

Seller disclosure statement

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	Adriano Girardi
Property address (referred to as the “property” in this statement)	1/14 Arnott Street Kedron, QLD, 4031
Lot on plan description	L1 SP246855

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

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

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

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

Title details	The seller gives or has given the buyer the following—
	A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property. <input checked="" type="checkbox"/> Yes
	A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> Yes

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>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.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input type="text" value="Insert date range"/> » the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/> » whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p> </div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; min-height: 100px;"></div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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> <input type="text"/></p> <p>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.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

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> :		
	LMR2 - Low-Medium Density 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
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> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> 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.	<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>		
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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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:

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.

Body Corporate and Community Management Act 1997	<p>The property is included in a community titles scheme. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>(If Yes, complete the information below)</i></p>
Community Management Statement	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <input type="checkbox"/> Yes</p> <p>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.</p>
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » 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	<p>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.</p>
Building Units and Group Titles Act 1980	<p>The property is included in a BUGTA scheme <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>(If Yes, complete the information below)</i></p>
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » 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. <p>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.</p>

Signatures – SELLER



Signature of seller

Signature of seller

Adriano Girardi

Name of seller

Name of seller

24-04-2026

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

Request No: 55847420

Search Date: 21/04/2026 11:26

Title Reference: 50895643

Date Created: 29/10/2012

Previous Title: 11478215

REGISTERED OWNER

Dealing No: 720508462 06/01/2021

ADRIANO GIRARDI

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 246855
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 44112

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10352097 (POR 5)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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

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

SURVEY PLAN

Sheet 1 of 2



PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
1-OPM	SP238640	340°57'	96.783	43288
12-OPM	IS229370	160°26'10"	20.607	149383

New Ref

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O Screw in Conc	IS215076	317°38'15"	2.605
2	O Screw in Conc	SP238640	283°55'10"	2.121
3	O Screw in Conc	SP238640	319°05'10"	3.084
4	O Screw in Conc	SP238640	277°55'10"	2.382
5	O Screw in Conc	IS215076	189°53'05"	9.703
6	Screw in Conc	223°40'	2.821	
7	O Nail in Kerb Gone	IS215076	163°40'55"	3.648
8	O Screw in Kerb Gone	IS229370	170°52'	3.545
9	O Screw in Kerb	IS229370	182°36'	3.53
10	O Screw in Kerb	IS155236	224°04'	4.936
10	O Screw in Kerb	IS215076	130°00'15"	5.543
10	Bolt in kerb Id	180°30'20"	16.715	
11	O Screw in Kerb	IS223003	207°12'45"	3.99
11	O Screw in Kerb	IS155236	122°48'	6.571
12	OIP	RP104684	135°0'	0.855
12	Punch Mk in Teistra	184°44'	3.193	
12	Plaque Id	IS223003	218°19'45"	4.604
12	O Plug in Kerb	IS230385	96°14'35"	9.519
12	O Screw in Conc		169°04'	16.3

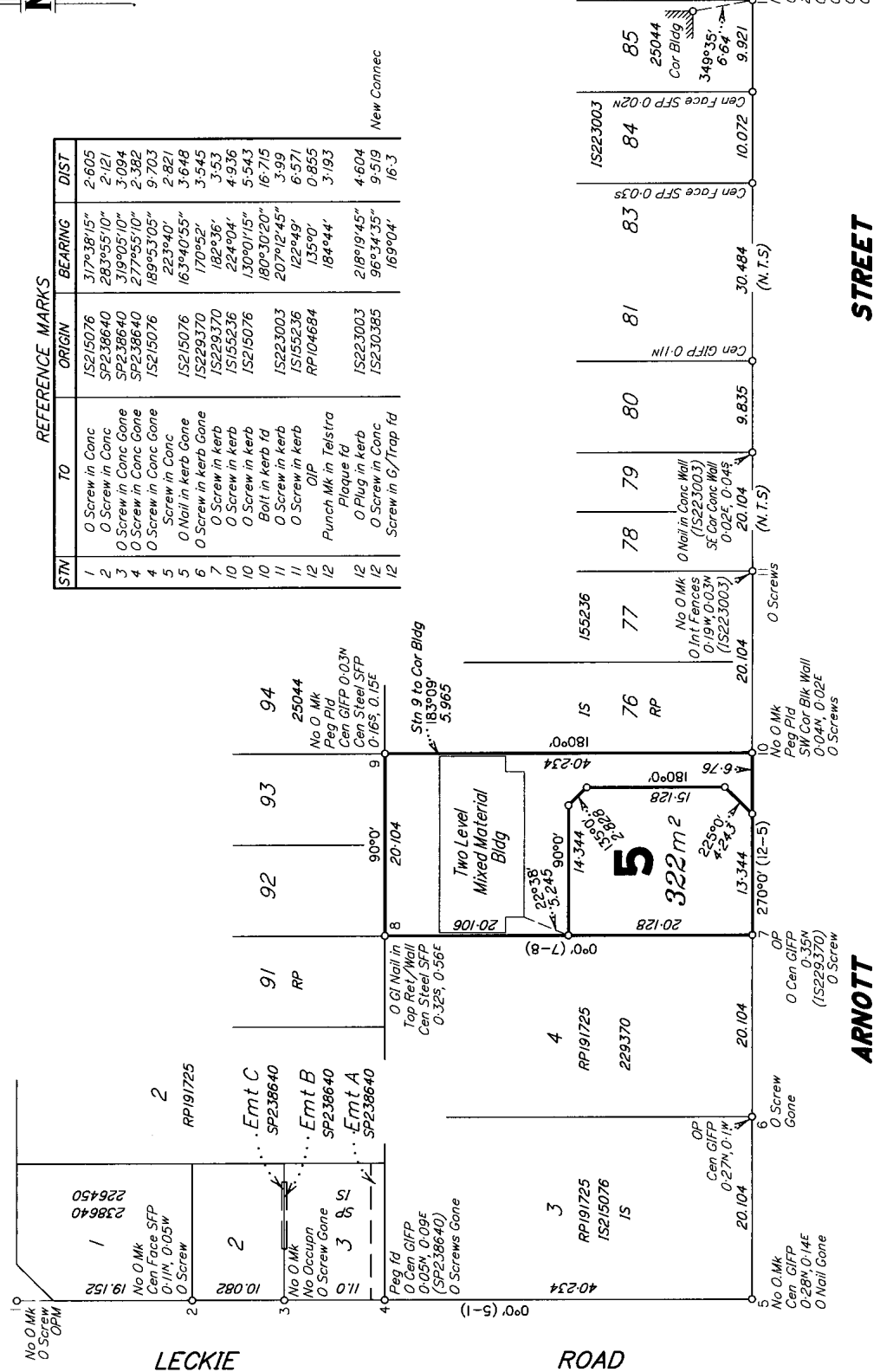
New Connec

FIFTH AVENUE

LECKIE ROAD

ROAD

GLEN KEDRON LANE



STREET

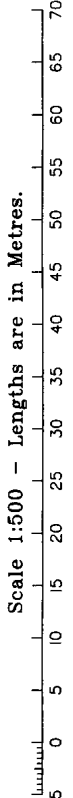
ARNOTT

Peg placed at all new corners, unless otherwise stated.

Note: Lot 5 is a Standard Format Lot

BASE PARCEL AREA

486 m²



SITE SURVEYS Pty Ltd ACN 136 591 485, hereby certify that the land comprised in this plan was surveyed by the corporation, by Julian PARSONS, Cadastral Surveyor, for whose work the corporation accepts responsibility and that the plan is accurate, that the said survey was performed in accordance with the survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 21/07/2012.

J Parsons

Cadastral Surveyor & Director
Date 1/5/2012

Plan of Lots 1, 2 and 5 & Common Property.

Cancelling Lots 74 and 75 on RP25044

PARISH: **KEDRON** COUNTY: **Stanley**

Meridian: RP25044

F/N's: No

Scale: **1:500**

Format: **BUILDING**



SP246855

Plan Status:

State copyright reserved.

714736178

\$527.65
19/10/2012 14:06

BE 400 NT

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

Registered

5. Lodged by:

JACON PARREY
148A ARTHUR TEE ROAD
4059
33697779
L.C. 2386

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

1. Certificate of Registered Owners or Lessees.

I/We PAUL THOMAS COOK

(Names in full)

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

* as Lessees of this land agree to this plan.

Paul Cook

Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

2. Local Government Approval.

* BRISBANE CITY COUNCIL

hereby approves this plan in accordance with the:

% SUSTAINABLE PLANNING ACT 2009

Development Approval : 7th October 2010

Dated this 15th day of October, 2012

Jodi Byrne
Jodi Byrne
DELEGATE

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number : 4412
Name : Arnett Court C.T.S.

4. References :

Dept File :
Local Govt :
Surveyor : 183

6. Existing

Title Reference	Description	New Lots	Road	Emts	Cov.	Profit a prendre
11478215	Lot 74 on RP25044	2, 5 & Comm Prop				
11478215	Lot 75 on RP25044	1, 5 & Comm Prop				

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
714113542	1, 2 & 5	

1,2,5 and Comm Prop	POR 5
Lots	Orig

7. Portion Allocation :

8. Map Reference :
9543-33424

9. Locality :
Kedron

10. Local Government :
BRISBANE CITY COUNCIL

11. Passed & Endorsed :

By: *Sik Surveys Pty Ltd*
Date: 1/8/2012
Signed: *J. Parsons*
Designation : Cadastral Surveyor & Director

12. Building Format Plans only.

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

J. Parsons 1/8/2012
Cadastral Surveyor/Director * Date
*delete words not required

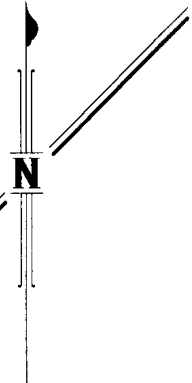
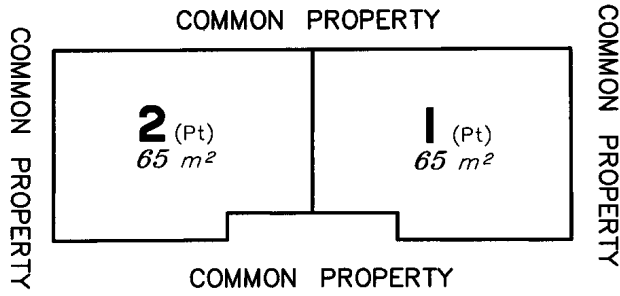
13. Lodgement Fees :

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

14. Insert Plan Number
SP246855

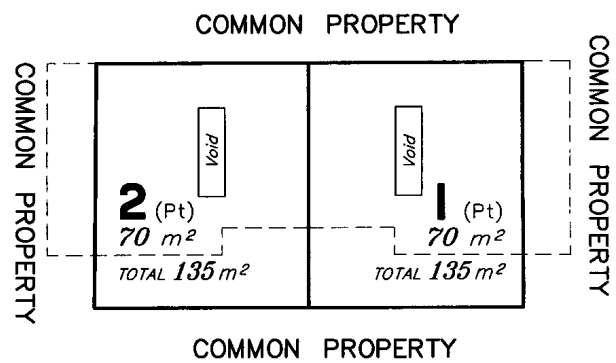
LEVEL A


SCALE 1:200



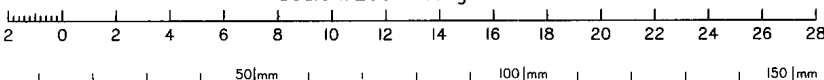
LEVEL B

SCALE 1:200



 Denotes Level Below

Scale 1:200 – Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP246855**



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Mailing Code EMAIL
 Property Location 1/14 ARNOTT ST
 KEDRON
 Issue Date 10 Apr 2026

Bill number
 [Redacted]

Bill number including donation
 [Redacted]

Enquiries
 (07) 3403 8888
 24 hours 7 days

Account Period
 1 Apr 2026 - 30 Jun 2026



500010503772492/E-1/S-1/I-1/H-16
 MR ADRIANO GIRARDI
 ARNOTT COURT
 1/14 ARNOTT ST
 KEDRON QLD 4031

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

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

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

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

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



LORD MAYOR'S CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. **Full payment by the Due Date includes Discount and/or Rounding (where applicable).**

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

Nett Amount Payable

\$474.55

Due Date

11 May 2026

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	461.63
Brisbane City Council Rebates	34.98 CR
State Government Charges	62.90
Gross Amount	489.55
Discount and/or Rounding (where applicable)	15.00 CR
Nett Amount Payable	474.55
Optional Lord Mayor's Charitable Trust donation received by the Due Date	489.55

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

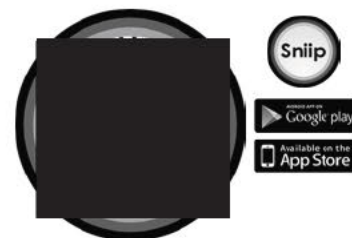
Including Lord Mayor's Charitable Trust \$15 donation

Excluding Lord Mayor's Charitable Trust \$15 donation

POST billpay [Redacted]
 [Redacted]
 [Redacted]
 [Redacted]

POST billpay [Redacted]
 [Redacted]
 [Redacted]
 [Redacted]

Pay using your smartphone



MR ADRIANO GIRARDI

Due Date

11 May 2026

50

Gross Amount

\$489.55

Nett Amount

\$474.55



Rating and rebate information

As a ratepayer, it is your responsibility to ensure that the charges and rating category are correct and matches your property's predominant use.

Rating information and Category - general rates are calculated based on the land valuation issued by the Queensland Government and the rating category of the property. Please refer to the rating category statement or visit brisbane.qld.gov.au/rating-categories for more information.

Change your contact details - It is important you advise Council of changes to your phone number, postal and email addresses by phone on 07 3403 8888 or visit brisbane.qld.gov.au/change-rates-contact-details to notify us online.

Rebates - Council offers a range of rates rebates, including pensioner, not for profit and owner occupier. Phone 07 3403 8888 or visit brisbane.qld.gov.au/rates-rebates for more information.

Interest - Compounding interest of 12.12% per annum will accrue daily on any amount owing immediately after the due date.

Payment options



Online

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



Direct Debit

Pay a nominated amount by Direct Debit transfer from your cheque or savings account. To apply please visit brisbane.qld.gov.au/pay-rates and complete the online form.



By Mobile

Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. (*Sniip is not available for iPads or tablets.*) Payment is accepted by American Express, MasterCard or Visa credit card*. Minimum payment \$10.



Mail

Allow sufficient time for mail delivery as payment must be received on or before the due date to receive discount.

Return the bottom slip with cheque made payable to Brisbane City Council to:

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001



Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: bpay.com.au
Minimum payment \$10.

©Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAY VIEW

Contact your participating bank or financial institution to register to receive your future Rate Accounts electronically. When registering, your BPAY View Registration number is our Account number located on Page 3 of this account.



Instore

Pay in-store at Australia Post
Billpay Code: *439



Phone Pay

Call 1300 309 311 to pay by American Express, MasterCard or Visa credit card*. Minimum payment \$10.



Brisbane City Council Customer Centre

Pay at any Customer Centre. Payment is accepted by cash, cheque, debit card, MasterCard or Visa credit card*. Minimum payment \$10.

* For credit and debit cards a surcharge may apply at time of payment. Details can be found at brisbane.qld.gov.au/about-council/rates-and-payments

Use and Disclosure Notice

Your property ownership and rates details are used for a range of Council functions and to provide services to you.

English

If you need this information in another language, please phone the Translating and Interpreting Service (TIS) on 131450 and ask to be connected to Brisbane City Council on (07) 3403 8888.

Italian

Per avere queste informazioni in un'altra lingua, telefonate al TIS (*Translating and Interpreting Service*, cioè Servizio Traduttori e Interpreti) al numero 131450 e chiedete di essere collegati con il numero (07) 3403 8888 del municipio di Brisbane (*Brisbane City Council*).

Spanish

Si necesitara esta información en otro idioma, se le ruega llamar al Servicio de Traducción e Interpretación [*"TIS"*], teléfono 131450, y pedir conexión con el Municipio de Brisbane, teléfono (07) 3403 8888.

Chinese



Property Details

Owner	MR ADRIANO GIRARDI	
Property Location	1/14 ARNOTT ST KEDRON	
Real Property Description	L.1 SP.246855 PAR KEDRON 1/2	
Valuation effective from	1 Jul 2023	\$460,000
	1 Jul 2024	\$460,000
	1 Jul 2025	\$460,000
Average Rateable Valuation (A R V)		\$460,000

Account Details

Account Number [REDACTED]

Opening Balance

Closing Balance Of Last Bill	489.55	
Payment Received - 11-Jan-2026	474.55	CR
Discount/Rounding Allowed	15.00	CR

Total	0.00	
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Period: 1 Apr 2026 - 30 Jun 2026

Brisbane City Council Rates & Charges

General Rates - Category 10 (Annually 0.2661 Cents In The A R V \$) @ Parity Factor (P/F) 1.000000	306.02	
Waste Utility Charge - 1 Charge(S) @ \$128.24 Qtr	128.24	
Bushland Preservation Levy Category 10 (Annual 0.0098 Cents In The A R V \$) @ P/F 1.000000	11.27	
Environmental Mgt Compliance Levy Category 10 (Annual 0.014 Cents In The A R V \$) @ P/F 1.000000	16.10	

Total	461.63	
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Brisbane City Council Rebates

Owner Occupier Cap	34.98	CR
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Total	34.98	CR
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State Government Charges

Emergency Management Levy - Group 2	62.90	
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Total	62.90	
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Other Information

Your rating category statement can be found by visiting our website at brisbane.qld.gov.au and entering 'how rates are calculated'. The category statement will provide information about each rating category.

Bill Number
[REDACTED]

The Queensland Government waste levy for general waste is now \$125 per tonne. Council has received a payment of \$36,822,816 for the 2025-26 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 70% of the amount required to be paid by Council to the Queensland Government as a levy for household waste to landfill. The Waste Utility Charge covers costs associated with managing waste in Brisbane, including the gap between the Queensland Government levy charged to Council and the 70% rebate received by Council.

**Water and Sewerage
Quarterly Account**

QUUR08_A4B/E-1/S-1/I-1/
MR ADRIANO GIRARDI
1/14 ARNOTT ST
KEDRON QLD 4031

Property Location: ARNOTT COURT 1
14 ARNOTT STREET
KEDRON 4031

Customer reference number	[REDACTED]
Bill number	[REDACTED]
Date issued	30/03/2026
Total due	\$485.08
Current charges due date	07/05/2026

Your water usage

Water usage (kL)	50
Days charged	98

Average daily water usage (litres)

Current period	510
Same period last year	531

Account Summary Period 17/12/2025 - 24/03/2026

Your Last Account

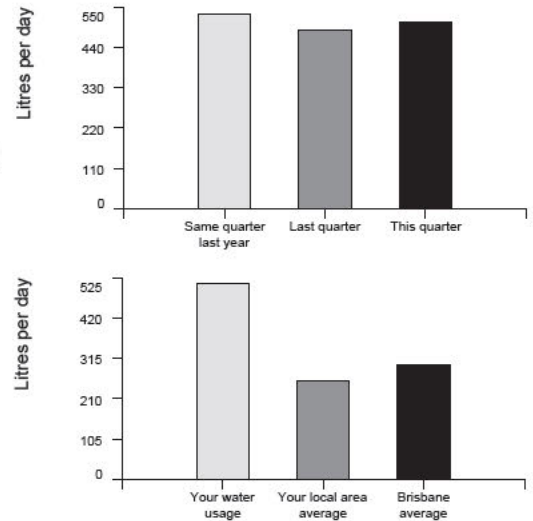
Amount Billed	\$417.23
Amount Paid	\$417.23CR

Your Current Account

Balance	\$0.00
Current Charges	\$485.08

Total Due **\$485.08**

If full payment is not received by the due date, simple interest (at an annual interest rate of 11%) will apply to each outstanding transaction.



WIN A \$500 CREDIT ON YOUR BILL!
SWITCH TO EBILLING FOR YOUR CHANCE TO WIN



Payment options

- Direct debit**
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit
- Telephone and internet banking – BPAY®**
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking. More info: www.bpay.com.au
® Registered to BPAY Pty Ltd ABN 69 079 137 518
- Internet**
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a surcharge. We accept Mastercard or Visa credit cards.

- By phone**
Call 1300 123 141 to pay your account using your MasterCard or Visa card.
- Mail**
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124
- In person**
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

Amount paid

Date paid

Receipt number

YOUR CHARGES for 17/12/2025 - 24/03/2026 (98 days)

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABF73594	17/12/2025	1690		
	25/03/2026	1740	50KL	

Water Usage

State bulk water price

State Bulk Water Charge 2025/26	50kL @ \$3.517000/kL	\$175.85
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Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	50kL @ \$0.981000/kL	\$49.05
Subtotal		\$224.90

Water Services

Urban Utilities water service charge

Water service charge 2025/26	98 days	\$68.01
Subtotal		\$68.01

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2025/26	98 days	\$192.17
Subtotal		\$192.17

Water usage \$224.90

Water services \$68.01

Sewerage services \$192.17

Your total charges 17/12/2025 - 24/03/2026 **\$485.08**

Customer ref. no. [REDACTED]

ARNOTT COURT 1
14 ARNOTT STREET
KEDRON 4031

 Your usage was 50 kilolitres.
That's an average of 510 litres per day.

HOW TO KEEP COSTS DOWN OVER THE WARMER MONTHS

A few simple changes can help you save money on your bills

SCAN FOR OUR TOP TIPS



INTERPRETER SERVICE 13 14 50

当您需要口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
통역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50
© Urban Utilities 2026

Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.



Water and Sewerage Account
In Person / Mail Payment Advice
Name: MR ADRIANO GIRARDI



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

Commonwealth Bank  **Credit**

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

Date

Cash

Cheques

Teller Stamp & Initials

Total Due \$ **485.08**

Current charges due date
07/05/2026

For Credit **Urban Utilities**
Trans Code User ID

Customer Reference No.





Return to sender:
PO BOX 962
CAMPBELLTOWN NSW 2560



Your renewal Residential Strata Insurance Certificate of Insurance

Your policy number:



We'll use this to retrieve your
policy details if you contact us.

SP44112
UNIT 1, 14 ARNOTT STREET
KEDRON QLD 4031

This is your Residential Strata Insurance renewal with NRMA Insurance.

Hi,

Your current policy is due to expire at 12:00am on **22 December 2025** and we invite you to renew your policy with us.

If the premium is not paid by the due date, your policy will not be renewed and you will not be covered under the policy after the expiry date and time.

This document is your Certificate of Insurance. This document should be read together with the Product Disclosure Statement (PDS) and any applicable Supplementary PDS. It includes details of your premium and your insurance coverage. Please review this document including the sums insured to ensure the level of cover is still appropriate for you. If you have any questions about your policy, please contact us and we'll be happy to help.

Your policy overview

Date issued: 17 November 2025

This is your policy for:

14 Arnott Street

Policy start

22 December 2025 12:00am

Policy end

22 December 2026 12:00am

You have chosen to pay annually.

Amount due
\$2,843.09

Due date
22 December 2025

Prefer to pay by instalments at no extra cost? Follow the 'What to do next' steps below.

Financial assistance is available

We can offer help with your insurance premium payments if your situation has changed. Call 132 132 to discuss financial support options.



Your renewal Residential Strata Insurance Certificate of Insurance

Your premium breakdown

This is how we have calculated your premium. The answers you provided may also directly impact your premium amount. On payment this document becomes a Tax Invoice and part of your insurance contract.

Please visit nrma.com.au/policy-booklets to access the Premium, Excess and Discounts Guide for further information.

	Last Year	This Year
Base premium	\$1,985.26	\$2,371.22
GST	\$198.53	\$237.12
Stamp Duty	\$196.54	\$234.75
PREMIUM TOTAL	\$2,380.33	\$2,843.09

This comparative information has been included to assist you in understanding the difference in premium for this and last year together with the impact of any applicable ESL, Stamp Duty and GST. Last year's premium represents the amount you paid for all insured assets on your insurance policy throughout your last period of insurance. This is the amount you were initially charged, plus or minus any additional amounts you paid or received for changes you made for any of those insured assets or to your policy throughout the last period of insurance.

Tax Invoice

This document describes our proposed supply of insurance to you and will become a Tax Invoice for GST when payment is made. If our intermediary, agent or your broker issues you a Tax Invoice which includes an amount for this supply of insurance, your payment is against the intermediary, agent's or broker's invoice and this document does not become a Tax Invoice. If you are registered for GST purposes, your input tax credit entitlement is based on the GST amount shown above. Please note that in accordance with the GST law relating to insurance premiums the GST amount may be less than 1/11th of the total amount payable.



CERTIFICATE OF COMPLETION

Date Generated: 24/04/2026 08:47:03 AM (AEST)

Document Details

Subject: SignAnything - 1/14 Arnott Street, Kedron, QLD, 4031

Document Pages: 19

Certificate Pages: 1

Status: Signed

Exchanged by: Not Applicable

Exchange Date: Not Applicable

No. of Signatures: 1

Signature Logs

Signer: Adriano Girardi

Email Address: adriano.girardi@outlook.com

Status: Signed

IP Address: 104.28.35.18

Supervised By:

Email Sent Date: 24/04/2026 08:45:53 AM (AEST)

Signed Date: 24/04/2026 08:47:00 AM (AEST)

Signature:

Signer:

Email Address:

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IP Address:

Supervised By:

Email Sent Date:

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Signature:

Signer:

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Signature: