

# Seller Disclosure Report

Vendor/s

**JASMINE ELIZABETH CURR**

Property Address

**4 BOTHWELL PL, CABOOLTURE QLD 4510**

Prepared On

**Wednesday, April 29, 2026**

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# 01

## Disclosure Statement

# 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 JASMINE ELIZABETH CURR

Property address 4 BOTHWELL PL, CABOOLTURE QLD 4510

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

Lot on plan description Lot 700 on SP234056

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**

<b>Registered encumbrances</b>	<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>
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after <b>settlement</b>.</p> <p><b>Note</b>—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 <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></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"> <li>» the start and end day of the term of the lease: NA</li> <li>» the amount of rent and bond payable: NA</li> <li>» whether the lease has an option to renew: NA</li> </ul> <p><b>Other unregistered agreement in writing (if applicable)</b></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"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></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> <p>N/A</p>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <p>Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.</p>
<b>Residential tenancy or rooming accommodation agreement</b>	<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"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, 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 type="text"/></p> <p><b>Note</b>—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.

<b>Zoning</b>	<p>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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):</p> <p>General Residential - Suburban Neighbourhood Zone</p>
<b>Transport proposals and resumptions</b>	<p>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. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>
<p>* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i>. A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.</p>	
<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><b>The following notices are, or have been, given:</b></p> <p>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). <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>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). <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>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). <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p>
<b>Trees</b>	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>
<b>Heritage</b>	<p>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). <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p>
<b>Flooding</b>	<p>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 <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>
<b>Vegetation, habitats and protected plants</b>	<p>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.</p>

## 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.

<b>Swimming pool</b>	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" 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 checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
<b>Notices and orders</b>	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
<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
<b>Asbestos</b>	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 ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) including common locations of asbestos and other practical guidance for homeowners.		



## 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.**

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

# Signatures – SELLER

Signed by:  
  
5A59A315AC2616CA

Signature of seller

Signature of seller

Jasmine Curr

Name of seller

Name of seller

23/02/2026 04:06 pm

Date

Date

# Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

# 02

## Searches



CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 55130290  
Search Date: 19/02/2026 17:03

Title Reference: 50829458  
Date Created: 10/11/2010

Previous Title: 50817252

REGISTERED OWNER

Dealing No: 714505226 08/06/2012

JASMINE ELIZABETH CURR

ESTATE AND LAND

Estate in Fee Simple

LOT 700 SURVEY PLAN 234056  
Local Government: MORETON BAY

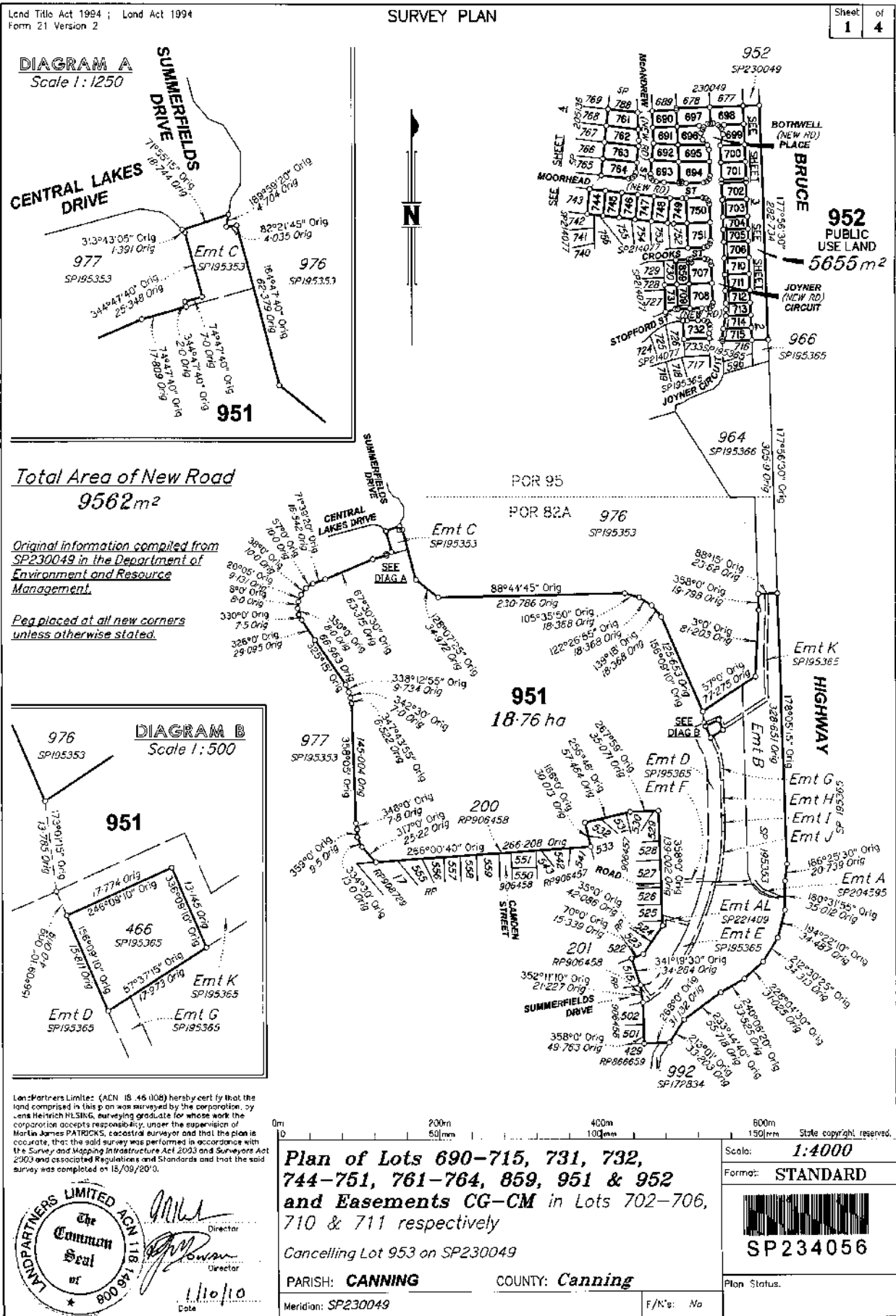
EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10821166 (POR 95)

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

\*\* End of Current Title Search \*\*

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]  
Requested By: D-ENQ INFOTRACK PTY LIMITED



713559395

BE 400 NT

\$3599.40  
09/11/2010 10:00

WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.

Registered

s. Lodged by

Quinn & Scattini 273A  
GPO Box 2612  
Brisbane QLD 4001

(Include address, phone number, reference, and Lodger Code)

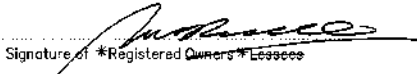
1. Certificate of Registered Owners or Lessees.

I/We NORFOLK ESTATES PTY. LTD.  
A.C.N. 010 355 138

(Names in full)

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

\* as Lessees of this land agree to this plan.

  
Signature of \*Registered Owners \*Lessees

NORFOLK ESTATES PTY LTD by it's duly constituted Attorney MICHAEL ANDREW RUSSELL pursuant to Power of Attorney No. 707281126 and who declares that he has received no notice of revocation of the said Power of Attorney.


\* Rule out whichever is inapplicable

2. Local Government Approval.

\* MORETON BAY REGIONAL COUNCIL

hereby approves this plan in accordance with the:  
% Integrated Planning Act 1997

Dated this 10<sup>th</sup> day of November 2010

  
AMANDA DRYDEN  
MANAGER DEVELOPMENT PLANNING  
# Delegated Officer

\* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1997

3. Plans with Community Management Statement :

CMS Number :  
Name :

4. References :

Dept File :  
Local Govt :  
Surveyor : BRJD2950.010

6. Existing

Title Reference	Lot	Plan	Lots	Emts	Road
50817252	953	SP230049	690-715, 731, 732, 744-751, 761-764, 859, 951 & 952	CG-CM	New Rd

Created

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
710963892 (Emt A on SP204595)	951
711183529 (Emts B & C on SPI95353)	951
711569175 (Emts D & E on SPI95365)	951
711569179 (Emts F-K on SPI95365)	951
712196814 (Emt D on SP214077)	709 & 731
712788764 (Emt AL on SP221409)	951
71296814 (Emt X on SP214077)	859
71296814 (Emt AI on SP214077)	712-715

Emt AC on SP205047 and Emts AF & AG on SP214077 are to be surrendered prior to registration of this plan.

951	POR 82A
690-715, 731, 732, 744-751, 761-764, 859 & 952	POR 95
Lots	Orig

7. Portion Allocation :

a. Map Reference :  
9443-11214

9. Locality :  
CABOOLTURE

10. Local Government :  
MORETON BAY R.C.

11. Passed & Endorsed :

By: LandPartners Limited  
Date: 6.10.2010  
Signed:   
Designation: Lidson Officer

12. Building Format Plans only.

I certify that:  
\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads.  
\* Part of the building shown on this plan encroaches onto adjoining lots and road

Cadastral Surveyor/Director \* Date  
\* delete words not required

13. Lodgement Fees :

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

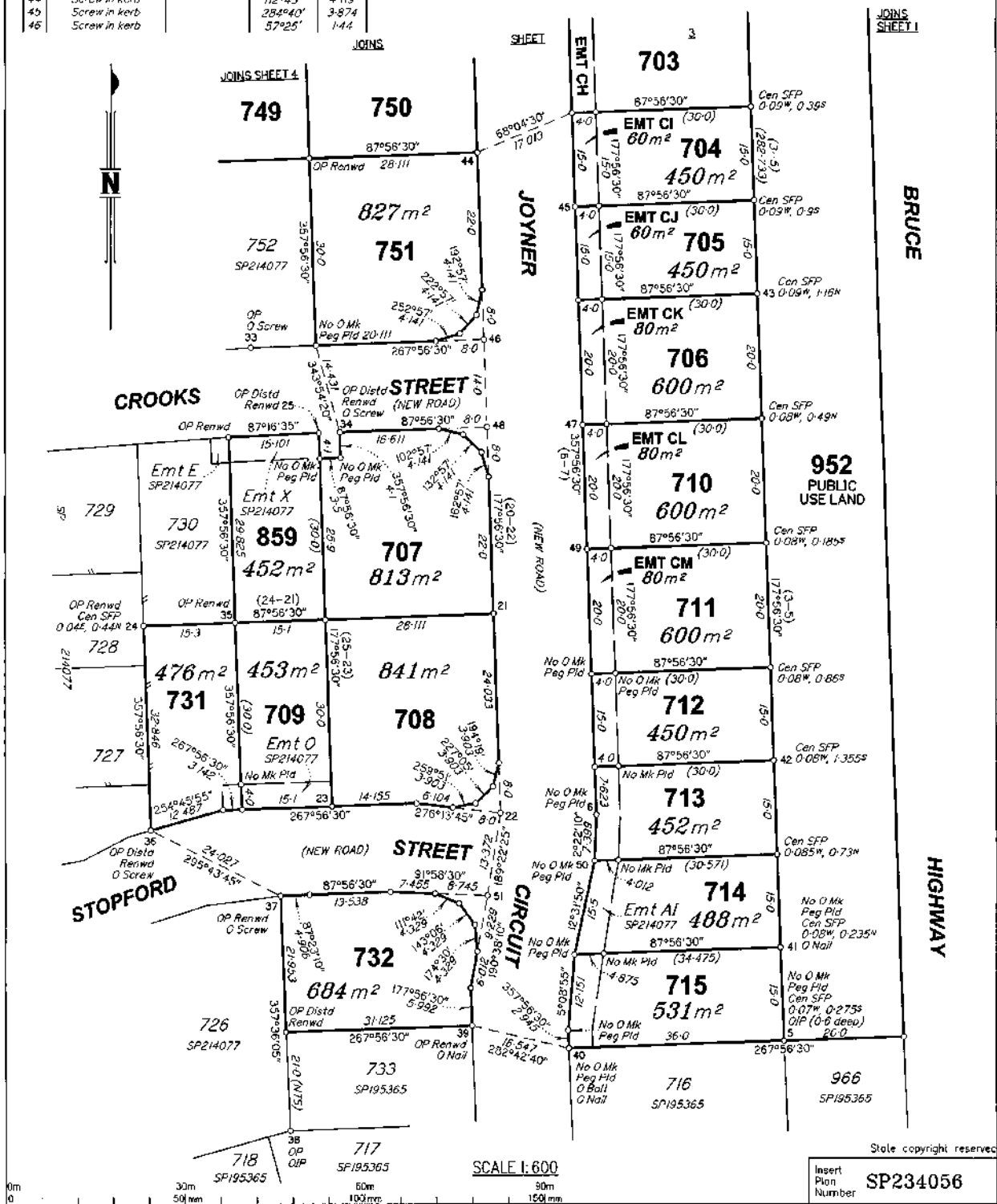
14. Insert Plan Number  
**SP234056**

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
5	OIP	75/SP195365	51°56'	10.659
5	Screw in F'Path		123°28'	3.978
22	Screw in kerb		161°33'	0.708
33	O Screw in kerb	5/SP214077	185°28'20"	3.835
34	O Screw in kerb	26/SP214077	348°32'50"	3.965
35	I Pin		119°45'	1.582
36	O Screw in kerb	23/SP214077	153°31'	4.052
37	O Screw in kerb	43/SP214077	357°04'	3.811
38	OIP	21/SP214077	290°58'	4.591
39	O Nail in kerb	30/SP195365	120°37'	4.478
40	O Bolt (E) in kerb	65/SP195365	283°59'	4.027
40	O Nail in kerb	85/SP195365	198°55'10"	11.449
41	O Nail in Conc	22/SP194710	87°49'35"	13.642
42	Screw in F'Path		89°10'	3.488
43	Screw in F'Path		62°40'	3.547
44	Screw in kerb		112°45'	4.119
45	Screw in kerb		284°40'	3.874
46	Screw in kerb		57°25'	1.44

REFERENCE MARKS

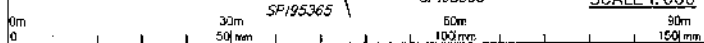
STN	TO	ORIGIN	BEARING	DIST
47	Screw in M/H Fd		46°52'	1.754
48	Screw in kerb		141°02'	5.293
49	Screw in M/H		267°45'	2.156
50	Screw in kerb		290°17'	4.075
51	Screw in kerb		8°58'	0.571



SCALE 1:600

State copyright reserved

Insert Plan Number  
**SP234056**



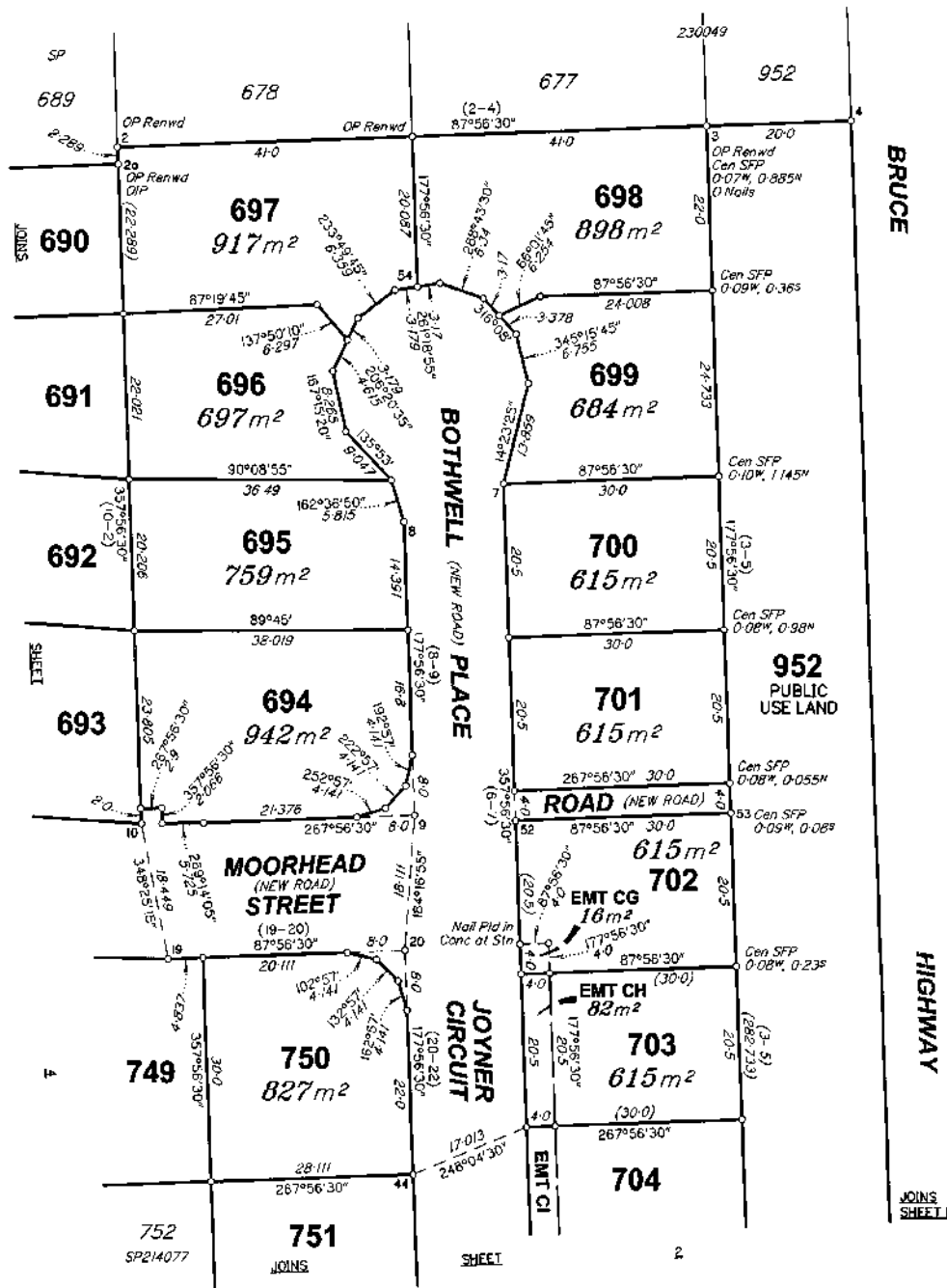
BR.025625.010-010-019C 295010038

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
2a	DIP	60/SP230049	142°14'	2.075
3	O Nail in Conc	23/15194710	87°16'25"	13.555
7	O Nail in Conc	23/15194710	35°16'25"	22.175
8	Screw in kerb		289°42'	4.023
9	Screw in kerb		44°06'	4.778
10	Screw in kerb		156°41'	1.058
19	Screw in kerb		123°00'	8.496
20	Screw in kerb		352°18'	4.822
44	Screw in kerb		114°44'	1.424
52	Screw in M/H		112°45'	4.119
53	Screw in F/Path		296°01'	4.667
			65°24'	5.095

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
54-PM		141°28'	4.698	189301	Mini Mark



SCALE 1:600

State copyright reserved

Insert Plan Number **SP234056**



BR023955.0.0-049C 26501008

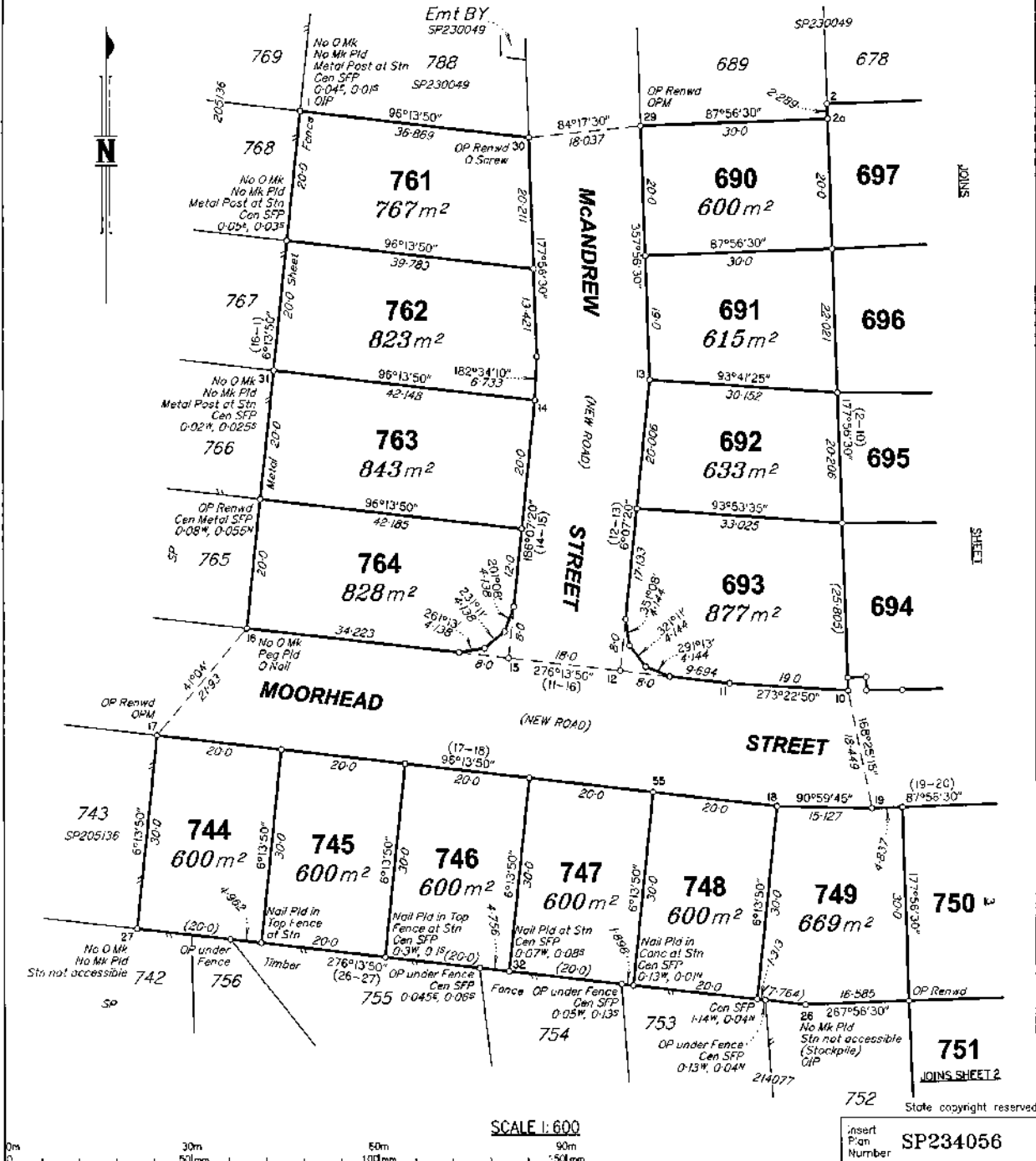
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O/P	70/SP230049	123°07'	2.458
2a	O/P	60/15230049	142°14'	2.075
10	Screw in kerb		123°0'	8.456
12	Screw in kerb		166°15'	2.829
13	Screw in kerb		292°47'	5.215
14	Screw in kerb		48°55'	6.762
15	Screw in kerb		196°27'	2.249
16	O Nail in kerb	13/SP205136	219°37'35"	5.647
17	Screw in kerb Fd		73°29'	12.08
19	Screw in kerb		352°18'	4.822
26	O/P	4/SP214077	9°16'40"	0.883
30	O Screw in kerb	16/SP230049	37°30'25"	7.407
31	1 Pin		110°16'	1.577
32	1 Pin		298°0'	0.787
55	Screw in kerb		305°21'	9.693

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
17-OPM	14/SP205136	250°22'50"	34.44	177810
29-OPM	45/SP230049	314°44'45"	6.841	183234

New Conn



SCALE 1:600

SP234056  
insert Plan Number

BRU/1993.010-049C 235C10CR

# Property Fact Pack



**4 Bothwell Place**  
Caboolture QLD 4510

YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

# At a glance

This report provides important property information and identifies the common considerations when buying property, building or renovating.



Easements



NO  
CONSIDERATIONS  
IDENTIFIED



Flood Risk



CONSIDERATIONS  
IDENTIFIED



Character



NO  
CONSIDERATIONS  
IDENTIFIED



Vegetation



NO  
CONSIDERATIONS  
IDENTIFIED



Bushfire Risk



CONSIDERATIONS  
IDENTIFIED



Noise



CONSIDERATIONS  
IDENTIFIED

## DATE OF REPORT

19th of February, 2026

## ADDRESS

4 BOTHWELL PLACE

## LOT PLAN

700/SP234056

## COUNCIL

Moreton Bay

## ZONING

- General Residential - Suburban Neighbourhood

## UTILITIES

- Power
- Sewer
- Water

## SCHOOL CATCHMENTS

- Caboolture East SS
- Caboolture SHS

## CLOSEST CITY

Caboolture - 2km

# Zoning

What zone is my property?



Sources: Moreton Bay Regional Council

## THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.




Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

**Note:** To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

### Questions to ask

- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

## LEGEND

-  Selected Property
-  General Residential - Suburban Neighbourhood
-  Recreation And Open Space

# Easements

What access rights exist over the property?



## THINGS TO KNOW

Easements are legal rights allowing a person or government authority to access a specific portion of land for a particular purpose. They are commonly required for the maintenance of utilities including large water and sewer pipes, stormwater drains, and power lines. Easements are also created for shared vehicle access through a property or for maintenance of built to boundary walls.

Easements are recorded on a land title and agreed to by the landowner at the time of subdivision. The easement remains on the title even if the land is sold to someone else. Typically, a landowner cannot build permanent structures within an easement area or obstruct the access of the authorised party.



Before building within or over an easement, you must obtain approval from the easement owner and should speak to a building certifier to understand any specific considerations.

**Note:** The map identifies only publicly registered easements provided by the relevant authority and is not a definitive source of information. You should order a certificate of title & survey plan from the titles office to be sure. Although rare, private covenants or agreements over the land may exist. If you have specific concerns about land entitlements, please contact a solicitor.

### Questions to ask

- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

## LEGEND

-  Selected Property
-  Easements

# Flood Risk

Is the property in a potential flood area?



Sources: Moreton Bay Regional Council

## THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties.

The likelihood of a flood is often described using Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above flood levels, or structures designed to allow water to flow beneath raised buildings.

**It is important to check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.**



PROPERTY DUE DILIGENCE REPORT | 4 BOTHWELL PLACE

**Note:** Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels rendering the mapping invalid. For specific concerns, consult your local authority, local flood check or a qualified professional.

### Questions to ask

- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

## LEGEND

-  Selected Property
-  Moderate Possibility Flood Area

# Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Moreton Bay Regional Council

## THINGS TO KNOW

Overland flow refers to water running over the ground's surface during heavy rain. This can happen when stormwater systems are overwhelmed, drainage paths are blocked, or the land cannot absorb water quickly enough.

Unlike river or coastal flooding, overland flow is usually localised but can cause water pooling, damage to structures, and flooding of yards or low-lying areas. Urban areas are particularly vulnerable due to surfaces like roads and concrete, which prevent water from soaking into the ground.

If your property is in an overland flow area, future development of the site may require specific measures like improving drainage, raising building platforms, or adding landscaping features to safely redirect water.

**Check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.**

PROPERTY DUE DILIGENCE REPORT | 4 BOTHWELL PLACE

**Note:** Government overland flow maps are general guides and may not reflect site-specific conditions. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Flooding may still occur outside mapped areas due to local factors. Newly subdivided lots may have already considered flooding risks and designed flows away from residential lots, rendering the mapping invalid. For tailored advice, consult your local authority or a qualified professional.

### Questions to ask

- Are there specific regulations for overland flow that affect your property?
- What building or landscaping measures can help manage water flow?

## LEGEND

-  Selected Property
-  Overland Flow Path

# Flood Planning Risk

What planning overlays impact development of this property?



Sources: Moreton Bay Regional Council

## THINGS TO KNOW

Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater, or coastal inundation. These overlays are used to guide land use and development to minimise flood impacts on people, property, and infrastructure.




Developments in Flood Planning areas must meet specific requirements, such as raising floor levels above designated flood immunity levels or using flood-resilient building materials. In some cases, developments may not be permitted in high-risk zones unless engineering solutions, such as stormwater detention basins or elevated structures, are implemented.

**Note:** Flood Planning overlays are based on broad modelling assumptions, are general in nature and are a tool for managing flood risk as it relates to development of the property. They do not guarantee individual property immunity from flooding or account for site-specific conditions. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

### Questions to ask

- What restrictions apply to developing in a Flood Planning area?
- Are there required flood immunity levels or design standards?
- How do overlays account for future changes like climate impacts or urban growth?

## LEGEND

-  Selected Property
-  Balance Flood Planning Area
-  Flood Planning Area

# Character

Is the property in a character or heritage area?



## THINGS TO KNOW

Heritage and character places are generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings should complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings.

If a property is identified in a character area, any new houses or an extension to a house **may** need to be designed to fit in with the existing building character of the area.

**Note:** It is not only houses or buildings that are protected by heritage values, there may be structures or landscape features on site that are protected by heritage values. It is essential to consult with the local authority, town planner or a building certifier for guidance on heritage places.

### Questions to ask

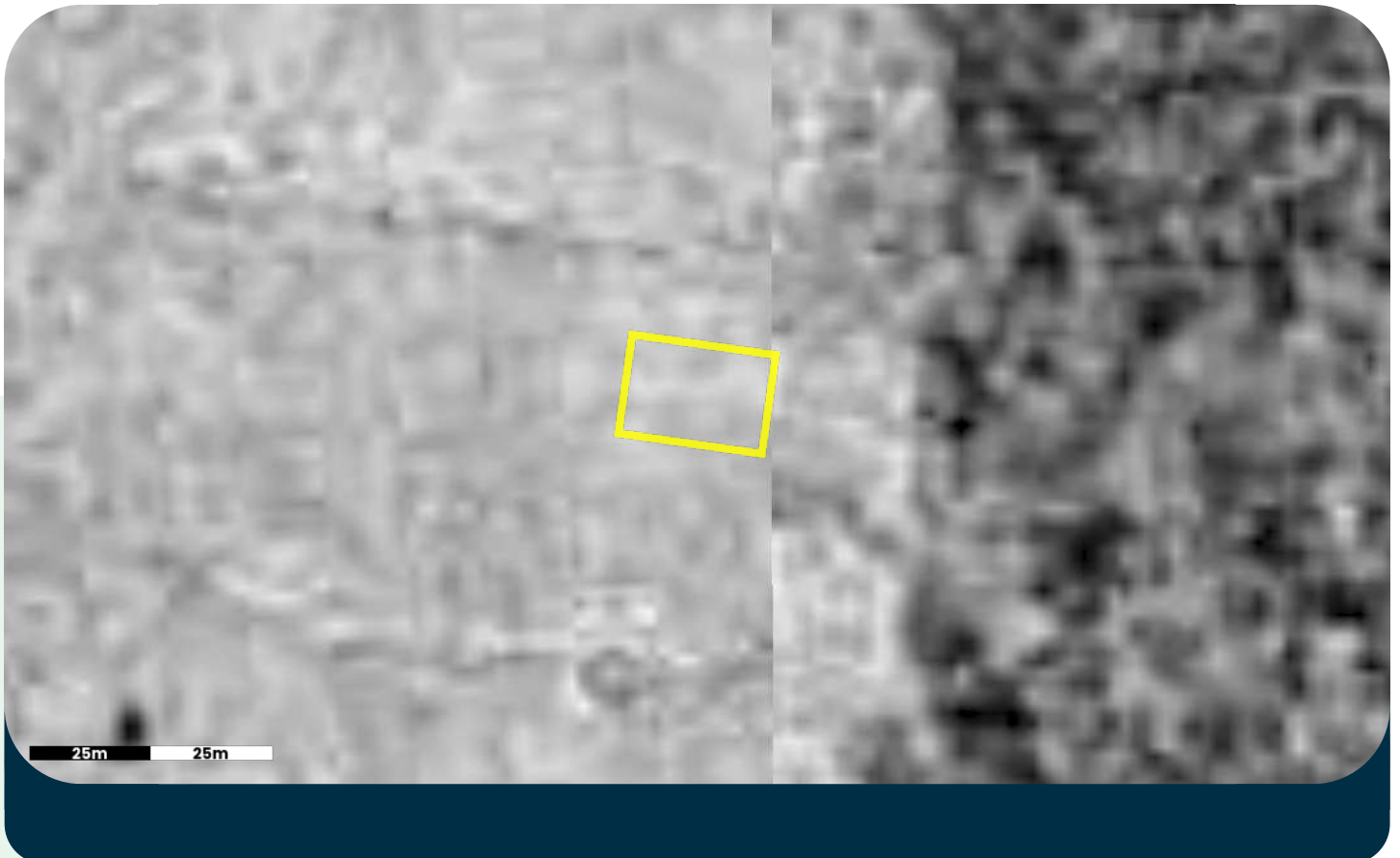
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

## LEGEND

 Selected Property

# Historic Imagery

## Historic Aerial Imagery



### THINGS TO KNOW

Houses built before a certain historical period (e.g., pre-1946) are generally required to be preserved, with any extensions or alterations designed to complement their original architectural style.

If historic records or aerial imagery show a house on the site and the original structure remains, it may be protected by heritage regulations. Heritage and character provide a vital link to the past, showcasing a city's evolution while offering opportunities to celebrate and shape its future identity.

New homes in these areas should be designed to complement the existing streetscape and maintain the area's character and charm.

Advice from a town planner or heritage architect is recommended if the property is identified as built in or before a historical period to ensure compliance with regulations.

#### Questions to ask:

- Is the property protected by Character protection?
- Can the building be demolished or modified?
- How do these protections affect renovations, extensions, or new builds?

### LEGEND

 Selected Property

# Vegetation

Is the property in an area with vegetation protection?



Sources: Moreton Bay Regional Council

## THINGS TO KNOW

Properties located in protected vegetation areas may have tree clearing restrictions over the native vegetation or significant vegetation on the property. Your property may have vegetation protection if it:

- is located near a river, creek or a waterway corridor
- is located in a bushland area or rural area with native vegetation
- contains large significant trees even in an urban area
- the trees have heritage values and cultural sentiment

If these features are present, your property may contribute to the preservation of important environmental or cultural values. In these cases, planning controls may apply to help guide how vegetation is managed or how land can be developed.

**Note:** The map provided identifies areas that may have restrictions on tree clearing of native vegetation or significant. The mapping is based on broad modelling assumptions and does not assess each site individually. Newly subdivided lots may already have considered protected vegetation in the design of the subdivision and removal of vegetation approved by Council. To obtain accurate information about tree clearing and building on a site with protected vegetation considerations, it is recommended to contact your local Council or a local arborist for guidance.

### Questions to ask

- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

## LEGEND

-  Selected Property
-  Mles - Matters Of Local Environmental Significance

# Bushfire Risk

Is the property in a potential bushfire area?



Sources: Moreton Bay Regional Council, Queensland Fire And Emergency Services

## THINGS TO KNOW

Being located in a bushfire risk area does not guarantee a bushfire occurrence but signifies that the property has been identified as having conditions conducive to supporting a bushfire. Factors such as a dry climate, dense surrounding vegetation, and steep landscapes all contribute to the impact and intensity of a bushfire.

If you plan to build or develop in a bushfire area, your construction may need to adhere to specific requirements to ensure resident safety. This could involve proper building siting, creating barriers and buffer zones around your home, and using appropriate building design and materials to minimise the impact of bushfires.



**Note:** The map provided is based on broad government modelling assumptions and does not assess each site individually or guarantee bushfire immunity.

Newly subdivided lots may have already considered bushfire risk in the design of the subdivision, potentially involving vegetation removal, and gained approval from the Council. You should speak with the Council or a building certifier to identify any relevant safety requirements for your site.

### Questions to ask

- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

## LEGEND

-  Selected Property
-  High Potential Bushfire Area (Council)
-  Potential Impact Buffer Area (Council)
-  Potential Impact Bushfire Buffer Area

# Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

## THINGS TO KNOW

Understanding how the land slopes on your property is important to know for building construction, soil and rainwater management purposes. A sloping block is a title of land that has varying elevations. Whether the slope is steep or gradual, knowing the land's topography helps in planning and building structures on site.

A flat block of land is generally easier to construct on but sloping land has other benefits if the building is designed well, such as improved views, drainage and ventilation. Properties with steep slopes pose challenges, particularly regarding soil stability. Retaining walls and other stabilisation measures may be necessary to prevent erosion and ensure the safety of structures.





For an accurate assessment of your property's slopes and suitability for construction, consult a surveyor or structural engineer.

**Note:** The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

### Questions to ask

- Where is the steep land and/or landslide risk located?
- How does this affect what can be built on the property?
- Can the steep land and/or landslide risk be improved?

## LEGEND

-  Selected Property
-  Property Est. Fall: ~10m
-  Property High: ~10m
-  Property Low: ~10m



# Noise

Is the property in a potential noise area?



Sources: Moreton Bay Regional Council, Department Of Transport And Main Roads

## THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling.

Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

**Note:** The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

### Questions to ask

- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

## LEGEND

- Selected Property
- Very High Noise (Road)
- High Noise (Road)
- Moderate Noise (Road)
- Mod. To Low Noise (Road)
- Low Noise (Road)
- Moderate Potential Noise Area - 68 DbA (Road)
- Mod-High Potential Noise Area - 73 DbA (Road)
- Mod.-Low Potential Noise Area - 63 DbA (Road)

# Water

Are there any water pipes nearby?



Sources: Unity Water

## THINGS TO KNOW

Water mains carry potable water from water treatment facilities to properties to use for drinking, washing and watering of gardens. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

**Note:** The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.




PROPERTY DUE DILIGENCE REPORT | 4 BOTHWELL PLACE

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

### Questions to ask

- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

## LEGEND

-  Selected Property
-  Water Pipe
-  Water Pipe (Recycled)

# Sewer

Are there any sewer pipes nearby?



Sources: Unity Water

## THINGS TO KNOW

**Sewer mains** carry wastewater away from properties to sewage treatment facilities. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.




**Note:** The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

### Questions to ask

- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

## LEGEND

-  Selected Property
-  Maintenance Structure
-  Sewer Pipe

# Stormwater

Are there stormwater pipes on or near the property?



Sources: Moreton Bay Regional Council

## THINGS TO KNOW

Council stormwater pipes collect piped roof water and surface water from a number of properties and direct flows away from buildings. These pipes are owned by Council and feed into large pipes which collect water from the street curb and channel.

You will need government approval to build over or near a large stormwater pipe. It is important to locate these pipes before digging to ensure they are not damaged. Please contact the local authority to access detailed plans that show the size and depth of pipes.



**Note:** The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground.

The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

### Questions to ask

- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

## LEGEND

-  Selected Property
-  Stormwater Pipe Or Culvert

# Power

Are there any power lines on or near the property?



Sources: Energex

## THINGS TO KNOW





Power lines (overhead or underground) transmit electricity from power stations through cables to individual properties. It is important to locate these cables before digging or undertaking overhead work near power lines, to ensure they are not damaged or workers injured.

**Note:** The map provided identifies the general location of large power mains identified by the service authority. The location of cables and power lines in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative cable location is provided as a guide only and not relied upon solely before undertaking work. Please contact the relevant Service Authority to find out further detailed information.

### Questions to ask

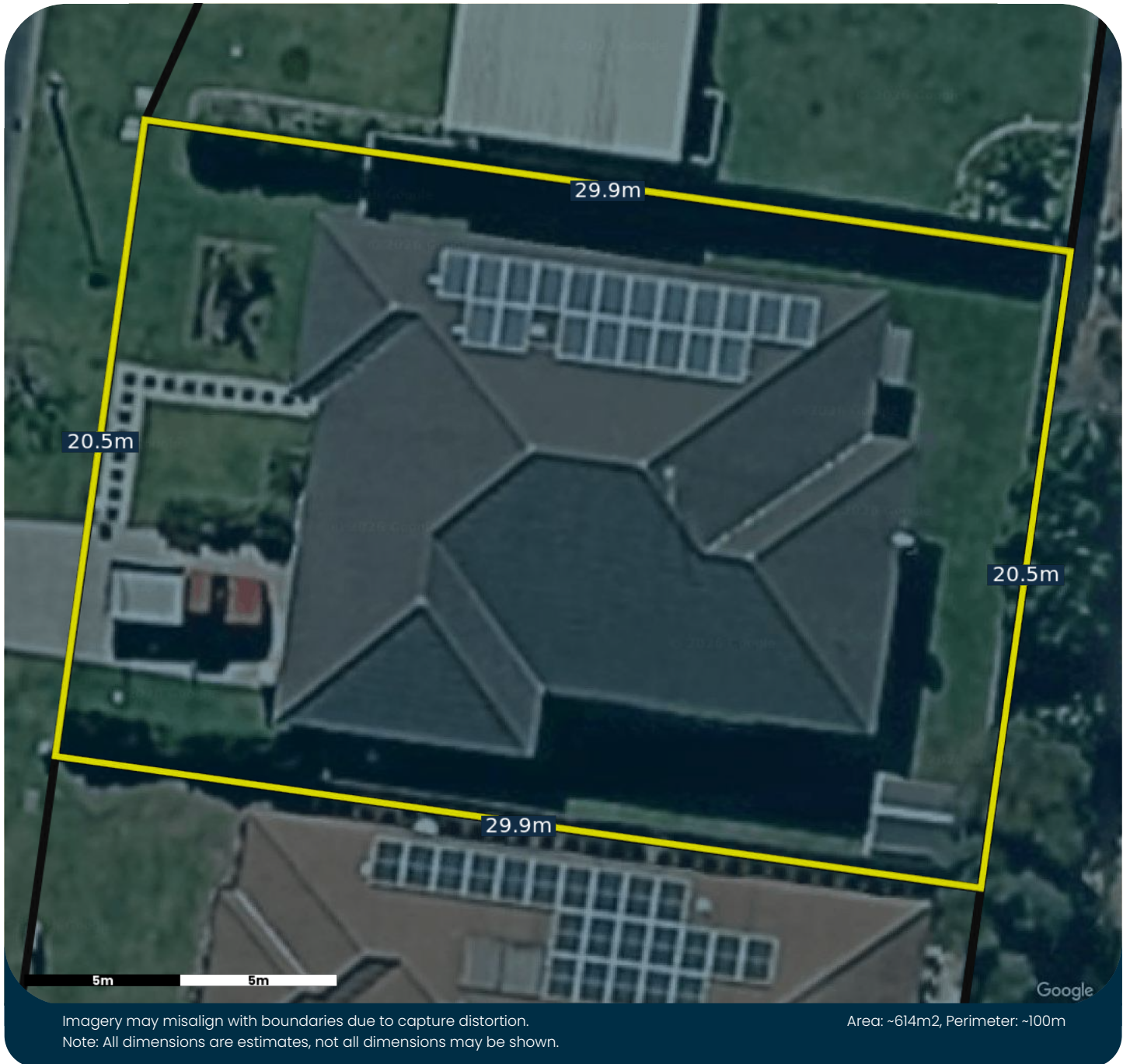
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

## LEGEND

-  Selected Property
-  Overhead Power Line (HV)
-  Underground Power Cable (HV)
-  Underground Power Cable (LV)

# Boundary

View your property boundaries



## LEGEND

 Selected Property

## DISCLAIMER

This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd makes no representations or warranties about the accuracy, currency, completeness, or suitability of the information provided.

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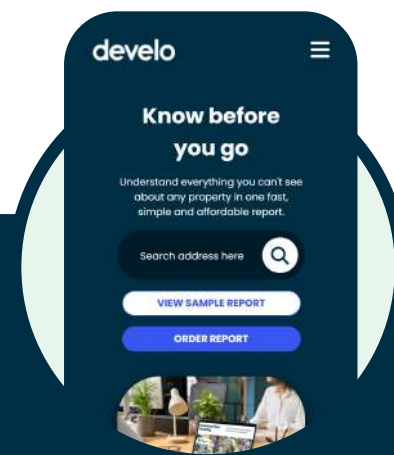
- ✓ Your mortgage broker and bank
- ✓ Your building and pest inspector
- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

### YOUR DIGITAL COPY



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Department of the Environment, Tourism, Science and Innovation (DETSI)  
ABN 46 640 294 485  
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA  
www.detsi.qld.gov.au

**SEARCH RESPONSE**  
**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)**  
**CONTAMINATED LAND REGISTER (CLR)**

InfoTrack  
PO Box 10314 Adelaide St  
Brisbane QLD QLD 4001

Transaction ID: 51119485      EMR Site Id: 20 February 2026  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 700      Plan: SP234056  
4 BOTHWELL PL  
CABOOLTURE

**EMR RESULT**

The above site is NOT included on the Environmental Management Register.

**CLR RESULT**

The above site is NOT included on the Contaminated Land Register.

**ADDITIONAL ADVICE**

All search responses include particulars of land listed in the EMR/CLR when the search was generated.  
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email [emr.clr.registry@detsi.qld.gov.au](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**



# Department of Transport and Main Roads

## Property Search - Advice to Applicant

Property Search reference: 992836

Date: 23/02/2026

Search Request reference: 186724051

### Applicant Details

Applicant: SearchX Ltd  
orders@search-x.com.au

Buyer: SearchX Pty Ltd

### Search Response:

Your request for a property search on Lot **700** on Plan **SP234056** at **4 BOTHWELL PLACE, CABOOLTURE 4510** has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

### **Note:**

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.  
<<https://planning.dsdmip.qld.gov.au/maps/sara-da>>
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.  
<<https://planning.dsdmip.qld.gov.au/maps/spp>>

### **Disclaimer:**

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Ms Jasmine Elizabeth Curr  
4 Bothwell PI  
CABOOLTURE QLD 4510

# WATER AND SEWERAGE YOUR BILL

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

**unitywater.com**  
ABN 89 791 717 472

Account number	99661242
Payment reference	0996 6124 20
Property	4 Bothwell PI, CABOOLTURE, QLD

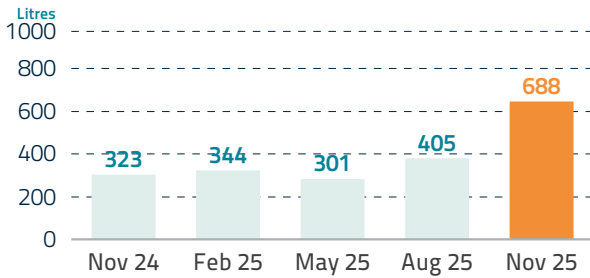
Bill number	7128010170
Billing period	16 Aug 2025 96 days to 19 Nov 2025
Issue date	20 Nov 2025
Approximate date of next meter reading	13 Feb 2026

## Your account activity

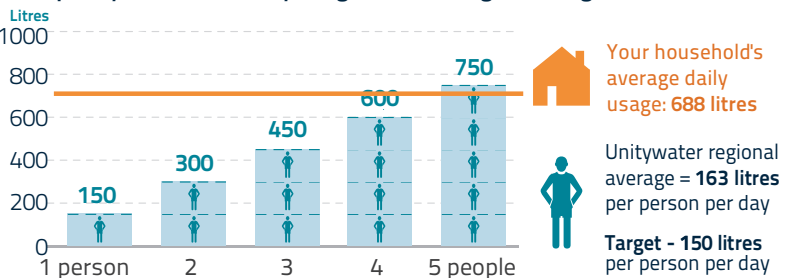
Your last bill <b>\$409.54</b>	<b>-</b>	Payments/ adjustments <b>\$410.00</b>	<b>=</b>	Balance <b>-\$0.46</b> <small>In credit</small>	<b>+</b>	New charges <b>\$624.23</b>	<b>=</b>	<b>Total due</b> <b>\$623.77</b>
								<b>Due date</b> <b>22 Dec 2025</b>

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

Compare your average daily usage over time



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



## What does *your* water bill pay for?

Your investment in safe and reliable water and wastewater services.

Learn more at [unitywater.com/yourwaterbill](http://unitywater.com/yourwaterbill)



## Easy ways to pay For other payment options - see over



**BPAY®**  
Billers Code: 130393  
Ref: 0996 6124 20  
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.  
Find out more at [bpay.com.au](http://bpay.com.au)  
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**Direct Debit**  
Login to My Account at [unitywater.com](http://unitywater.com) to set up automatic payments from your bank account or credit card or call us for assistance.

### SmoothPay

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

## Your account details



1300 086 489  
Account enquiries

8am-5pm Mon-Fri

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

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
R12W02323	15 Aug 25	230	19 Nov 25	231	1	96	10.4
12W116409	15 Aug 25	1126	19 Nov 25	1191	65	96	677.1
<b>Total water usage</b>					<b>66</b>	<b>96</b>	<b>687.5</b>
<b>Total sewerage usage (waste and greywater) = 90% of water usage</b>					<b>58.50</b>	<b>96</b>	<b>609.4</b>

### Activity since last bill

Last bill	\$409.54
Payments / adjustments	
29 Aug 2025 CBA BPAY BPAY 28/08/2025	-\$410.00
Account balance	-\$0.46 <span>1</span>

### Water and Sewerage Charges

Lot 700 Plan SP234056 Installation ID 217396

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	16 Aug 25 to 19 Nov 25	0.6771	96	\$3.517	\$228.60

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

#### Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	16 Aug 25 to 19 Nov 25	0.6771	96	\$0.787	\$51.16
Sewerage up to 740 L/day	16 Aug 25 to 19 Nov 25	0.6094	96	\$0.787	\$46.04
Recycled Water	16 Aug 25 to 19 Nov 25	0.0104	96	\$3.517	\$3.52
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	16 Aug 25 to 19 Nov 25	1	96	\$1.025	\$98.40
Sewerage Access	16 Aug 25 to 19 Nov 25	1	96	\$2.047	\$196.51

**Water subtotal \$381.68**  
**Sewerage subtotal \$242.55**

**New water and sewerage charges \$624.23 2**

**Total Due = 1 + 2 \$623.77**

### Important information

#### Payment assistance

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

#### Changing contact details

Login to My Account at [unitywater.com](http://unitywater.com) for quick, easy changes online 24/7 or call us during business hours.

#### Pensioners

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

#### Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at [unitywater.com/creditcard](http://unitywater.com/creditcard)

#### Interest on overdue amounts

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

#### Water efficiency

For water efficiency tips, visit [unitywater.com/water-tips](http://unitywater.com/water-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

#### Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit [unitywater.com/privacy](http://unitywater.com/privacy)

#### International calls

+ 61 7 5431 8333

[unitywater.com](http://unitywater.com)

PO Box 953

Caboolture QLD 4510

1300 086 489

## More payment options



#### Credit card by phone or online

To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to [unitywater.com](http://unitywater.com). A credit card surcharge may apply.  
**Ref: 0996 6124 20**



#### Cheques by mail

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



#### In person, by phone or online

**Billpay Code: 4028**

**Ref: 0996 6124 20**

Pay in person at any post office, call 13 18 16, or go to [postbillpay.com.au](http://postbillpay.com.au)



\*4028 0996612420 00062377

Account number 99661242

Payment reference 0996 6124 20

Total due **\$623.77**

Due date **22 Dec 2025**

# Rate notice

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

**Postal Address**  
PO Box 159  
CABOOLTURE QLD 4510

**Customer Service**  
Ph: 1300 522 192

**ABN:** 92 967 232 136  
[www.moretonbay.qld.gov.au](http://www.moretonbay.qld.gov.au)



MBRC\_636511/E-1/S-1/I-1/000

Jasmine E Curr  
4 Bothwell Place  
CABOOLTURE QLD 4510

This information was prepared on **31 December 2025** for the period  
**01 January 2026 to 31 March 2026**

**Property number: 636511**

**Property location:**  
4 Bothwell Place  
CABOOLTURE QLD 4510

**Property description:** Lot 700 SP 234056

**Valuation:** \$315,000

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

Rate notice summary	
Issue date: 12 January 2026	
Your last bill	\$523.12
Payments / adjustments	\$-525.00
Opening balance	\$-1.88 In credit
New rates and charges	\$523.15
<b>Total due</b>	<b>\$521.27</b>
<b>Due date</b>	<b>11 Feb 2026</b>

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

To view or change an existing flexible payment plan, or to set up a new plan, please visit [payble.moretonbay.qld.gov.au](http://payble.moretonbay.qld.gov.au)

## Go paperless!

Receive your rates and reminders via email



Easy



Convenient



Sustainable

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



To register now scan the QR code or visit [moretonbay.qld.gov.au/eRates](http://moretonbay.qld.gov.au/eRates).

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

## Easy ways to pay



**BPAY**  
Biller code: 339457  
Reference number: 50 0636 5110 0636 5115



Pay in-store at Australia Post



\*2471 500636511006365115



**PHONE**  
Call (07) 3480 6349 (Mastercard and Visa only)  
Reference number: 50 0636 5110 0636 5115



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



**ONLINE**  
Scan the QR code or visit  
[www.moretonbay.qld.gov.au/pay-your-rates](http://www.moretonbay.qld.gov.au/pay-your-rates)  
Reference number: 50 0636 5110 0636 5115



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

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

## Activity since last bill

<b>Last bill</b>	\$523.12
<b>Payment / adjustments</b>	
14-Oct-2025      Payment Received Thank You	\$-525.00
<b>Account balance</b>	<b>\$-1.88</b> <b>A</b>

## New charges

### Council rates and charges

Description	Amount
General Rate - Category R1 (Single Residential - Owner occupied) (Minimum General Rate Applied)	\$312.50
City Infrastructure Charge (104.00 [Fixed Amount]) / 4 [Bills per year]	\$26.00
City Environment Charge (26.00 [Fixed Amount]) / 4 [Bills per year]	\$6.50
Garbage Charge - Residential (240L refuse / 240L recycling) (1 [Number of Domestic Bin Units] * 391.00 [Unit Rate]) / 4 [Bills per year]	\$97.75
Garden Organics Bin Charge - Residential (240L) (70.00 [Fixed Amount]) / 4 [Bills per year]	\$17.50
<b>Total Council rates and charges</b>	<b>\$460.25</b>

### State Government charges

Description	Amount
Emergency Management Levy - Group 2A	\$62.90
<b>Total State Government charges</b>	<b>\$62.90</b>
<b>Total new charges</b>	<b>\$523.15</b> <b>B</b>

**A** + **B** = Total due

## State Government Waste Levy

- Council will pay an estimated \$24,400,000 in waste levy payments to the Queensland Government during 2025/26 for household waste to landfill.
- The Queensland Government waste levy for general waste has increased to \$125 per tonne.
- The Queensland Government has paid an amount of \$14,810,305 in the 2025/26 Financial Year to Council to mitigate the impact of the Queensland Waste Levy on households. This will only partially cover the expected cost of the waste levy for household waste in 2025/26.
- Council's Waste Management Utility and Special Charges cover costs associated with managing waste in the City of Moreton Bay, including the gap between the Queensland Government levy charged to Council and the partial rebate received by Council.

## Important information

### Interest

From 1 July 2025 to 30 June 2026 interest charges of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

### Valuations

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

### Rebates

Rebates may be available to eligible pensioners and self funded retirees. Please visit [www.moretonbay.qld.gov.au](http://www.moretonbay.qld.gov.au) or contact Council for more information.

### Translating and Interpreting Services



If you require an interpreter, please call TIS National on 131450.



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



## Payment remittance slip

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

Moreton Bay City Council  
PO Box 159  
CABOOLTURE QLD 4510

**Property Number:** 636511  
**Property Location:** 4 Bothwell Place CABOOLTURE QLD 4510

**Barcode:**





\*2471 500636511006365115

**Payment Amount:** \$521.27




# Look up and Live - 52426157






**Network Device**

-  Pillar
-  Substation



**Poles**

-  Pole
-  Pole w Ground Stay
-  Tower



**Network TR**

-  Overhead
-  Underground
-  Submarine




**Network LV**

-  Overhead
-  Underground

**Network SWER**

-  Overhead
-  Underground

**Network HV**

-  Overhead
-  Underground
-  Submarine

**Network Other**



**LUAL\_Exclusion\_Zone\_Feature\_Public**



**LUAL\_NoData\_Public**





BYDA

Sequence: 268554997  
Date: 19/02/2026

Scale: 1:500  
Tile No: Tile No: 1

**CAUTION - HIGH VOLTAGE**

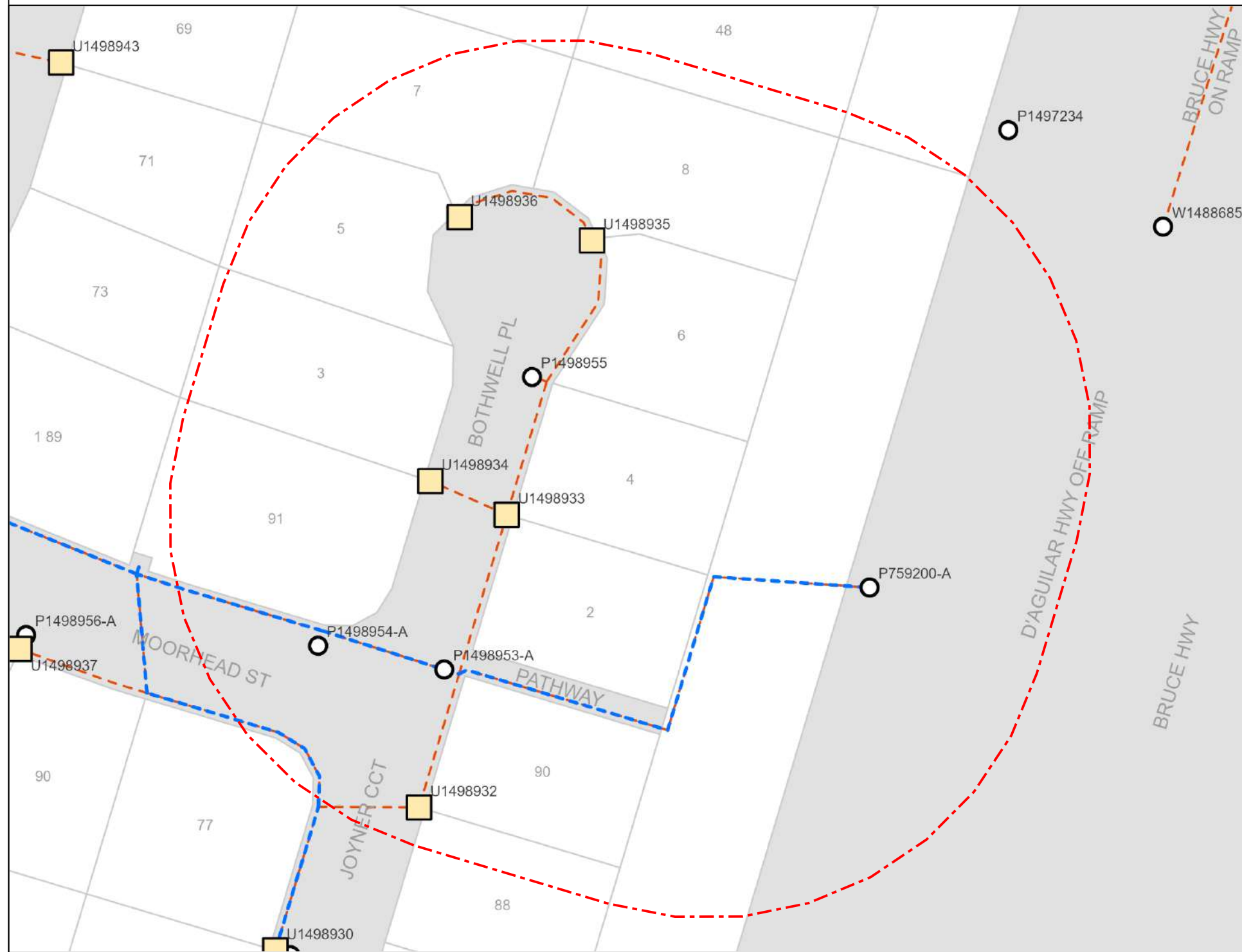
LEGEND

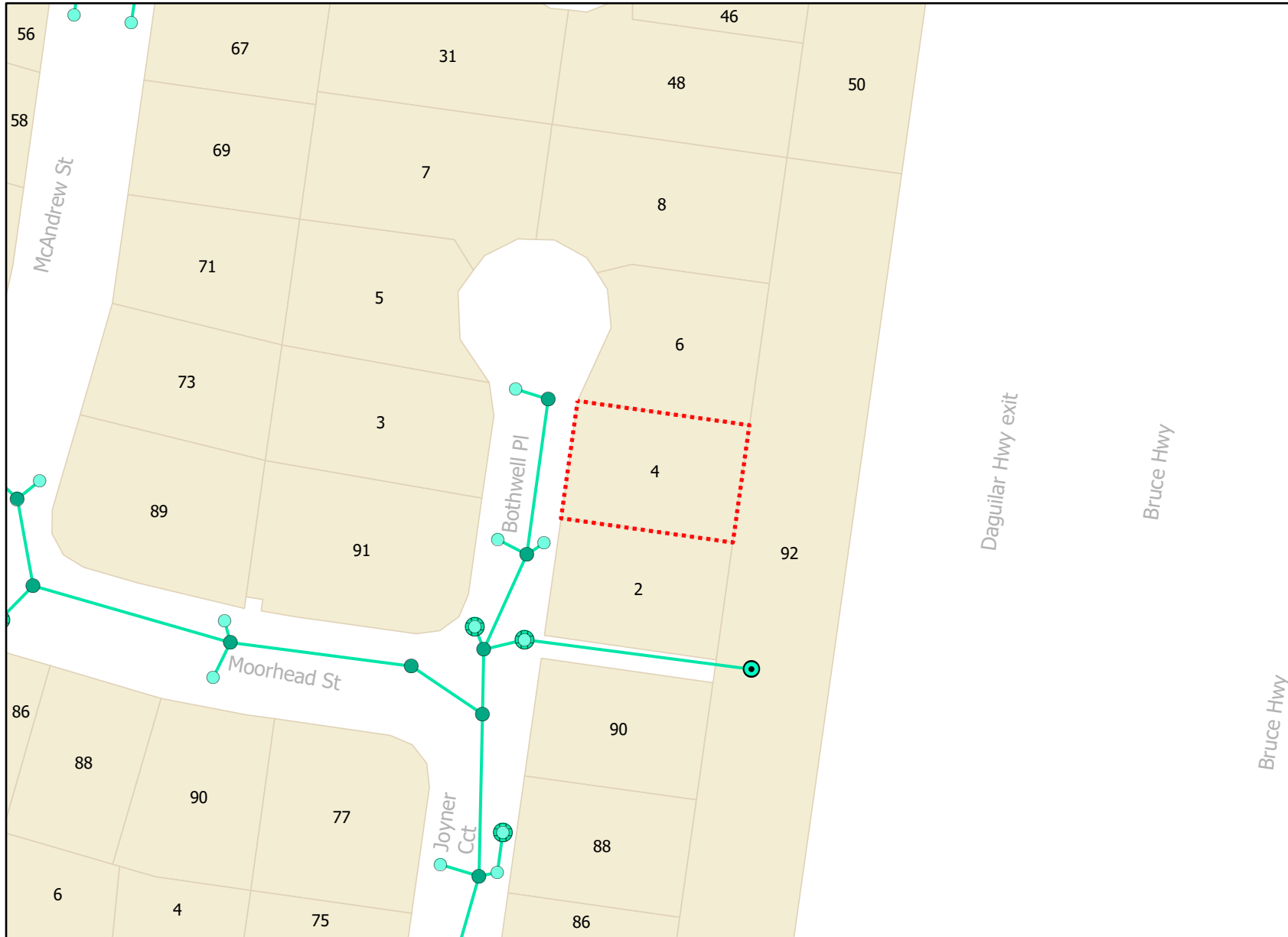
- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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





**Legend**

- BYDA Enquiry
- Litter Basket
- Field Inlet
- Kerb Inlet
- Manhole
- Pipes

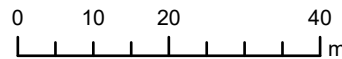
**Disclaimer:** The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City Of Moreton Bay infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

© Moreton Bay Regional Council 2021

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

19/02/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate



Scale 1:1,000



## 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 <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
Scale	 0 20 40 60 Meters 1:2000 1 cm equals 20 m

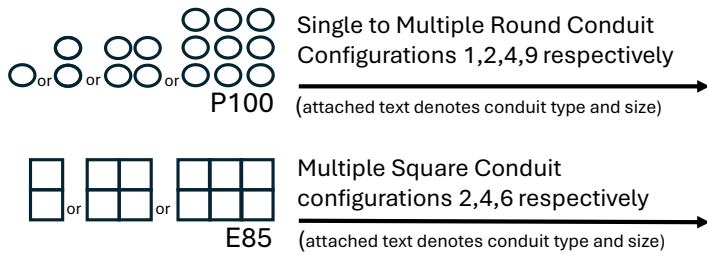




# LEGEND



	<b>Lead-in terminates at a Customer Address</b>		Cable Jointing Pit Number / Letter indicating Pit type/size
	<b>Exchange</b> Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-tid to 12-tid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



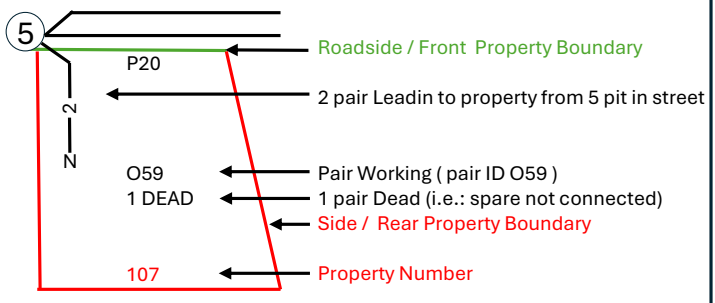
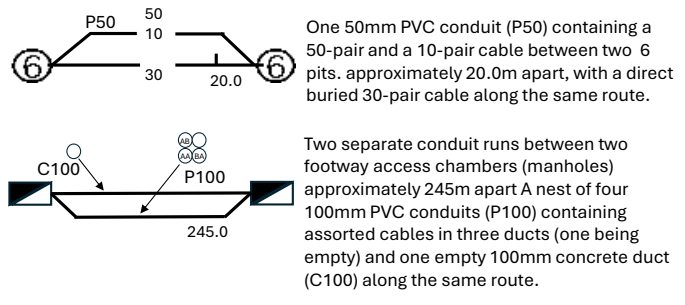
**Some examples of conduit type and size:**

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit  
P100 100mm PVC conduit  
A100 100mm asbestos cement conduit

**Some Examples of how to read Telstra Plans**



## The 5 Ps of Safe Excavation

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

- ### Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.
- ### Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.
- ### Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.
- ### Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.
- ### Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

# UNITYWATER BYDA MAP

Sequence Number: 268554996

Job Number: 52426157

Printed On: 19/02/2026

Emergency Situations

Call Unitywater:

1300 086 489

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

## Legend

	Extent of Unitywater Area		Sewer Gravity Main
<b>Water</b>			Trunk Main
	Water Pump Station		Reticulation Main
	Water Service		Overflow Main
	Water Valve		Sewer Pipe (Abandoned)
	Water Pipe (Abandoned)	<b>Sewer Pressure Main</b>	
	Water Hydrant		Pressure Sewer
	Water Fitting		Rising Main
<b>Water Main</b>			Vacuum Main
	Trunk Main		Pressure Sewer Service
	Reticulation Main		Sewer Service
<b>Sewer</b>		<b>Recycled Water</b>	
	Sewer Pump Station		Recycled Water Pump Station
	Sewer Maintenance Hole		Recycled Water Valve
	Sewer Valve		Recycled Water Hydrant
	Sewer Fitting		Recycled Water Fitting
			Recycled Water Pipe (Abandoned)
			Recycled Water Main

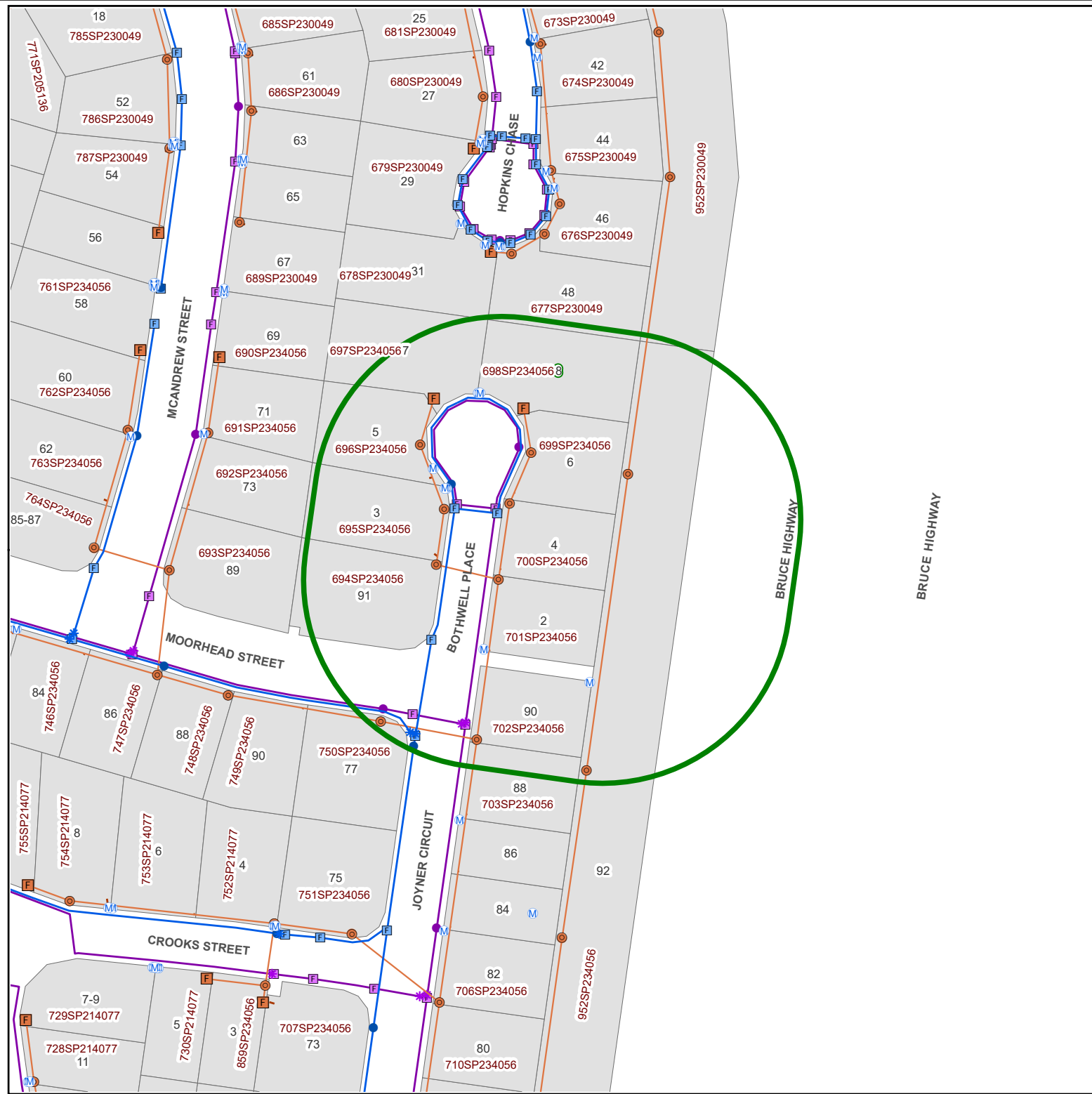
Map Tile: 1  
Scale: 1:1000  
(If printed at 100% on A3 size paper)



Before You Dig Australia  
PO Box 953  
Caboolture QLD 4510

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

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



## Statutory Encumbrance Annexure

**Property: 4 BOTHWELL PL, CABOOLTURE QLD 4510**

This report details statutory encumbrances that directly impact the property.

### 1. **ENERGEX**

Review of the available electrical network mapping indicates that electrical infrastructure is present in the vicinity of the property; however, no Energex electrical infrastructure is shown as being located within the boundaries of the subject property.

### 2. **MORETON BAY REGIONAL COUNCIL**

Review of the available municipal infrastructure mapping indicates that no council-owned stormwater or municipal infrastructure is shown as being located within the boundaries of the subject property.

### 3. **NBN CO**

Review of the available telecommunications mapping indicates that NBN telecommunications infrastructure is located within the boundaries of the subject property. NBN underground network infrastructure traverses the property and constitutes statutory authority infrastructure affecting the land.

### 4. **TELSTRA**

Review of the available telecommunications mapping indicates that Telstra underground telecommunications infrastructure is located within the boundaries of the subject property. Telstra network conduits and/or cables traverse the property and constitute statutory authority infrastructure affecting the land.

### 5. **UNITYWATER**

Review of the available Unitywater mapping indicates that water and sewer infrastructure is located within the boundaries of the subject property. Unitywater underground water and/or sewer services traverse the property and constitute statutory authority infrastructure affecting the land.



MISS JASMINE E CURR  
4 BOTHWELL PL  
CABOOLTURE QLD 4510

Our reference: 7167441656057

Phone: **13 28 66**

19 February 2026

## Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Hello JASMINE,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2411184562115
Vendor name	JASMINE ELIZABETH CURR
Clearance Certificate Period	19 February 2026 to 19 February 2027

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,

**Emma Rosenzweig**

Deputy Commissioner of Taxation

### Need help?

Learn more about foreign resident capital gains withholding at [ato.gov.au/FRCGW](https://ato.gov.au/FRCGW)

### Contact us

In Australia? Phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00 am and 5:00 pm Australian Eastern Standard time, Monday to Friday.

Vendor/s

**JASMINE ELIZABETH CURR**

Property Address

**4 BOTHWELL PL, CABOOLTURE QLD 4510**

Prepared On

**Wednesday, April 29, 2026**