

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 **Ms HARJEET KAUR & Mr SUKH JINDAR SINGH**

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

22 GAWAIN ROAD, BRACKEN RIDGE QLD 4017

Lot on plan description

441/RP108424

Community titles scheme
or BUGTA scheme:

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

☐ **Yes**

☒ **No**

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

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ **Yes**

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

☒ **Yes**

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

Part 3 – Land use, planning and environment

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

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

Part 4 – Buildings and structures

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

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

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: \$480.15

Date Range: 1 Apr 2025 - 30 Jun 2025

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: \$504.26

Date Range: 17/12/2024 - 16/03/2025

OR

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

Amount:

Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below)	☐ Yes ☒ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. Note —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	☐ Yes
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer. If No — An explanatory statement is given to the buyer that states:	☐ Yes ☒ No ☐ Yes
	» a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.	
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme (If Yes, complete the information below)	☐ Yes ☒ No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer. If No — An explanatory statement is given to the buyer that states:	☐ Yes ☒ No ☐ Yes
	» a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	
	Note —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	

Signatures – SELLER

Harjeet Kaur

Signature of seller

[Signature]

Signature of seller

HARJEET KAUR

Name of Seller

SUKH JINDAR SINGH

Name of Seller

09-06-2026

Date

09-06-2026

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53707569
Search Date: 14/10/2025 12:16

Title Reference: 13906124
Date Created: 11/07/1966

Previous Title: 10995240
10995241

REGISTERED OWNER

Dealing No: 718327052 12/10/2017

HARJEET KAUR
SUKH JINDAR SINGH JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 441 REGISTERED PLAN 108424
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10995240 (POR 3V)
Deed of Grant No. 10995241 (POR 4V)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS

Dealing	Type	Lodgement Date	Status
724393625	MORTGAGE	07/10/2025 10:45	UNVERIFIED

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ INFOTRACK PTY LIMITED

108424

Stn.	Bearing	Distance
7	266°32'	20.0
8	86°32'	20.0
1	179°48'10"	5.0

DIAGRAM
Not to Scale

orig grants For 3v 889
For 4v. 889
For 100B.
20878.

Lots 328, 329, 354-357, 387-395, 436-451, 453-462, Orig. Portion... 3v, 4v, ~~5v~~, 100 B. SCALE... 1.....chains to an inch
905 Cancelling Part of Lot 1 on R.P. 107766 and Part of... CITY of BRISBANE CITY of BRISBANE
Sub 1 on R.P. 74564 and balance of Sub 2 on R.P. 74564... Parish of NUNDAH
Surveyed by G.H. McIntosh 9/8/1965 CROWN COPYRIGHT RESERVED REGISTERED PLAN 108424 CS

CROWN COPYRIGHT RESERVED
REGISTRAR OF TITLES, QUEENSLAND

REGISTERED PLAN

108424 CISP

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

This plan MUST NOT BE FOLDED but may be rolled.

I, Graham Herbert McIntosh of Brisbane,
Authorized Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed,
measured and marked on the ground the parcel of land herein referred to, and that the measurements
and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere
with the rights or property of any persons, owners or occupiers of the land adjoining the above land,
and described in the said plan; and I make this solemn declaration conscientiously believing the same to
be true, and by virtue of the provisions of the "Oaths Acts, 1867-1960"

G. H. McIntosh
Authorized Surveyor

Made and Signed at Brisbane this 9th day of August
1965 before me.

[Signature]
Signature of Registered Officer of a Magistrate.

The Council of the City of Brisbane certifies
that all the requirements of the Council, the City of Brisbane Act of 1938-1940, and the City of Brisbane
have been complied with and approves this Plan of Subdivision subject to

Dated this 19th day of May 1966

[Signature] Chairman
or Mayor
Town or
Shire Clerk

As Proprietor of this land, I agree to this Plan of subdivision, and dedicate the new roads shown
hereon to public use

Signature of
Proprietor

GIVEN under the Common Seal of Barclay Development Corporation
Pty. Limited by authority of a Resolution of the Board of Directors
in the presence of: MARGARET ANN BRABAZON, a Director
and SHIRLEY DELL WALPOLE, a Director and MARGARET ANN
BRABAZON, the Assistant Secretary thereof

New C.T. Plan

(Rel) Sub.	Vol.	Fol.
101	3306	101
102		
103		
104		
105		
106		
107		
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		
118		
119		
120		

New C.T. Plan

(Rel) Sub.	Vol.	Fol.
121		
122		
123		
124		
125		
126		
127		
128		
129		
130		
131		
132		
133		
134		
135		
136		
137		
138		
139		
140		

New C.T. Plan

(Rel) Sub.	Vol.	Fol.
141	3306	139
142		140
143		141
144		142
145		143
146		144
147		145
148		146
149		147
150		148
151		149
152		150
153		151
154		152
155		153
156		154
157		155
158		156
159		157
160		158

Particulars entered in Register Book

Vol. 955 Folio 240 241

2693 72

2700 34

the 24 day of May 1966 at Brisbane

[Signature]
Registration - 11111

- FOR SURVEYOR'S USE ONLY -
SURVEY OF LOTS 328, 329, 354-357, 387-395,
436-451, 453-462

County of STANLEY Parish of NUNDAH

CITY BRISBANE To the Depth of

Cancelling PART OF LOT 1 ON RP 107766, PART OF SUB.

1 ON RP 74664, AND SUB 2 ON RP 74664

Per 3V 88080

Orig. Grant Per 4V 88081 Orig. Portion 3V, 4V, 5V, 100B

Per 100B 20872

- FOR OFFICE USE ONLY -

Previous Title D.G. 995-240 Per 3V 107766

C.T. 2700-34 Sub 2 74664

C.T. 2693-72 Sub 1 74664

D.G. 995-241 Per 4V 107766

Lot 905 See Plan No. 120727

For Subdivision Plan of
Barclay Development Corporation Pty. Ltd.



91223
2
FEES SHORT
914-00
845-66
1-82-0 per copy
Free Parcel 92103 +12
2 Paid 165/6
FEES SHORT
\$4-00
64:2 11d 01 per 92103
64:2 11d 01 per 92103

1462 14948 179-180

72356
48-10-0

Lodged by: *Wellmore Randall*

REGISTERED PLAN 108424



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Mailing Code BPAY VIEW
Property Location 22 GAWAIN RD
BRACKEN RIDGE
Issue Date 8 Apr 2025

Bill number
5000 1048 1699 751

Bill number including donation
5800 1048 1699 751

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Apr 2025 - 30 Jun 2025



P094BCCRA641_A4MA01/E-74/S-292/I-583/H-16

MR HARJEET KAUR & MS SUKH J SINGH
22 GAWAIN RD
BRACKEN RIDGE QLD 4017

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

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

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

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

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



LORD MAYOR'S
CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date.

Full payment by the Due Date includes Discount and/or Rounding (where applicable).

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

Nett Amount Payable

\$480.15

Due Date

8 May 2025

Summary of Charges

Opening Balance	31.75
Brisbane City Council Rates & Charges	402.58
State Government Charges	60.85
Gross Amount	495.18
Discount and/or Rounding (where applicable)	15.03 CR
Nett Amount Payable	480.15
Optional Lord Mayor's Charitable Trust donation received by the Due Date	495.15

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 580010481699751



Bill Code: 319186
Ref: 5800 0000 1672 723
Amt: \$495.15 by 8 May 2025

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010481699751



Bill Code: 78550
Ref: 5000 0000 1672 723
Amt: \$480.15 by 8 May 2025

Pay using your smartphone



MR HARJEET KAUR & MS SUKH J
SINGH

Due Date

8 May 2025

50

Gross Amount

\$495.18

Nett Amount

\$480.15

<0000048015>

<004440>

<500010481699751>

>

Have you changed your address?

It is important if you have changed your postal address to please advise Council by:

Phone: (07) 3403 8888 24 hours 7 days

or go to: www.brisbane.qld.gov.au

or write to: **Brisbane City Council**
GPO Box 1434
BRISBANE QLD 4001

Rating and rebate information

Rating information - General rates are calculated based on land valuation and rating category. Please refer to your rating category statement or www.brisbane.qld.gov.au/rates for more information.

Rebate - Council offers a range of rates rebates, including pensioner and owner occupier. See www.brisbane.qld.gov.au/rates for more information or call Council's Contact Centre on (07) 3403 8888.

Interest - Compounding interest of 12.35% per annum will accrue daily on any amount owing immediately after the due date.

Payment options



Online

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



Direct Debit

Pay an agreed amount by Direct Debit transfer from your cheque or savings account. To apply please go to www.brisbane.qld.gov.au search Direct Debit 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: www.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 Regional Business Centres and Customer Service Centre

Pay at any Regional Business Centre or our Customer Service 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. Details can be found at <https://www.brisbane.qld.gov.au/about-council/council-information-and-rates/rates-and-payments/credit-and-debit-card-surcharge>

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 HARJEET KAUR & MS SUKH J SINGH	
Property Location	22 GAWAIN RD BRACKEN RIDGE	
Real Property Description	L.441 RP.108424 PAR NUNDAH	
Valuation effective from	1 Jul 2022	\$405,000
	1 Jul 2023	\$465,000
	1 Jul 2024	\$465,000
Average Rateable Valuation (A R V)		\$445,000

Account Details

Account Number 5000 0000 1672 723

Opening Balance		
Closing Balance Of Last Bill	466.15	
Payment Received - 16-Feb-2025	436.15	CR
Interest Charged On - State Government Charges	0.25	
Interest Charged On - Brisbane City Council Rates & Charges	1.03	
Projected Interest	0.47	
Total	31.75	

Period: 1 Apr 2025 - 30 Jun 2025

Brisbane City Council Rates & Charges

General Rates - Category 1(Annually 0.2274 Cents In The A R V \$)	252.98
Waste Utility Charge - 1 Charge(S) @ \$115.86 Qtr	115.86
Waste Utility Charge Green Waste Recycling - 1 Charge(S) @ \$12.38 Qtr	12.38
Bushland Preservation Levy Category 1 (Annually 0.008 Cents In The A R V \$)	8.90
Environmental Mgt Compliance Levy Category 1 (Annual 0.0112 Cents In The A R V \$)	12.46
Total	402.58

State Government Charges

Emergency Management Levy - Group 2	60.85
Total	60.85

Other Information

Due to increasing postage costs, Council has introduced a charge of \$1.98 for all printed and posted rate notices. Make the switch to paperless billing and save by searching 'email rates' via brisbane.qld.gov.au. Brisbane City Council continues to offer the most generous pensioner rates rebates of any council in Queensland, with up to \$1,248 in annual rebates to help offset rates and charges for eligible pensioners.

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.

Bill Number
5000 1048 1699 751

The Queensland Government waste levy for general waste is now \$115 per tonne. Council has received a payment of \$41,136,436 for the 2024-25 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 85% 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 85% rebate received by Council.



Rating Category Statement 2024-25

Dedicated to a better Brisbane

Brisbane City Council (Council) will use a system of differential general rating for 2024-25. 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 140 differential general rating categories in 2024-25. The categories and the relevant descriptions are outlined in the Differential General Rating Table in section 4 of Council's "Resolution of Rates and Charges 2024-25" (the Resolution). An explanation of the land use codes appears in section 15.3.

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 Library and 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 are 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 15.6 of the resolution.
- 2a. Commercial/Non-Residential - Group A:** Land being used, or potentially used by virtue of improvements or activities conducted on the property, for a non-residential purpose and are:
 - (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 15.6 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 are listed in the table shown at section 15.10 of the Resolution.
- 2l. Commercial/Non-Residential - Group L:** Land which are being used, or have the potential to be used by virtue of improvements or activities conducted upon the property, for a non-residential purpose and are 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 are listed in the table shown at section 15.10 of the Resolution.
- 3. Rural:** Land which are being used, or have the potential to be used by virtue of improvements or activities conducted upon the property, for a non-residential (Rural) purpose and are characterised by the 'rating description' for category 3 of the Differential General Rating Table contained in the Resolution.
- 4a-4b. Multi-Residential:** Land which are being used, or have the potential to be used by virtue of improvements or activities conducted upon the property, for a multi-residential purpose and are 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 are located within the bounds of the CBD as defined by the map shown at section 15.4 of the Resolution and have an ARV < \$5,000,000 or is characterised by the 'rating description' for category 5a of the Differential General Rating Table contained in the Resolution.

- 5aa. Central Business District - Group AA:** Land which in all other regards would meet the description of category 2a or 2l but are located within the bounds of the CBD as defined by the map shown at section 15.4 of the Resolution and have an ARV >= \$5,000,000 or is characterised by the 'rating description' for category 5aa of the Differential General Rating Table contained in the Resolution.
- 5ab. Central Business District - Group AB:** Land which in all other regards would meet the description of category 5a or 5aa but is located within the boundary line shown on the map at section 15.16 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 5aa but is used for the purposes of a public car park and are listed in the table shown at section 15.7 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 5aa but is used for the purposes of a public car park and are listed in the table shown at section 15.7 of the Resolution.
- 5b-5z. Central Business District - Groups B - Z:** Land which in all other regards would meet the description of category 5a or 5aa but are listed in the table shown at section 15.7 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 predominantly used, or has the potential predominant use by virtue of any improvements or the activities conducted on the land, to be used 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-8j. Large Regional Shopping Centre - Groups A - J:** Land listed in the table shown at section 15.8 of the Resolution.
- 9a-9d. Major Regional Shopping Centre - Groups A - D:** Land listed in the table shown at section 15.9 of the Resolution.
- 10. * CTS – Residential Owner-Occupied:** Land which in all other regards would meet the description of category 1 but exists within a community titles scheme.
- 10aa. * CTS – Residential Owner Occupied - Group AA:** 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 15.16 of the resolution.
- 10ga. * CTS – Residential – Owner-Occupied with Guest Accommodation:** Land which in all other regards would meet the description of category 1ga but exists within a community titles scheme.
- 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 11a or 11b and within the boundaries of the CBD.
- 13a. * CTS – Central Business District - Group A Public Car Parks:** Land which in all other regards would meet the description of category 5a or 5aa but exists within a community titles scheme and is used for the purposes of a public car park and are listed in the table shown at section 15.13 of the Resolution.
- 14. * CTS – Residential – Non Owner-Occupied or Mixed Use:** Land which in all other regards would meet the description of category 7 but exists within a community titles scheme.
- 14aa. * CTS – Residential – Non Owner-Occupied or Mixed Use Group AA:** 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 15.16 of 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.
- 16. CBD Frame Commercial/Non-Residential:** Land which in all other regards would meet the description of category 2a or 2l but are located within the bounds of the CBD Frame as defined by the map at shown at section 15.5 of the Resolution.
- 16b. CBD Frame - Group B Public Car Parks:** Land which in all other regards would meet the description of category 16 and is used for the purposes of a public car park but are listed in the table shown at section 15.13 of the Resolution.
- 17. * CTS – CBD Frame Commercial/Non-Residential:** Land which in all other regards would meet the description of category 11a or 11b but exists within a community titles scheme and are located within the bounds of the CBD Frame as defined by the map shown at section 15.5 of the Resolution.
- 21a-21i. Drive-In Shopping Centre - Groups A - I:** Land which are being used, or have the potential to be used by virtue of improvements or activities conducted upon the property, for a non-residential purpose and are 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 which are being used, or have the potential to be used by virtue of improvements or activities conducted upon the property, for a non-residential purpose and are characterised by the 'rating category' for category 22a-22j of the Differential General Rating Table contained in the Resolution.

23. **Transitory Accommodation:** Land which are being used for Transitory Accommodation purposes and are 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 are 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 used, or has the potential predominant use by virtue of its improvements or the activities conducted upon the land to be used for non-residential purposes and are listed in the table shown at section 15.11 of the Resolution.
- 29-31. *** CTS - Reduced Rate 1 - 3:** Land used, or has the potential predominant use by virtue of its improvements or the activities conducted upon the land to be used for non-residential purposes but exists within a community titles scheme and are listed in the table shown at section 15.11 of the Resolution.
- 32a-32x. **Build To Rent - Groups A - X:** Land used, or has the potential predominant use by virtue of its improvements or the activities conducted upon the land to be used for build to rent as defined in the Resolution and are characterised by the 'rating description' of categories 32a to 32x respectively of the Differential General Rating Table contained in the Resolution.
33. *** CTS - Build To Rent:** Land used, or has the potential predominant use by virtue of its improvements or the activities conducted upon the land to be used for build to rent as defined in the Resolution but exists within a community titles scheme.
- 34a-34f. **Student Accommodation - Groups A - F:** Land consisting of one or more living units or dwellings and is used, or has the potential predominant use by virtue of its improvements or the activities conducted upon the land to be used for student accommodation as defined in the Resolution and are listed in the table shown at section 15.14 of the Resolution.
35. *** CTS - Student Accommodation:** Land consisting of one or more living units or dwellings and is used, or has the potential predominant use by virtue of its improvements or the activities conducted upon the land to be used for student accommodation as defined in the Resolution but exists within a community titles scheme and are listed in the table shown at section 15.14 of the Resolution.
36. **Kurilpa Industrial:** Land used, or has the potential predominant use by virtue of its improvements or the activities conducted upon the land to be used for non-residential purposes and are listed in the table shown at section 15.15 of the Resolution.

** Categories for CTS Land 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 www.brisbane.qld.gov.au/rates

QUUR92_A4E/E-16/S-31/I-61/
HARJEET KAUR & SUKH J SINGH
22 GAWAIN RD
BRACKEN RIDGE QLD 4017

Property Location: 22 GAWAIN ROAD
BRACKEN RIDGE 4017

Customer reference number	10 1079 9398 0000 1
Bill number	1079 9398 52
Date issued	22/03/2025
Total due	\$504.26
Current charges due date	26/04/2025

Your water usage

Water usage (kL)	63
Days charged	90

Average daily water usage (litres)

Current period	700
Same period last year	550

Account Summary Period 17/12/2024 - 16/03/2025

Your Last Account

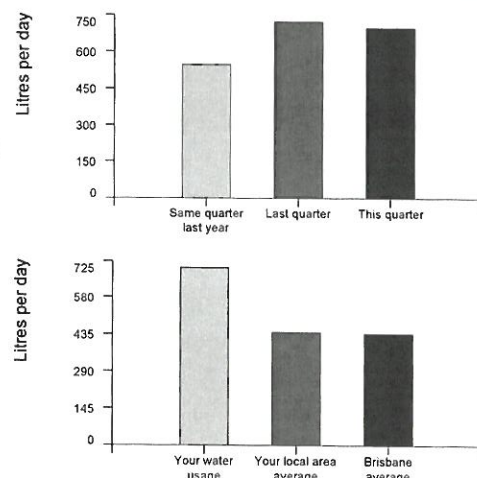
Amount Billed	\$541.96
Amount Paid	\$541.96CR

Your Current Account

Overdue Balance	\$1.14
Current Charges	\$503.12

Total Due	\$504.26
-----------	-----------------

If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.



SWITCH TO ELECTRONIC BILLS
AND WIN A **\$2025** CREDIT!



Scan the code
or read more in
Pipeline

BS0120



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



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

® Registered to BPAY Pty Ltd ABN 69 079 137 518



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

Payment options



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 17/12/2024 - 16/03/2025 (90 days)**Your meter readings**

Serial Number	Read Date	Reading	Usage	Comment
ADC76306	17/12/2024	2116		
	17/03/2025	2179	63kL	

Water Usage**State bulk water price**

State Bulk Water Charge 2024/25	63kL @ \$3.444000/KL	\$216.97
---------------------------------	----------------------	----------

Urban Utilities distributor-retailer price

Tier 1 usage 2024/25	63kL @ \$0.915000/KL	\$57.64
Subtotal		\$274.61

Water Services**Urban Utilities water service charge**

Water service charge 2024/25	90 days	\$60.48
Subtotal		\$60.48

Sewerage Services**Urban Utilities sewerage service charge**

Sewerage service charge 2024/25	90 days	\$168.03
Subtotal		\$168.03

Water usage	\$274.61
--------------------	-----------------

Water services	\$60.48
-----------------------	----------------

Sewerage services	\$168.03
--------------------------	-----------------

Your total charges 17/12/2024 - 16/03/2025	\$503.12
---	-----------------

Customer ref. no. 10 1079 9398 0000 1

22 GAWAIN ROAD
BRACKEN RIDGE 4017



Your usage was 63 kilolitres.

That's an average of 700 litres per day.

WIN

\$2025

OFF YOUR BILL!

Switch to eBilling before June 30 for your chance to win a huge \$2025 bill credit.



Scan the code or read more in Pipeline

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 2024

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: HARJEET KAUR & SUKH J SINGH



Billers Code: 112144
Ref: 10 1079 9398 0000 1



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



*4001 101079939800001



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



Credit

Date

Cash

Teller Stamp
& Initials

Cheques

Current charges due date

26/04/2025

For Credit **Urban Utilities**

Trans Code

User ID

Customer Reference No.

831

066840

101079939800001

Total Due

\$

504.26

+757+



To our valued customers,

We hope you and your family stayed safe during the recent severe weather.

Enclosed is your bill for the current billing period. It may be arriving a bit later than normal, as we paused billing while the weather event was in progress.

Difficult times can put people under unexpected financial stress, but we're here to help.

We want you to know that we have a range of options, including payment extensions, if you need some extra support during this time.

The quickest and simplest way to see our support options, request a payment plan or extension is to visit **urbanu.com.au/CycAlfredSupport**.

Or you can also chat with us via web chat to discuss your situation or find out more.

General Enquiries **13 26 57**
Faults and Emergencies **13 23 64**
urbanutilities.com.au

ABN 86 673 835 011



