

Seller Disclosure Report

Vendor/s

BELINDA LEE WALKER

Property Address

UNIT 1 67 WALTON ST, SOUTHPORT QLD 4215

Prepared On

Saturday, October 18, 2025

In This Report

01 Disclosure Statement

02 Searches

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 BELINDA LEE WALKER

Property address 1/67 WALTON ST, SOUTHPORT QLD 4215
(referred to as the
“property” in this
statement)

Lot on plan description 1/SP127386

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> Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.
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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>: Medium density residential zone		
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. The lot is affected by a notice of intention to resume the property or any part of the property. <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	☐ Yes	☒ No
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>. 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). 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). 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. <i>If Yes, a copy of the order or application must be given by the seller.</i>	☐ Yes	☒ No
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.	☒ Yes	☐ No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ Yes	☒ No
	Pool compliance certificate is given.	☐ Yes	☒ No
	OR Notice of no pool safety certificate is given.	☒ Yes	☐ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ Yes	☒ No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	☐ Yes	☒ No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ Yes	☒ No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates	Whichever of the following applies—
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:
	Amount: \$1,170.69 Date Range: 1/07/2025 to 31/12/2025
	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: \$274.73 access charges Date Range: 1/07/2025 to 30/09/2025 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: Insert estimated amount Date Range: Insert date range

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

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

Signatures – SELLER

Signed by:
Belinda Walker
D36A748F77313CC3

Signature of seller

Signature of seller

Belinda Walker

Name of seller

Name of seller

18/10/2025 01:39 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

Searches

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53738865
Search Date: 16/10/2025 10:41

Title Reference: 50333124
Date Created: 30/10/2000

Previous Title: 13937032

REGISTERED OWNER

Dealing No: 721895575 11/08/2022

BELINDA LEE WALKER

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 127386
 Local Government: GOLD COAST
 COMMUNITY MANAGEMENT STATEMENT 28747

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11054166 (POR 47)

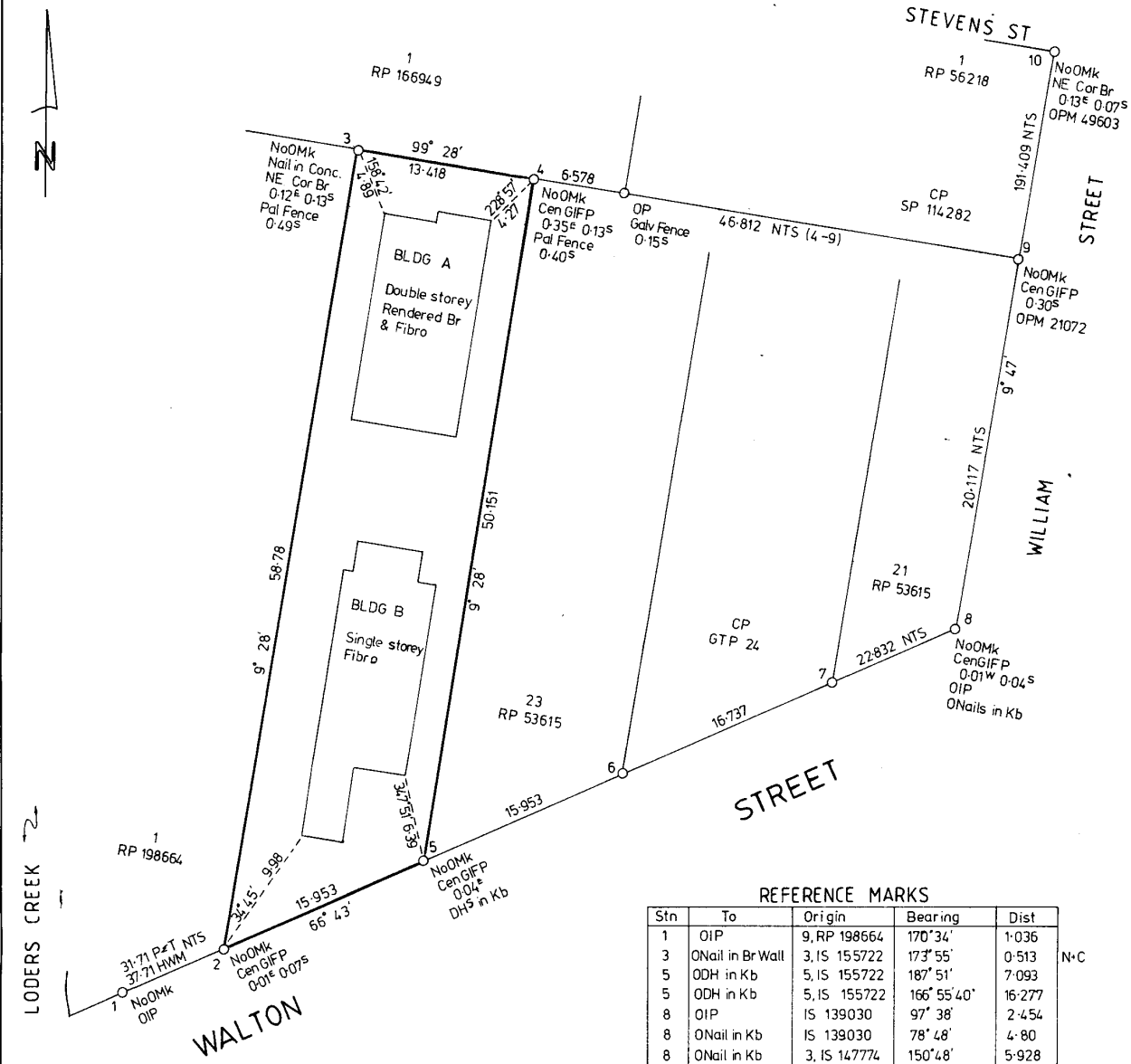
ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

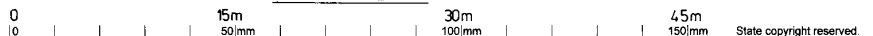
COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ INFOTRACK PTY LIMITED

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

SURVEY PLAN

Sheet
1 of
2BASE PARCEL AREA 731m²

SCALE IN METRES



I, Alan Leonard SULLIVAN, hereby certify that I have surveyed the land comprised in this plan personally, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 21-7-2000

Alan Sullivan
Licensed Surveyor

25-7-2000
Date

PLAN OF LOTS 1 & 2 & COMMON PROPERTY.

CANCELLING LOT 24 ON RP 53615

PARISH: NERANG

COUNTY: WARD

Meridian: MGA

F/N's: No

Scale: 1:300
Format: Building

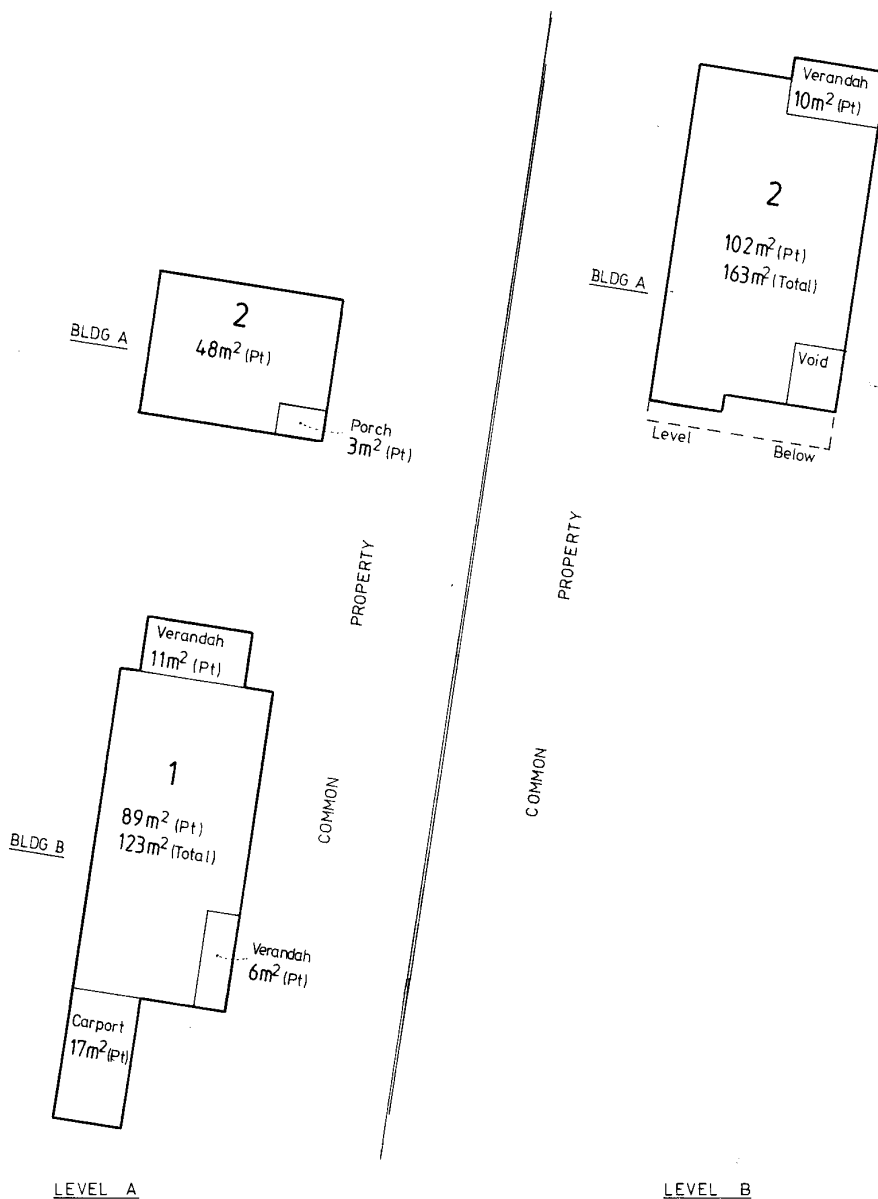


SP127386

Plan Status:

704392688 WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins. GC 400 NT \$307.00 27/10/2000 15:00		Registered 5 Lodged by <i>GC450</i> <i>Murphy Crompton</i> <i>Morris</i> (Include address, phone number, reference, and Lodger Code)																						
1. Certificate of Registered Owners or Lessees. I/We <u>FIONA AZELLE WOOD</u> (Names in full) * as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994. * as Lessees of this land agree to this plan. Signature of *Registered Owners *Lessees		6. Existing<table border="1" style="width:100%; border-collapse: collapse; font-size: x-small;"><thead><tr><th>Title Reference</th><th>Lot</th><th>Plan</th></tr></thead><tbody><tr><td>13937032</td><td>24</td><td>RP 53615</td></tr></tbody></table> Created<table border="1" style="width:100%; border-collapse: collapse; font-size: x-small;"><thead><tr><th>Lots</th><th>Emts</th><th>Road</th></tr></thead><tbody><tr><td>1,2 & Common Property</td><td>—</td><td>—</td></tr></tbody></table> MORTGAGE ALLOCATION <table border="1" style="width:100%; border-collapse: collapse; font-size: x-small;"><thead><tr><th>Mortgage</th><th>Lots Fully Encumbered</th><th>Lots Partially Encumbered</th></tr></thead><tbody><tr><td>703473276</td><td>1 & 2</td><td>—</td></tr><tr><td>704067673</td><td>1 & 2</td><td>—</td></tr></tbody></table>		Title Reference	Lot	Plan	13937032	24	RP 53615	Lots	Emts	Road	1,2 & Common Property	—	—	Mortgage	Lots Fully Encumbered	Lots Partially Encumbered	703473276	1 & 2	—	704067673	1 & 2	—
Title Reference	Lot	Plan																						
13937032	24	RP 53615																						
Lots	Emts	Road																						
1,2 & Common Property	—	—																						
Mortgage	Lots Fully Encumbered	Lots Partially Encumbered																						
703473276	1 & 2	—																						
704067673	1 & 2	—																						
2. Local Government Approval. * <u>COUNCIL OF THE CITY OF GOLD COAST</u> hereby approves this plan in accordance with the : % INTEGRATED PLANNING ACT 1997		<table border="1" style="width:100%; border-collapse: collapse; font-size: x-small;"><tr><td style="width: 10%;">47</td><td style="width: 90%;">1, 2 & Common Property</td></tr><tr><td style="text-align: center;">Orig</td><td style="text-align: center;">Lots</td></tr></table> 7. Portion Allocation : 8. Map Reference : 9542 - 22342 9. Locality : Southport 10. Local Government : Gold Coast CC 11. Passed & Endorsed : By : <u>Alan Sullivan</u> Date : <u>25-7-2000</u> Signed : Designation : <u>Licensed Surveyor</u>		47	1, 2 & Common Property	Orig	Lots																	
47	1, 2 & Common Property																							
Orig	Lots																							
Dated this <u>22nd</u> day of <u>August 2000</u> KENNETH COLIN McDONALD # Authorised 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 1990		12. Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; * Part of the building shown on this plan encroaches onto adjoining 2 lots and road 25-7-2000 Licensed Surveyor/Director Date * delete words not required 13. Lodgement Fees : <table style="width:100%; font-size: x-small;"><tr><td>Survey Deposit</td><td style="text-align: right;">\$</td></tr><tr><td>Lodgement</td><td style="text-align: right;">\$</td></tr><tr><td>New Titles</td><td style="text-align: right;">\$</td></tr><tr><td>Photocopy</td><td style="text-align: right;">\$</td></tr><tr><td>Postage</td><td style="text-align: right;">\$</td></tr><tr><td>TOTAL</td><td style="text-align: right;">\$</td></tr></table> 14. Insert Plan Number SP 127386		Survey Deposit	\$	Lodgement	\$	New Titles	\$	Photocopy	\$	Postage	\$	TOTAL	\$									
Survey Deposit	\$																							
Lodgement	\$																							
New Titles	\$																							
Photocopy	\$																							
Postage	\$																							
TOTAL	\$																							
3. Plans with Community Management Statement : CMS Number : <u>28747</u> Name : <u>AZELLE VILLAS</u>		4. References : Dept File : Local Govt : Surveyor : <u>W00D01</u>																						

ADDITIONAL SHEET



SCALE IN METRES 1:200



State copyright reserved.

Insert
Plan
Number

SP 127386

Property Fact Pack

develo

u1/67 Walton Street
Southport QLD 4215

YOUR DIGITAL COPY



Easements



Flood History



State Flood Planning



Flood Risk



Coastal Flood Risk



Character



Overland Flow Flood Risk



Flood Planning Risk



Historic Imagery

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



CONSIDERATIONS
IDENTIFIED



Environment



NO
CONSIDERATIONS
IDENTIFIED



Bushfire Risk



NO
CONSIDERATIONS
IDENTIFIED



Noise



NO
CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

16th of October, 2025

ADDRESS

u1/67 WALTON STREET

LOT/PLAN

1/SP127386

COUNCIL

Gold Coast

ZONING

- Medium Density Residential

SCHOOL CATCHMENTS

- Musgrave Hill SS
- Southport SHS

CLOSEST CITY

Gold Coast – 4km

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

Flood Risk

Is the property in a potential flood area?



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 | u1/67 WALTON STREET

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

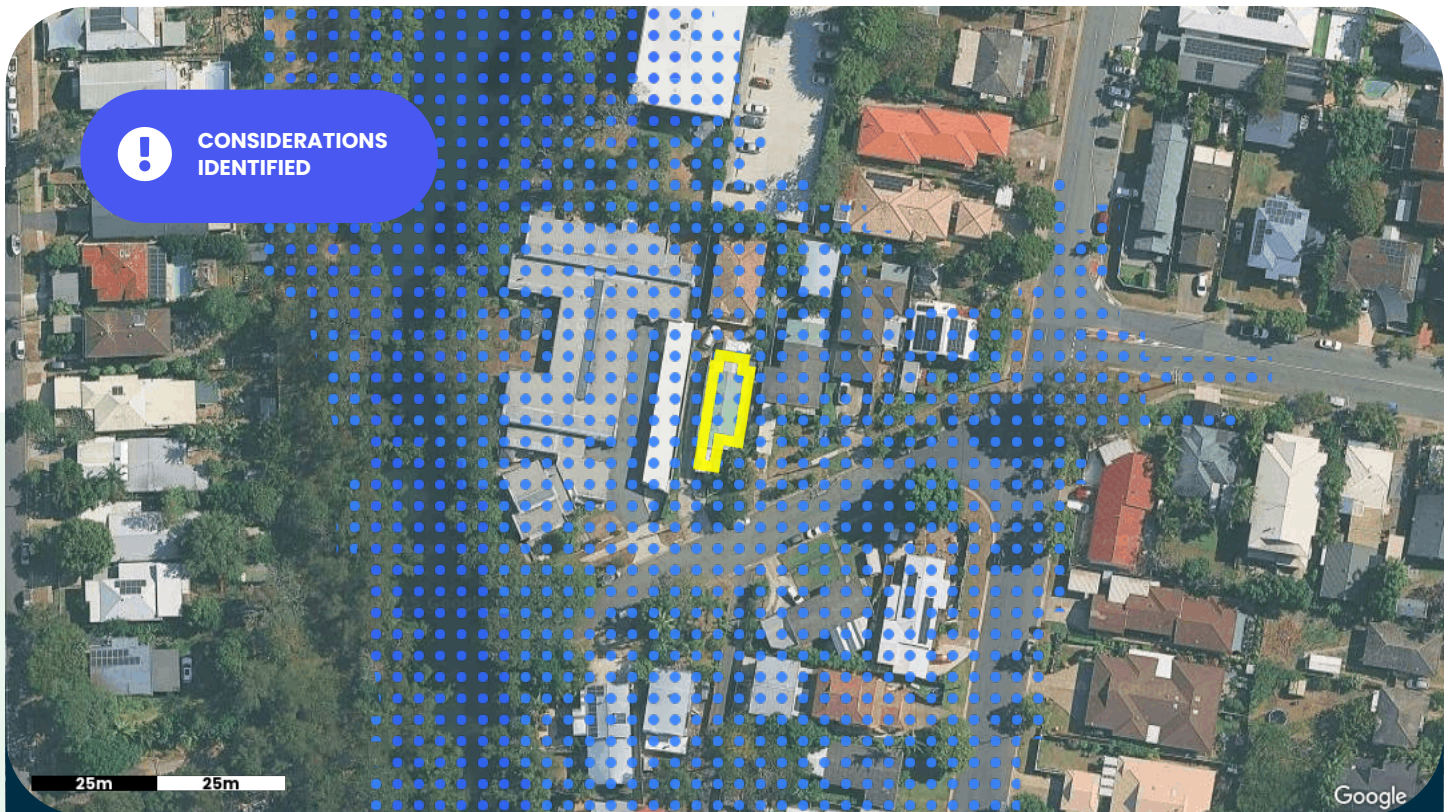
- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

LEGEND

 Selected Property

Coastal Flood Risk

Are there any coastal impacts that impact my property?



Sources: Queensland Department Of Environment And Science

THINGS TO KNOW

Coastal flooding may occur when high tides, storm surges, or severe weather events push seawater inland. Rising sea levels and coastal erosion, caused by waves, tides, and human activities like vegetation removal, can make previously safe areas more vulnerable to flooding.

Building in a potential coastal flood area often requires government approval and mitigation measures. These can include raising floor heights, using materials resistant to saltwater, and installing erosion control features such as seawalls, revetments, or dune restoration.

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

Note: Government coastal flood risk models provide general guidance but don't account for site-specific conditions or guarantee protection from flooding. 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. Check with your local authority or a qualified professional for specific requirements.

Questions to ask

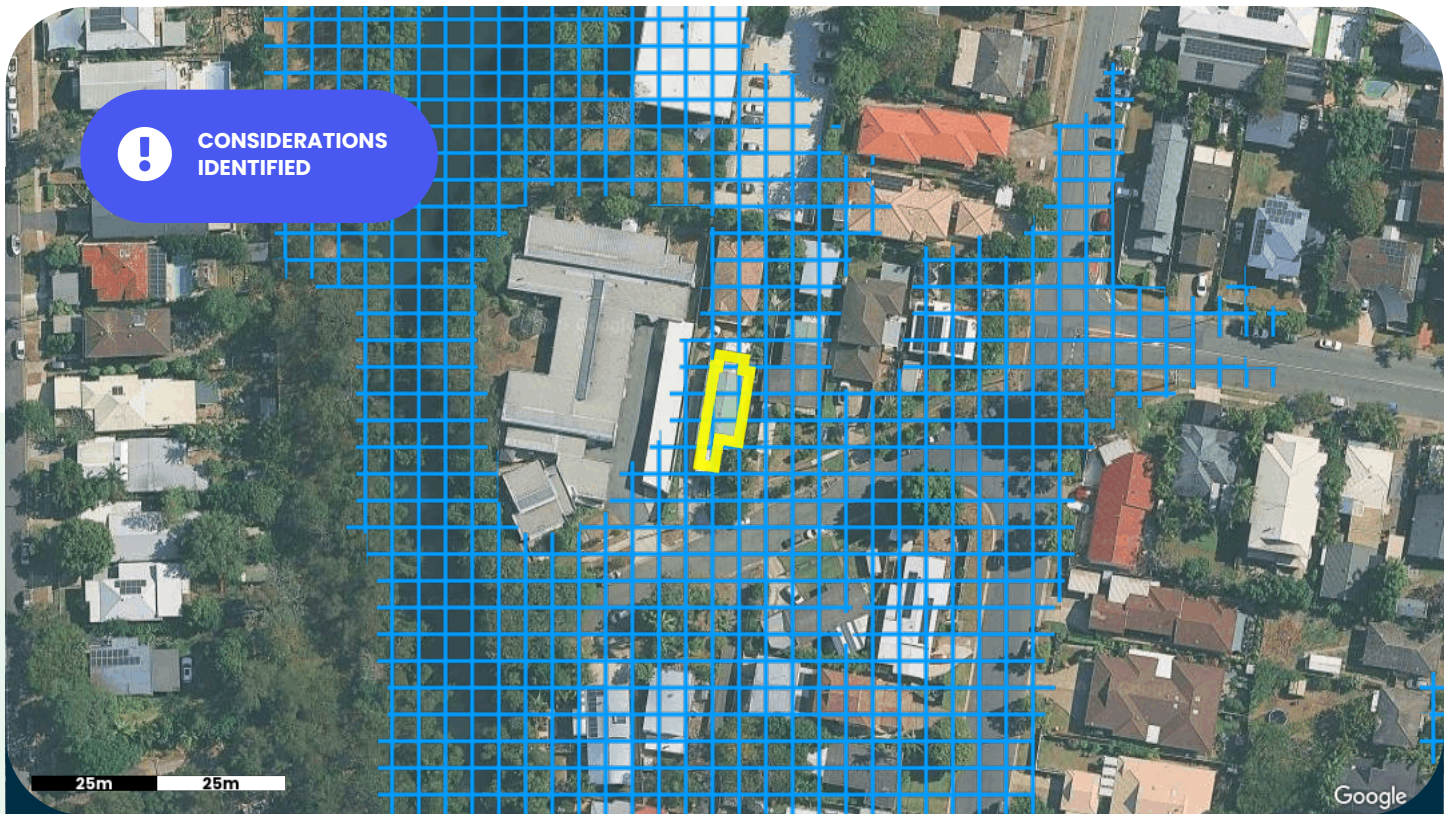
- What are the building restrictions in a coastal flood area?
- Can building designs reduce flood and erosion risks?
- How does coastal erosion impact your property, and what measures can help?

LEGEND

-  Selected Property
-  High Possibility (State)
-  Moderate To Low Possibility (State)

Flood Planning Risk

What planning overlays impact development of this property?



Sources: City Of Gold Coast 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
-  Flood Assessment Area

Character

Is the property in a character or heritage area?



Sources: Department Of Environment, Science And Innovation

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

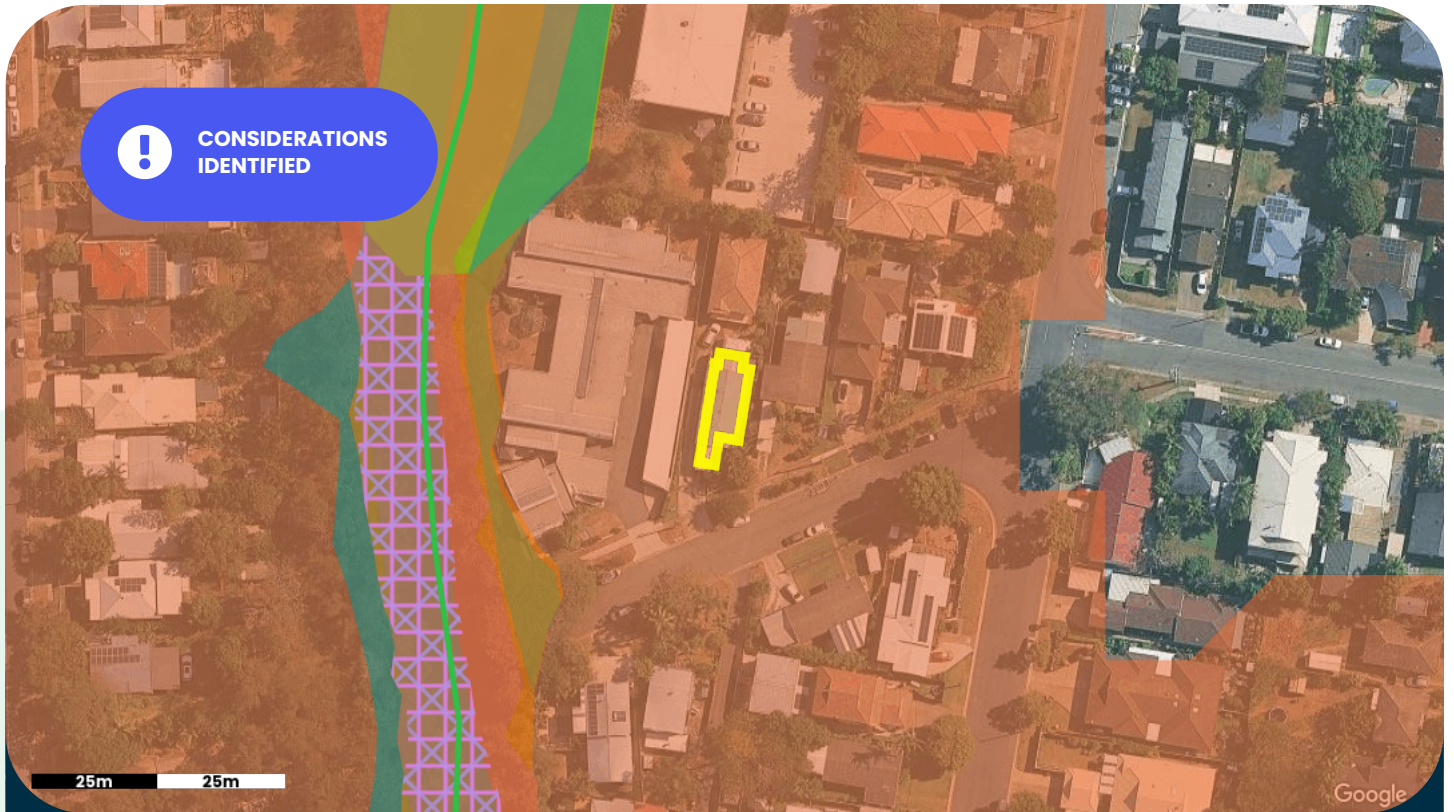
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

-  Selected Property
-  State Heritage Place, Structure Or Landscaping

Vegetation

Is the property in an area with vegetation protection?



Sources: Queensland Government, City Of Gold Coast 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

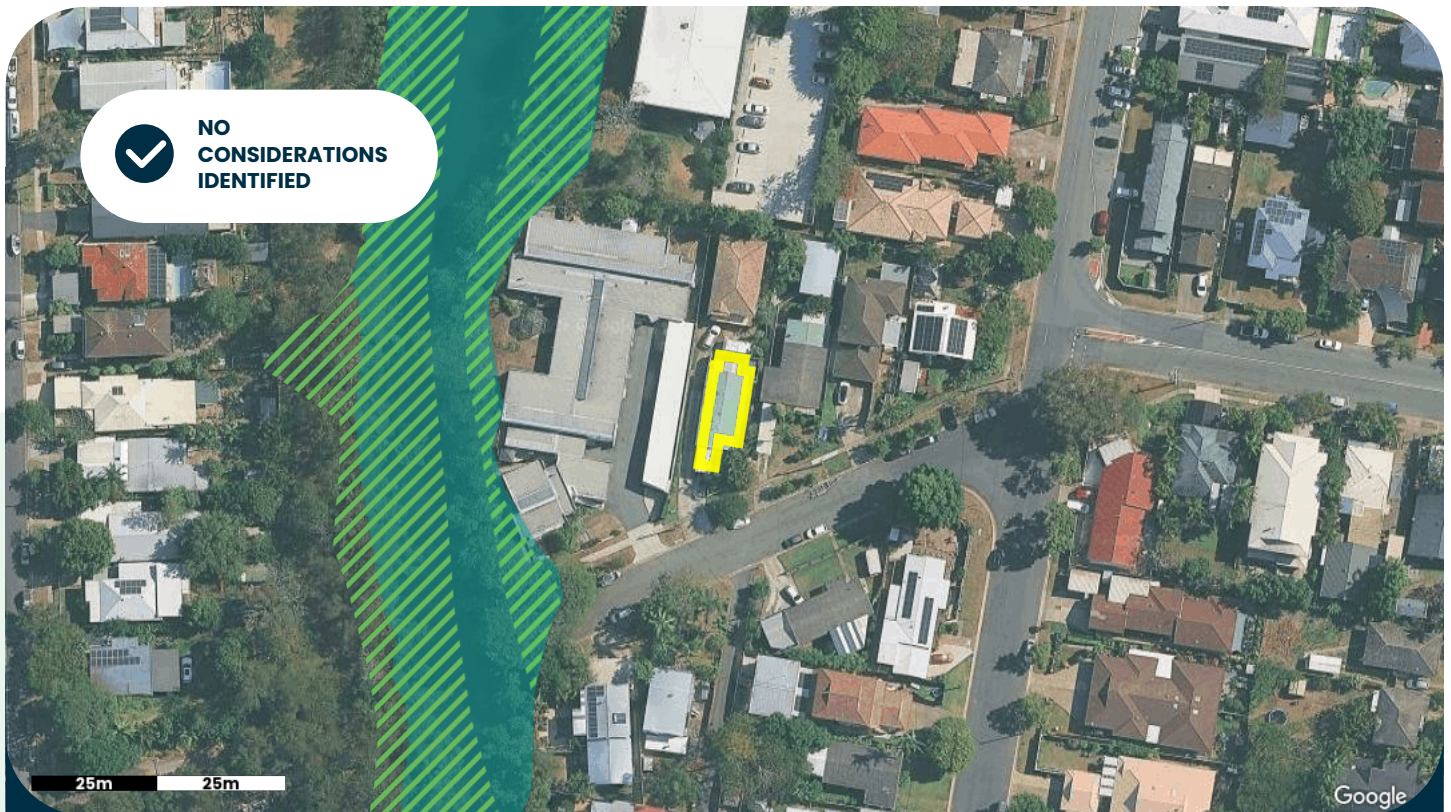
- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

LEGEND

- Selected Property
- Protected Vegetation - Rvm Cat B (Remnant Vegetation)
- Regulated Vegetation
- Watercourse - Mses
- Vegetation Management - Medium Priority Vegetation
- Essential Habitat
- Essential Wetlands
- Natural Waterways
- Waterway And Wetland Buffer Area
- Wetland

Environment

Are there any environmental values present on the property?



Sources: Queensland Government

THINGS TO KNOW

Environmental values are areas identified by government authorities to help protect biodiversity through the planning system and environmental protection frameworks. These values may include:

- national parks and protected environmental areas
- protected species and their habitats
- important wetlands and waterways
- endangered or of concern regional ecosystems and riparian zones

If an environmental value is identified on your property, it's important to understand what this means for land use. In many cases, especially in urban or built-up areas, these values may not affect how you use or develop the land. However, they may place restrictions on construction or activities such as clearing native trees. To find out what implications these values have for your property, consult a qualified environmental professional or contact the relevant government authority.

Note: The accompanying map highlights areas where restrictions may apply to vegetation clearing or land use restrictions. It is based on broad modelling assumptions and does not assess each site individually. In newly subdivided areas, environmental values may have already been considered during the subdivision approval process.

Questions to ask

- Where are the areas with environmental value located on the property?
- What type of vegetation or habitat is protected, and how does it contribute to local biodiversity?
- How might these environmental values influence development or use of the property?

LEGEND

- Selected Property
- Protected Waterway Or Wetland Area - Mses
- Wildlife Habitat - Mses
- Core Koala Habitat Area

Bushfire Risk

Is the property in a potential bushfire area?



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

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: ~0m
-  Property High: ~2m
-  Property Low: ~2m



Noise

Is the property in a potential noise area?



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

Water

Are there any water pipes nearby?



Sources: City Of Gold Coast Council

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.

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 Connection
-  Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: City Of Gold Coast Council

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
-  Sewer Connection
-  Sewer Maintenance Structure
-  Sewer Pipe

Stormwater

Are there stormwater pipes on or near the property?



Sources: City Of Gold Coast 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

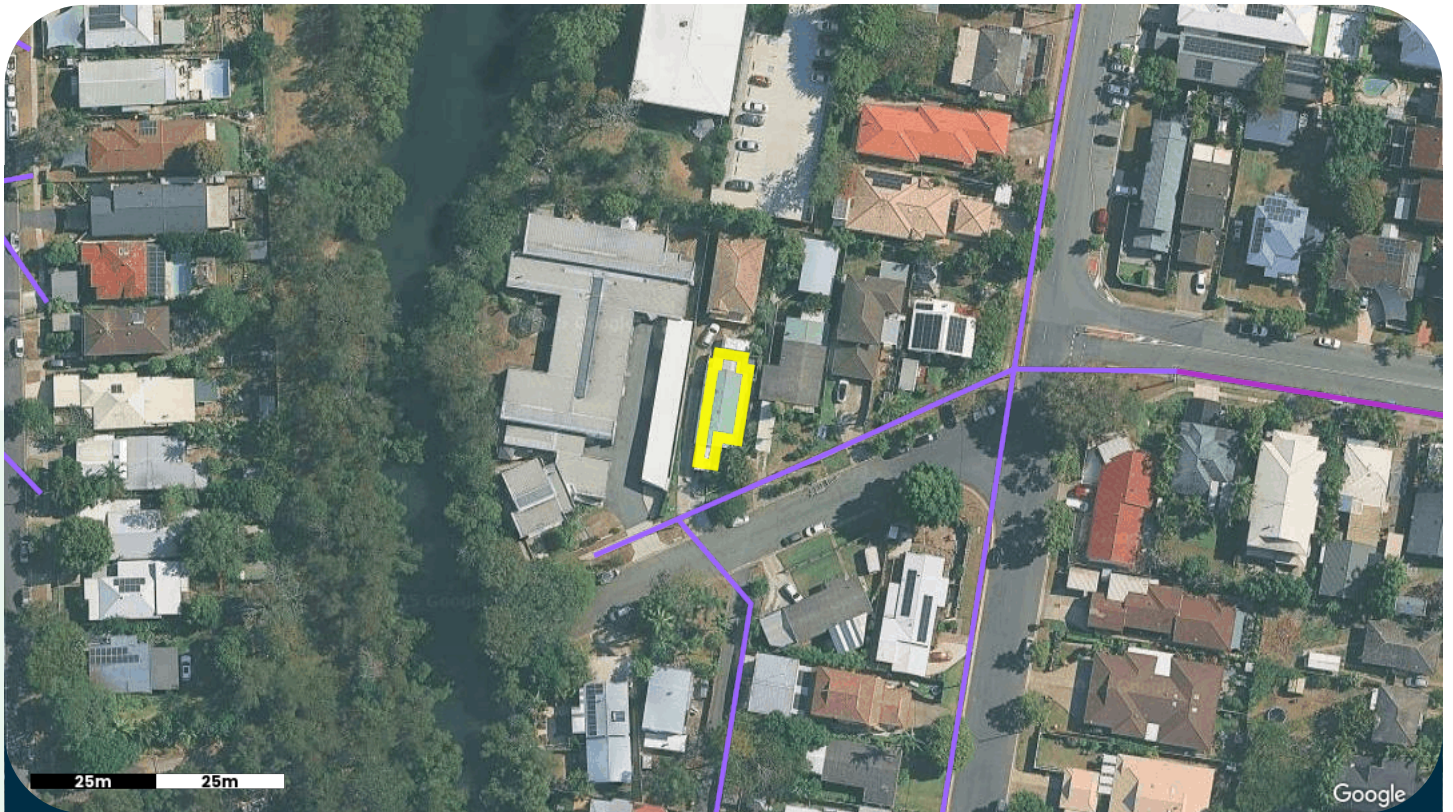
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

LEGEND

-  Selected Property
-  Stormwater Inlet Structure
-  Stormwater Pipe

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)
-  Overhead Power Line (LV)

Zoning

What zone is my property?



Sources: City Of Gold Coast 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

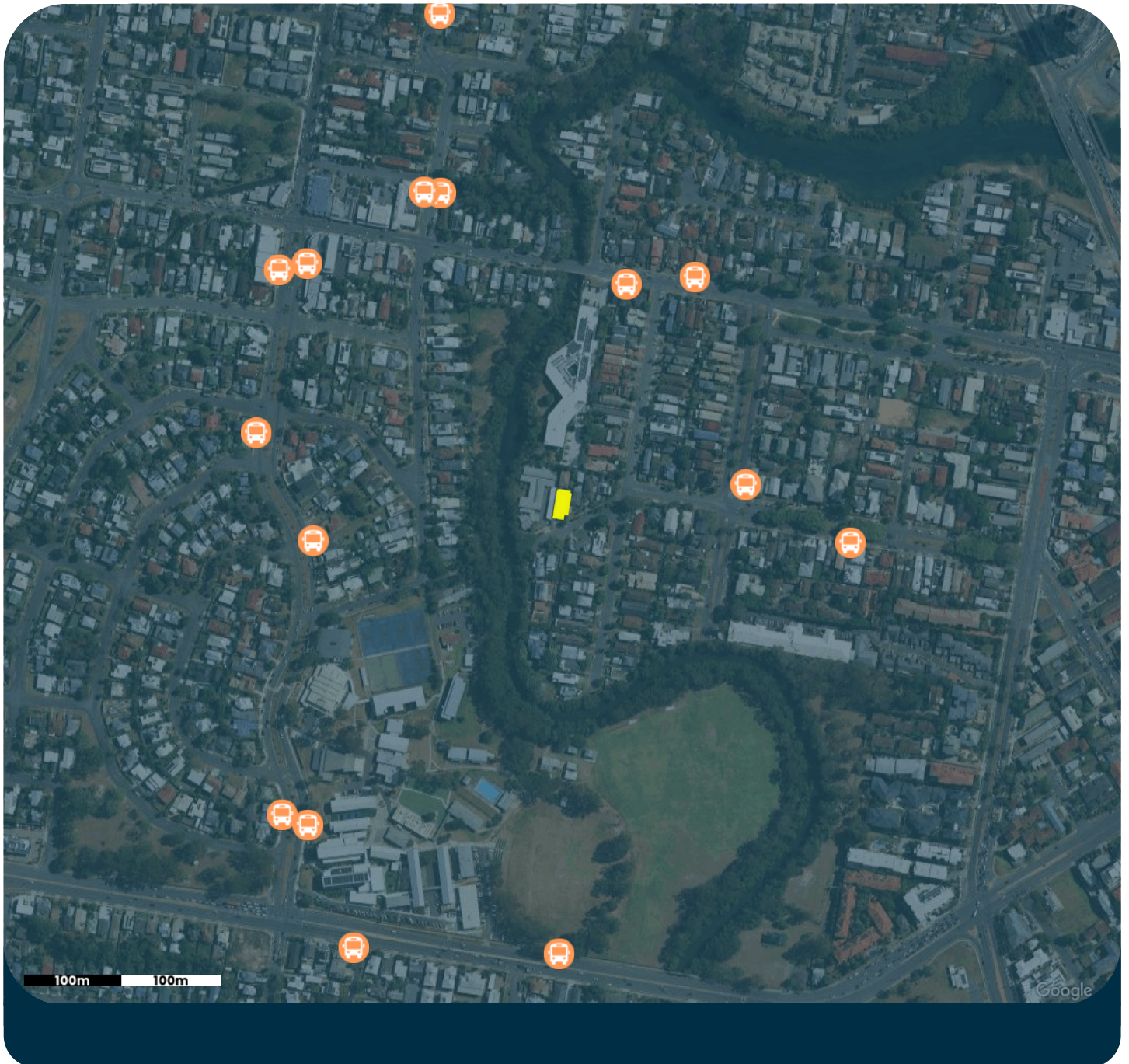
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

-  Selected Property
-  Community Facilities
-  Low Density Residential
-  Medium Density Residential
-  Open Space

Public Transport

Is there any public transport stops nearby?



LEGEND

 Selected Property

 Bus Stop

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.

Information displayed in this report may be derived from third-party data modelling, automated algorithms, and publicly available or licensed third-party datasets. All data is subject to change without notice and may not reflect recent developments, site-specific conditions, or council-approved amendments. Due to the limitations of digital mapping, imagery distortion, and third-party data dependencies, all spatial data, infrastructure locations, distances, and risk indicators are indicative only.

This report does not constitute legal, financial, planning, or building advice, and must not be relied upon as a substitute for independent professional advice. Readers should conduct their own enquiries and seek qualified advice from a solicitor, town planner, surveyor, certifier, or relevant authority before making decisions or relying on this information.

To the maximum extent permitted by law, Develo Pty Ltd disclaims all liability for any loss, damage, cost, or expense incurred by any person arising from any use or reliance on this report or the data contained within it, including but not limited to errors, omissions, or inaccuracies. No liability is accepted for decisions made on the basis of this report or its contents.

By accessing this report, you acknowledge and accept the above terms and assume full responsibility for verifying all information independently prior to undertaking any development, renovation, or transaction.

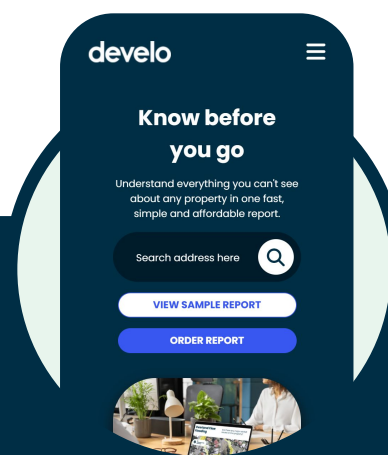
WHO ELSE COULD USE THIS REPORT

- ✓ 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



1cb411



Ordering your property report has never been easier.

develo.com.au

FOLLOW US

   @developropertyreports

develo



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

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

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51070817 EMR Site Id: 16 October 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 1 Plan: SP127386
1/67 WALTON ST
SOUTHPORT

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

CITY OF
GOLDCOAST™ Water and Sewerage Rate Notice

Gold Coast City Council

ABN 84 858 548 460
Page 1

Water & Sewerage | City of Gold Coast
(07) 5667 5995 or 1300 366 659

Notice number
8 2511384 3

Date of issue
11 August 2025



041 - 6211 - 2529
B L WALKER
UNIT 1 / 67 WALTON ST
SOUTHPORT QLD 4215

Current Billing Period:

14 May 2025 to 5 August 2025

Amount due:

\$414.16

(see back for payment options)

Due date for payment:

11 September 2025

(interest penalty applies after due date)

To make payment

Rates & water | City of Gold Coast

67 WALTON STREET, SOUTHPORT
L 1 SP127386

(Payments received after 3 August 2025 may not be included in this notice)

Water and Sewerage charges (see account page for details)
(Includes State Bulk Water Price)

\$414.16

Amount payable if paid by: 11 SEPTEMBER 2025

\$414.16

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit <https://www.goldcoast.qld.gov.au/My-Account>.

paid

18/8/25.

CITY OF
GOLDCOAST™

In Person / Mail Payment Advice

Name: B L WALKER
Ref: 8 2511384 3

*419 825113843

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Bill Code: 868745
Ref: 8 2511384 3



**Post
Billpay**

Date

/ /

Cash

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

Total amount payable
Due by: **11 September 2025**

\$414.16

For Credit
Gold Coast City Council

Tran Code

User ID

Customer Reference No.

831

066684

000008251138439

\$

+757+

AU_1-6_1_012421 / 006211 / 002529 0929000025290110

Notice number
2 2511384 4**Date of Issue**
21 July 2025166398/A11/071437 D-041
B L Walker
Unit 1 / 67 Walton St
SOUTHPORT QLD 4215**Current rating period:**
1 July 2025 to 31 December 2025**\$1,105.79**

(see back for payment options)

Due date for payment:**21 August 2025**

Total amount payable after due date:

\$1,170.69

(interest penalty applies after due date)

67 Walton Street, SOUTHPORT QLD 4215

Lot 1 SP127386

(Payments received after 4 July 2025 may not be included on this notice)

State Government and associated charges	(see rate assessment page for details)	\$126.80
Council rates and charges	(see rate assessment page for details)	\$1,043.89
Less 10% Council discount on GENERAL RATE if full payment received by the due date		\$64.90CR
Amount payable if paid by: 21 August 2025		\$1,105.79

To view your rating category statement and other rate notice inserts online,
visit cityofgoldcoast.com.au/insertsTo make a **voluntary** contribution towards the acquisition and enhancement
of the City's koala habitat, please use the BPAY® details on the reverse.**From 1 January 2026, a \$2.50 fee applies to mailed rates and water notices. Council Pensioner
rebate holders are exempt. We encourage you to switch to My Account for electronic notices to
support environmental sustainability.**Paid
31/7/25**In Person / Mail Payment Advice**Name: B L Walker
Ref: 2 2511384 4

*419 225113844

CreditSupported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124Billers Code: 575217
Ref: 2 2511384 4**Post
Billpay****Total Amount Payable**
If paid by: 21 August 2025**\$1,105.79****Total Amount Payable**
If paid after: 21 August 2025**\$1,170.69**Teller stamp
and initialsNo. of
Cheques

Date

Cash

Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code

831

User ID

066684

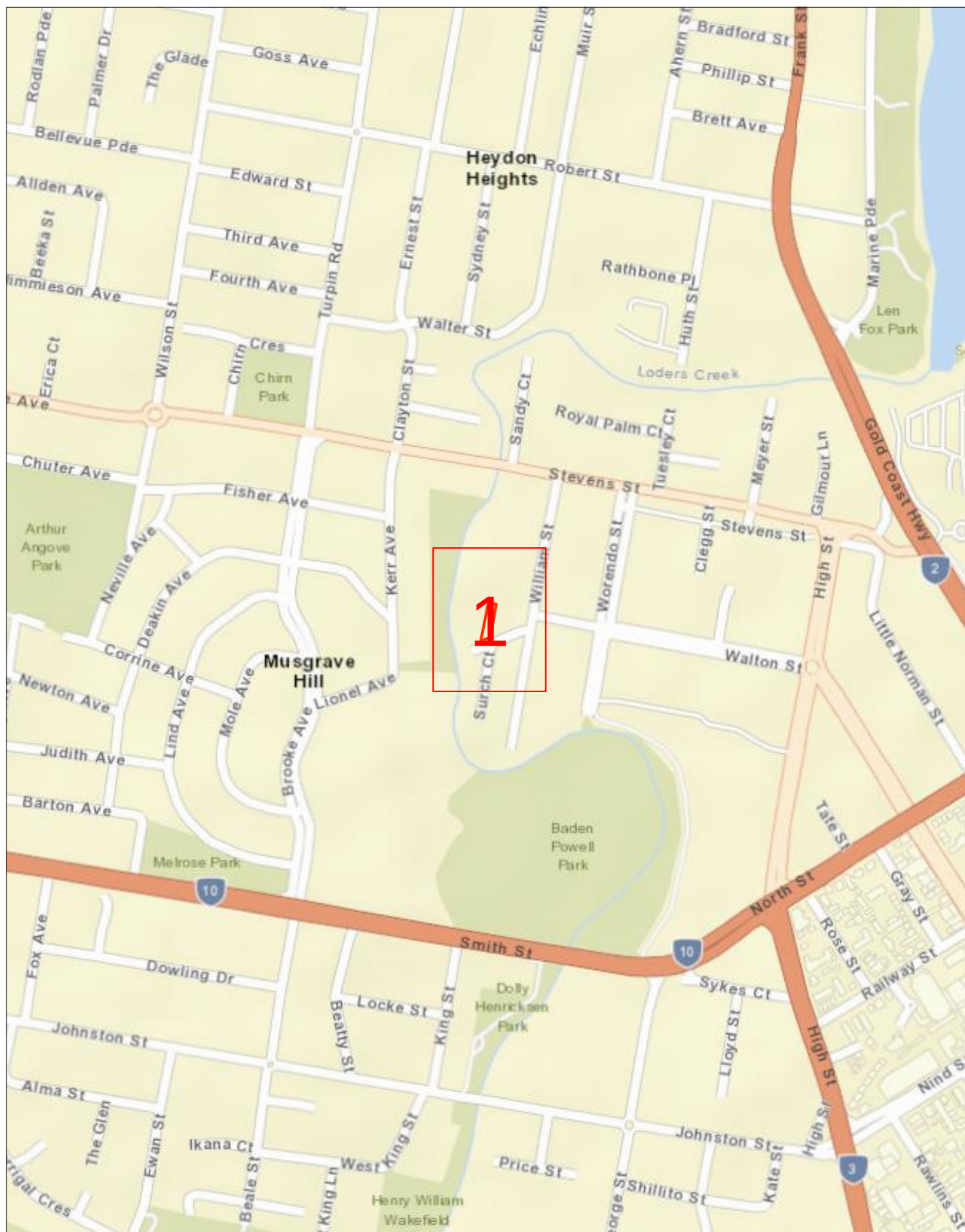
Customer Reference No.

000002251138440

\$

Site Azelle Villas 67 Walton St
Address: Southport
QLD 4215

Sequence 262702647
Number:



Scale 1: 6000

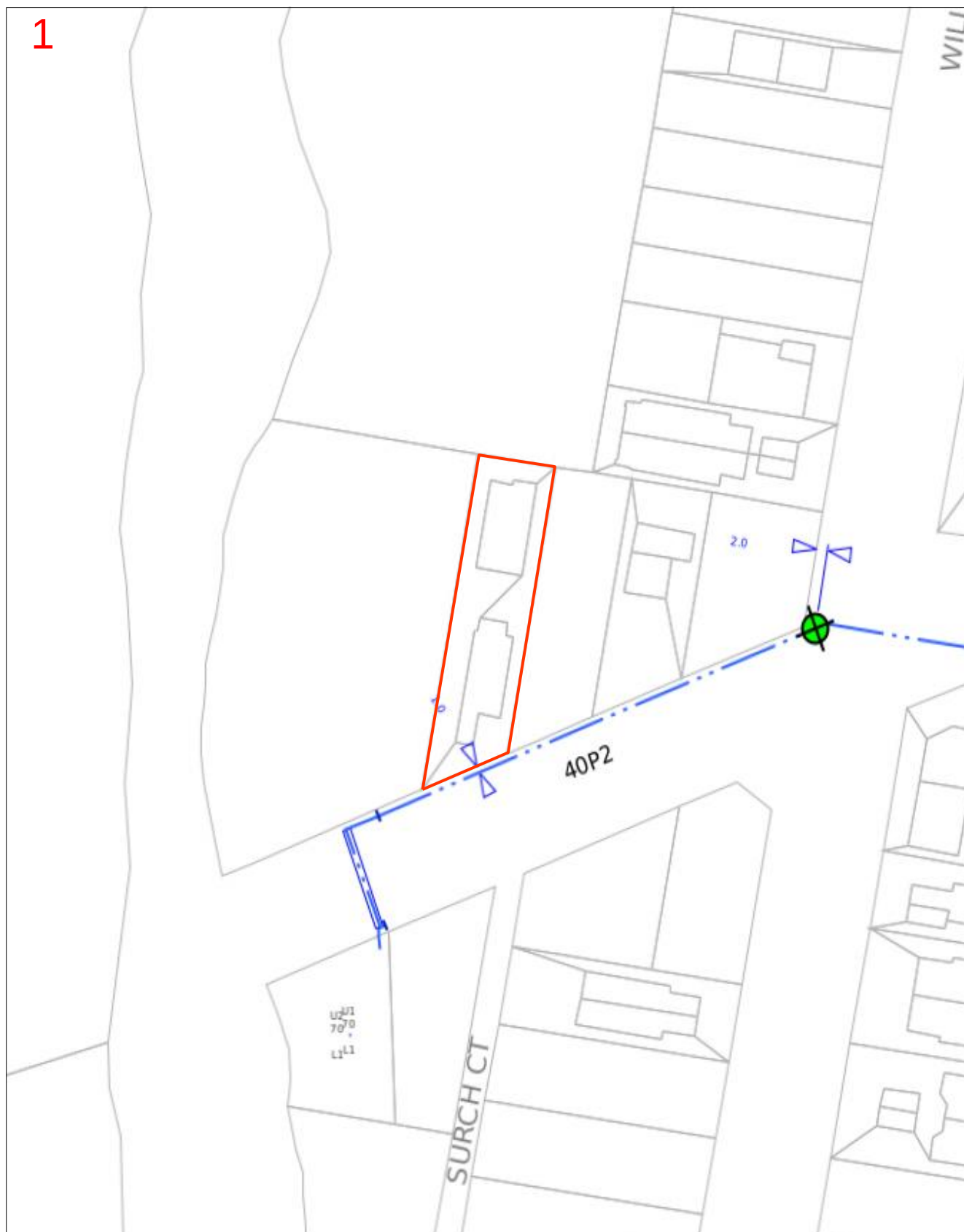
Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area

Map Key Area





Scale 1: 700

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

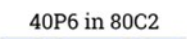


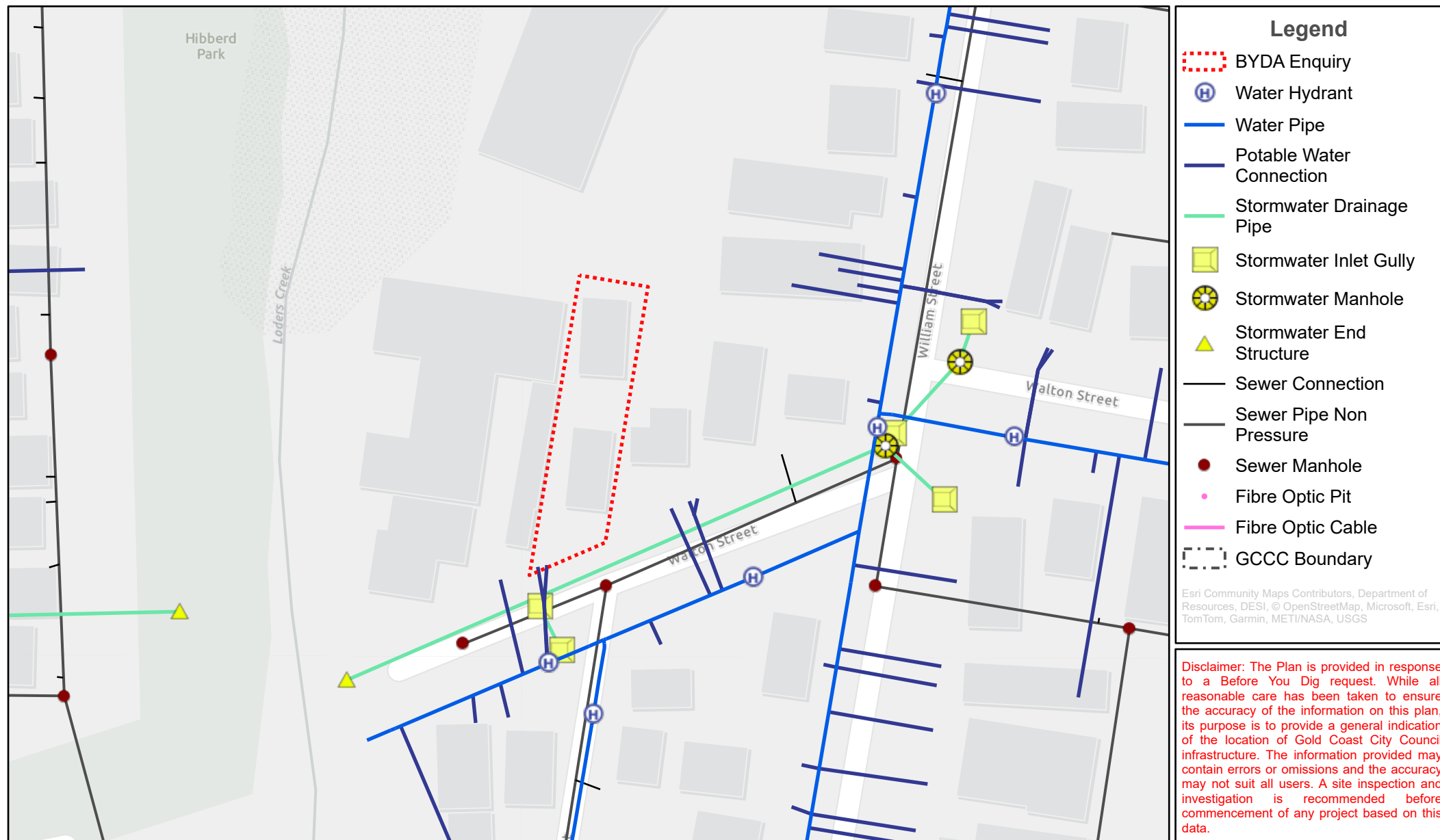
Enquiry Area

Map Key Area



Legend

Pipe	Pipe code and material	Object
Low pressure	C* (for example, C2) Cast iron	Valve
Medium pressure	CU Copper	Buried valve
High pressure	N2 Nylon	Regulator
Transmission pressure	P* Polyethylene (PE)	Gas supplied = yes
Critical main (behind pipe)	P3 Polyvinyl chloride (PVC)	CP rectifier terminal
Proposed (pressure by colour)	P6, P7, P9–P12 Medium density PE	CP test station
LPG (pressure by colour)	P2, P4, P8 High density PE	CP anode
Hydrogen blended (pressure by colour)	S* Steel	CP bond wire
Abandoned	W2 Wrought galv iron	Syphon
Idle/inactive	W3 PE coat wrought galv iron	Trace wire point
Sleeve		
Casing (behind pipe)		
Area	Abbreviation	
BYDA area of interest	BoK Back of kerb	FoK Front of kerb
	C Depth of cover	Galv Galvanized
	CP Cathodic protection	NTI Not tied in
Example		
Pipe 40P6 in 80C2  63S8 	Pipe code Pipe diameter in millimetres is shown before pipe code. 40P6 = 40 mm nominal diameter	This map was created in colour and should be printed in colour
40 mm high pressure medium density poly in an 80 mm cast iron casing 63 mm medium pressure steel		



In an emergency contact City of Gold Coast on 1300 465 326

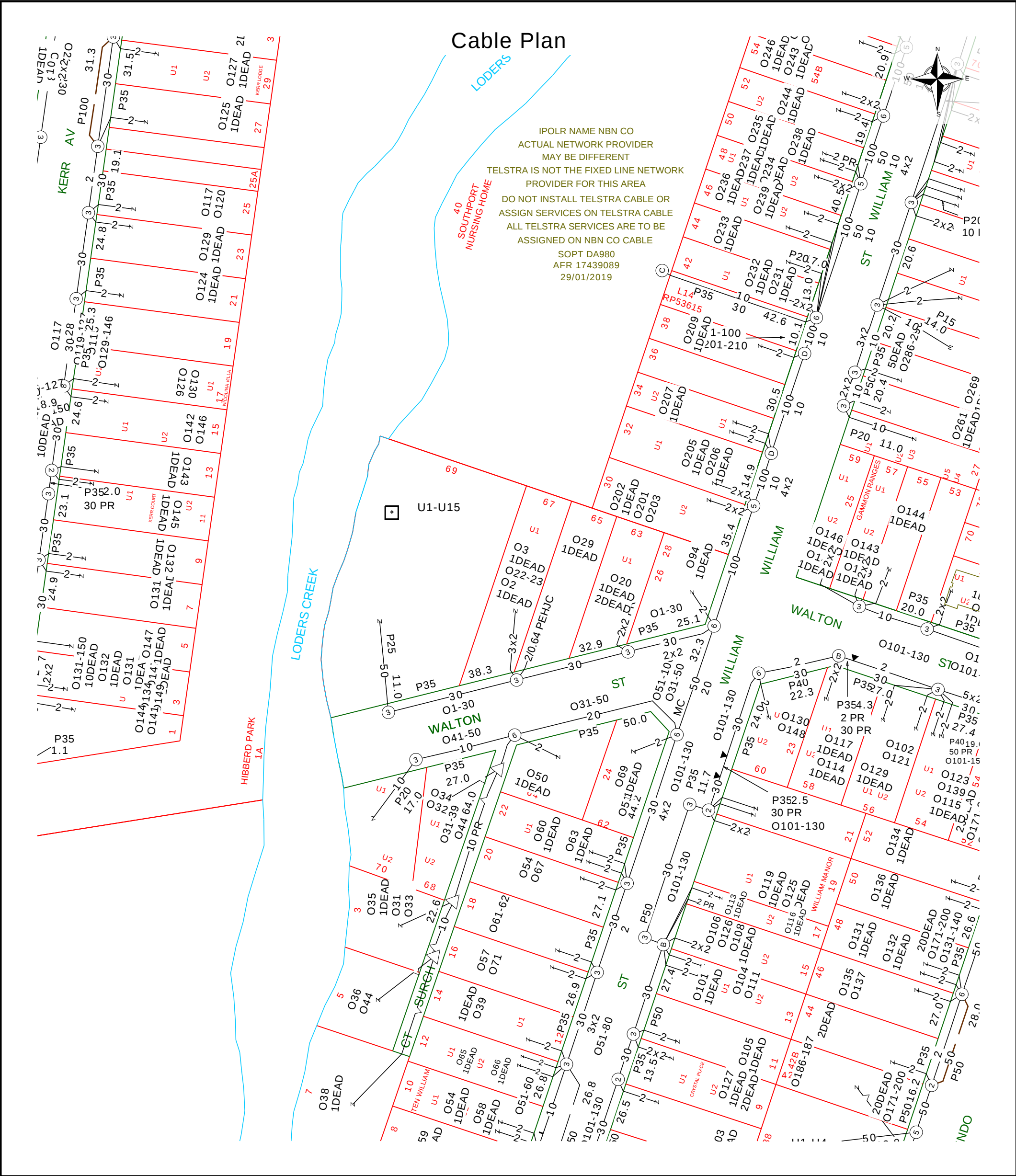
16/10/25 (valid for 30 days)

Plans generated by SmarterWX™ Automate

0 10 20 40
m



Scale 1:1,000



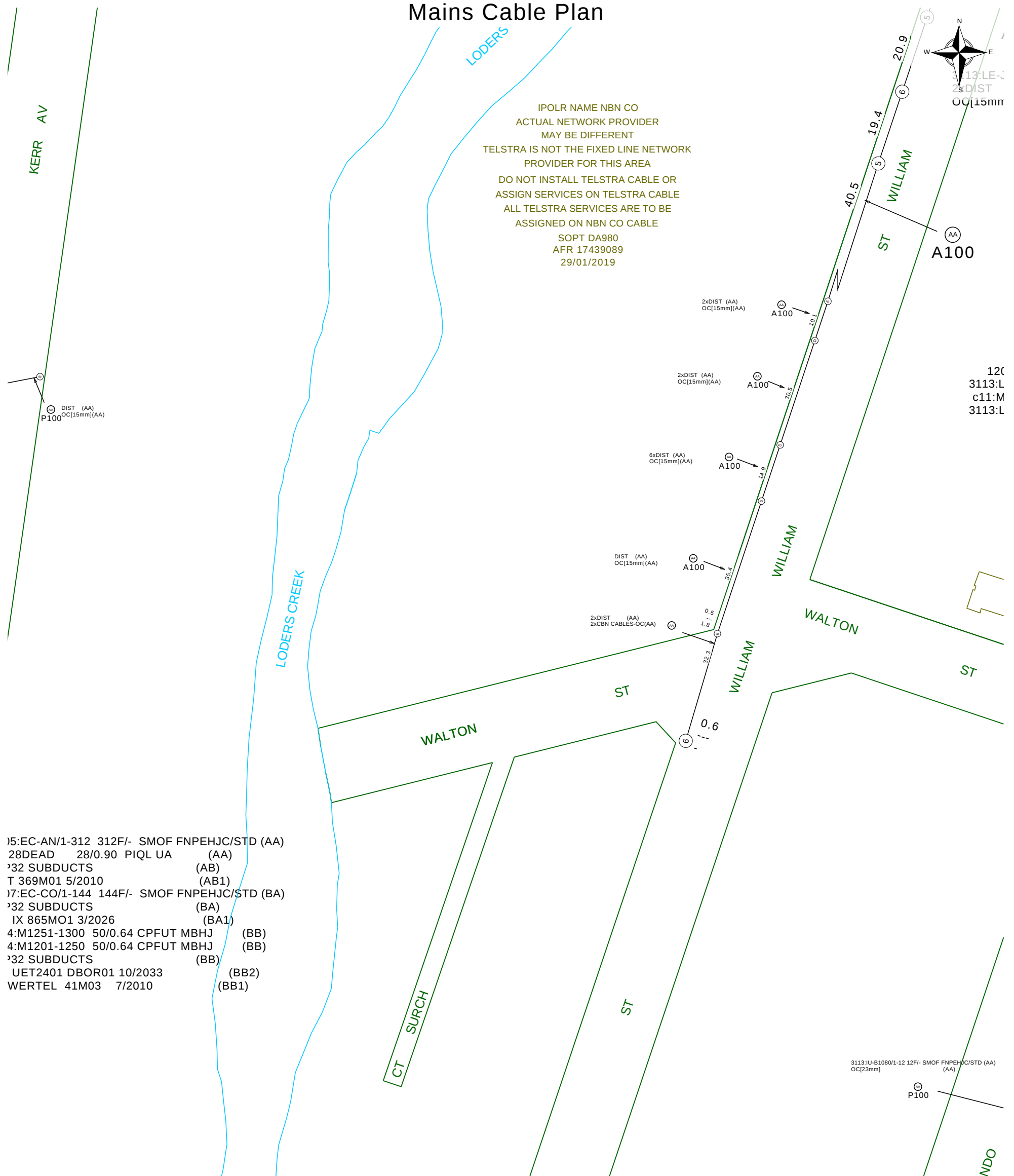
	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/ Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 262702648
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 16/10/2025 11:57:01		Please read Duty of Care prior to any excavating

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Mains Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-r>
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 262702648

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 16/10/2025 11:57:02

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Statutory Encumbrances Overview

Property: UNIT 1 67 WALTON ST, SOUTHPORT QLD 4215

This report details statutory encumbrances that directly impact the property.

1. City of Gold Coast

Water infrastructure including water hydrants, water pipes, and potable water connections; stormwater infrastructure including stormwater drainage pipes, stormwater inlet gullies, stormwater manholes, and stormwater end structures; sewerage infrastructure including sewer connections, non-pressure sewer pipes, and sewer manholes; and fibre optic infrastructure including fibre optic pits and fibre optic cables located within and in proximity to the subject property.

2. APA Group

Gas transmission and distribution pipelines and associated infrastructure located within and in proximity to the subject property.

3. Telstra Corporation Limited

Underground telecommunications cables, fibre optic networks, and associated plant located within and adjoining the subject property.

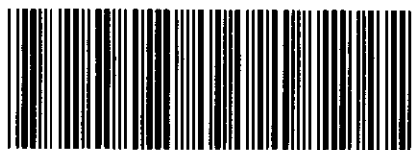
FORM 14 - GENERAL REQUEST

Version 2

Land Title Act 1994 and Land Act 1962

Queensland Land Registry

Stamp Duty Imprint



704392671

\$88.00

\$88.00

27/10/2000 14:58

GC 460

Stamp Duty Imprint

1. Nature of Request

Lodger Name, address & phone number

REQUEST TO RECORD FIRST CMS FOR
"AZELLE VILLAS" COMMUNITY TITLES
SCHEME

*GC250
Murphy Crompler
Morris*

2. Description of Lot

County

Parish

Title Reference

LOT 24 RP 53615

WARD

NERANG

13937032

3. Registered Proprietor / Crown Lessee

FIONA AZELLE WOOD

4. Interest

FEE SIMPLE

5. Applicant

FIONA AZELLE WOOD

6. Request

I HEREBY REQUEST THAT: THE FIRST CMS DEPOSITED HERewith BE RECORDED AS THE COMMUNITY MANAGEMENT STATEMENT FOR "AZELLE VILLAS" COMMUNITY TITLES SCHEME AND THAT 67 WALTON STREET SOUTHPORT QUEENSLAND 4215 BE RECORDED AS THE ADDRESS FOR SERVICE OF THE BODY CORPORATE FOR THE SCHEME.

7. Execution by Applicant

Execution Date

**Applicant's or Solicitor's
Signature**

25/ 7/ 2000

F Wood

DIRECTOR

SECRETARY

Note: A Solicitor is required to print full name if signing on behalf of the applicant

FIRST / NEW COMMUNITY MANAGEMENT STATEMENT

T
W
C
W
C

28747

CMS LABEL NUMBER

his statement incorporates and must include
the following:

- Schedule A - Schedule of lot entitlements
- Schedule B - Explanation of development of
scheme land
- Schedule C - By-laws
- Schedule D - Any other details
- Schedule E - Allocation of exclusive use areas

1. Name of community titles scheme

"AZELLE VILLAS"
COMMUNITY TITLES SCHEME.

2. Regulation Module

STANDARD

3. Name of Body Corporate

BODY CORPORATE FOR "AZELLE VILLAS" COMMUNITY TITLES SCHEME.

4. Scheme Land

Description of Lot	County	Parish	Title Reference
Common Property of "Azelle Villas"			
Community Titles Scheme	Ward	Nerang	
Lot 1 on SP 127386	Ward	Nerang	
Lot 2 on SP 127386	Ward	Nerang	

5. Name and address of original owner #

Fiona Azelle Wood,
67 Walton Street,
SOUTHPORT QLD 4215

6. Reference to plan lodged with this
statement

SP 127386

7. Local Government community management notation

KENNETH COLIN McDONALD
Authorised Officer

COUNCIL OF THE CITY OF GOLD COAST

Signed
name and designation
name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date

25/7/2000

*Execution

Original owner to execute for a first community management statement
Body corporate to execute for a new community management statement

TITLE REFERENCE "AZELLE VILLAS"

Schedule A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
LOT 1 IN SP 127386	1	1
LOT 2 IN SP 127386	1	1
TOTALS	2	2

Schedule B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Not applicable

SCHEDULE C BY-LAWS

Noise

1. The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.

Vehicles

2. (1) The occupier of a lot must not, without the body corporate's written approval -
 - (a) park a vehicle, or allow a vehicle to stand, on the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property.(2) An approval under subsection (1) must state the period for which it is given.
(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

Obstruction

3. The occupier of a lot must not obstruct the lawful use of the common property by someone else.

Damage to lawns etc.

4. (1) The occupier of a lot must not, without the body corporate's written approval
 - (a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use a part of the common property as a garden.(2) An approval under subsection (1) must state the period for which it is given.
(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

Damage to common property

5. (1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
(2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
(3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

Behaviour of invitees

6. An occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property.

Leaving of rubbish etc. on the common property

7. The occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

TITLE REFERENCE "AZELLE VILLAS"

Appearance of lot

8. (1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.
- (2) The occupier of a lot must not, without the body corporate's written approval
- (a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or
 - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property or from outside the scheme land.

Storage of flammable materials

9. (1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.
- (2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
- (3) However, this section does not apply to the storage of fuel in
- (a) the fuel tank of a vehicle, boat, or internal combustion engine, or
 - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

Garbage disposal

10. (1) Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on part of the common property designated by the body corporate for the purpose.
- (2) The occupier of a lot must:
- (a) comply with all local government local laws about disposal of garbage; and
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

Keeping of animals

11. (1) The occupier of a lot must not, without the body corporate's written approval
- (a) bring or keep an animal on the lot or the common property; or
 - (b) permit an invitee to bring or keep an animal on the lot or the common property.
- (2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

Recovery of costs and debt collection

12. (a) The Committee by majority resolution may authorise the commencement of legal proceedings against a proprietor or a mortgagee to recover arrears of maintenance contributions.
- (b) Where a body corporate expends money to make good damage caused by a breach of the Act or of these By-Laws by any proprietor or a lessee of a lot or guests, servants agents employees children invitees or licensees of the proprietor occupier or lessee of a lot or any of them the Committee shall be entitled to recover the amount so expended as a debt in any action in any court of competent jurisdiction from the proprietor of the lot at any time when the breach occurred. An owner shall pay on demand the whole of the Body Corporate costs and expenses (including Solicitor costs) which amount shall be deemed to be a liquidated debt due, in recovering all or any levies or moneys duly levied upon such owner by the Body Corporate pursuant to the Act.

Exclusive Use

13. The occupier for the time being of each lot shall be entitled to the exclusive use for himself and his licensees of that part of the common property identified in Schedule E and Sketch Plan "A" attached hereto.

SCHEDULE D. ANY OTHER REQUIRED OR PERMITTED DETAILS NIL

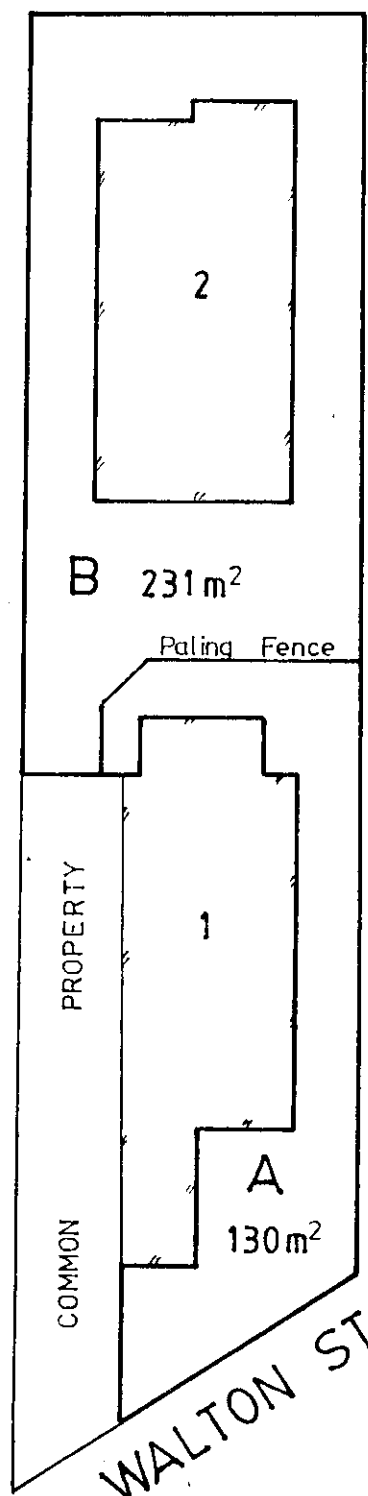
SCHEDULE E. ALLOCATION OF EXCLUSIVE USE AREAS

(The plan identifying the exclusive use is annexed hereto and marked as ANNEX "A")

LOT ON PLAN NUMBER	EXCLUSIVE USE AREA
LOT 1 IN SP 127386	Area "A"
LOT 2 IN SP 127386	Area "B"

ANNEX "A"

AZELLE
VILLAS



B 231m²

Paling Fence

1

A

130m²

PROPERTY

COMMON

WALTON ST

I, ALAN LEONARD SULLIVAN, LICENSED SURVEYOR,
CERTIFY THAT THE DETAILS SHOWN ON THIS
SKETCH PLAN ARE CORRECT.

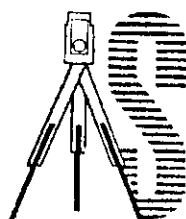
Alan Leonard Sullivan
LICENSED SURVEYOR

25-7-2000
DATE

PLAN FOR EXCLUSIVE USE

OVER PART OF THE COMMON PROPERTY
ON LEVEL A OF CTS
AZELLE VILLAS

Porch of NERANG : County of WARD



ALAN SULLIVAN
Consulting Surveyor

Bach. App. Sc. (Surv.) R.M.I.T.
Licensed Surveyor M.I.S. Aust.

PO Box 37 - ISLE OF CAPRI - QUEENSLAND 4217
Mobile 0412 671 630 - Phone/Fax 07 5520 0909

SCALE	Level DATUM	F Bk	L Bk	C Dk	REF No	DATE	Drawn ALS Checked ALS	DRAWING No	Revision
1 : 1:300 AT A4 SIZE	—	—	—	—	WOOD 01	19-7-2000	ALS ALS	WOOD01-EXU	—

FORM 36 - NOTICE OF NO POOL SAFETY CERTIFICATE

EFFECTIVE OCTOBER 2022

Important information

1. Pool owners, including bodies corporate, are responsible for ensuring the barrier complies with the pool safety standard at all times, even after giving or receiving this Form 36.
2. Pool owners may be committing an offence by failing to comply with their pool safety obligations and penalties of up to 165 penalty units may be applied.
3. The owner must complete this form if a pool safety certificate is not in effect when:
 - selling a premises with a regulated pool; or
 - entering into an accommodation agreement (e.g. written, oral or implied agreement for provision of accommodation) for premises associated with a shared pool.
4. It is recommended the seller maintain a record of giving this form to the required parties.

For the seller:

When selling without a pool safety certificate, you need to fill out this Form 36. A Form 36 is completed as part of the contract of sale.

Before settlement you must give a copy to:

- the buyer; and
- the QBCC; and
- body corporate (if you are selling a home, unit or townhouse, where there is a shared pool).

For the buyer:

If you buy a property without a pool safety certificate you must get one within 90 days of settlement. The seller must have given you a Form 36 – notice of no pool safety certificate, before entering into a contract of sale.

For the lessor - non shared (private) pool:

You must get a pool safety certificate before a lease is signed for a house or townhouse with its own non-shared pool.

For the body corporate - shared pool:

The body corporate must also ensure a pool safety certificate is in effect within 90 days of settlement OR the date an accommodation agreement is entered into. A pool safety certificate must be displayed at the main entrance to the premises or at any gate or door giving access to the pool.

GOVERNING LEGISLATION

Applicable under Sections 246ATF and 246ATI of the *Building Act 1975*.

PRIVACY NOTICE

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*.

This information may be stored by the QBCC and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*.

Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RIGHT TO INFORMATION (RTI)

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

COMPLETING THIS FORM

- Use BLACK pen only
- Print clearly in BLOCK LETTERS
- DO NOT use correction fluid – cross out and initial amendments

RETURN YOUR COMPLETED FORM BY

Post: GPO Box 5099 Brisbane QLD 4001.

In person: QBCC service centres are listed on our website qbcc.qld.gov.au.

Email: poolssafety@qbcc.qld.gov.au.

1. DETAILS OF PROPERTY OWNER

Title ☐ Mr ☐ Mrs ☒ Miss ☐ Ms Other

Surname W A L K E R

First Name B E L I N D A L E E

Postal Address 1 / 6 7 W A L T O N S T R E E T

S O U T H P O R T State Q L D Postcode 4 2 1 5

Mobile Home Phone

Email

2. LOCATION OF THE SWIMMING POOL

Street address U N I T 1 6 7 W A L T O N S T ,

S O U T H P O R T State Q L D Postcode 4 2 1 5

Lot/s on plan 1/SP127386

Local Government Area CITY OF GOLD COAST

3. SHARED OR NON-SHARED POOL

☐ Shared pool ☒ Non-shared pool

**OFFICE
USE
ONLY**

CRN:

Receipt no:

Assignee:

Licence no:

Receipt amount: \$

Received by:

Container:

4. DETAILS OF PROPERTY PURCHASER

Title	☐ Mr	☐ Mrs	☐ Miss	☐ Ms		Other
Surname						
First Name						
Postal Address						
					State	
					Postcode	
Mobile					Home Phone	
Email						

5. PROPOSED DATE OF SETTLEMENT OR ACCOMMODATION AGREEMENT

☒ Sale ☐ Lease

Date can be amended and initialed by the owner if the settlement or accommodation agreement date changes after this form is completed.

Date / /

6. PROPERTY OWNER'S DECLARATION

I declare that the information provided in this form is true and correct to the best of my knowledge; there is no pool safety certificate in effect for the pool; and I will give this form to the required parties in accordance with the *Building Act 1975*.

Name of Owner

B	E	L	I	N	D	A	L	E	E	W	A	L	K	E	R				

Signature of Owner

B L Walker

Date / /



FORM 36 IS NOT PROPERLY COMPLETED UNLESS ALL RELEVANT DETAILS ARE PROVIDED.
It is recommended the seller maintain a record of giving this form to the required parties.



The owner or authorised person acting on behalf of the owner must submit completed form to:

Email - poolssafety@qbcc.qld.gov.au

Post - GPO Box 5099, Brisbane, QLD. 4001

In person - QBCC service centres are listed on our website qbcc.qld.gov.au.

Explanatory Statement – Body Corporate Certificate Not Attached – Community Titles Scheme

(For attachment to Form 2 Seller Disclosure Statement under section 6 of the Property Law Regulation 2024)

Seller and Lot Information

Seller Name	BELINDA LEE WALKER
Lot Number	1
Plan	SP127386

1. No Body Corporate Certificate is Attached

A copy of the body corporate certificate for the lot is not included with this disclosure.

2. Reason Under Section 6 – Property Law Regulation 2024

The seller has not been able to obtain a copy of the body corporate certificate for the following reason(s) permitted under section 6 of the Property Law Regulation 2024:

- ☒ The body corporate confirms that it does not hold records that could be used to prepare a body corporate certificate (e.g. records are missing, destroyed, or in disarray);

Accordingly, this Explanatory Statement is provided in compliance with the seller's obligations under the Property Law Regulation 2024.

Dated this 17th day of October 2025

Executed for and on behalf of the Body Corporate by the Seller

BL Walker



Vendor/s

BELINDA LEE WALKER

Property Address

UNIT 1 67 WALTON ST, SOUTHPORT QLD 4215
