

# 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 **Russell William Crole, Joyce Mary Wilkinson**

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

**51 HASLINGDEN ROAD, LOCKYER WATERS QLD 4311**

Lot on plan description **10/RP161218**

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 to affect the property after **settlement**.  Yes  No

**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

If Yes, the details of any statutory encumbrances are as follows:

Refer to Dial Before you Dig results  
Telstra: Leadin terminates at a customer address, Direct Buried cable

**Residential tenancy or rooming accommodation agreement**

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months.

Yes  No

If Yes, when was the rent for the premises or each of the residents' rooms last increased? (Insert date of the most recent rent increase for the premises or rooms)

**Note**—Under the *Residential Tenancies and Rooming Accommodation Act 2008* 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 (*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*):

Rural

**Transport proposals and resumptions**

The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal\* to: locate transport infrastructure on the property; or alter the dimensions of the property.

Yes  No

The lot is affected by a notice of intention to resume the property or any part of the property.

Yes  No

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

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

**Contamination and environmental protection**

The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.

Yes  No

**The following notices are, or have been, given:**

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).

Yes  No

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).

Yes  No

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).

Yes  No

**Trees**

There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property.

Yes  No

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

**Heritage**

The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).

Yes  No

**Flooding**

Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the [FloodCheck Queensland](#) portal or the [Australian Flood Risk Information](#) portal.

**Vegetation, habitats and protected plants**

Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

## Part 4 – Buildings and structures

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

- |  |   |                              |  |
|--|---|------------------------------|--|
| <b>Swimming pool</b>                                       | There is a relevant pool for the property.  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|  | If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.  | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
|  | Pool compliance certificate is given.   | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
|  | OR<br>Notice of no pool safety certificate is given.  | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
| <b>Unlicensed building work under owner builder permit</b> | Building work was carried out on the property under an owner builder permit in the last 6 years.  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|  | <i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>  |                              |  |
| <b>Notices and orders</b>                                  | There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|  | The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|  | <i>If Yes, a copy of the notice or order must be given by the seller.</i>   |                              |  |
| <b>Building Energy Efficiency Certificate</b>              | If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.  |                              |  |
| <b>Asbestos</b>  | The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) including common locations of asbestos and other practical guidance for homeowners. |                              |  |

## Part 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:  Date Range:

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:  Date Range:

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

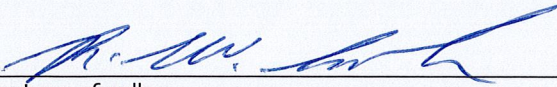
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

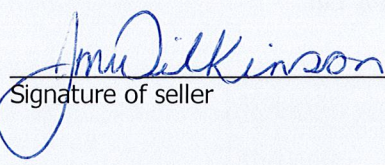
**WARNING TO BUYER**— If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions 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.**

<b>Body Corporate and Community Management Act 1997</b>	<b>The property is included in a community titles scheme.</b> (If Yes, complete the information below)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Community Management Statement</b>	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.  <b>Note</b> —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	<input type="checkbox"/> Yes	
<b>Body Corporate Certificate</b>	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer.  If No— An explanatory statement is given to the buyer that states: <ul style="list-style-type: none"><li>» a copy of a body corporate certificate for the lot is not attached; and</li><li>» the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li></ul>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Statutory Warranties</b>	<b>Statutory Warranties</b> —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		
<b>Building Units and Group Titles Act 1980</b>	<b>The property is included in a BUGTA scheme</b> (If Yes, complete the information below)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Body Corporate Certificate</b>	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer.  If No— An explanatory statement is given to the buyer that states: <ul style="list-style-type: none"><li>» a copy of a body corporate certificate for the lot is not attached; and</li><li>» the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li></ul> <b>Note</b> —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

# Signatures – SELLER

  
\_\_\_\_\_  
Signature of seller

  
\_\_\_\_\_  
Signature of seller

**Russell William Crole**  
\_\_\_\_\_  
Name of Seller

**Joyce Mary Wilkinson**  
\_\_\_\_\_  
Name of Seller

\_\_\_\_\_  
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

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

Title Reference:	15745076	Search Date:	10/12/2025 10:06
Date Title Created:	02/03/1978	Request No:	54418298
Previous Title:	15739184		

**ESTATE AND LAND**

Estate in Fee Simple

LOT 10 REGISTERED PLAN 161218  
Local Government: LOCKYER VALLEY

**REGISTERED OWNER**

Dealing No: 717359328 30/06/2016

RUSSELL WILLIAM CROLE  
JOYCE MARY WILKINSON

JOINT TENANTS

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 11328063 (POR 88)
2. MORTGAGE No 717359332 30/06/2016 at 13:24  
BENDIGO AND ADELAIDE BANK LIMITED A.B.N. 11 068 049 178

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

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

Folding or Mutilating may Lead to Refusal

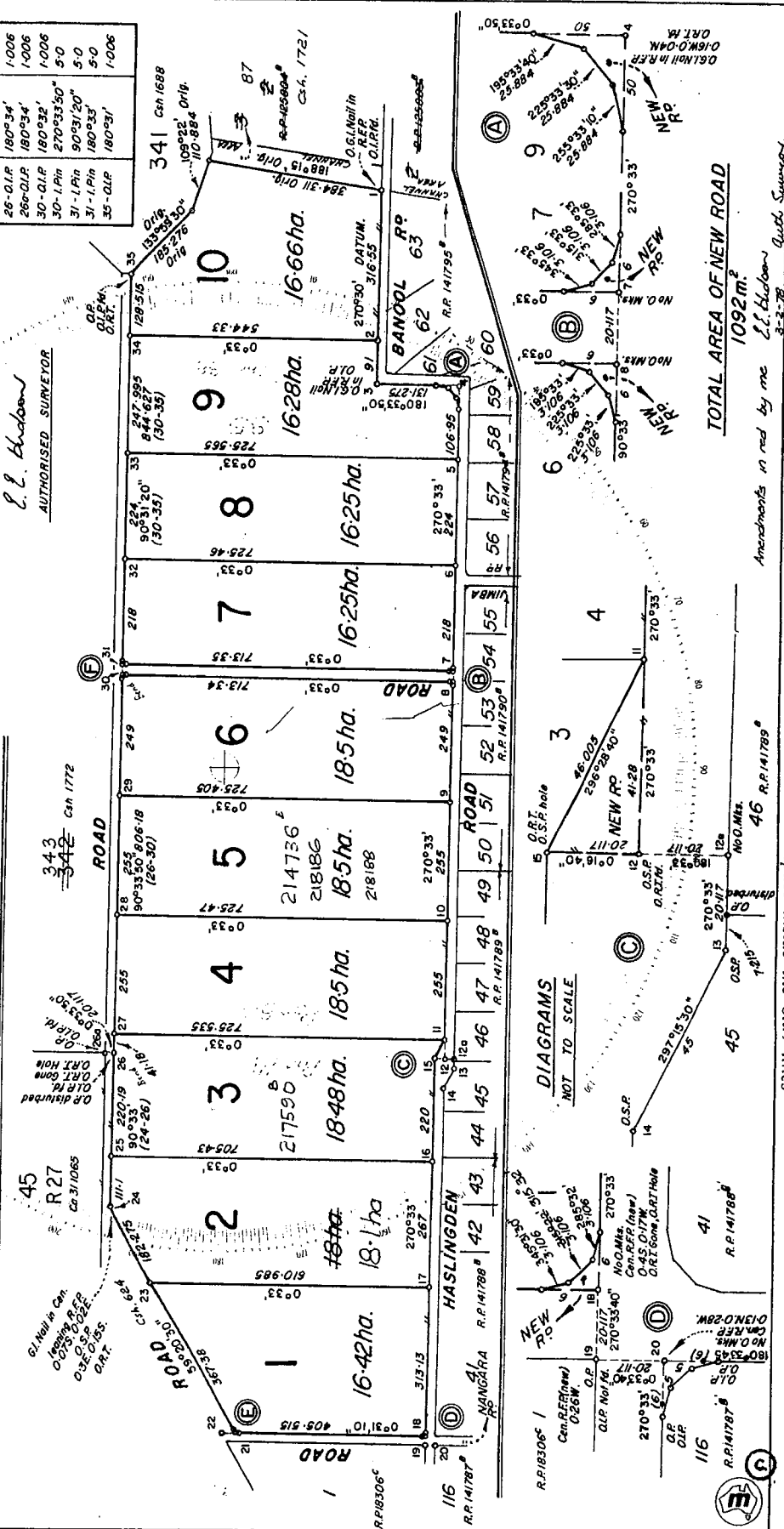
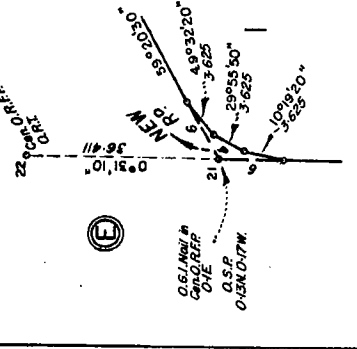
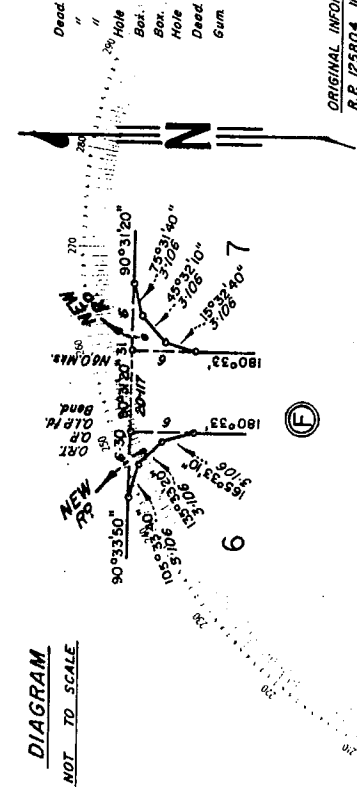
161218

LINE	BEARING	DIST.
1 - O.L.P.	188°15'	1.006
3 - O.L.P.	135°30'	1.422
4 - L.P.H.	0°33'50"	48.9
4 - L.P.H.	270°33'	49.0
7 - L.P.H.	at Sm.	5.0
7 - L.P.H.	50°33'	5.0
8 - L.P.H.	at Sm.	5.0
8 - L.P.H.	270°33'	5.0
10 - L.P.H.	180°33'	1.0
11 - L.P.H.	180°33'	1.0
15 - L.P.H.	180°33'	2.0
15 - L.P.H.	90°33'	5.0
18 - L.P.H.	135°33'	1.44
21 - L.P.H.	180°310"	5.0
21 - L.P.H.	59°20'30"	5.0
24 - L.P.H.	180°33'	1.0
26 - O.L.P.	180°34'	1.006
26 - O.L.P.	180°34'	1.006
30 - O.L.P.	180°32'	1.006
30 - L.P.H.	270°33'50"	5.0
31 - L.P.H.	90°31'20"	5.0
31 - L.P.H.	180°33'	5.0
35 - O.L.P.	180°31'	1.006

COR.	BEARING	FROM	DIST.
4	152°	O.R.T.	7.049
15	26°21'	O.R.T.	3.62
12	24°33'	O.R.T.	8.35
18	22°00'	O.R.T.	1.408
22	269°51'	O.R.T.	12.975
28	60°37'	O.R.T.	16.595
26	72°42'	O.R.T.	4.345
30	47°32'	O.R.T.	5.03
35	155°46'	O.R.T.	9.395

ORIGINAL INFORMATION COPIED AND COMPILED FROM R.P. 125804 IN THE TITLES OFFICE, BRISBANE.

E. E. Hudson  
AUTHORISED SURVEYOR



TOTAL AREA OF NEW ROAD 1092m<sup>2</sup>

Drawing of Plan must be restricted to the space inside the blue lines

161218

CANCELLATIONS etc  
Lot 5 See Plan No. 214736  
9  
215905

161218

Lots 1 to 10  
Cancelling Lot 1 on R.P. 125804, Sub. 2 on Plan. Ca 31.1225 and  
Portions 84 and 85 on Plan. Ca 31.12  
Surveyed by E.E. Hudson 25/11/1977

Orig. Portion 11V, 84, 85, 88  
Orig. Grants 105177, 105178, 105179, 105180, 105181, 105182, 105183, 105184, 105185, 105186, 105187, 105188, 105189, 105190, 105191, 105192, 105193, 105194, 105195, 105196, 105197, 105198, 105199, 105200, 105201, 105202, 105203, 105204, 105205, 105206, 105207, 105208, 105209, 105210, 105211, 105212, 105213, 105214, 105215, 105216, 105217, 105218, 105219, 105220, 105221, 105222, 105223, 105224, 105225, 105226, 105227, 105228, 105229, 105230, 105231, 105232, 105233, 105234, 105235, 105236, 105237, 105238, 105239, 105240, 105241, 105242, 105243, 105244, 105245, 105246, 105247, 105248, 105249, 105250, 105251, 105252, 105253, 105254, 105255, 105256, 105257, 105258, 105259, 105260, 105261, 105262, 105263, 105264, 105265, 105266, 105267, 105268, 105269, 105270, 105271, 105272, 105273, 105274, 105275, 105276, 105277, 105278, 105279, 105280, 105281, 105282, 105283, 105284, 105285, 105286, 105287, 105288, 105289, 105290, 105291, 105292, 105293, 105294, 105295, 105296, 105297, 105298, 105299, 105300, 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No 46418

161218

FOR TITLES OFFICE USE ONLY

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

E. E. Hudson  
 Authorised Surveyor

Made and Signed at Brisbane this 25<sup>th</sup> day of November 1977, before me.

W. H. Harris  
 Signature of Registrar of Titles or of a Magistrate.

Previous Title CT 5739 - 183 Sub. Plan No. 31 1225  
CT 5739 - 184 Lot. 1 R.P. 1258 of 2nd Part 84 & 85  
Lot 5 See Plan No. 214736  
" 3 " " " 217590

Council of the SHIRE of LADLEY certifies that all the requirements of this Council, the Local Government Acts of 1936 to 19 and all By-Laws have been complied with and approves this Plan of Subdivision subject to

Dated this 4<sup>th</sup> day of JANUARY 1978

R. E. Cook Mayor or Chairman  
J. E. Reid Town or Shire Clerk

ALLOCATIONS		
CT	LOTS	NEW ROAD
<del>5739-183</del>	1 to 3	16 <sup>m</sup>
5739-184	3 to 10	1076 <sup>m</sup>

I/We NEW YORK ENTERPRISES PTY. LTD. as proprietor/s of this land, agree to this Plan of subdivision and dedicate the new roads shown hereon to public use. NEW YORK ENTERPRISES PTY. LTD. By its duly constituted Attorneys Under Power of Attorney No. F184054

Signature of Proprietor/s  
Jon Michael Haseler and Ralph Noel Collins

ORG. POR	LOTS
11V	1 to 3
84	3 to 6
85	7 to 9
88	9 to 10

**For Additional Plan & Document Notings Refer to CISP**

*FIN'S Lodged 19/1/78*

Lodged by: NEW YORK ENTERPRISES PTY LTD.  
71-75 ELIZABETH STREET,  
BRISBANE.

PHONE NO: 221-0788

New C.T. Ref.

(Re) Sub.	Vol.	Fol.
32-78	5745	67
10		70

Fees Payable

Postal fee and Postage 38-00

Lodgt. & Exam. 115-00

Entd. on Docs. 9-00

New Title 3-00

Entd. on Deeds 165-50

Photo Fee

Total

Short Fees Paid

\$264-50

Received Registrar of Titles

Journal No. **F513732**

Receipt No. **36659**

REGISTRAR OF TITLES

Calc. Bk. No. 308/120  
 Examined 3/2/77  
 Passed 3/2/77  
 Charted 24/2/78  
 Located 9343-28

Particulars entered in Register Book  
 Vol. 5739 Folio 183/4

22 FEB 1978 at 2.10 pm

J. E. Reid  
 REGISTRAR OF TITLES



161218



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  
BRISBANE QLD 4000

Transaction ID: 51094524      EMR Site Id: 10 December 2025  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 10      Plan: RP161218  
51 HASLINGDEN RD  
LOCKYER WATERS

**EMR RESULT**

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

**CLR RESULT**

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

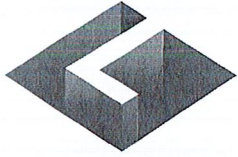
**ADDITIONAL ADVICE**

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

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

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

**Administering Authority**



## Seller Disclosure - Contamination Notices



This report provides a search of the public register to support the requirement under the **Property Law Regulation 2024**, of disclosing **contamination and environmental protection notices** under **Part 3 – Land use, planning and environment**, of the **QLD Seller Disclosure Statement**. This report contains records not included in the DETSI contaminated land search (EMR/CLR).

### 1. Notices Under Section 408(2) No Records Identified

Records of notices under section 408(2) of the Environmental Protection Act 1994.

A search of **Environmental Evaluations** and **Site Investigations** has been undertaken.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

*Show Cause Notices, Notices of Decision under Section 394, and Orders under Section 458 are excluded from this search as they are not available on the public register. A separate search of the EMR/CLR will identify sites with Contaminated Land or Site Management Plans under Section 401.*

### 2. Notices Under Section 369C(2) No Records Identified

Records of notices under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an **Environmental Enforcement Order (EEO)** applies). This includes **Environmental Protection Orders, Direction Notices, and Clean-Up Notices**.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

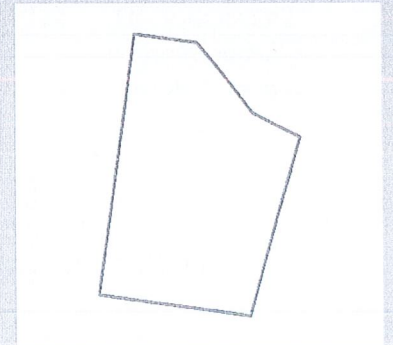
### 3. Notices Under Section 347(2) No Records Identified

Records of notices under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a **prescribed Transitional Environmental Program (TEP)** applies).

A search of all TEPs has been undertaken, including those that are not prescribed. Prescribed TEPs are those that do not relate to an environmental authority.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

**LOT/PLAN**  
Lot 10, RP161218



#### THINGS TO KNOW

- Seller Responsibility**

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement.

It is important to read and carefully consider each notice before determining whether it needs to be disclosed. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

- Notice Types**

Notices identified under section 369C(2) and 347(2) may also apply to Section 408(2).

#### INTERESTED IN FURTHER INSIGHTS?

This report has been purpose-built to support the Seller Disclosure Statement requirements. For a more comprehensive due diligence search, we recommend the Lotsearch Contaminated Land Search — which identifies additional contamination records for the site and the surrounding area. Visit [lotsearch.com.au](https://lotsearch.com.au)

#### CUSTOMER SUPPORT

✉ [support@lotsearch.com.au](mailto:support@lotsearch.com.au)



## Seller Disclosure - Contamination Notices

### Dataset Listing

The results in this report are based upon the following datasets only:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Enforcement Actions	QLD Department of Environment, Tourism, Science and Innovation	10/12/2025	10/12/2025	Weekly

### Useful Contacts

**Lotsearch Pty Ltd**  
[www.lotsearch.com.au](http://www.lotsearch.com.au)  
[support@lotsearch.com.au](mailto:support@lotsearch.com.au)

**Department of the Environment, Tourism, Science and Innovation (DETSI), Queensland**  
<https://www.detsi.qld.gov.au/>  
13 QGOV (13 74 68)

**Lockyer Valley Regional**  
<http://www.lockyervalley.qld.gov.au/>  
[mailbox@lvrc.qld.gov.au](mailto:mailbox@lvrc.qld.gov.au)  
1300 005 872

[Click for 'Use of Report - Applicable Terms'](#)

#### Disclaimer:

The purpose of this report is to provide a search of the public register for the site, to support the requirement of disclosing contamination and environmental protection notices under Part 3 - Land use, planning and environment, of the QLD Seller Disclosure Statement, as part of the Property Law Regulation 2024. The report may not identify all the notices required by the relevant disclosure requirements. It does not include a search of the DETSI contaminated land search (EMR/CLR). The report does not replace your responsibility to accurately identify and disclose information relevant to the matters outlined in the Seller Disclosure Statement. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

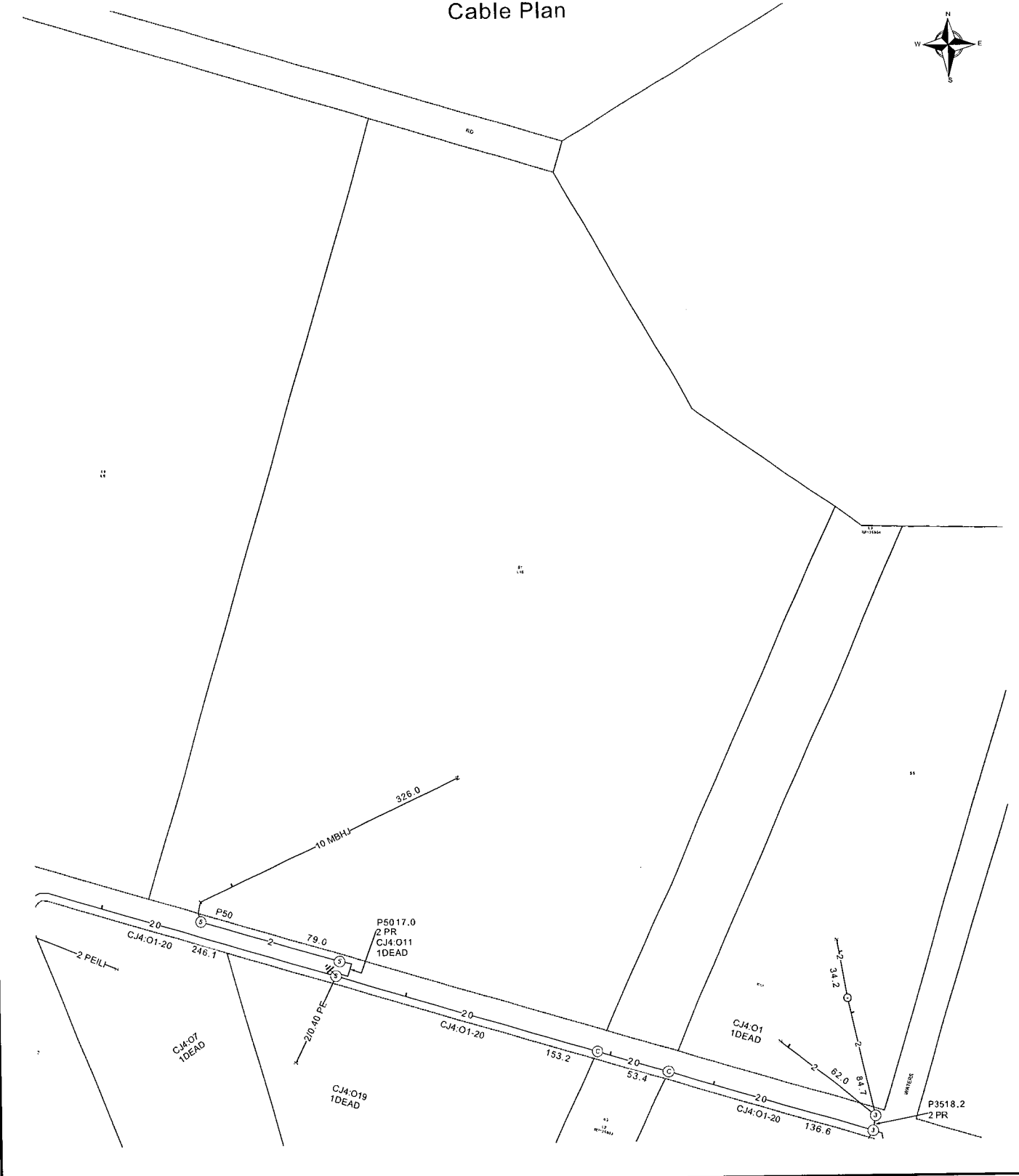
The report does not constitute advice. The report is not a substitute for an on-site inspection or review of other available reports and records. The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice from a suitably qualified professional or legal practitioner before you make any decision based on the information within the report.

You understand that Lotsearch has defined the site by reference to lot and plan information supplied in the order. You accept that Lotsearch may amend some of the information supplied in the order, to identify the relevant site for the report.

Information provided by public authorities is constantly changing. This report is based on data listed in the Dataset Listing table and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.

A link to the detailed terms applicable to the use of this report is available above.

# Cable Plan



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

Sequence Number: 265503262

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 10/12/2025 11:31:32

**WARNING**

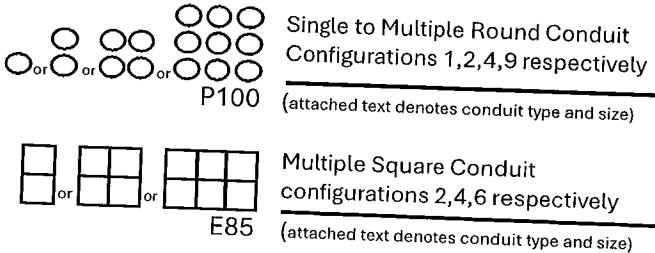
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further 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.



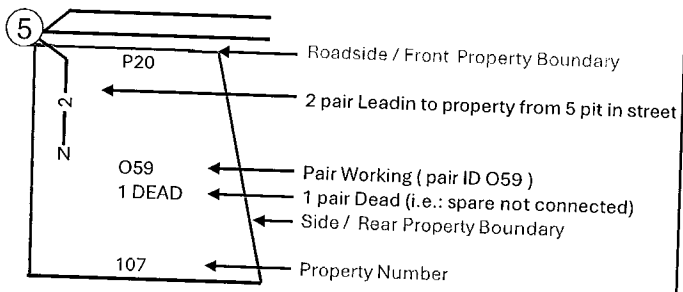
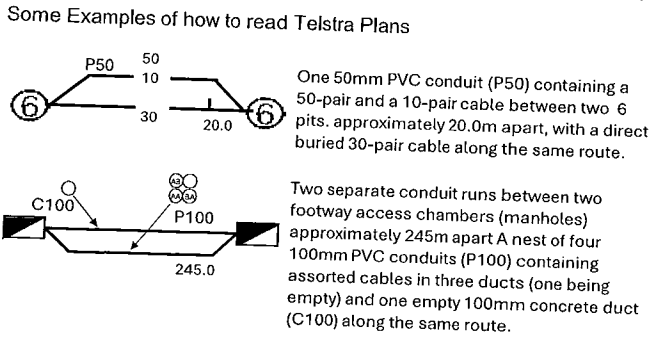
# LEGEND

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



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

- A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware
- Conduit sizes nominally range from 20mm to 100mm
- P50 50mm PVC conduit
- P100 100mm PVC conduit
- A100 100mm asbestos cement conduit



## The 5 Ps of Safe Excavation

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

### Plan

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

### Prepare

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

### Pothole

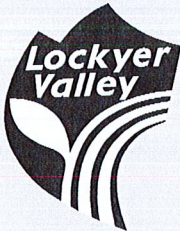
Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

### Protect

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

### Proceed

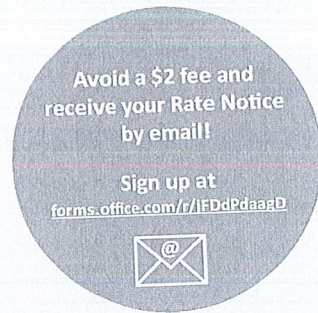
Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.



# Rate Notice

mailbox@lvrc.qld.gov.au | 1300 005 872  
 www.lockyervalley.qld.gov.au  
 PO Box 82 Gatton Qld 4343 | ABN 52 673 165 312  
 Gatton 8.30am to 4.30pm Monday to Friday  
 Laidley 9.00am to 4.30pm Monday to Friday

REGIONAL COUNCIL



4.3204 - 1 156640 040  
**R W Crole & J M Wilkinson**  
 51 Haslingden Road  
 LOCKYER WATERS QLD 4311

Customer Reference	11016995
Property ID	156640
Date of Issue	13-08-2025

**AVERAGE VALUATION:** \$295,000  
**PROPERTY LOCATION:** 51 HASLINGDEN ROAD, LOCKYER WATERS QLD 4311  
**DESCRIPTION:** L10 RP161218  
**DUE DATE** 17-09-2025  
**RATES AND CHARGES 01-07-2025 TO 31-12-2025**



	UNITS/VALUATION	RATE/CHARGE	AMOUNT(\$)
<b>Council Rates and Charges</b>			
GenRate 101b - Rural Res>/\$150,001<=\$450,000	295,000	0.0036675	1,081.92
Waste Collection Domestic Dual Bins	1	192.00	192.00
Utility Charge - Waste Management Facilities	1	98.50	98.50
Separate Charge - Emergency Preparedness Levy	1	52.00	52.00
Separate Charge - Environmental Levy	1	10.00	10.00
Separate Charge - Resilient Rivers Initiative Levy	1	1.00	1.00
Special Charge - Rural Fire Brigade	1	15.00	15.00
<b>Total Council Rates and Charges including Balance B/F and Rebates</b>			<b>1,450.42</b>
<b>Charges Collected on behalf of the State Government</b>			
Emergency Management Levy E- Group 2	1	61.50	61.50
<b>Total State Government Charges including Rebates</b>			<b>61.50</b>
<b>TOTAL RATES AND CHARGES</b>			<b>1,511.92</b>
DISCOUNT from this notice if paid by 17-09-2025			-63.70
<b>NET payable if paid by 17-09-2025</b>			<b>1,448.22</b>

4.3204 - 1/1



<b>DUE DATE</b>	17-09-2025	<b>TOTAL</b>	\$1,511.92	<b>DISCOUNT</b>	-\$63.70	<b>NET PAYABLE</b>	\$1,448.22
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PLEASE REFER TO THE REVERSE OF THIS NOTICE FOR PAYMENT OPTIONS

NAME R W Crole & J M Wilkinson  
 CUSTOMER REFERENCE 11016995 (BPAY / Post)  
 PROPERTY ID 156640



<b>DUE DATE</b>	17-09-2025	<b>TOTAL</b>	\$1,511.92	<b>DISCOUNT</b>	-\$63.70	<b>NET PAYABLE</b>	\$1,448.22
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Rates and charges on this notice are levied by Lockyer Valley Regional Council in accordance with the provisions of the *Local Government Act 2009* & the *Local Government Regulation 2012*. The rates and charges together with any arrears and/or interest (if applicable) are payable by the due date shown on the front of this notice.

<b>CHANGE OF ADDRESS</b>	To ensure the accuracy and security of Council's property records, change of address or email address will not be accepted over the telephone. Written advice should be provided to Council online at <a href="http://www.lockyervalley.qld.gov.au">www.lockyervalley.qld.gov.au</a> , by post, facsimile or email <a href="mailto:mailbox@lvrc.qld.gov.au">mailbox@lvrc.qld.gov.au</a> . <b>A mail re-direction or verbal communication with a Council officer is not sufficient notice to Council.</b> Collection Agents cannot accept a change of address or email advice. It is the responsibility of the property owner to ensure the delivery method of rate notices and correspondence is up to date.
<b>DISCOUNT / EARLY PAYMENT</b>	5% discount is allowed if payment of <b>all</b> rates and charges and interest (if applicable) is received on or before the due date. Payments received via the mail must be postmarked at least one day prior to the due date to be eligible to claim the discount. Discount will only be allowed on payments made after the due date where the circumstances are in accordance with the provisions of Council's Revenue Statement. Discount is only applicable on current Differential General Rates and Waste and Recycling Collection Charges. Discount will not be granted if the State Government Emergency Management Levy is not paid on or before the due date shown on your rate notice.
<b>INTEREST</b>	Rates and charges which remain unpaid after the due date, as shown on the front of this notice, will accrue interest at the rate of 12.12% per annum calculated and compounded on daily balances on all rates and charges which remain unpaid after the expiration of the discount period and on any arrears of rates and charges.
<b>PAYMENT COMMITMENTS</b>	Council encourages any Property Owner who is experiencing financial difficulties and is unable to make payment in full by the due date to contact Council and enter into a payment commitment. Council will review the payment commitment and negotiate with Property Owners to ensure all rates, charges and interest are cleared, as per Council's current Rates and Charges Debt Collection and Recovery Policy. Council will not take any recovery action where a Property Owner maintains an acceptable payment commitment, however interest will be charged in accordance with Council's Revenue Statement.
<b>LEGAL ACTION</b>	Unless full payment is made or a suitable payment commitment negotiated on or before the due date, Council may instigate recovery action for the outstanding balance, which may involve additional charges. This action will be in line with Council's current Rates and Charges Debt Collection and Recovery Policy.
<b>SALE OF LAND FOR ARREARS OF RATES</b>	Where all or part of a rate or charge remains unpaid, Council may proceed to have the property sold to recover the overdue rates in accordance with the provisions of the <i>Local Government Regulation 2012</i> and Council's current Rates and Charges Debt Collection and Recovery Policy.
<b>PENSIONER RATE SUBSIDY SCHEME</b>	Subsidies are available for eligible pensioners who own their own home. Pension subsidy application forms are available on Council's website or from the Gatton or Laidley Customer Service Centres. Those wishing to claim are required to complete the form and provide Council with a copy of their eligible pension concession card. Pension subsidy scheme: Council - up to a maximum of \$60.00 per annum. Pension subsidy scheme: State - up to a maximum of \$200.00 per annum plus 20% off the Emergency Management Levy.
<b>STATE GOVERNMENT EMERGENCY MANAGEMENT LEVY</b>	The Queensland State Government has imposed an Emergency Management Levy on properties within the Lockyer Valley Regional Council area. Council acts as a collection agent for this levy on behalf of the State Government. Any queries regarding the Emergency Management Levy should be directed to the Queensland Fire Service, GPO Box 1425, BRISBANE QLD 4001, Phone: 137 468.
<b>STATE GOVERNMENT WASTE LEVY</b>	Council has received from the State Government, an advance payment of \$1,077,450 for the 2025/2026 financial year, which only partially mitigates any direct impact of the State Waste Levy on households in the Lockyer Valley Regional Council region.

## PAYMENT OPTIONS



### DIRECT DEBIT

Contact Council's Rates Office to arrange for weekly, fortnightly or monthly payments to be deducted from your nominated cheque or savings account. Application forms are available on our website under PAYMENT OPTIONS.



### PAY BY PHONE

Phone 13 18 16 to pay by credit card over the phone. Payments can be made by Visa or MasterCard.



### MAIL

Please detach the payment slip and return to Council together with your cheque or money order payable to

Lockyer Valley Regional Council  
PO Box 82  
GATTON QLD 4343



### COUNCIL CUSTOMER SERVICE CENTRE

Payment may be made in person at Council's Customer Service Centres (Laidley or Gatton) by cash, cheque, money order, EFTPOS, MasterCard or Visa.

Date Paid

Receipt No.



BPay Code: 29025  
Reference No: 11016995

BPAY® this payment via internet or phone banking.  
BPAY View® - View and pay this bill using internet banking.  
BPAY View Registration No: 11016995



Billpay Code: 2442  
Reference No: 11016995

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



### ONLINE SERVICES

Pay online at <http://www.lockyervalley.qld.gov.au/>  
Follow the links to online services

Council Use Only



