

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 **BRUCE DONALD REID**

Property address
(referred to as the “property” in this statement) **34 KEEN ROAD, MOLENDINAR QLD 4214**

Lot on plan description **36/RP172501**

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme:
	☐ Yes ☒ No
	<i>If Yes, refer to Part 6 of this statement for additional information</i> <i>If No, please disregard Part 6 of this statement as it does not need to be completed</i>

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 <i>Land Title Act 1994</i> 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> 1. Rights and interests reserved to the Crown by Deed of Grant No. 11797035 (POR 2V) 2. ANY STATUTORY ENCUMBRANCES OR RIGHT FOR WATER SUPPLY, SEWERAGE, DRAINAGE OR OTHER UTILITIES
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. ☐ Yes ☒ No If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

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

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☒ 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: \$1745.71 Date Range: 1/7/26 to 31/12/26
	OR
	The property is currently a rates exempt lot.** ☐
	OR
	The property is not rates exempt but no separate assessment of rates ☐ is issued by a local government for the property.

*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

** An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the *Local Government Act 2009* or section 95 of the *City of Brisbane Act 2010*.

Water	Whichever of the following applies—
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: \$679.94 Date Range: 13/02/26 to 15/05/26
	OR
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:
	Amount: Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

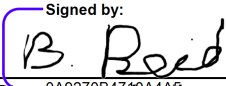
WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i> ☐ Yes☒ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. ☐ 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 <i>(If Yes, complete the information below)</i> ☐ Yes☒ No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer. ☐ 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:


Signature of seller

Signature of seller

Bruce Donald Reid

Name of Seller

Name of Seller

6/8/2026

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	16037048	Search Date:	11/03/2026 09:31
Date Title Created:	17/09/1980	Request No:	55360514
Previous Title:	14661155, 14661156		

ESTATE AND LAND

Estate in Fee Simple

LOT 36 REGISTERED PLAN 172501
Local Government: GOLD COAST

REGISTERED OWNER

Dealing No: 705682327 06/06/2002

BRUCE DONALD REID

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11797035 (POR 2V)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

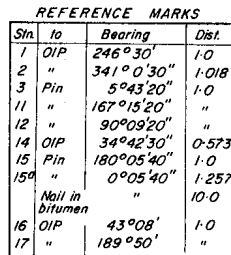
NIL

** End of Current Title Search **

172501

PLAN MUST BE DRAWN WITHIN BLUE LINES

PLAN MUST BE DRAWN WITHIN BLUE LINES



THIS PLAN IS ONE OF TWO PLANS
172501 AND 172502

DIAGRAM
Not to Scale

NO. FIELD NOTES LODGED		LINES NOT SURVEYED		STNS	CORNERS NOT MARKED		STNS
ORIGINAL PORTION 2v		PLAN OF LOTS 27 , 28, 34 to 36 , 38 and Easement F in lot 38				TOWN	
ORIGINAL GRANT 116275		Cancelling part of lots 2,6 and 7 on R.P. 124045				PARISH NERANG	
						COUNTY WARD	
MAP REF. NERANG*	PROCLAIMED SURVEY AREA	SURVEYED BY K. E. Michel 12 / 6 / 80		MERIDIAN	 SCALE 1:1000	REGISTERED PLAN 172501	

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

CISP

172501

CERTIFICATE

I, Kenneth Edgley Michel
 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 Regulations 1978' and that the said survey was completed
 on 12-6-80

K E Michel
 Signature of Licensed Surveyor.

Date 18-6-80

FOR TITLES OFFICE USE ONLY

Previous Title

Lot 4661 - 155 Lot 2 on R.R. (RADAS) (P)
C.T. 4661 - 155 Lot 637 on R.R. (RADAS) (P)
Drainage easement to town road given
to 122500 Ent. F. to Albert Shire Council (Drainage Purp)
 Allocation -

Volume	Folio	Lots	New Rd.
4661	155	28 34-36	2.130 m ²
4661	156	27+28 34-36 38 Ent F.	3063 m ²

Council of the Shire of Albert certifies
 that all the requirements of this Council, the Local Government Acts of 1936 to 1978 and all By-Laws
 have been complied with and approves this Plan of Subdivision subject to registration
 in Council's favour of Easement 'F' on Lot 38 for drainage purposes.

Dated this 9th day of July 1980

[Signature]
 Mayor or
 Chairman

[Signature]
 Town or
 Shire Clerk

I/We LIVERPOOL ENTERPRISES PTY. LTD.

as proprietor/s

(Names in full)

of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of LIVERPOOL ENTERPRISES PTY. LTD.
 Proprietor/s by its duly constituted Attorney:
BARRY FRANCIS CRONIN:

[Signature]
 (Dealing No. G98355)

New C.T. Ref.

Sub	Vol	Folio
1	4661	155
2	4661	156
3	4661	155
4	4661	156
5	4661	155
6	4661	156
7	4661	155
8	4661	156
9	4661	155
10	4661	156
11	4661	155
12	4661	156
13	4661	155
14	4661	156
15	4661	155
16	4661	156
17	4661	155
18	4661	156
19	4661	155
20	4661	156

For Additional Plans &
 Document Holdings
 Refer to DISP

Lodged by Penton Management Services
 for: Purmore, Couper & Cronin

Fees Payable

Postal fee and Postage 47.00
 Lodgt, Exam. & Ass. 47.00
 Entd. on Docs. 5.50
 New Title 84.00
 Entd. on Deeds 16.50
 Photo Fee 4.00
 Total 151.50
 Short Fees Paid 157.00

Received

Registrar of Titles

Journal No.

6122567

Receipt No.

946

Calc. Bk. No. 330/13
 Examined 618180
 Passed 618180
 Charted 919180
 Map Ref. 23 NERRANG *

NERRANG *
25/7/80

Particulars entered in Register Book
 Vol. 4661 Folio 155 and 156

5-SEP-1980

[Signature]
 REGISTRAR OF TITLES

REQUISITION FEE
 25 AUG 1980

Paid Vide No. E1588

RECEIVED
 23 11 44 AM '80

REGISTERED PLAN

172501

No 60901

105271



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference: 998432

Date: 11/03/2026

Search Request reference: 188501222

Applicant Details

Applicant: Affinity Ltd
admin@affinitylawyers.com.au
Buyer: Sellers Disclosure

Search Response:

Your request for a property search on Lot 36 on Plan RP172501 at 34 KEEN ROAD, MOLENDINAR 4214 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:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.

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

1. Pool safety certificate number

Identification number: **PSC0290824**

2. Location of the swimming pool

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

Street address:

34 KEEN RD

MOLENDINAR QLD

Postcode

4

2

1

4

Lot and plan details:

36/RP/172501

Local government area:

GOLD COAST CITY

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

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

No disability exemption applies; No impracticality exemption applies

No performance solution applies

4. Pool properties

Shared pool

☐

Non-shared pool

☒

Number of pools

2

5. Pool safety certificate validity

Effective date:

1

2

/

0

4

/

2

0

2

6

Expiry date:

1

2

/

0

4

/

2

0

2

8

6. Certification

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

Name:

SHANE STEPHEN LAWSON

Pool safety inspector
licence number:

PS15332849

Signature:

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

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

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

Privacy statement

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

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

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

CITY OF
GOLDCOAST™

Rate Notice

Gold Coast City Council ABN 84 858 548 460

cityofgoldcoast.com.au/rates
1300 366 659

Notice number
2 1545778 9

Date of Issue
20 July 2026



169745/A08/087854 D-041 H1
B D Reid
34 Keen Rd
MOLENDINAR QLD 4214

Current rating period:
1 July 2026 to 31 December 2026

\$1,357.31
(see back for payment options)

Due date for payment:
20 August 2026
Total amount payable after due date:
\$1,470.71
(interest penalty applies after due date)

34 Keen Road, MOLENDINAR QLD 4214
Lot 36 RP172501
(Payments received after 1 July 2026 may not be included on this notice)

State Government and associated charges	<i>(see rate assessment page for details)</i>	\$131.00
Less State Government Pensioner Emergency Management Levy Discount applied		\$26.00CR
Council rates and charges	<i>(see rate assessment page for details)</i>	\$1,614.71
Less Council Pensioner Rate Rebate applied		\$149.00CR
Less State Government Pensioner Rate Subsidy applied		\$100.00CR
Less 10% Council discount on GENERAL RATE if full payment received by the due date		\$113.40CR
Amount payable if paid by: 20 August 2026		\$1,357.31

To view your rating category statement and other rate notice inserts online,
visit cityofgoldcoast.com.au/inserts

To make a **voluntary** contribution towards the acquisition and enhancement
of the City's koala habitat, please use the BPAY® details on the reverse.

Sign-up to My Account to receive your notices by email. Visit cityofgoldcoast.com.au/myaccount



SCAN THE QR CODE
to log-in or sign up
to My Account

CITY OF
GOLDCOAST™

In Person / Mail Payment Advice
Name: B D Reid
Ref: 2 1545778 9

*419 215457789 **Credit**

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

Total Amount Payable
If paid by: **20 August 2026**
\$1,357.31

Billers Code: 575217
Ref: 2 1545778 9

Total Amount Payable
If paid after: **20 August 2026**
\$1,470.71

Post Billpay

Teller stamp
and initials

No. of
Cheques

Date
/ /
Cash
Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code User ID Customer Reference No.
831 066684 000002154577892

\$

In accordance with the *Local Government Act 2009*, *Local Government Regulation 2012* and Council of the City of Gold Coast's (Council) adopted budget resolutions, all rates and charges are due and payable within 31 days of the issue of the rate notice on which the rates or charges are levied. Any overdue amounts will attract penalty interest at the appropriate rate until either full payment (including the interest) is made or a satisfactory payment arrangement is approved by Council.

How to pay your rates

Pay using BPAY®



Biller Code: 575217
Ref: Use Notice Number

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.

No surcharge by the City applies when using a credit card to pay by BPAY®.

BPAY View®: view and pay this notice using internet banking.

BPAY View Registration No: use the **Notice Number** located at the top left of page 1.

www.bpay.com.au

® Registered to BPAY Pty Ltd ABN 69 079 137 518

Pay by phone

Call us on **1300 886 731** (or from outside Australia call **+61 7 5667 5995**) anytime to pay with MasterCard or Visa.

Payments by credit card will incur a surcharge. See BPAY® option to avoid surcharge.

Payment Reference Number: use the **Notice Number** over the page.



Pay online

Visit **cityofgoldcoast.com.au/payments** and follow the links to pay with MasterCard or Visa.

Payments by credit card will incur a surcharge. See BPAY® option to avoid surcharge.

Payment Reference Number: use the **Notice Number** over the page.



BPOINT in person

Pay at any Commonwealth Bank branch with cash, cheque or money order.



Post Billpay in person

Pay at any Australia Post office and present the entire notice when making payment. Payment by cash, cheque or debit card only.

Payments will incur a transaction fee. See BPAY® option to avoid a City transaction fee.



Customer Service Centre in person

Payment options include:
Debit Card – *surcharge free*
MasterCard or Visa – *surcharge applies*

Cash is not accepted.

For locations and opening hours visit **cityofgoldcoast.com.au/contactus**

Manage and pay your rates with My Account

View, manage and make payments. Set up a payment plan or a direct debit. Register at **cityofgoldcoast.com.au/myaccount** for secure and convenient access to manage your rates and water accounts anytime.

How to contact us

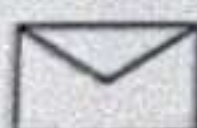


cityofgoldcoast.com.au/rates



07 5667 5995 or **1300 366 659**

Monday to Friday 8:30am – 5:30pm
(or from outside Australia call **+61 7 5667 5995**)



City of Gold Coast
PO Box 5042 GOLD COAST MC QLD 9726

Voluntary koala contribution

NOTE: This BPAY® number is for voluntary contributions to the acquisition and enhancement of the City's koala habitat only.



Biller Code: 37424
Ref: Use Notice Number

**NOT TO BE USED
FOR RATE PAYMENTS**

Telephone and Internet Banking – BPAY®

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

Details of cheque(s) etc, customer to complete.

Drawer	Bank or BSB	Branch	Amount
			\$
			\$
			\$

Proceeds of cheques, etc. will not be available until cleared.

CHARGES CONSOLIDATED ON RATE NOTICE

34 Keen Road, MOLENDINAR QLD 4214
Lot 36 RP172501

DETAILS OF STATE GOVERNMENT AND ASSOCIATED CHARGES

VOLUNTEER RURAL FIRE BRIGADE	
Volunteer Rural Fire Brigade Separate Charge	\$1.00
EMERGENCY MANAGEMENT	
SINGLE UNIT RESIDENCE 1 @ \$130.00	\$130.00
TOTAL OF STATE GOVERNMENT AND ASSOCIATED CHARGES	<u>\$131.00</u>

DETAILS OF COUNCIL RATES AND CHARGES

WASTE MANAGEMENT	
Green Organics Charge	\$45.50
PART A - Waste Management Utility Charge (General)	\$251.00
PART B - Waste Management Utility Charge (State Waste Levy Cost Component)*	\$0.00
STATE EMERGENCY SERVICE	
State Emergency Service Separate Charge	\$2.50
RECYCLING	
Recycling Utility Charge	\$6.31
RECREATIONAL SPACE	
Recreational Space Separate Charge	\$16.25
OPEN SPACE INCLUDING KOALA HABITAT	
Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge	\$33.15
GENERAL RATE	
CATEGORY 1A - Residential 1 \$983,333 AV @ \$0.001153220	\$1,134.00
DISASTER RESPONSE AND RECOVERY	
Disaster Response and Recovery Separate Charge	\$5.00
CITY TRANSPORT	
City Transport Improvement Separate Charge	\$121.00
TOTAL OF COUNCIL RATES AND CHARGES	<u>\$1,614.71</u>

*Council, as the operator of a levyable waste disposal site, is liable to pay a monthly waste levy to the State under the *Waste Reduction and Recycling Act 2011*. For the financial year 2026/2027, the State has paid Council, as a local government affected by the waste levy, an annual payment in the amount of \$19,273,505, in two instalments, \$18,755,117 on 30th June 2023 and \$518,388 on 28th June 2024. The purpose of the payment is to mitigate any direct impacts of the waste levy on households in Council's local government area. This payment will be used by Council for that purpose which, in conjunction with Council waste diversion and recycling initiatives, results in your waste management Part B charge as seen above of \$0.00.

View and pay your rates online with My Account.
Register today.
cityofgoldcoast.com.au/myaccount

Rate information

Your City of Gold Coast (City) rates are payable every 6 months, usually in August and February. The standard charges you're likely to see on the rate notice are:



Volunteer Rural Fire Brigade Charge

This separate charge helps subsidise the operational expenses of rural fire brigades; supplementing the Emergency Management Levy.



State Emergency Management Levy

We collect this Levy to fund our emergency services on behalf of Queensland Fire and Emergency Services. The amount of the levy depends on the classification of your property. qfes.qld.gov.au



General Rate

The City is required by law to levy a General Rate or Differential General Rate on every rateable property each financial year. The General Rate raises the revenue needed to run the city and pay for infrastructure and a range of services and activities. Just some of these include lifeguards, waterways, animal management and economic development initiatives.

The value of your property, determined by the State Government, is the basis for calculating the General Rate. To smooth out increases in the General Rate caused by unexpected spikes in property values in any given year, the City uses an averaged value over 3 years. A minimum General Rate applies if the value of a property is below a determined threshold.



Waste Management Utility Charge

This charge funds the provision and operation of waste services, including the storage, collection, and transport of waste to disposal facilities.



Recycling Utility Charge

This charge is used to fund recycling initiatives, aimed at minimising waste to landfill. This includes infrastructure, land and services that aren't funded via the Waste Management Utility Charge. cityofgoldcoast.com.au/waste



Recreational Space Charge

This charge assists the City to purchase areas of large open space, with an emphasis on land for sport and recreation.



City Transport Improvement Charge

This charge funds the Council Cab Service, bus stops, bicycle and pedestrian pathways, rapid transport, improvements to local roads, as well as expanded bus services across the city.



Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge

Our city is one of Australia's most biodiverse. This charge supports activities contributing to the management and conservation of the city's natural areas, including opportunities for nature based recreation.



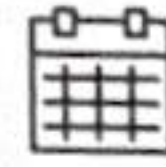
Disaster Management Response and Recovery Separate Charge

Queensland faces frequent disasters; through this charge the City supports recovery, preparedness and building community resilience amid increasing natural hazards.



State Emergency Service Separate Charge

The funds raised will support the ongoing operation, maintenance and readiness of the State Emergency Services groups during storms, floods, cyclones and other emergencies.



Discount on rates

The City offers a discount for paying your rates on time. The discount amount and the discount date appear on the rate notice. To receive the discount, the amount payable stated on the rate notice must be paid in full by the due date.



Pensioner rate concessions

If you receive a pension, you may be entitled to receive rate concessions. To be eligible, you must hold a Queensland Pensioner Concession Card or a Department of Veterans' Affairs Gold Card. Other conditions apply. Contact us and have your pension card/s and pension amount/s ready.



Change of address

If you have recently changed your postal address, please contact us to ensure your details are updated. If you have moved house and you currently receive a pensioner rate concession, you will need to re-apply. To change your address details and/or contact details visit cityofgoldcoast.com.au/changeyouraddress



City Budget

Full details of the current City Budget: cityofgoldcoast.com.au/annualplan



Paper rates and water notices fee

A charge of \$2.50 applies to each rates notice and water notice issued by mail. The fee reflects the costs we incur producing and delivering a paper notice. Sign up for My Account to receive your notices by email. Visit cityofgoldcoast.com.au/myaccount

Frequently asked questions

What if I can't pay my bill on time?

You can apply for more time to pay with no interest by entering into an approved payment plan for rates and water bills. Visit cityofgoldcoast.com.au/rates

I paid my solicitor to take care of my house sale, why do I have a property transfer fee on my rate notice?

The charging of a property transfer fee is to recoup the known costs associated with accepting, recording and storage of change of ownership advice.

I just purchased this property; why do I have to pay full rates?

Most likely, your solicitor has allowed for the rates in your settlement. Please check your settlement statement, or contact your solicitor and/or agent for confirmation.

Can someone else enquire on my behalf or update my account?

Yes, you can add an authorised person to your account. If the property is owned by individual/s call us on **07 5667 5995**. If the property is owned by company or trust please complete the form at cityofgoldcoast.com.au/authagent

What does my rating category mean?

Your property's rating category (stated on your rate notice) will influence the amount of general rate you will pay. Factors such as the use (including whether a property is a principal place of residence or rental), size of the land, and the nature of any improvements on the land determine which rating category applies. You can view descriptions of the rating categories at cityofgoldcoast.com.au/inserts

What is the Waste Levy?

Introduced on 1 July 2019 by the Queensland State Government, the Waste Levy is a weight based charge payable on all waste disposed to a leviable landfill site in Queensland. It aims to reduce the amount of waste going to landfill and maximise the diversion of recoverable items for reuse, repurposing and recycling. To mitigate the impact on residential households, the State Government has committed to a payment to the City to offset the direct costs of the Waste Levy liability incurred on the disposal of household waste. For the 2026-27 financial year, residential customers will notice a zero amount for Part B of the Waste Management Utility Charge, see overleaf. Visit cityofgoldcoast.com.au/waste

What is the Green Organics Charge?

Green organics bins are now a part of standard residential kerbside collection services for eligible properties. The service charge is payable for owner-occupied and tenanted properties. Visit cityofgoldcoast.com.au/greenorganicsbin

CITY OF
GOLDCOAST Water and Sewerage Rate Notice

Gold Coast City Council

ABN 84 858 548 460
Page 1

Cityofgoldcoast.com.au/water
(07) 5667 5995 or 1300 366 659

Notice Number
8 1545778 6

Date of issue
25 May 2026



169303/A21/000817 D-041
BRUCE D REID
34 KEEN ROAD
MOLENDINAR QLD 4214

Current Billing Period:
13 February 2026 to 15 May 2026
Amount due:

\$649.94

(see back for payment options)

Due date for payment:

(interest penalty applies after due date)

25 June 2026

To make payment

Cityofgoldcoast.com.au/rates

34 KEEN ROAD, MOLENDINAR
L 36 RP172501

(Payments received after 17 May 2026 may not be included in this notice)

Water and sewerage charges
(Includes State Bulk Water Price)

(see account page for details)

\$679.94

Less State Government SEQ Pensioner Water Subsidy applied

\$30.00CR

Amount payable if paid by: 25 June 2026

\$649.94

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 Cityofgoldcoast.com.au/myaccount

23-6-26 BPay \$649.94
Rec 61991529

CITY OF
GOLDCOAST

In Person / Mail Payment Advice

Name: BRUCE D REID
Ref: 8 1545778 6

•419 815457786

Credit



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



Biller Code: 868745
Ref: 8 1545778 6



**Post
Billpay**

Date

/ /

Cash

Cheques (see reverse)

Total amount payable
Due by: 25 June 2026

\$649.94

Teller stamp
and initials

No. of
Cheques

For Credit
Gold Coast City Council

Tran Code

831

User ID

066684

Customer Reference No.

000008154577865

\$

+ 7 5 7 +

About your water and sewerage charges

The standard charges explained:

Sewerage access charge

This charge is in arrears. It is for ongoing connection and/or access to the City's sewerage transportation and treatment system.

Sewage volume charge (multi-unit residential and non-residential property only)

A volumetric charge per kilolitre of sewage deemed to have been discharged from the property into the City's sewerage transportation and treatment system.

Water access charge

This charge is in arrears. It is for ongoing connection and/or access to the City's water distribution system.

Water usage charge

Water usage, as measured by your water meter, is charged per kilolitre (1000 litres). Water usage is divided into retail water and bulk water charges. If access to read your water meter was not available, water usage may have been estimated for this account based on previous use. This will be indicated on your account.

Non-drinking water usage charge (select Pimpama-Coomera customers only)

This is a charge applicable to select Pimpama-Coomera customers only or non-drinking water usage, as measured by your purple non-drinking water meter and charged per kilolitre (1000 litres).

Visit cityofgoldcoast.com.au/nondrinkingwater for further information.

Visit cityofgoldcoast.com.au/mywaterbill to understand more about your water bill.

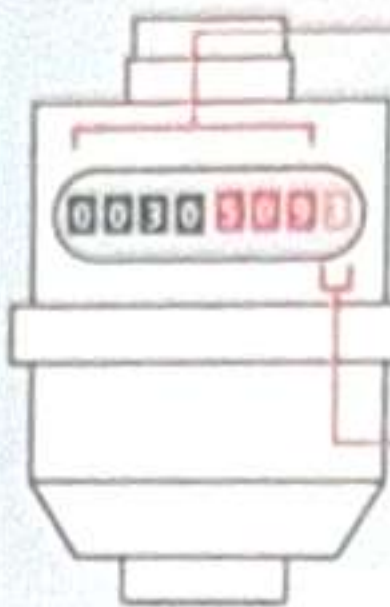
How to read your water meter

Your water meter is normally located at the front of your property. **Black numbers represent kilolitres and are used for billing.**

The red numbers on your water meter represent litres.

To calculate your daily water use, please follow the instructions below.

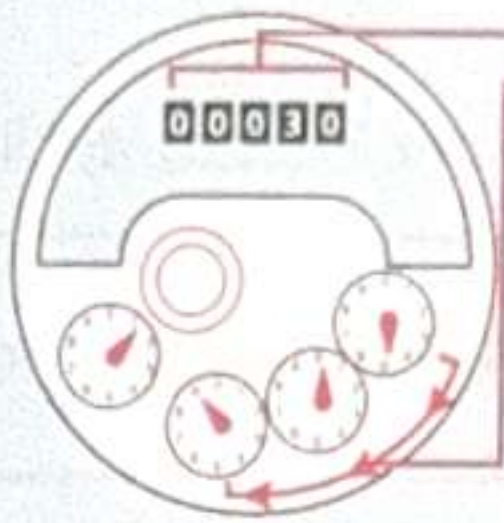
Numbers only meter



1. Day one, record all numbers that you see here. Note the time of day.
2. Day two, repeat step 1. Conduct this reading at the same time as you did the reading on day one.
3. Subtract the numbers recorded on day one from day two. This is your household's daily water usage.

Please note, if there are four red digits on the water meter, the last digit (on the far right) is a tenth of a litre. In these instances, do not record the last red digit.

Numbers and clock meter



1. Day one, record all numbers that you see here. Secondly, record numbers found here. Record the first three red dial numbers in a clockwise direction, that is, right to left. Note the time of day. **Both steps should provide you with a number similar to the diagram example 00030509.**
2. Day two, repeat step one. Conduct this reading at the same time as you did the reading on day one.
3. Subtract the numbers recorded on day one from day two. This is your household's daily water usage.

Day one: Record numbers from your water meter as per instructions above.

Day two: At the same time as day one, record numbers from your water meter as per instructions above.

L

L

Subtract the number found on day one from the number found on day two.

This is your household's daily water usage.

L

Details of cheque(s) etc, customer to complete.

Drawer	Bank or BSB	Branch	Amount
			\$
			\$
			\$

Proceeds of cheques, etc, will not be available until cleared.

Account for:
34 KEEN ROAD, MOLENDINAR
L 36 RP172501

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

WATER ACCESS CHARGES **\$77.37**
92 days charged at \$0.8410 per day
(billing period 13/2/26 to 15/5/26)

WATER USAGE CHARGES **\$177.02**
121 kilolitres charged at \$1.463 per kL
(usage period 13/2/26 to 15/5/26)

STATE BULK WATER PRICE

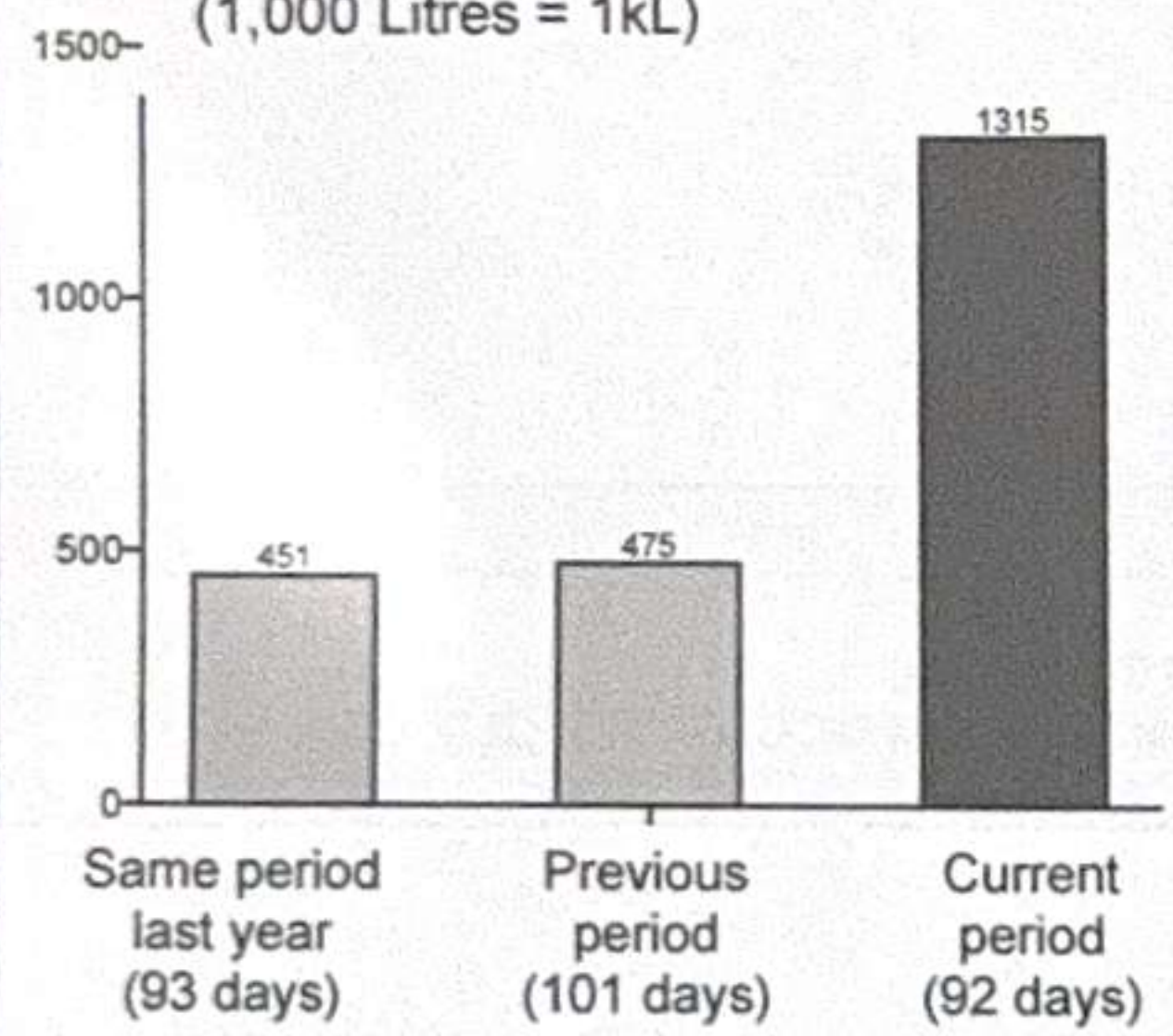
WATER USAGE CHARGES **\$425.55**
121 kilolitres charged at \$3.517 per kL
(usage period 13/2/26 to 15/5/26)

TOTAL CHARGES INCLUDED IN THE RATE NOTICE **\$679.94**

WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kl)
12W111394	15 May 26	2899	12 Feb 26	2778	92	121
TOTAL(kL)						121

Average Daily Usage (Litres)
(1,000 Litres = 1kL)



Your average daily water usage= 1315 litres (or, 1.315 kl)
Your total average daily cost= \$7.06

The city's average daily residential water usage= 478 litres (or 0.478 kl) per property.

The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit Cityofgoldcoast.com.au/water for instructions on how to check for concealed leaks.

We recommend regularly reading your water meter to detect any unusual variation in consumption between readings.

In accordance with the *Local Government Act 2009, Local Government Regulation 2012, South East Queensland Water (Distribution and Retail Restructuring) Act 2009, Water and Wastewater Services Code for small customers in South East Queensland* and Council of the City of Gold Coast's (Council) adopted budget resolutions, all water and sewerage charges are due and payable within 31 days of the issue of the water and sewerage rate notice on which the charges are levied. Any overdue amounts will attract penalty interest at the appropriate rate until either full payment (including the interest) is made or a satisfactory payment arrangement is approved by Council.

How to pay your water bill

Pay using BPAY®



Biller Code: 868745
Ref: Use Notice Number

Telephone & Internet Banking – BPAY®

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

No surcharge by the City applies when using a credit card to pay by BPAY®.

BPAY View®: view and pay this notice using internet banking.
BPAY View® Registration No: use the **Notice Number** over the page.

© Registered to BPAY Pty Ltd ABN 69 079 137 518

Pay by phone

Call us on 1300 886 731 (or from outside Australia call +61 7 5667 5995) anytime to pay with MasterCard or Visa.
Payments by credit card will incur a surcharge.
See BPAY® option to avoid surcharge.

Payment Reference Number: use the **Notice Number** over the page.

Paper rates and water notices fee

From 1 January 2026, a charge of \$2.50 applies to each rates notice and water notice issued by mail. The fee reflects the costs we incur producing and delivering a paper notice. Sign up for My Account to receive your notices by email. Visit cityofgoldcoast.com.au/myaccount



Pay online

Visit cityofgoldcoast.com.au/payments and follow the links to pay with MasterCard or Visa.

Payments by credit card will incur a surcharge.
See BPAY® option to avoid surcharge.

Payment Reference Number: use the **Notice Number** over the page.



In person at Commonwealth Bank

Pay at any Commonwealth Bank branch with cash, cheque or money order.



Post Billpay in person

Pay at any Australia Post office and present the entire notice when making payment. Payment by cash, cheque or debit card only. Payments will incur a transaction fee. See **BPAY®** option to avoid a City transaction fee.



In person at Customer Service Centre

Payment options include:
Debit card – *surcharge free*
MasterCard or Visa – *surcharge applies*

Cash is not accepted.

For locations and opening hours please visit cityofgoldcoast.com.au/contactus

How to contact us



cityofgoldcoast.com.au/mywaterbill



07 5667 5995 or 1300 366 659

Monday to Friday 7am – 6pm
(or from outside Australia call **+61 7 5667 5995**)

24 hour line to report water breaks and faults **1800 637 000**



City of Gold Coast
PO Box 5042 GOLD COAST MC QLD 9726

Report a problem online

Let us know about illegal advertising, potholes, graffiti, overgrown properties, missed bin collections, noise nuisance or any other local issue - online, quickly and easily.

Visit cityofgoldcoast.com.au/reportaproblem or download the free City of Gold Coast app from the Apple App Store or Google Play to report using your mobile device.

