other respects meet the description set out in category 2a but is listed in the table shown at section 15.17 of the Resolution.
- 2l. Commercial/Non-Residential - Group L:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the property, for a non-residential purpose and is characterised by the 'rating description' for category 2l of the Differential General Rating Table contained in the Resolution.
- 2m. Commercial/Non-Residential - Group M:** Land which in all other respects meet the description set out in category 2a above but is listed in the table shown at section 15.17 of the Resolution.
- 3. Rural:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the property, for a non-residential (Rural) purpose and is characterised by the 'rating description' for category 3 of the Differential General Rating Table contained in the Resolution.
- 4a-4b. Multi-Residential:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the property, for a multi-residential purpose and is characterised by the 'rating description' for category 4a and 4b respectively of the Differential General Rating Table contained in the Resolution.
- 5a. Central Business District - Group A:** Land which in all other regards would meet the description of category 2a or 2l but is located fully or partially within the bounds of the CBD as defined by the map shown at section 15.11 of the Resolution and have an ARV < \$5,000,000 and is characterised by the 'rating description' for category 5a of the Differential General Rating Table contained in the Resolution.

- 5b. Central Business District - Group B:** Land which in all other regards would meet the description of category 2a or 2l but is located fully or partially within the bounds of the CBD as defined by the map shown at section 15.11 of the Resolution and have an ARV >= \$5,000,000 and is characterised by the 'rating description' for category 5b of the Differential General Rating Table contained in the Resolution.
- 5c-5aa. Central Business District - Groups C - AA:** Land which in all other regards would meet the description of category 5a or 5b but is listed in the table shown at section 15.14 of the Resolution.
- 5ab. Central Business District - Group AB:** Land which in all other regards would meet the description of category 5a or 5b but is located within the boundary line shown on the map at section 15.23 of the Resolution.
- 5ac. Central Business District - Group AC Public Car Park 1:** Land which in all other regards would meet the description of category 5a or 5b but is used for the purposes of a public car park and are listed in the table shown at section 15.14 of the Resolution.
- 5ad. Central Business District - Group AD Public Car Park 2:** Land which in all other regards would meet the description of category 5a or 5b but is used for the purposes of a public car park and are listed in the table shown at section 15.14 of the Resolution.
- 6. Other:** Entry into this category will be limited to land where the land does not conform to the description of any other category.
- 7. Residential – Non Owner-Occupied or Mixed Use:** Land being used, or has the potential of being used by virtue of improvements or activities conducted on the land, as a non owner-occupied residence or mixed use residence as defined in the Resolution.
Qualifying vacant land listed in the 'rating description' of category 7 in the Resolution may also be included in this category.
- 8a-8g. Large Regional Shopping Centre - Groups A - G:** Land listed in the table shown at section 15.15 of the Resolution.
- 9a-9d. Major Regional Shopping Centre - Groups A - D:** Land listed in the table shown at section 15.16 of the Resolution.
- 10. * CTS – Residential Owner-Occupied:** Land which is used solely as an owner occupied residence but exists within a community titles scheme and either located outside the CBD and CBD Frame OR located fully or partially inside the CBD or completely inside the CBD Frame and outside the boundary lines shown on the map at section 15.23 of the Resolution and held by the owner on or before 30 September 2025 and is characterised by the 'rating category' 10 of the Differential General Rating Category Table contained in the Resolution.
- 10aa-10ad. * CTS – Residential Owner Occupied - Groups AA - AD:** Land which in all other regards would meet the description of category 10 but is located within the boundary lines shown on the map at section 15.23 of the Resolution and is characterised by the 'rating category' 10aa to 10ad of the Differential General Rating Category Table contained in the Resolution.
- 10ba-10bi. CTS – Residential Owner Occupied - Groups BA - BI:** Land which in all other regards would meet the description of category 10 but is located fully or partially within the boundary lines shown on the map at section 15.11 of the Resolution and was first acquired by the owner on or after 1 October 2025 and is characterised by the 'rating category' 10ba to 10bi of the Differential General Rating Category Table contained in the Resolution.
- 10ca-10ci. CTS – Residential Owner Occupied - Groups CA - CI:** Land which in all other regards would meet the description of category 10 but is located completely within the boundary lines shown on the map at section 15.12 of the Resolution and was first acquired by the owner on or after 1 October 2025 and is characterised by the 'rating category' 10ca to 10ci of the Differential General Rating Category Table contained in the Resolution.
- 10ga. * CTS – Residential – Owner-Occupied with Guest Accommodation:** Land which in all other regards would meet the description of category 10 other than paragraph c) and apart from the fact that part of the land is used for paid guest accommodation and the land is characterised by the 'rating category' 10ga in the Differential General Rating Category Table contained in the Resolution.
- 11a. * CTS – Commercial/Non-Residential - Group A:** Land which in all other regards would meet the description of category 2a but exists within a community titles scheme.
- 11b. * CTS – Commercial/Non-Residential - Group B:** Land which in all other regards would meet the description of category 2l but exists within a community titles scheme.
- 12a-12b. * CTS – Multi-Residential:** Land which in all other regards would meet the description of category 4a or 4b but exists within a community titles scheme.
- 13. * CTS – Central Business District:** Land which in all other regards would meet the description of category 2a or 2l and exists within a community titles scheme but is located fully or partially within the boundaries of the CBD as defined by the map shown at section 15.11 of the Resolution.
- 13a. * CTS – Central Business District - Group A Public Car Parks:** Land which is used for the purposes of a public car park but exists within a community titles scheme and located fully or partially within the boundaries of the CBD as defined by the map shown at section 15.11 and identified as category 13a in the table shown at section 15.20 of the Resolution.
- 13b. * CTS – Central Business District - Group B Public Car Parks:** Land which is used for the purposes of a public car park but exists within a community titles scheme and located fully or partially within the boundaries of the CBD as defined by the map shown at section 15.11 and identified as category 13b in the table shown at section 15.20 of the Resolution.
- 14. * CTS – Residential – Non Owner-Occupied or Mixed Use:** Land which is used as a non-owner occupied residence or mixed use residence but exists within a community titles scheme and either located outside the CBD and CBD Frame OR located fully or partially inside the CBD or completely inside the CBD Frame and outside the boundary lines shown on the map at section 15.23 of the Resolution and held by the owner on or before 30 September 2025.
- 14aa-14ad. * CTS – Residential – Non Owner-Occupied or Mixed Use Groups AA - AD:** Land which in all other regards would meet the description of category 14 but is located within the boundary lines shown on the map at section 15.23 of the Resolution and is characterised by the 'rating category' 14aa to 14ad of the Differential General Rating Category Table contained in the Resolution.

- 14ba-14bi. CTS – Residential – Non Owner-Occupied or Mixed Use Groups BA - BI:** Land which in all other regards would meet the description of category 14 but is located fully or partially within the boundary lines shown on the map at section 15.11 of the Resolution and was first acquired by the owner on or after 1 October 2025 and is characterised by the 'rating category' 14ba to 14bi of the Differential General Rating Category Table contained in the Resolution.
- 14ca-14ci. CTS – Residential – Non Owner-Occupied or Mixed Use Groups CA - CI:** Land which in all other regards would meet the description of category 14 but is located completely within the boundary lines shown on the map at section 15.12 of the Resolution and was first acquired by the owner on or after 1 October 2025 and is characterised by the 'rating category' 14ca to 14ci of the Differential General Rating Category Table contained in the Resolution.
- 15. * CTS – Minor Lot:** Land located within a community titles scheme and is a car parking space, storage cupboard, storage unit, advertising hoarding or other similar purposes and does not meet the description of category 13a or 16b.
- 16. CBD Frame Commercial/Non-Residential:** Land which in all other regards would meet the description of category 2a or 2l but is located completely within the bounds of the CBD Frame as defined by the map at shown at section 15.12 of the Resolution.
- 16b. CBD Frame - Group B Public Car Parks:** Land which is used for the purposes of a public car park and located completely within the boundaries of the CBD Frame as defined by the map shown at section 15.12 and identified as category 16b in the table shown at section 15.20 of the Resolution.
- 17. * CTS – CBD Frame Commercial/Non-Residential:** Land which in all other regards would meet the description of category 2a or 2l but exists within a community titles scheme and is located completely within the bounds of the CBD Frame as defined by the map shown at section 15.12 of the Resolution.
- 21a-21i. Drive-In Shopping Centre - Groups A - I:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for a non-residential purpose and is characterised by the 'rating description' for category 21a-21i of the Differential General Rating Table contained in the Resolution.
- 22a-22j. Retail Warehouse - Groups A - J:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for a non-residential purpose and is characterised by the 'rating category' for category 22a-22j of the Differential General Rating Table contained in the Resolution.
- 23. Transitory Accommodation:** Land being used for Transitory Accommodation purposes and is characterised by the 'rating description' for category 23 of the Differential General Rating Table contained in the Resolution.
- 24. * CTS - Transitory Accommodation:** Land which in all other regards would meet the description of category 23 but exists within a community titles scheme.
- 25. * CTS - Commercial Single Accommodation Unit:** Land which consists of a non self-contained single accommodation unit that operates within or forms part of a building or buildings that is used for Accommodation Hotel/Motel purposes as defined in the Resolution and is part of a community titles scheme.
- 26-28. Reduced Rate 1 - 3:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for non-residential purposes and is listed in the table shown at section 15.18 of the Resolution.
- 29-31. * CTS - Reduced Rate 1 - 3:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for non-residential purposes but exists within a community titles scheme and is listed in the table shown at section 15.18 of the Resolution.
- 32a-32x. Large Multiple Dwelling - Groups A - X:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for a large multiple dwelling as defined in the Resolution and is characterised by the 'rating description' of categories 32a to 32x of the Differential General Rating Table contained in the Resolution.
- 33. * CTS - Large Multiple Dwelling:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for a large multiple dwelling as defined in the Resolution but exists within a community titles scheme.
- 34a-34l. Student Accommodation - Groups A - L:** Land consisting of one or more living units or dwellings and being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for student accommodation as defined in the Resolution and is listed in the table shown at section 15.21 of the Resolution.
- 35. * CTS - Student Accommodation:** Land consisting of one or more living units or dwellings and being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for student accommodation as defined in the Resolution but exists within a community titles scheme and is listed in the table shown at section 15.21 of the Resolution.
- 36. Kurilpa Industrial:** Land being used, or has the potential to be used by virtue of improvements or activities conducted upon the land, for non-residential purposes and is listed in the table shown at section 15.22 of the Resolution.

** Categories for CTS Land may have different categories depending upon their individual parity factor. Refer to the Resolution for more information.*

General Rates, Environmental Management and Compliance Levy and Bushland Preservation Levy are subject to a minimum charge with the exception of Land Use Code 72 where no minimum is applicable.

Council has fixed the rates and charges for the financial year and these, as well as any applicable definitions, are contained in the Resolution.

For further information regarding your rate account please go to brisbane.qld.gov.au/rates

**Water and Sewerage
Quarterly Account**

QUUR39_A4B/E-1/S-1/I-1/
MR KENNETH G BEUTEL & MS CLARE E L RICHARDS
15 SPORT ST
KEDRON QLD 4031

Property Location: 15 SPORT STREET
KEDRON 4031

Customer reference number	10 1073 8377 0000 9
Bill number	1073 8377 38
Date issued	26/03/2026
Total due	\$482.42
Current charges due date	01/05/2026

Your water usage

Water usage (kL) 50
Days charged 97

Average daily water usage (litres)

Current period 515
Same period last year 566

Account Summary Period 16/12/2025 - 22/03/2026

Your Last Account

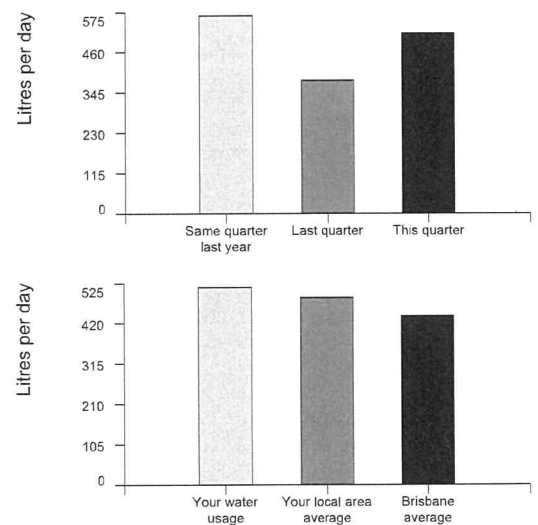
Amount Billed \$366.94
Amount Paid \$366.94CR

Your Current Account

Balance \$0.00
Current Charges \$482.42

Total Due \$482.42

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.



WIN A \$500 CREDIT ON YOUR BILL!
SWITCH TO EBILLING FOR YOUR CHANCE TO WIN



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

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 16/12/2025 - 22/03/2026 (97 days)

Customer ref. no. 10 1073 8377 0000 9

15 SPORT STREET
KEDRON 4031

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ADB1904861	16/12/2025	1101		
	23/03/2026	1151	50kL	

Water Usage

State bulk water price

State Bulk Water Charge 2025/26	50kL @ \$3.517000/kL	\$175.85
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Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	50kL @ \$0.981000/kL	\$49.05
Subtotal		\$224.90

Water Services

Urban Utilities water service charge

Water service charge 2025/26	97 days	\$67.31
Subtotal		\$67.31

Sewerage Services

Urban Utilities sewerage service charge


Sewerage service charge 2025/26	97 days	\$190.21
Subtotal		\$190.21

Water usage \$224.90

Water services \$67.31

Sewerage services \$190.21

Your total charges 16/12/2025 - 22/03/2026 \$482.42

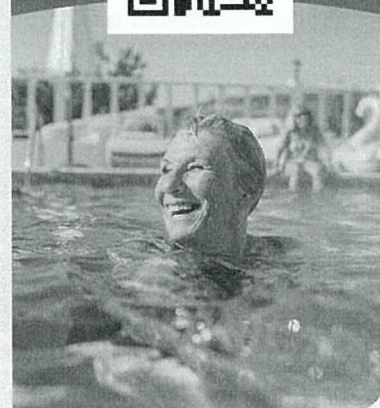
 Your usage was 50 kilolitres.

That's an average of 515 litres per day.

HOW TO KEEP COSTS DOWN OVER THE WARMER MONTHS

A few simple changes can help you save money on your bills

SCAN FOR OUR TOP TIPS



INTERPRETER SERVICE 13 14 50

当您需 要口译员时，请致电 13 14 50。
 اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
 Khi bạn cần thông ngôn, xin gọi số 13 14 50
 통역사가 필요하시면 13 14 50 으로 연락하십시오.
 Cuando necesite un intérprete llame al 13 14 50
 © Urban Utilities 2026

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



Water and Sewerage Account
 In Person / Mail Payment Advice
 Name: MR KENNETH G BEUTEL
 & MS CLARE E L RICHARDS



Billers Code: 112144
 Ref: 10 1073 8377 0000 9



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 101073837700009



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

Current charges due date
 01/05/2026

For Credit **Urban Utilities**
 Trans Code User ID

831 066840

Customer Reference No.

101073837700009

Total Due

\$ 482.42

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

Property Address

15 SPORT ST KEDRON 4031

Parcel Details

Lot No and Plan: Lot 78 on RP54150

Full Property Holding:

Lot 78 on RP54150

Title Area *: 607 m²

Ward: NORTHGATE

PDF Maps GRID Reference: Map 12

* refer NOTES below

Open Cityplan.Brisbane.qld.gov.au



Zones

Name	Description
CR1 Character (Character)	The purpose of the Character residential zone code is to provide for a particular character of a predominantly residential area. The residential uses are supported by community uses and small-scale services and facilities that cater for local residents. Refer to Part 6) in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

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

Overlays

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

Name	Description
Bicycle network overlay	<p>The Bicycle network overlay deals with the provision of bikeway infrastructure and facilities to encourage the safe and efficient movement of pedestrians and cyclists through the movement network. Development is governed by the Bicycle network overlay code. Refer to Part 8 in the City Plan 2014.</p> <p>The Bicycle network overlay includes:</p> <ul style="list-style-type: none">• Primary cycle route sub-category• Secondary cycle route sub-category• Local cycle route sub-category• Riverwalk - Typology 1 (City reaches north and south) sub-category• Riverwalk - Typology 2 (Urban reaches) sub-category• Riverwalk - Floating walkway sub-category
Community purposes network overlay	<p>The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets.</p> <p>The Community purposes network overlay includes the following sub-categories:</p> <ul style="list-style-type: none">• Existing trunk park sub-category• Existing non-trunk park sub-category• Existing community facilities and land for community facilities sub-category• LGIP planned land for community facilities specific location sub-category• LGIP planned park acquisition specific location sub-category• LGIP planned park upgrade specific location sub-category• LGIP planned park embellishment specific location sub-category• LGIP planned corridor park specific location sub-category• Long term land for community facilities specific location sub-category• Long term park specific location sub-category• Long term corridor park specific location sub-category
Critical infrastructure and movement network overlay	<p>Refer to the Community purposes network map to see which sub-categories are relevant to specific properties.</p> <p>For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.</p> <p>The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014.</p> <p>The Critical infrastructure and movement network overlay includes:</p> <ul style="list-style-type: none">• Critical assets sub-category• Critical infrastructure and movement planning area sub-category
Critical infrastructure and movement planning area sub-category	<p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p> <p>Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.</p>
Dwelling house character overlay	<p>The Dwelling house character overlay identifies areas with specific requirements for houses (such as height), including houses on small lots, required to protect the residential character of an area. Refer to Part 9 in the City Plan 2014 and the Factsheets.</p>

Name	Description
Road hierarchy overlay	<p>The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets.</p> <p>The Road hierarchy overlay includes:</p> <ul style="list-style-type: none">● Motorways sub-category● Arterial roads sub-category● Suburban roads sub-category● District roads sub-category● Neighbourhood roads sub-category● Future motorway sub-category● Future arterial road sub-category● Future suburban road sub-category● Future district road sub-category● Primary freight routes sub-category● Primary freight access sub-category <p>Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>
Streetscape hierarchy overlay	<p>The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes:</p> <ul style="list-style-type: none">● Subtropical boulevard - in centre verge width 6m sub-category● Subtropical boulevard - in centre verge width 5m sub-category● Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category● Subtropical boulevard - out of centre verge width 6m sub-category● Subtropical boulevard - out of centre verge width 5m sub-category● Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category● Centre street major sub-category● Centre street minor sub-category● Neighbourhood street major subcategory● Neighbourhood street minor sub-category● Industrial street sub-category● Pathway link sub-category● Corner land dedication sub-category● Locality street subcategory● Laneway sub-category● Wildlife movement solution sub-category <p>Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>
Traditional building character overlay	<p>The Traditional building character overlay deals primarily with dwelling houses and other neighbourhoods with significant character identified by a local government. This may include areas where demolition is controlled. Refer to Part 8 in the City Plan 2014 and the Factsheets.</p>
Neighbourhood character sub-category Transport noise corridor overlay	<p>Neighbourhood character sub-category of the Traditional building character overlay.</p> <p>The Transport noise corridor overlay deals with areas of land identified as being affected by transport noise as established under Chapter 8B of the Building Act 1975. It may include areas of land affected by noise from:</p> <ul style="list-style-type: none">● State controlled roads (State mapping)● Franchised roads● Local government controlled roads● Railway land (State mapping)

Name	Description
Designated State Noise corridor - State controlled road (MANDATORY area): Category 0: Noise Level < 58 dB(A)	Designated State Noise corridor - State-controlled road (MANDATORY area): Category 0: Noise Level < 58 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - State controlled road (MANDATORY area): Category 1: 58 dB(A) - 63 dB(A)	Designated State Noise corridor - State-controlled road (MANDATORY area): Category 1: 58 dB(A) - 63 dB(A) of the Transport noise corridor overlay.

Local Government Infrastructure Plan

Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 133 All networks applicable	All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Public parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Queensland Urban Utilities (QUU) water netserv plan. Further details can be obtained from QUU.

Other Plans

Name	Description
Stormwater network	<p>The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets.</p> <p>The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items:</p> <ul style="list-style-type: none">● Bioretention swale● Land● Natural channel● Pipe (new)● Pipe (relief drainage)● Culvert● Stormwater quality improvement device● Rehabilitation● Backflow prevention device <p>Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties.</p> <p>For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.</p>















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

NOTES

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

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[Superseded] City Plan 2014 — v29.00–2023 — Zoning overlay

-  Refer to Part 10 of the planning scheme
-  LDR Low density residential
-  CR1 Character residential (Character)
-  CR2 Character residential (Infill housing)
-  LMR1 Low-medium density residential (2 storey mix)
-  LMR2 Low-medium density residential (2 or 3 storey mix)
-  LMR3 Low-medium density residential (Up to 3 storeys)
-  MDR Medium density residential
-  HDR1 High density residential (Up to 8 storeys)
-  HDR2 High density residential (Up to 15 storeys)
-  TA Tourist accommodation
-  NC Neighbourhood centre
-  DC1 District centre (District)
-  DC2 District centre (Corridor)
-  MC Major centre
-  PC1 Principal centre (City centre)
-  PC2 Principal centre (Regional centre)
-  LII Low impact industry
-  IN1 General industry A
-  IN2 General industry B
-  IN3 General industry C
-  SI Special industry
-  II Industry investigation
-  SR Sport and recreation
-  SR1 Sport and recreation (Local)
-  SR2 Sport and recreation (District)
-  SR3 Sport and recreation (Metropolitan)
-  OS Open space
-  OS1 Open space (Local)
-  OS2 Open space (District)
-  OS3 Open space (Metropolitan)
-  EM Environmental management
-  CN Conservation
-  CN1 Conservation (Local)
-  CN2 Conservation (District)
-  CN3 Conservation (Metropolitan)
-  EC Emerging community
-  EI Extractive industry
-  MU1 Mixed use (Inner city)
-  MU2 Mixed use (Centre frame)
-  MU3 Mixed use (Corridor)
-  RU Rural
-  RR Rural residential
-  T Township
-  CF1 Community facilities Major health care
-  CF2 Community facilities Major sports venue
-  CF3 Community facilities Cemetery
-  CF4 Community facilities Community purposes
-  CF5 Community facilities Education purposes

-  CF6 Community facilities Emergency services
-  CF7 Community facilities Health care purposes
-  SC1 Specialised centre (Major education and research facility)
-  SC2 Specialised centre (Entertainment and conference centre)
-  SC3 Specialised centre (Brisbane Markets)
-  SC4 Specialised centre (Large format retail)
-  SC5 Specialised centre (Mixed industry and business)
-  SC6 Specialised centre (Marina)
-  SP1 Special purpose (Defence)
-  SP2 Special purpose (Detention facility)
-  SP3 Special purpose (Transport infrastructure)
-  SP4 Special purpose (Utility services)
-  SP5 Special purpose (Airport)
-  SP6 Special purpose (Port)

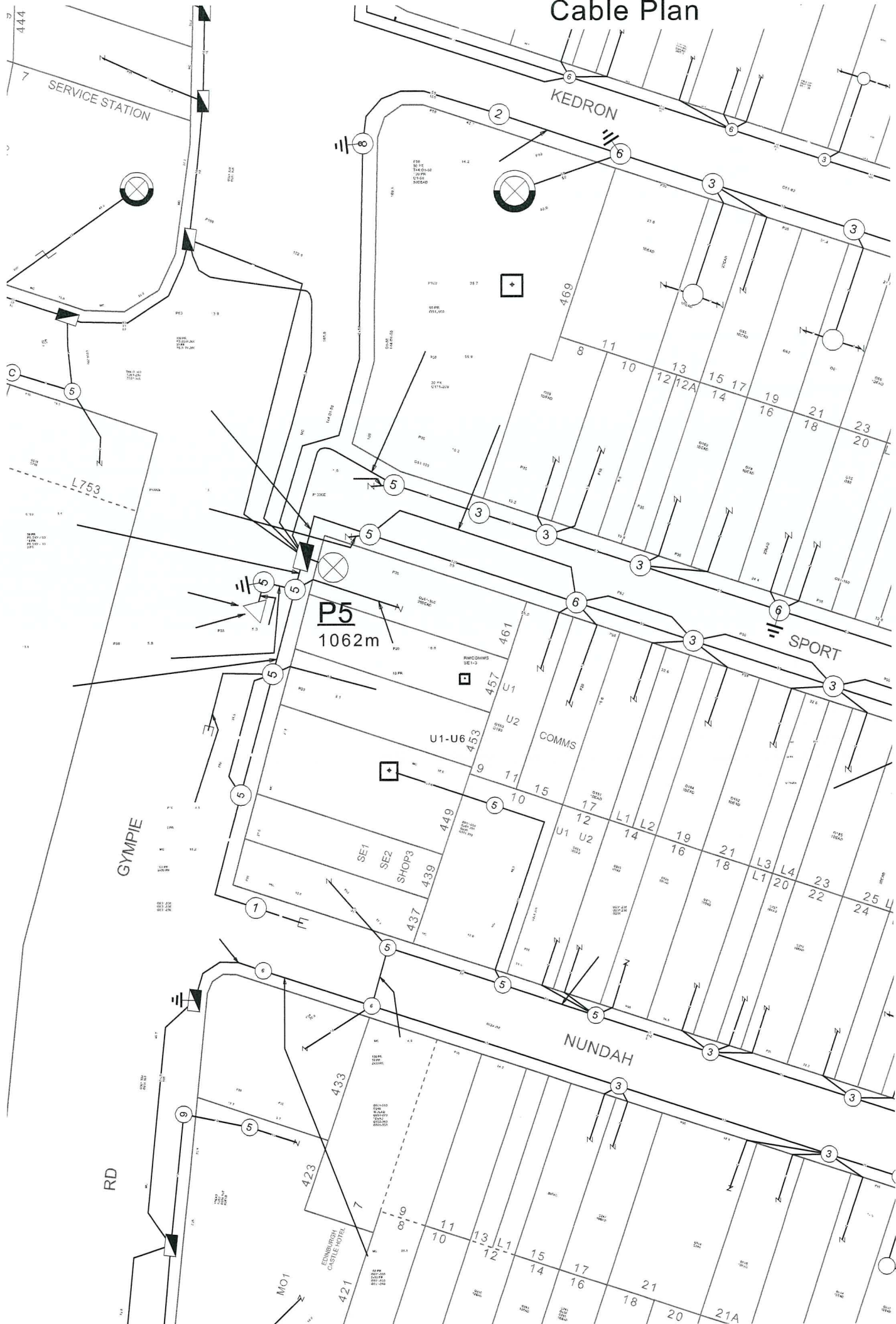
Local Government Authorities

-  LGA boundary

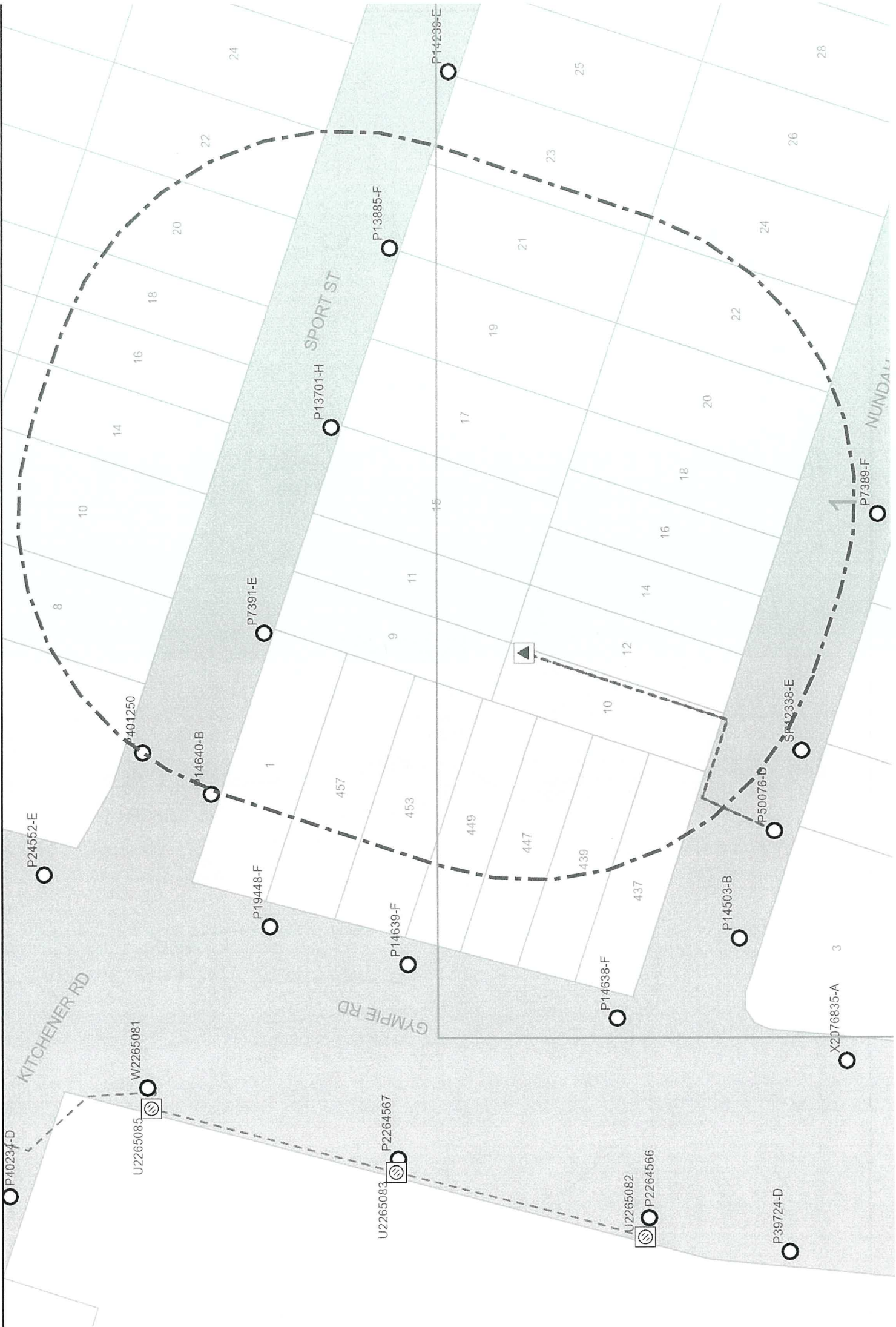
[Superseded] City Plan 2014 — v29.00–2023 — Property boundaries — Holding

-  Property Holding

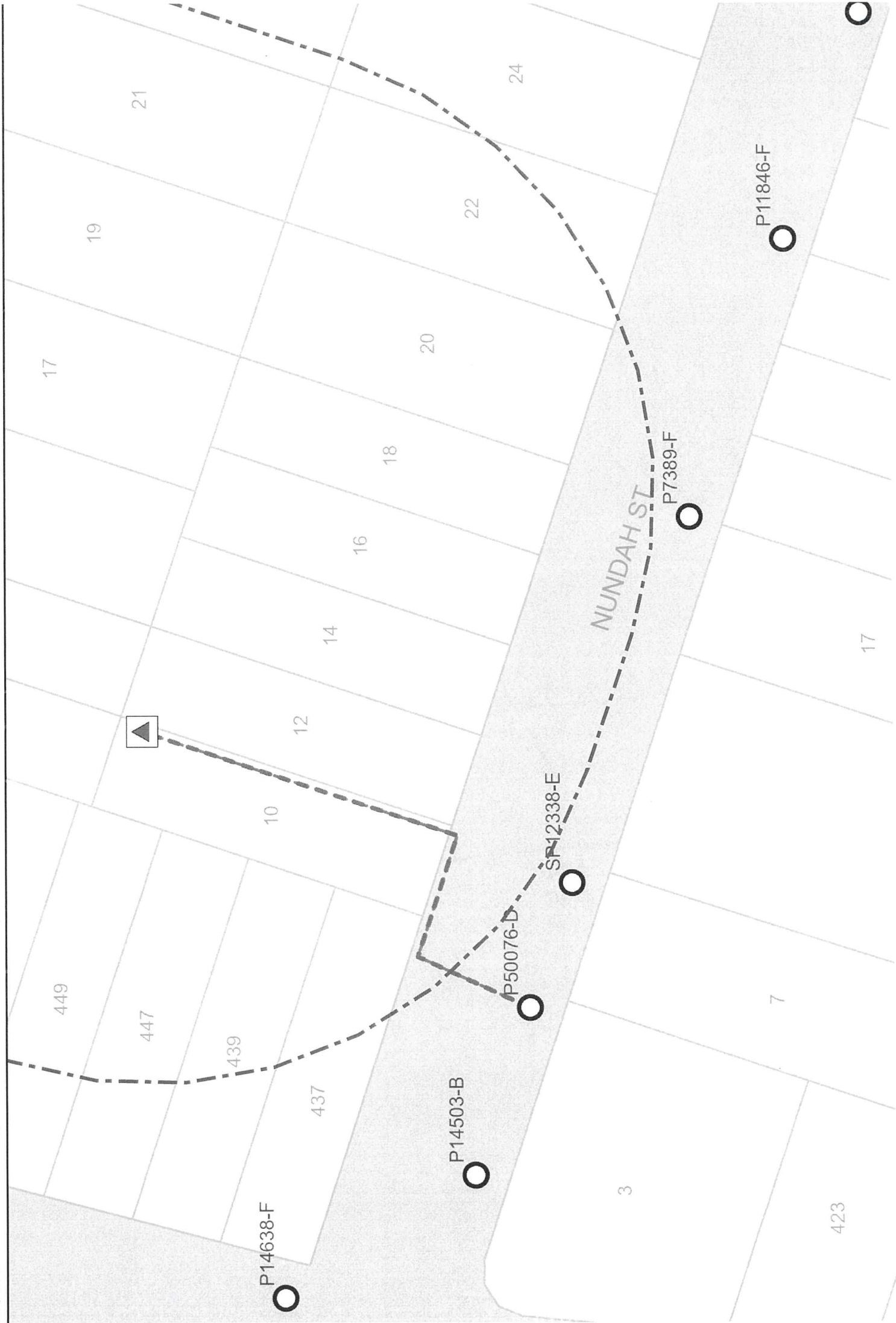
Cable Plan



All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.




All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.



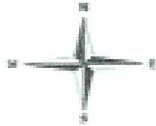
Urban Utilities - Water, Recycled Water and Sewer Infrast



To: Vincent Sell
Phone: Not Supplied
Fax: Not Supplied
Email: vincent@monkeyconveyancing.com.au






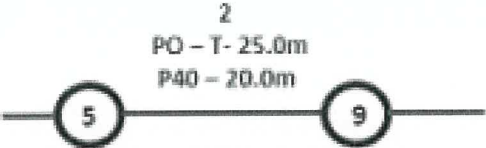
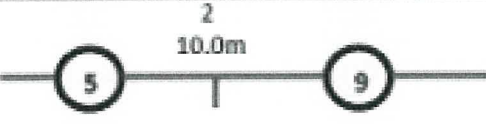



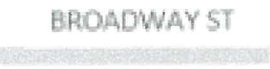
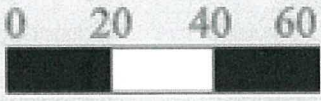
Dial before you dig Job #:	53129092	 BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm
Sequence #	272766418	
Issue Date:	12/05/2026	
Location:	15 Sport St , Kedron , QLD , 4031	

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

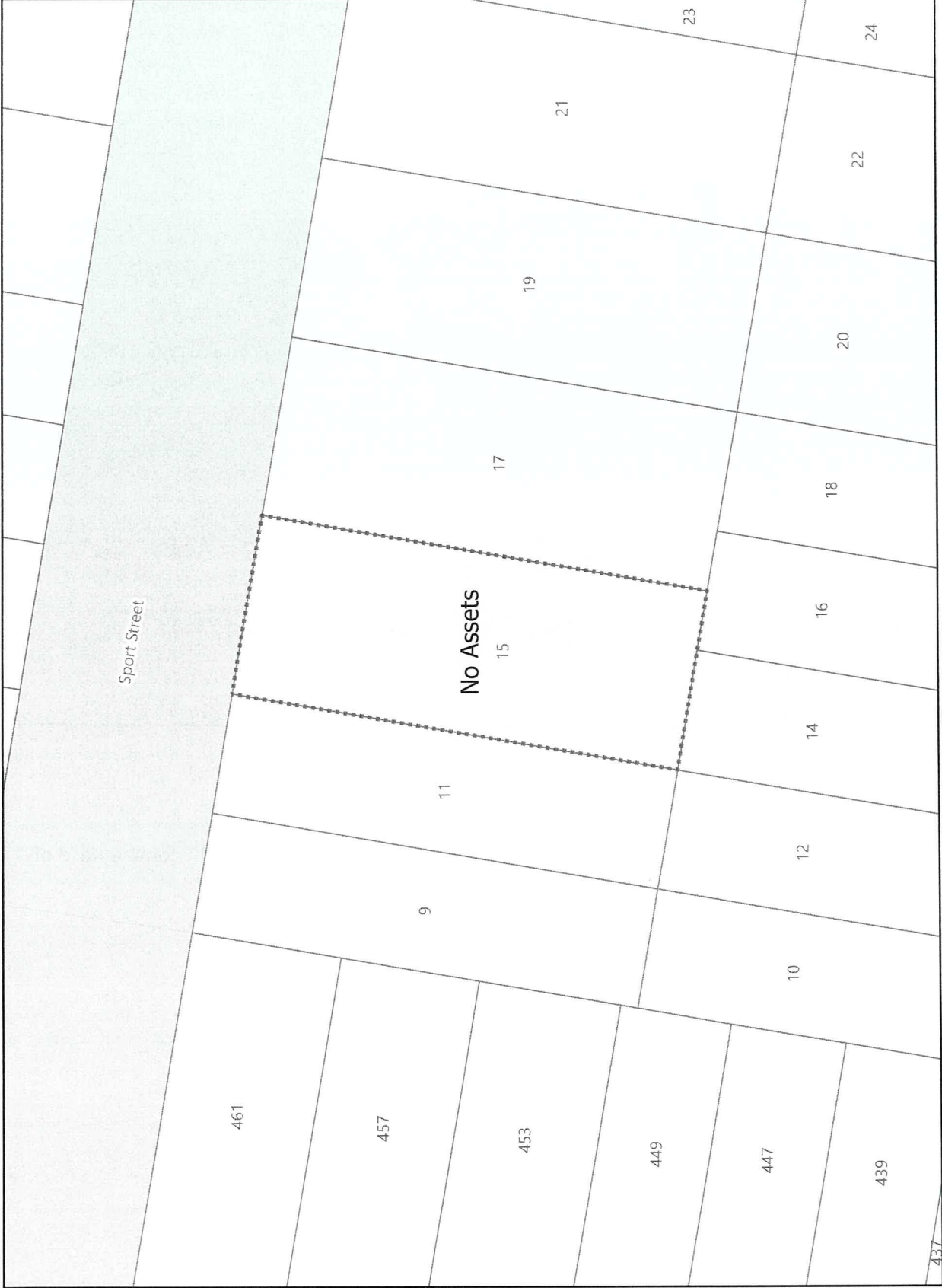


LEGEND



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



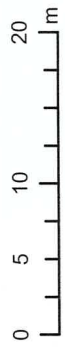


Legend
 BYDA Enquiry

Disclaimer:
 © Brisbane City Council [2020]
 In consideration of Council, and the copyright owners listed below, permitting the use of this data, you acknowledge and agree that Council, and the copyright owners, give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.
 Data must not be used for direct marketing or be used in breach of the privacy laws.
 Copyright of data is as follows:
 Cadastre and Street Names © 2020 State of Queensland (Department of Natural Resources, Mines and Energy)
 Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.



Scale 1:500



APA

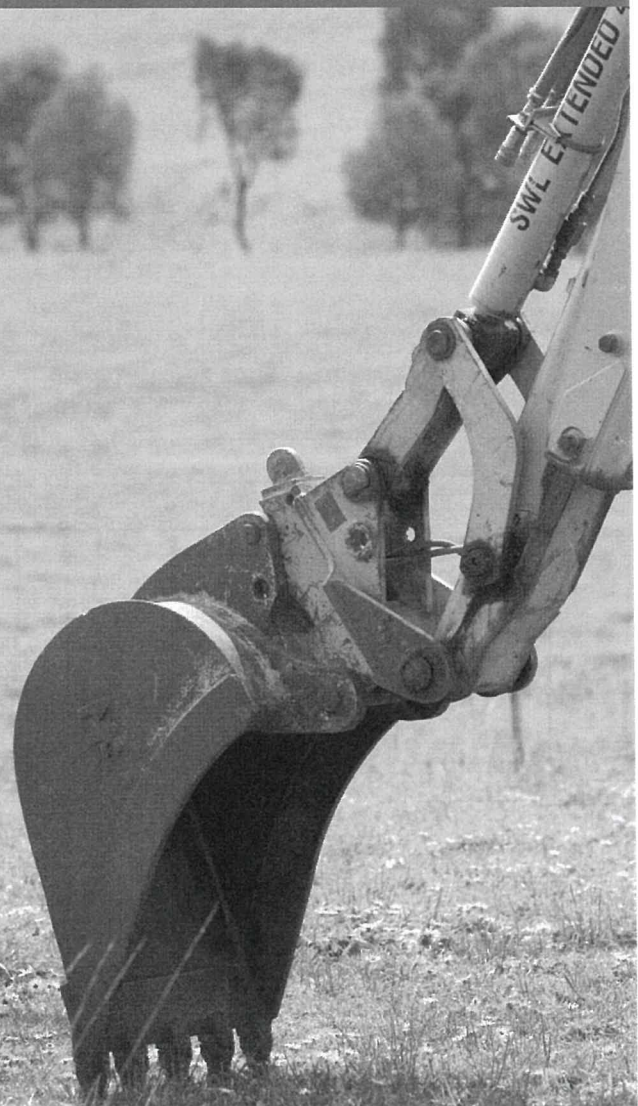
Australia's energy
infrastructure partner



Before You Dig Australia

Classification: Networks

Enquiry date	12/05/2026
Sequence number	272766420
Work site address	15 Sport St Kedron QLD 4031





For your immediate information
THERE IS A GAS PIPELINE OR GAS ASSETS
located in close vicinity to your works.

Enquiry Date: 12/05/2026
Enquirer: Vincent Sell
Sequence Number: 272766420
Work Site Address: 15 Sport St
Kedron
QLD 4031

Thank you for your Before You Dig enquiry regarding the location of gas assets.

We confirm there are Gas Assets located in close vicinity of the above location.

Caution: Damage to gas assets may result in explosion, fire and personal injury.

Please ensure you read all the relevant information contained in this response to your BYDA enquiry including reviewing the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand and comply with all requirements relating to your scope of work.

If you have any queries relating to this information, or you are unable to comply with requirements of the APA Guidelines for Works Near Existing Gas Assets contact the APA Before You Dig Officer

- Phone 1800 085 628
- Email BYDA_APA@apa.com.au

for clarification before proceeding with any work.

Before You Dig Checklist



1. Plan

- Review maps provided with this BYDA response and confirm the location of your work site is correct.
 - Review the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand requirements relating to my scope of work.
-



2. Prepare

- Electronically locate gas assets and mark locations.
 - Note: Look for visible evidence of gas assets at the worksite which may not be shown on plans.
-



3. Pothole

- Physically confirm ('prove') the location of gas assets by potholing by hand excavation or non-destructive vacuum excavation methods in accordance with **APA Guidelines for Works Near Existing Gas Assets**.
 - Road authorities, councils, utilities and their authorised contractors and agents are responsible to pothole or use other suitable methods to verify the location and depth of all gas assets, including gas (inlet) services, prior to commencing any works.
-



4. Protect

- Protect gas assets by maintaining clearances whilst excavating and following conditions provided by APA.
 - Where required by APA, only conducting work in proximity to gas assets while Site Watch is on site.
 - Where applicable, APA Authority To Work permit conditions are clearly understood and complied with.
 - Strap and support exposed mains and inlet services. Cover exposed mains to prevent damage until the excavation can be permanently restored.
-



5. Proceed

- Only proceed with your work once you have completed all the planning, preparation, potholing and protection requirements.
 - APA BYDA response (including maps) are on site for reference at all times, and less than 30 days old.
-

Contacts

Contacts APA Group	
Enquiry	Contact Numbers
General enquiries or feedback regarding this information or gas assets.	APA – Before You Dig Officer Phone: 1800 085 628 Email: BYDA_APA@apa.com.au
Gas Emergencies	Phone: 1800 GAS LEAK (1800 427 532)

Site Watch

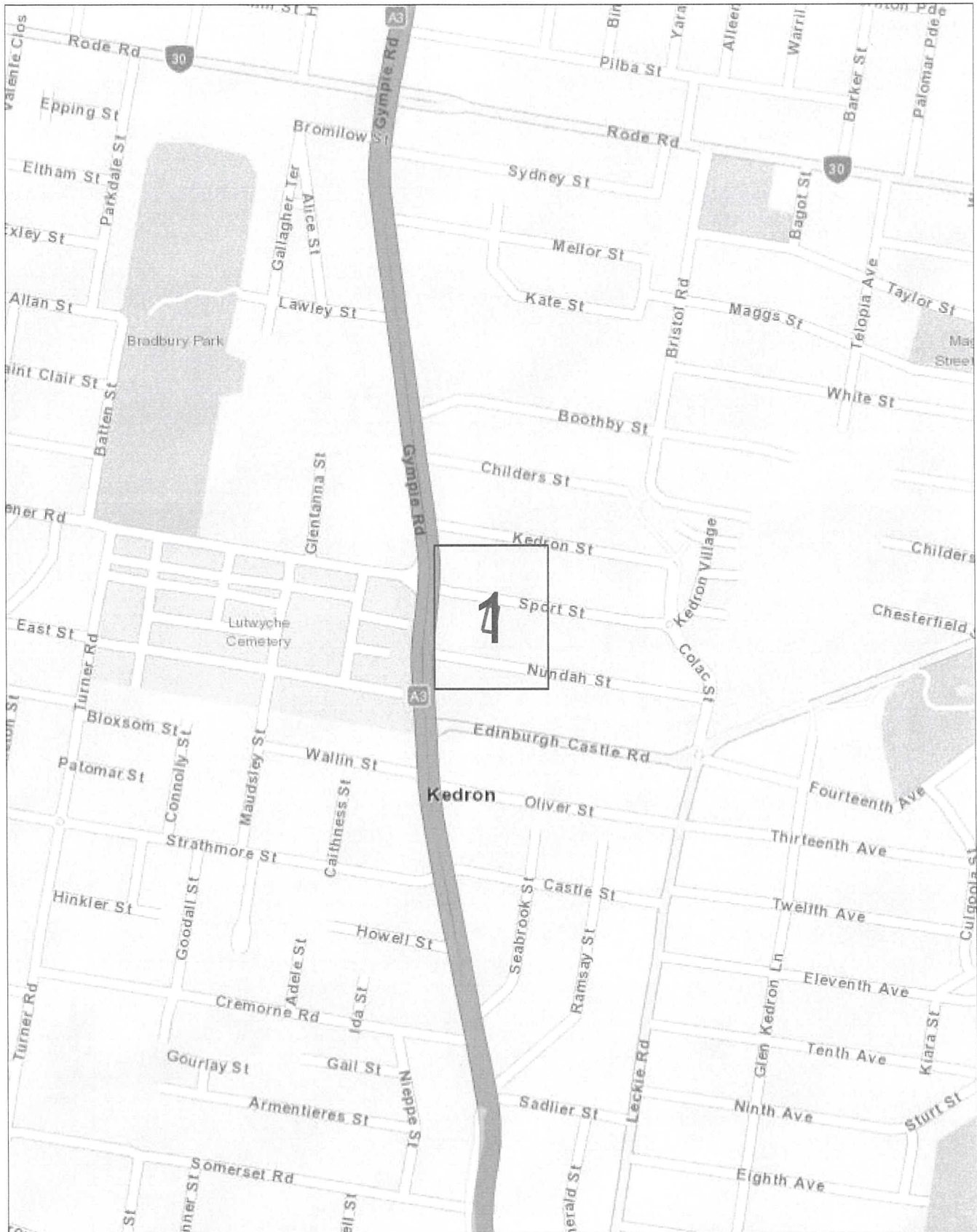
Site Watch is where an APA field officer attends your work site to monitor and ensure controls are in place to protect critical gas assets from damage during work.

The following rates* apply for this service (1 hour minimum charge):

Item	Rate (excl. gst)
Site Watch – Business Hours	\$143.42 per hour
Site Watch – After Hours	\$175.06 per hour
Cancellation Fee	\$286.84
<i>Fee applies where cancellations received after 12pm (midday), 1 business day prior to the booking.</i>	

Contact APA – Before You Dig officer for state specific hours of business.

**The specified rates do not apply to Origin Energy LPG assets. All charges and invoicing related to these assets will be administered directly by Origin Energy. For further information contact Origin Energy.*



Scale 1: 6000

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



Enquiry Area



Map Key Area





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)	<i>not applicable</i>			<i>not applicable</i>
Hydrogen blended (aqua dash)	<i>not applicable</i>			<i>not applicable</i>

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				<i>not applicable</i>

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

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

OBJECT SYMBOLS

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

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

PIPE CODE AND MATERIAL

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

INTERPRETATION EXAMPLE

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

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

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

Important information

- Refer to requirements relating to construction, excavation and other work activities in the **APA Guidelines for Works Near Existing Gas Assets** document with this BYDA response.
- BYDA enquiries are valid for 30 days. If your works commence after 30 days from the date of this response a new enquiry is required to validate location information.
- For some BYDA enquiries, you may receive two (2) responses from APA. Please read both responses carefully as they relate to different assets.
- Gas (inlet) services connecting Gas Assets in the street to the gas meter on the property are not marked on the map. South Australia Only – if a meter box is installed on the property, a sketch of the gas service location may be found inside the gas meter box. APA does not guarantee the accuracy or completeness of these sketches.

Free Gas Pipeline Awareness Training and Information

PROFESSIONALS

APA offers online and in-person toolbox forums to support safe work near underground gas assets. Topics include distribution and transmission pipelines, the permit process, and gas emergencies, with content suited for companies of all sizes. A Continuing Professional Development certificate is available upon completion.

Scan the QR code to register for an online toolbox, or email damageprevention@apa.com.au to request an in-person presentation.

HOMEOWNERS

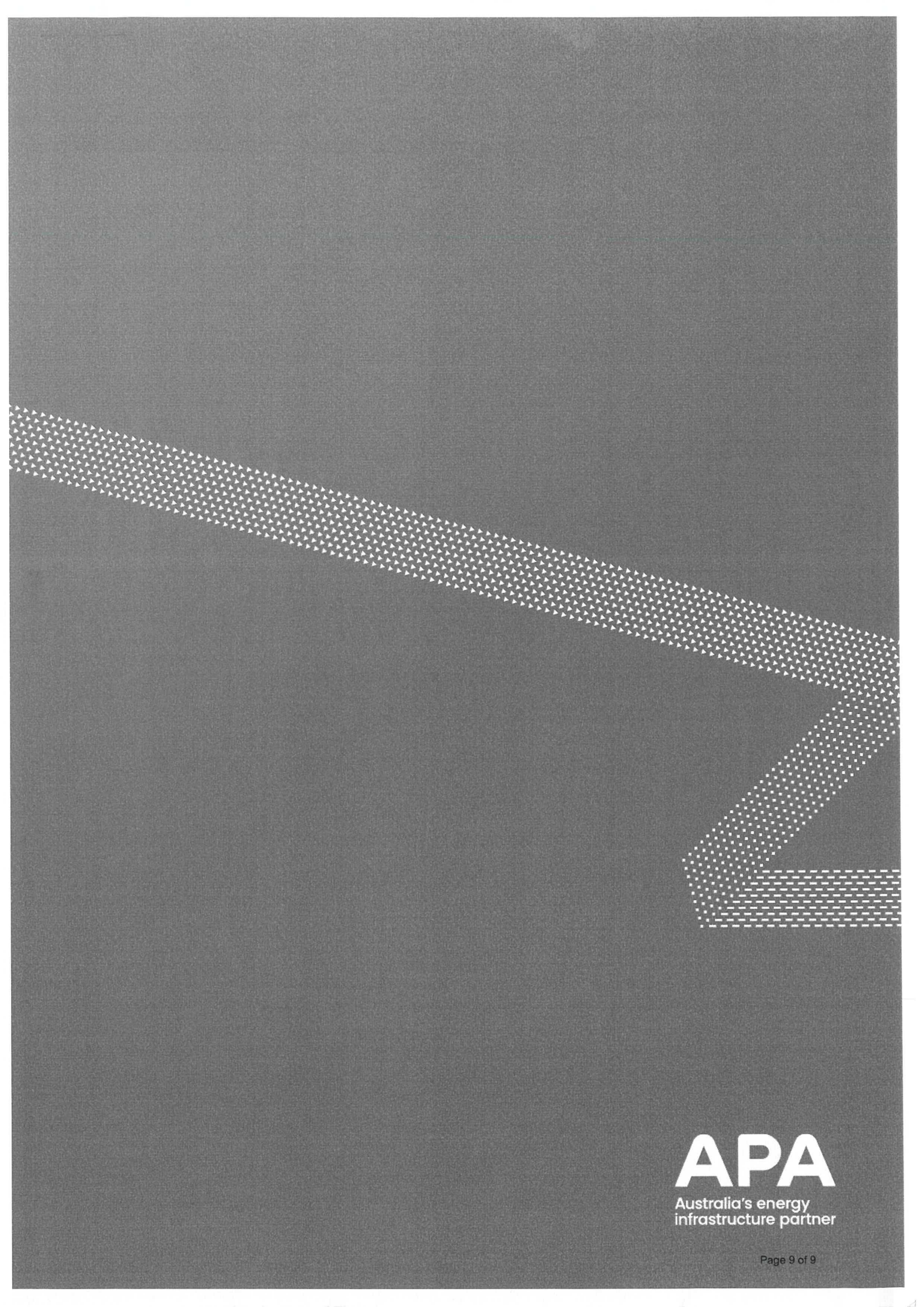
If you're working near your home's gas pipes stay safe and view APA's video guide '**Working Safely Near Gas Lines: A DIY Homeowner's Guide**' which offers simple tips to avoid damaging gas pipes.

Scan the QR code to view the video, or for more information email damageprevention@apa.com.au



Disclaimer and legal details

- This information is valid for 30 days from the date of this response.
- This information has been generated by an automated system based on the area highlighted in your BYDA request and has not been independently verified.
- Map location information is provided as AS5488-2022 Quality Level D, as such supplied location information is indicative only.
- Whilst APA has taken reasonable steps to ensure that the information supplied is accurate, the information is provided strictly on the condition that no assurance, representation, warranty or guarantee (express or implied) is given by APA in relation to the information (including without limitation quality, accuracy, reliability, completeness, currency, sustainability, or suitability for any particular purpose) except that the information has been disclosed in good faith.
- Any party who undertakes activities in the vicinity of APA operated assets has a legal duty of care that must be observed. This legal obligation requires all parties to adhere to a standard of reasonable care while performing any acts that could foreseeably harm these assets.



APA
Australia's energy
infrastructure partner

Inspection Report

Provided By



BPP Inspections

13, warner, Queensland, 4500, Australia

P 0418741116

steve@bppinspections.com.au

www.bppinspections.com.au

Inspection Address

15 Sport St, Kedron, QLD



Report Information

Client Information

Client Name
 Report Ordered By
 Email
 Total Fee

InsP-ection Information

Report/Agreement# 190526011113655
 Inspection Date: 19 May 2026
 Inspection Time: 01:11 PM

Pest And Building InsP-ection

The Scope of the Inspection:

This report Complies with Australian Building Standards AS 4349.1-2007. Inspection of Buildings Part 1: Pre-Purchase Inspections-Residential Buildings- Appendix "C" and with AS 4349.3-2010 (Visual Timber Pest Inspection Report)

Only the purchaser name at the front page of the report "Client" should rely on this report. If this report has been issued to you by a third party. You are not to rely on its findings or contents and seek to obtain your own independent pre purchase inspection report as this report or its contents is non transferable.

The inspection WILL NOT report on items listed in Appendix "D" of AS43491.2007

If the property is part of a Strata or Company Title , then Appendix "B" of the Australian Standards applies.

Special Requirements:

Unless stated otherwise in the report It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Changes to the Pre Inspection Agreement:

Unless stated otherwise in the report It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-Inspection Agreement and the scope of this inspection report.

Please read the entire report. Refer to the terms & conditions as they form part of the report

Areas to be InsP-ected and Restrictions

The Building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the Inspection shall include.

- (a) The interior of the building.
- (b) The roof space.
- (c) The exterior of the building
- (d) The sub-floor space
- (e) The roof exterior
- (f) The property within 30 m of the building subject to inspection.














Visual Inspection Only

This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

Very Important note to the purchaser.

In the event that areas where access is restricted or not accessed structural defects, termite damage or activity may be present but not seen. Access should be provided and a follow up or re-Inspection should take place. This Inspection will be provided for you at no cost. Please consult with the vendor and request full access to restricted areas. This should be done prior to a decision to purchase.

Table of Contents

	1. SITE		7. KITCHEN & LAUNDRY
	2. HOT WATER SYSTEM		8. ROOF VOID
	3. EXTERIOR		9. CONCLUSION
	4. STAIRS- PERGOLA- BALCONIES-DECKS		10. PROPERTY AND INSPECTION INFORMATION
	5. INTERIORS		11. TIMBER PEST FINDINGS
	6. BATHROOM(S)		12. CONDUCTIVE CONDITIONS
			13. OVERALL ASSESSMENT

Summary Of Major Defects And Safety Hazards

Below Is a summary of significant Items requiring immediate action.

The # denotes to the defect number in the report

Section	Location	Name	Comment
STAIRS- PERGOLA- BALCONIES- DECKS	Stairs & Steps	Balustrade and Rails	#5. Timber fungal decay in areas of balustrade and/or rails. Recommendations: A qualified carpenter should be engaged for advice and recommendations. This is a safety issue and requires immediate assessment.
STAIRS- PERGOLA- BALCONIES- DECKS	Decking Findings	Balustrade and Rails	#6. Timber fungal decay in areas of balustrade and/or rails. Recommendations: A qualified carpenter should be engaged for advice and recommendations. This is a safety issue and requires immediate assessment.
CONCLUSION	Condition Of Inspected Structure	The incidence of Major Defects	#9. The incidence of major defects in this residential building as compared with similar buildings is considered TYPICAL

Summary Of Minor Defects

Below is a summary of defects other than Major defects.

The # denotes to the defect number in the report

Section	Location	Name	Comment
SITE	Fences & Gates	Overall Condition	#1. General age to fence components - Recommendations: General upkeep and maintenance. A qualified fencing contractor should be engaged for repairs
SITE	Surface Drainage	Drainage Findings	#2. The ground levels along the perimeter walls at the side of the home did not appear to fall away from the property walls sufficiently due to the natural landscape and contour. Recommendations: This will need to be assessed during a period of rainfall and if surface water appears to be entering the sub floor if applicable or ponding against the perimeter walls, engage a plumber or landscaper to assess and rectify as required. All drains should be regularly checked by a plumber and kept clean of debris to allow surface water to be carried away from the dwelling.
EXTERIOR	Exterior Windows	Overall Condition	#3. Age observed to window components and clear protective coating. Maintenance required. Assess each window and improve sealants and lubricants to mechanical components. .
EXTERIOR	Exterior Windows	Overall Condition	#4. Selected upstairs windows are able to be fully opened. This was compliant at the time of construction and technically no requirement to rectify. Current building code has identified a fall risk and requires a limited opening of 125 mm or secure screening to be in place. Contact a lic Builder, Glazier to assess and rectify. .
BATHROOM(S)	Bathroom 2	Overall Condition	#7. General age visible to the cabinet, fittings and sealants of the bathroom. General maintenance required. .
ROOF VOID	Roof Void Findings	Overall Condition	#8. The ceiling void was to confined to physically access. This was inspected from the manhole access point only. From this point the area appeared serviceable. Certain areas were unable or difficult to inspect, and as such are not included in this inspection. Invasive inspection, (areas of roof lifted) would be required to inspect these areas. .
CONCLUSION	Condition Of Inspected Structure	The Incidence of Minor Defects	#10. The incidence of minor defects in this residential building as compared with similar buildings is considered TYPICAL



SITE

Fences & Gates

Overall Condition

#1. General age to fence components - Recommendations: General upkeep and maintenance. A qualified fencing contractor should be engaged for repairs



Surface Drainage

Drainage Findings

#2. The ground levels along the perimeter walls at the side of the home did not appear to fall away from the property walls sufficiently due to the natural landscape and contour. Recommendations: This will need to be assessed during a period of rainfall and if surface water appears to be entering the sub floor if applicable or ponding against the perimeter walls, engage a plumber or landscaper to assess and rectify as required. All drains should be regularly checked by a plumber and kept clean of debris to allow surface water to be carried away from the dwelling.





HOT WATER SYSTEM

Hot Water Unit

Hot Water Unit Findings

The hot water system appears to be in a serviceable condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.



System Location

The hot water unit is located outside.

System Type

The hot water unit is a gas instantaneous system.

System Make

The make of the hot water unit is rinnai.

System Year of Manufacture

Traditional storage tank water heaters have a life span of **around 10 years**. Tankless hot water systems such as instantaneous hot water systems can last up to 20 years.



EXTERIOR

Exterior Walls

General Disclaimer

Refer to Section 2D of the Terms And conditions section of this report

Exterior Wall Material

Hardie Plank

Weatherboard



Exterior Windows

General Disclaimer

Please refer to section 2D of the Terms And Conditions Section of this report

Overall Condition

#3. Age observed to window components and clear protective coating. Maintenance required. Assess each window and improve sealants and lubricants to mechanical components.

#4. Selected upstairs windows are able to be fully opened. This was compliant at the time of construction and technically no requirement to rectify. Current building code has identified a fall risk and requires a limited opening of 125 mm or secure screening to be in place.

Contact a lic Builder, Glazier to assess and rectify.





STAIRS-PERGOLA-BALCONIES-DECKS

Stairs & Steps

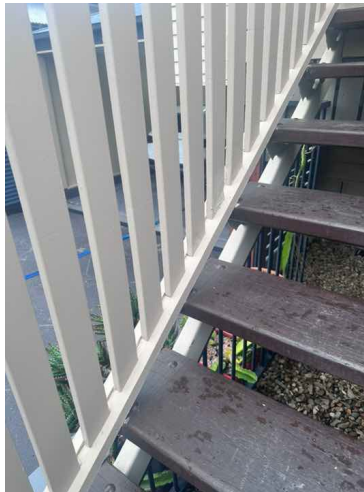
Overall Condition

The stairs/steps appear to be in a serviceable condition.



Balustrade and Rails

#5. Timber fungal decay in areas of balustrade and/or rails. Recommendations: A qualified carpenter should be engaged for advice and recommendations. This is a safety issue and requires immediate assessment.



Decking Findings

Overall Condition

Of areas visible, the decking appears to be in a serviceable condition.



Balustrade and Rails

#6. Timber fungal decay in areas of balustrade and/or rails. Recommendations: A qualified carpenter should be engaged for advice and recommendations. This is a safety issue and requires immediate assessment.





INTERIORS

Lounge Room

Overall Condition

The lounge room is in serviceable condition with no notable structural defects sighted.



Dining Room

Overall Condition

The dining room is in serviceable condition with no notable structural defects sighted.



Rumpus Room

Overall Condition

The rumpus room is in serviceable condition with no notable structural defects sighted.



Office Area

Overall Condition

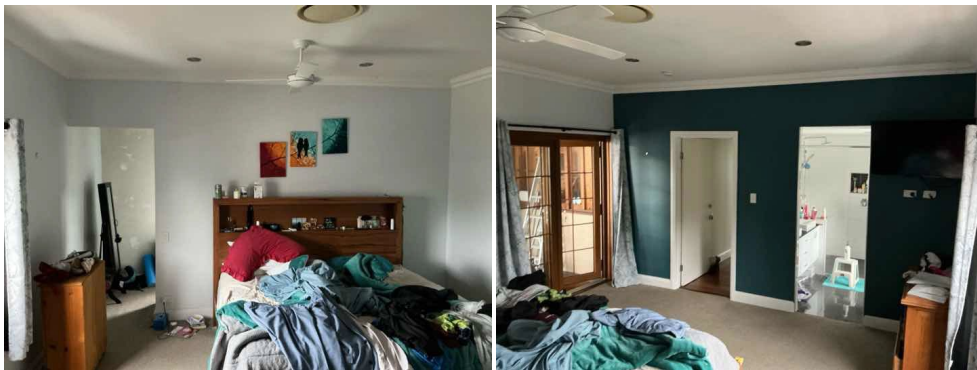
The office area is in serviceable condition with no notable structural defects sighted.



Bedroom 1

Overall Condition

This bedroom is in serviceable condition with no notable structural defects sighted.



Bedroom 2

Overall Condition

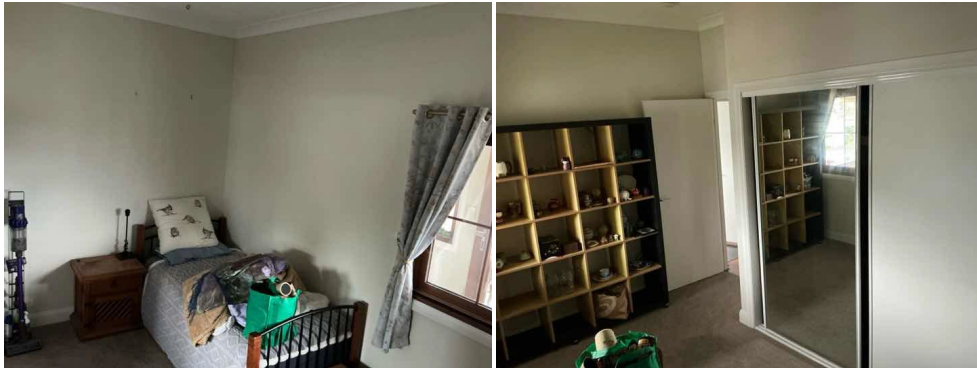
This bedroom is in serviceable condition with no notable structural defects sighted.



Bedroom 3

Overall Condition

This bedroom is in serviceable condition with no notable structural defects sighted.



Bedroom 4

Overall Condition

This bedroom is in serviceable condition with no notable structural defects sighted.



Bedroom 5

Overall Condition

This bedroom is in serviceable condition with no notable structural defects sighted.





BATHROOM(S)

Powder Room

Location

Downstairs



Overall Condition

Of the visible areas, the general condition of this bathroom is serviceable or in reasonable condition for age of dwelling.

Bathroom 1

Location

Master bedroom



Overall Condition

Of the visible areas, the general condition of this bathroom is serviceable or in reasonable condition for age of dwelling.

NOTE

All Shower areas are visually checked for leakage, but leaks often do not show except when the shower is in actual long-term use. Determining whether shower areas, bath/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.

Bathroom 2**Location**

Downstairs

**Overall Condition**

Of the visible areas, the general condition of this bathroom is serviceable or in reasonable condition for age of dwelling.

#7. General age visible to the cabinet, fittings and sealants of the bathroom.

General maintenance required.



Bathroom 3

Location

Hall

Upstairs



Overall Condition

Of the visible areas, the general condition of this bathroom is serviceable or in reasonable condition for age of dwelling.



KITCHEN & LAUNDRY

Kitchen and Meals Area

Overall Condition

Of the visible areas, the general condition is serviceable or in reasonable condition for age of dwelling.



Laundry Findings

General Disclaimer

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated.

Overall Condition

Of the visible areas, the general condition of the laundry is serviceable.





ROOF VOID

Roof Void Findings

General Disclaimer

Please refer to section 2B of the Terms And Conditions section of this report.

Roof Frame Type

The roof frame is a conventional timber frame.



Overall Condition

#8. The ceiling void was too confined to physically access. This was inspected from the manhole access point only. From this point the area appeared serviceable. Certain areas were unable or difficult to inspect, and as such are not included in this inspection. Invasive inspection, (areas of roof lifted) would be required to inspect these areas.

Insulation

Type

The roof space is insulated with fibreglass batts.

The roof space is insulated with reflective fibreglass batts under the roof cladding. Sections are missing.



Condition

Where visible and accessible, the insulation appears to be in a serviceable condition.



CONCLUSION

Condition Of Inspected Structure

Overall Condition

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The summary lists of Major and Minor defects included this report are the opinion of the inspector, other inspectors or individuals may have a different opinion to what is a Minor or a Major Defect

The incidence of major and minor defects and overall condition in this residential building as compared with similar buildings is listed below.

Please refer to the **TERMS AND CONDITIONS** section of this report for definition

The incidence of Major Defects

#9. The incidence of major defects in this residential building as compared with similar buildings is considered **TYPICAL**

The Incidence of Minor Defects

#10. The incidence of minor defects in this residential building as compared with similar buildings is considered **TYPICAL**

The Overall Condition Of This Dwelling

The overall condition of this residential dwelling in the context of its age, type and general expectations of similar properties is **AVERAGE**





PROPERTY AND INSPECTION INFORMATION

Weather at Inspection Area

Weather Conditions

The weather was Overcast and Light Rain at the time of the building inspection.

There appeared to have been rainfall in the preceding 24 hours.

Property Information

Direction House Faces

The dwelling faces North for the purposes of this inspection report.

Building Type

The dwelling is a Residential House.

Construction Type

The dwelling is clad with Hardi-Plank.

The wall cladding is Timber Weather Board.

Roof Cladding

The roof is metal

Roof Design

The roof is a Pitched roof design.

Footings Type

Steel post and beam footing

Storeys

Two storey home

Property Occupied

The property is occupied by the owner.

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Property Furnished

The home was Fully Furnished

People Present

The Client was present.

Utility Status

Water

The water was Connected. All plumbing pipe installation should be assessed by a licensed plumber.

Electricity

Electricity to the dwelling was connected. Note: We do not carry out electrical inspections for wiring or safety. This must be carried out by a licensed electrician and I recommend you have all electrical wiring and components assessed by a licensed electrician.



Gas

The gas was connected at time of inspection





TERMS AND CONDITIONS

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the building members in accord with appendix C AS4349.1-2007. This is a general appraisal only and cannot be relied on its own, further inspections by specialist trades is strongly recommended.

DEFINITIONS AND TERMINOLOGY

SERVICEABLE: The building material or component is in reasonable or serviceable condition for the age of the dwelling.

TRADESMAN: A defect or a number of defects were visible that will require assessment by a qualified trades person.

AGE: The component has deterioration due to ageing or lack of upkeep and or maintenance.

MONITOR: Some defects may require monitoring to ascertain if the defect will worsen, reappear or cause further problems.

STRATA - In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. This report does NOT include review of body corporate or similar records.

HIGH: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

TYPICAL: The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

LOW: The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

ABOVE AVERAGE: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

AVERAGE: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

BELOW AVERAGE: The building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building.

SIGNIFICANT ITEMS: An item that must be reported in accordance with the scope of the inspection.

MAJOR DEFECT: A defect of sufficient magnitude requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

MINOR DEFECT: Any defect other than what is described as a Significant Item or major defect.

SAFETY HAZARD: A defect that presents unsafe conditions and must be reported as a Major defect.

ACCESSIBLE AREA: Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

LIMITATION: A factor that prevents full or proper inspection of the building.

IMPORTANT INFORMATION

Important information regarding the scope and limitations of the inspection and this report. Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the scope and limitations of the inspection, form an integral part of the report.

The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time and date of the visual inspection. An estimate of the cost of rectification of defects is outside the scope of Australian Standard AS 4349 and does not form part of this report. If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of that particular residential dwelling. The inspection does not cover common property. This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re- inspection after this time is essential. Further, this report is not intended to be used as a marketing tool by and realestate agents and only the person named in the *CLIENT INFORMATION* section of the report shall this report apply to as it is assumed and agreed that the person who orders the report is indeed the person purchasing the property inspected. Where a report is ordered on behalf of a *CLIENT* it is assumed that the terms and condition and Pre Inspection Agreement have been fully explained to the *CLIENT* by the person or company ordering the report.

We strongly advise that any cracking reported in this report should be referred to a structural engineer for further assessment and advice.

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Limitations: This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase. As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access: Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.1 defines reasonable access as "areas where safe, unobstructed access " is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods and does not include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior- Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior- Must be accessible from a 3.6m ladder placed on the ground.

1) NOT A CERTIFICATE OF COMPLIANCE: This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a certificate of compliance with the requirements of any act, regulation, ordinance or by-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) VISUAL INSPECTION: This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection.

2A) Please refer to each individual area regarding sections that were incapable or being inspected. Please acknowledge the following. Where a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, the 2nd storey roofing, gutters, fascia, flashings and the like, low clearance in sub floor or roof void areas, ducts and deep insulation restricting access in roof voids, sub floor restrictions including plumbing, ducts, low clearance, no access doors or access doors too small and the like) then it follows that defects, timber pest activity and/or damage may exist in these areas. To adequately inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out. This will obviously be difficult to carry out due to time restrictions and permission would need to be obtained from the property owner.

This Firm DOES NOT GUARANTEE IN ANY WAY that there ARE OR ARE NOT any defects, termite damage or live termites in any areas NOT ABLE to be inspected. To obtain a full understanding of the report findings, it is essential you read the entire inspection report, including the information sections at the end of this report and I encourage you to call me if you have any queries at all before purchasing the inspected dwelling.

2B) Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

2C) The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection which can result in hidden defects going undetected. The overall condition of the roofing and its components is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components such as flashing will not leak in the future.

2D) Limitations of the exterior inspection. This is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. Please note - If any wall cracking/cracks/openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future as this is impossible to predict. We strongly recommend you contact a practicing structural engineer for further advice.

2E) Timber framed windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues minor adjustments may be required by a carpenter. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint stuck will also not be forced open. Water leaks to Windows and surrounds can not be determined in the absence of rain.

2F) Internal Inspections. Inspection to the upper-side of flooring of the internal inspection is normally restricted by carpets and or other floor coverings, cupboards/cabinets, joinery, finishes and fittings. Defects or timber pest damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained. The condition of walls behind wall coverings, paneling and furnishings cannot be inspected or reported on. Only the general condition of visible areas is included in this inspection.

Where fitted. Wood burning and other forms of fireboxes are outside the scope of this inspection. We recommend you have these tested prior to purchase for peace of mind.

2G) Important note: Where any elevated structure (deck, balcony, veranda etc) is present, and this elevated structure is designed to accommodate people, you must have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the structure includes elevated decks, verandas, pergolas, balconies, handrails, stairs and children's play areas. Where any structural component of such a structure is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.

3) **CONCEALED DEFECTS:** This report does not and cannot make comment upon: Defects that may have been concealed the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures and bath tubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use) the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighborhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

4) **NO GUARANTEE:** Accordingly this report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Such matters may upon request be covered under the terms of a special purpose property report.

5) **SWIMMING POOLS:** Swimming pools/spas are not part of the standard building report under as4349.1-2007 And are not covered by this report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

- 6) **SURFACE WATER AND DRAINAGE:** The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and storm water run off and have the water directed away from the house or to storm water pipes by a licensed drainage plumber. The general adequacy of site drainage is not included in the standard property inspection report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this report are relevant only to the conditions present at the time of inspection. It is recommended that a smoke test be obtained to determine any illegal connections, blocked or broken drains.
- 7) **SHOWER RECESSES:** Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on the shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.
- 8) **GLASS CAUTION:** Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in traffic-able areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.
- 9) **STAIRS AND BALUSTRADES:** Specifications have been laid down by the Australian Building Code – Section 3.9 covering stairs, landings, balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.
- 10) **RETAINING WALLS:** Where retaining walls are more than 700mm high these wall/s should have been installed with engineering design and supervision. Walls found on the site were not assessed and the performance of these walls is not the subject of a standard property report and should be further investigated with regard to the following items, adequate drainage systems, adequate load bearing, correct component sizing and batter.
- 11) **ROOMS BELOW GROUND LEVEL:** If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given.
- 12) **ASBESTOS DISCLAIMER :** No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.
- 13) **MOULD (mildew and non-wood decay fungi) disclaimer:** Mildew and non wood decay fungi is commonly known as mould. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided.
- 14) **MAGNESITE DISCLAIMER:** No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of magnesite flooring is provided. You should ask the owner whether magnesite flooring is present and/or seek advice from a structural engineer.
- 15) **ESTIMATING DISCLAIMER:** No estimate is provided in this report. We strongly recommend you obtain quotes for repairs from licensed tradesman prior to a decision to purchase.

16) **DISCLAIMER OF LIABILITY:** No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector (including but not limited to or any area(s) or section(s) so specified by the report) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "*CLIENT*"

17) **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

18) **COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

OTHER RECOMMENDED INSPECTIONS

Electrical installation: All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The inspection of any electrical item is outside the scope of this report.

Plumbing: All plumbing needs to be inspected and reported on by a plumber.

Hot water service: All hot water services need to be inspected and reported on by a plumber and/or electrician.

Gas: All gas services need to be inspected and reported on by a gas plumber.

Phone: All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician.

Smoke Alarm: Australian standard AS3786 advises that smoke alarms are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or to install smoke alarms.

The septic tanks: Should be inspected by a licensed plumber.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground.

Contact the inspector

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.



TIMBER PEST INSPECTION

Please note that this inspection and report was a Visual only inspection to the readily accessible areas of the property as defined within the terms and conditions of this report.

Please ensure that you read all sections of the report as well as the additional information at the rear of the report and understand the limitations and the special recommendations for this construction style. If there is something you do not understand or require further clarification. Please contact the Inspector.

IMPORTANT NOTE:

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

The Summary is not the Report. The following Report must be read in full in conjunction with the Summary. If there is a discrepancy between the information provided in the Summary and that contained within the body of the Report, the information in the body of the Report shall override the Summary.



TIMBER PEST FINDINGS

3. Subterranean Termites

Were Active or Live Termites Visible

No. Of the visible and accessible areas inspected, there were no visible termites found at the time of the inspection.

3.2 Subterranean Termite Damage or workings

Any workings or damage found

No. Of the visible and accessible areas inspected, no termite working or timber damage found at the time of the inspection.

3.3 Any Evidence of a Previous Termite Treatment

Any Evidence of previous Treatments Found

Yes, Drill Holes (Chemical Treatment) was seen at the property,

Recent chemical soil treatment. Termidor. 5-7 year active lifespan.



3.4 Durable Notice

Was a Treatment Notice Found

The durable notice is a permanent record of the previous treatment or termite barrier that has been carried out on a building.

We recommend that you read and understand this notice. Contact details should be clear. But regardless contact a licensed pest control technician to maintain the integrity of the barrier or treatment.



3.5 Timber Fungal Decay - Rot

Evidence of Wood Decay Fungi -Rot

Yes, in the following areas ,

Timber Fence ,

In balustrades,

Garden Timbers and mulch excessive timber rot present.

Extent of Damage Caused by Rot

Moderate Damage

3.6 Borer Findings

Was Visible Evidence of Borer Found

No

CONDUCTIVE CONDITIONS

4.2 Moisture Readings

Was there any Excessive Moisture Readings

At the time of the inspection, our electronic moisture meter readings were normal.

Equipment Of Moisture detection used

Tramex Encounter Moisture Meter

4.4 Slab Edge Exposure

Is the Slab Edge adequately Exposed

No. Slab edge should be exposed a minimum of 75mm.

This is the area that the Trithor matting is designed to protect.

5. Ant Capping and Termite Shields

The Termite Shields Appear To Be

"Trithor". Is a chemically impregnated geotextile matting within 2 layers of durable plastic. This physical and chemical barrier is fitted to the lower perimeter of the building and pipe penetrations during the construction stage.

The actual integrity of this barrier is unable to be inspected on a completed building. We can only inspect the outside perimeter.

The perimeter chemical soil treatment is the additional method to protect the building against termite attack. Ensure that the termite chemical treatment is kept within its expiry date and regular inspections are carried out.

Do not garden or dig around the direct building perimeter without consulting a lic pest control technician.

6. Areas Found Conducive To Termite Infestation

Conducive Areas Requiring Amendments

Down pipes not connected to storm water. This causes moisture and excess moisture is conducive to termite infestation. The degree of risk is high. You need to engage a plumber to rectify.

Timber fungal decay located around the home provides conducive conditions for termite infestation. The degree of risk is high. Have removed and replaced by a carpenter.

There is mulch and garden beds located close to the house throughout the site. These garden beds are regularly watered and provide conducive conditions for termites to nest. These garden beds should be removed or relocated further away from the house. The degree of risk is moderate to high.

Remove the gardens away from the building as far as practicable. Gardens create favourable conditions for termites to live close to the building edge.

Timberfence posts are in ground contact around the building.



OVERALL ASSESSMENT

9. Overall Assessment of Property

Degree of Risk of Termite Infestation is

The overall degree of risk of timber pest infestation to this property appears to be moderate to high - See notes below.

The overall degree of risk of timber pest infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity to bush land and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that in the inspectors opinion, raise the risk of future timber pest attack. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered.

10. Subterranean Termite Treatment Recommendation

Treatment Recommendation

There is a physical management system in place on the building. This should be backed up by a treatment in the yard to increase protection and reduce the risk of damage to the retaining walls and/ or fences.

11. Future Inspections

Recommended Inspection Intervals

6 Months.

12. General Remarks

Please Read

Please read: A more thorough invasive inspection is available. Where any current visible evidence of timber pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

Important maintenance advice regarding integrated pest management for protecting against timber pests

Any structure can be attacked by timber pests. Periodic maintenance should include measures to minimize possibilities of infestation in and around a property. Factors which may lead to infestation from timber pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc.; Form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavor to ensure such conditions do not occur around your property.

It is strongly recommended that a full inspection to as 4349.3 Or as 3660.2-2000 Be carried out at least once every 12 months. Regular inspections do not stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

We further advise that you engage a professional pest control firm to provide a termite management program in accord with as 3660 to minimize the risk of termite attack. There is no way of preventing termite attack. Even as 3660 advises that “the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections.”

Disclaimer of liability:- No liability shall be accepted on account of failure of the report to notify any termite activity and/or damage present at or prior to the date of the report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the licensed inspector (including but not limited to any area(s) or section(s) so specified by the report).

Disclaimer of liability to third parties: - This report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part , does so at their own risk.

Before you decide to purchase this property you should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pests. This information forms an integral part of the report.

14. Maintenance Advice

Please Read

Important maintenance advice regarding integrated pest management (ipm) for protecting against timber pests:

No property is safe from termites!

Termites are the cause of the greatest economic losses of timber in service in australia.

Independent data compiled by state forests shows 1 in every 5 homes is attacked by termites at some stage in its life. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take “as little as 3 months for a termite colony to severely damage almost all the timber in a home”.

How termites attack your home

The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 meters to enter your home, where there is a smörgåsbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite damage

Once in contact with the timber they excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and cost two to five thousand dollars (or more) to treat.

Subterranean termite ecology

These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye. Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible. The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

Borers of seasoned timbers

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupae stage. Within the pupae case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the under floor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling. Borers of 'green' unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

Anobium borer (furniture beetle) and Queensland pine borer

These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favored by this beetle and, while the sapwood is preferred, the heartwood is also sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall paneling. The frass from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

Lyctus borer (powder post beetle)

These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% lyctus susceptible sapwood these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

Timber decay fungi

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated sub-floors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

The Inspection and Report was carried out by: Steve Rowley

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For and on Behalf of: BPP Inspections

