

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 **CELESTE GLORIA TATTERSALL and HARRISON LUKE TATTERSALL**

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

3 ROBERT STREET, GRANTHAM QLD 4347

Lot on plan description **17/RP25731**

Community titles scheme
or BUGTA scheme:

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

☐ **Yes**

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

☒ **No**

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

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

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *Land Title Act 1994*
showing interests registered under that Act for the property.

☒ **Yes**

A copy of the plan of survey registered for the property.

☒ **Yes**

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 <i>If Yes, the details of any statutory encumbrances are as follows:</i> As per Annexed Before You Dig search.
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>: Residential Living	
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. If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. Pool compliance certificate is given. OR Notice of no pool safety certificate is given.	☐ Yes ☒ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ 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. <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>	☐ Yes ☒ No
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. 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>	☐ Yes ☒ No ☐ Yes ☒ No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², 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: \$1048 Date Range: 01/01/2026 - 30/06/2026
	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: \$74.95 Date Range: 11/11/2025 - 26/02/2026
	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. ☐ Yes ☒ No (If Yes, complete the information below)
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 If No— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme ☐ Yes ☒ No (If Yes, complete the information below)
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 If No— 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



Celeste Tattersall (May 13, 2026 12:57:59 GMT+10)

Signature of seller



Harrison Tattersall (May 13, 2026 14:37:13 GMT+10)

Signature of seller

Celeste Gloria Tattersall

Name of Seller

Harrison Luke Tattersall

Name of Seller

13/05/26

Date

13/05/26

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:	15930016	Search Date:	06/05/2026 16:26
Date Title Created:	11/10/1979	Request No:	56033704
Previous Title:	12000173		

ESTATE AND LAND

Estate in Fee Simple

LOT 17 REGISTERED PLAN 25731

Local Government: LOCKYER VALLEY

REGISTERED OWNER

Dealing No: 722662307 07/08/2023

CELESTE GLORIA TATTERSALL

HARRISON LUKE TATTERSALL

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10312241 (POR 133)
2. MORTGAGE No 722662308 07/08/2023 at 11:06
CREDIT UNION AUSTRALIA LTD A.C.N. 087 650 959

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

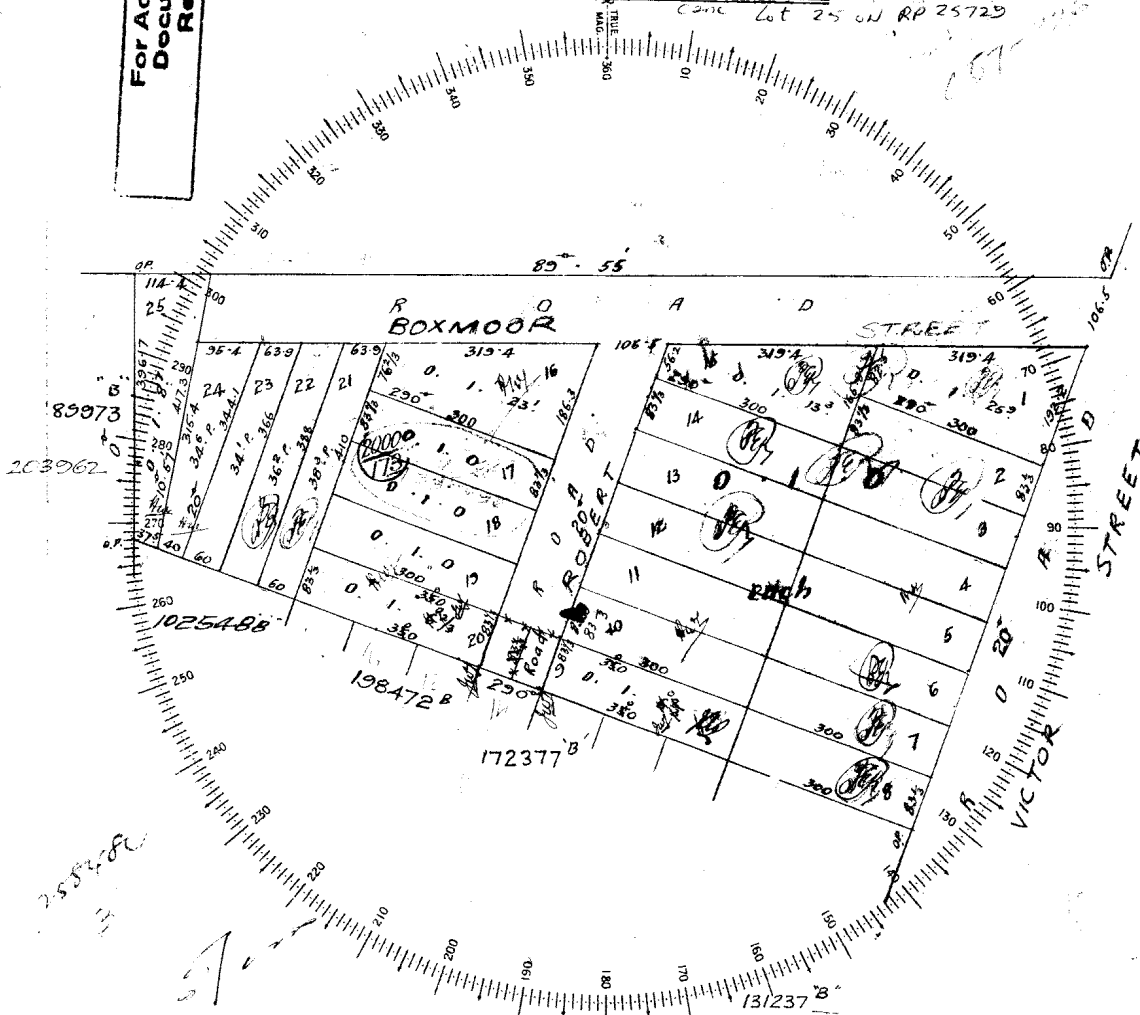
For Additional Plan &
Document Notings
Refer to CISP

AMENDED DESCRIPTION

Note:- This CISP has effect upon
avoidance of...
which will...
notation

Survey of Lot (s) **1 to 25**

on R.P. **25731**.



SURVEY

SCALE 2 chains to an inch.

OF SUBDIVISIONS 1 to 25 of sub 25 of sub 2

OF ALLOTMENT OR PORTION NO. 133

OF SECTION

COUNTY OF Cambridgeshire

PARISH OF Locky

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

Signature
of Proprietor

J. Wayne Lovison

Cat. No. C57-402 MF

25731



25731

Contact Details

Contact	Contact number	Company	Enquirer ID
Chelsea McDonald	0499 418 278	Enterprise Legal	3732520
Email	Address		
chelsea@enterpriselegal.com.au	11 Annand Street Toowoomba City QLD 4350		

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
08/05/2026	08/05/2026	08/05/2027	Other Conveyancing	Design	Both Road, Nature Strip, Footpath	Conveyancing



- Check that the location of the job site is correct. If not, you must submit a new enquiry.
- If the scope of works change or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference	Address	Notes/description
3 Robert St	3 Robert St Graham QLD 4347	-

Your Responsibility and Duty of Care

- Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
272604700	Lockyer Valley Regional Council	1300 005 872	NOTIFIED
272604699	NBN Co Qld	1800 687 626	NOTIFIED
272604701	Queensland Urban Utilities	13 26 57	NOTIFIED
272604702	Telstra QLD Regional	1800 653 935	NOTIFIED

END OF UTILITIES LIST



Legend

Optic Fibre

- Pits
- Fibre

Underground Stormwater

- Pits
- Pipes

Cadastre

- Road
- Water
- Property

Scale: 1:1000
Expires: 05 Jun 2026

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

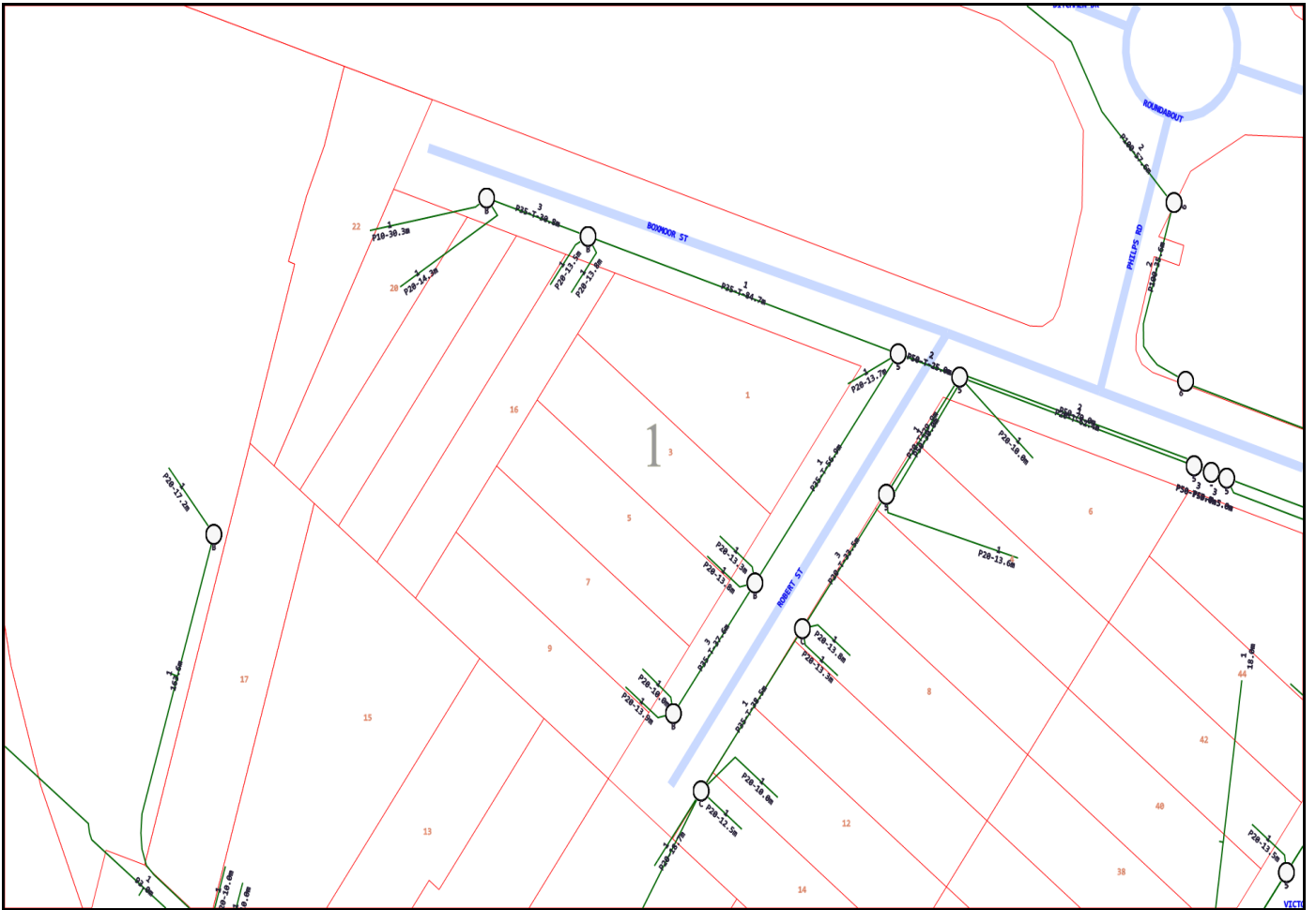
Overview



LEGEND



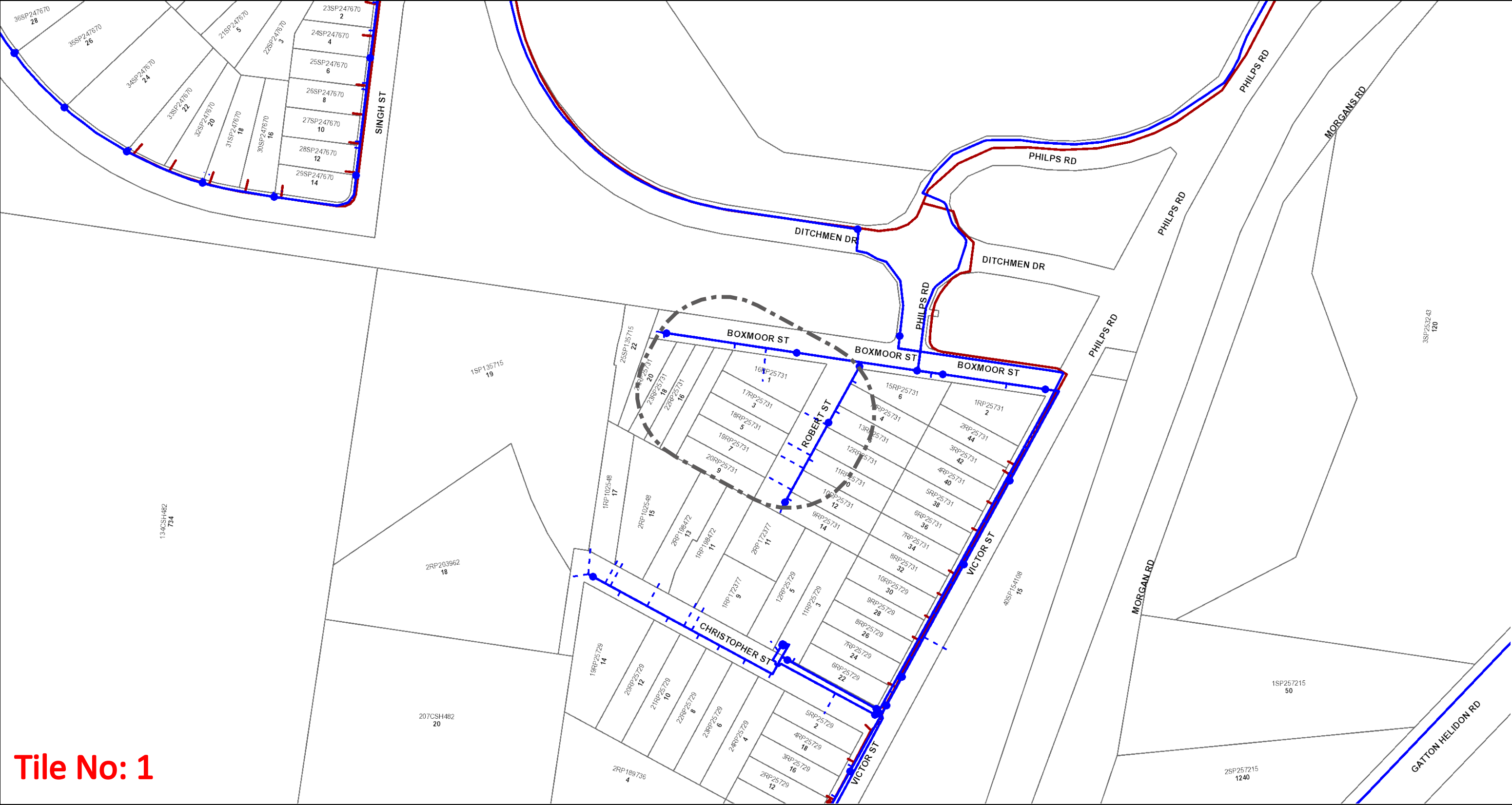
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Urban Utilities - Water, Recycled Water and Sewer Infrastructure





N



Map Scale
1:2500

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

BYDA Reference No: 272604701

Date BYDA Ref Received: 08/05/2026
Date BYDA Job to Commence: 08/05/2026
Date BYDA Map Produced: 08/05/2026

This Map is valid for 30 days Produced By: Urban Utilities

Sewer	Water	Recycled Water
● Infrastructure	● Infrastructure	● Infrastructure
◆ Major Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure
— Network Pipelines	— Network Pipelines	— Network Pipelines
▨ Network Structures	▨ Network Structures	▨ Network Structures
	--- Water Service (Indicative only)	

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

The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.

Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.

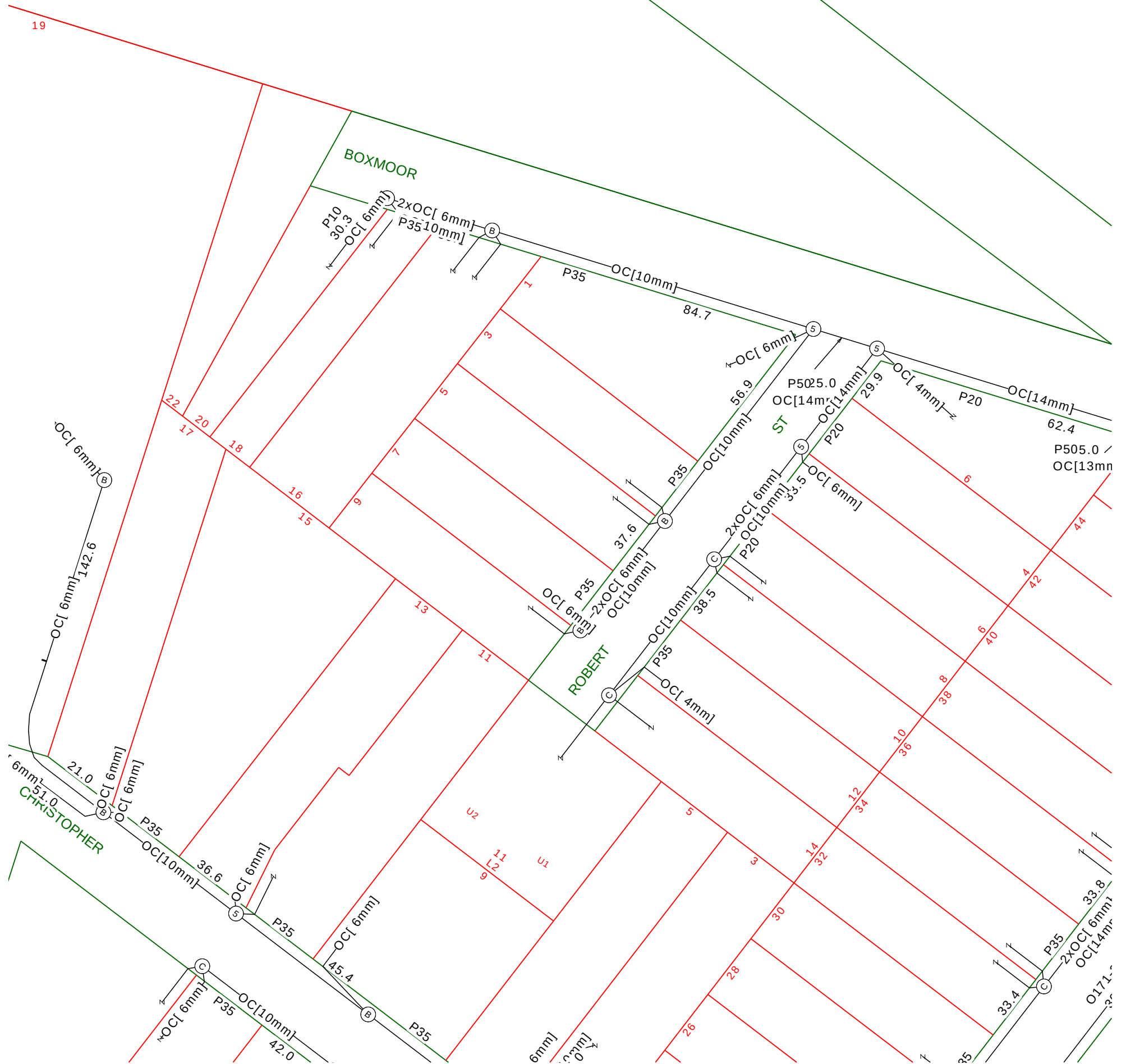
This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]

For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).

www.urbanutilities.com.au

ABN 86 673 835 011



Sequence Number: 272604702

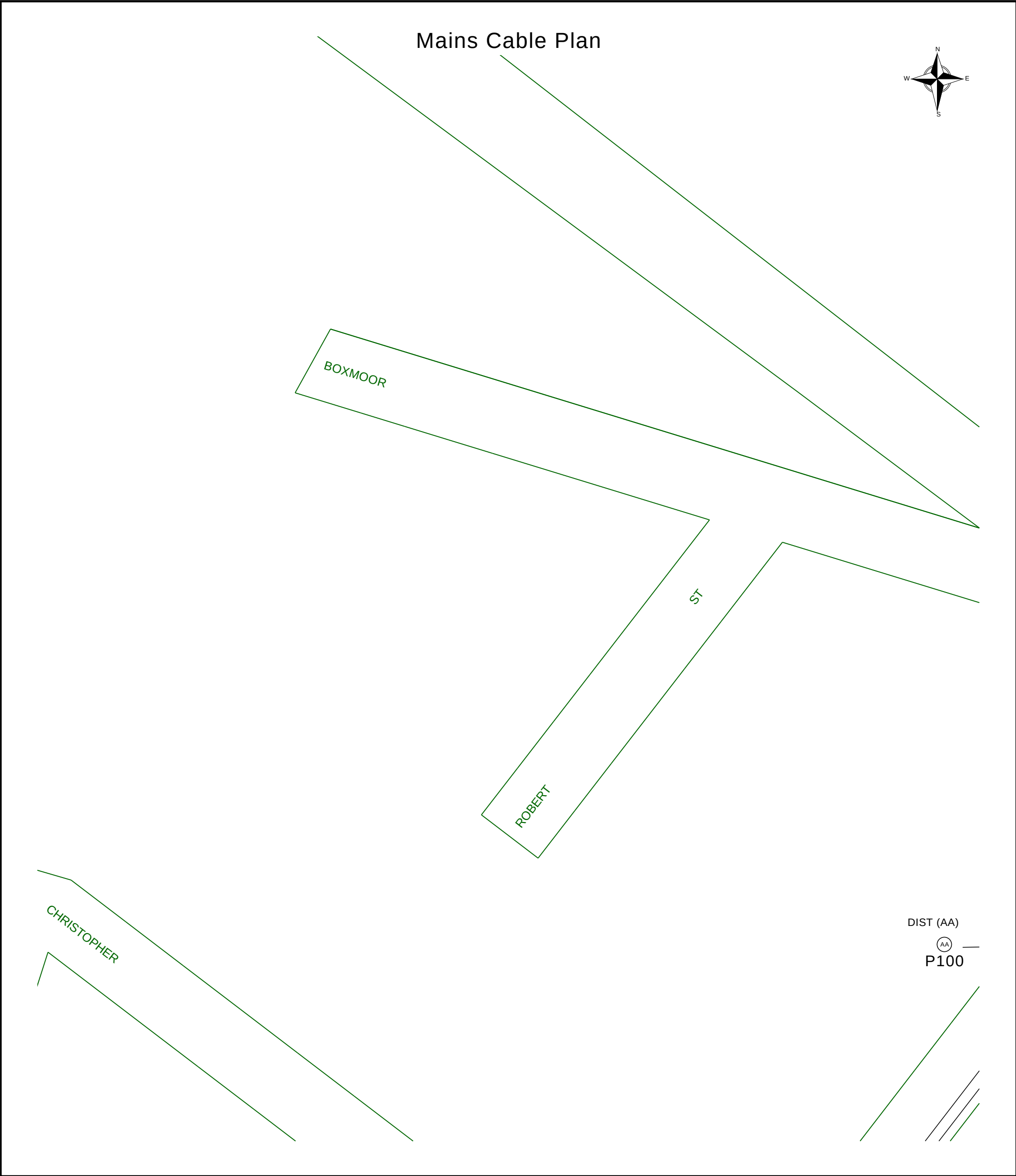
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

Generated On 08/05/2026 16:49:19

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

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.



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 272604702
	TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.
	Generated On 08/05/2026 16:49:20	

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

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

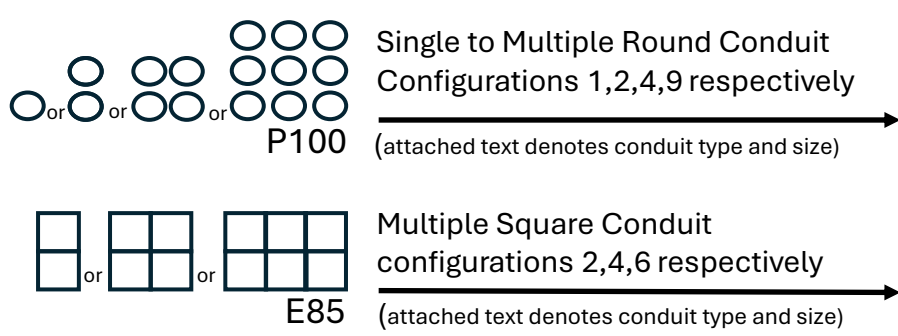
See the Steps- Telstra Duty of Care that was provided in the email response.

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LEGEND



	Leadin terminates at a Customer Address		Cable Joining 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

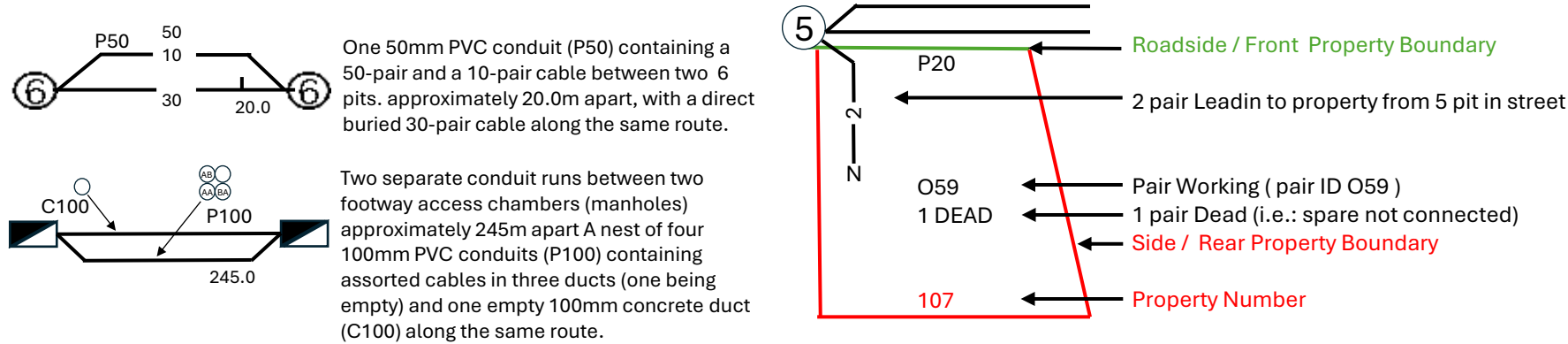
Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

Plan Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.	Prepare Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.	Pothole Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.	Protect Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.	Proceed Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.
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End of document

i This document may exclude some files (eg. DWF or ZIP files)

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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



5.6202 - 1 133960 040
C G Tattersall &
H L Tattersall
3 Robert Street
GRANTHAM QLD 4347

Customer Reference 12024253

Property ID 133960

Date of Issue 11-02-2026

AVERAGE VALUATION: \$129,000
PROPERTY LOCATION: 3 ROBERT STREET, GRANTHAM QLD 4347
DESCRIPTION: L17 RP25731

RATES AND CHARGES 01-01-2026 TO 30-06-2026

DUE DATE 18-03-2026

	UNITS/VALUATION	RATE/CHARGE	AMOUNT(\$)
Balance Brought Forward			-611.00
Council Rates and Charges			
GenRate 102b - UrbanRes >=\$125,001<=\$270,000	129,000	Minimum Levy	692.50
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
Paper Notice Fee	1	2.00	2.00
Total Council Rates and Charges including Balance B/F and Rebates			437.00
Charges Collected on behalf of the State Government			
Emergency Management Levy C- Group 2	1	73.60	73.60
Total State Government Charges including Rebates			73.60
TOTAL RATES AND CHARGES			510.60
DISCOUNT from this notice if paid by 18-03-2026			-44.23
NET payable if paid by 18-03-2026			466.37

Council Use Only



REGIONAL COUNCIL

DUE DATE	18-03-2026	TOTAL	\$510.60	DISCOUNT	\$-44.23	NET PAYABLE	\$466.37
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PLEASE REFER TO THE REVERSE OF THIS NOTICE FOR PAYMENT OPTIONS

NAME C G Tattersall &
CUSTOMER REFERENCE 12024253 (BPAY / Post)
PROPERTY ID 133960



*2442 1 2024 253

DUE DATE	18-03-2026	TOTAL	\$510.60	DISCOUNT	\$-44.23	NET PAYABLE	\$466.37
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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.

CHANGE OF ADDRESS	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 www.lockyervalley.qld.gov.au , by post, facsimile or email mailbox@lvrc.qld.gov.au . A mail re-direction or verbal communication with a Council officer is not sufficient notice to Council. 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.
DISCOUNT / EARLY PAYMENT	5% discount is allowed if payment of all 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.
INTEREST	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.
PAYMENT COMMITMENTS	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.
LEGAL ACTION	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.
SALE OF LAND FOR ARREARS OF RATES	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.
PENSIONER RATE SUBSIDY SCHEME	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.
STATE GOVERNMENT EMERGENCY MANAGEMENT LEVY	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.
STATE GOVERNMENT WASTE LEVY	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.



BPay Code: 29025
Reference No: 12024253

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No: 12024253



Billpay Code: 2442
Reference No: 12024253

Pay in person at any post office, phone 13 18 16 or go to postbillpay.com.au



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

Date Paid

Receipt No.



QUUR53_A4B/E-1/S-1/I-1/
CELESTE GLORIA TATTERSALL & HARRISON LUKE
TATTERSALL
3 ROBERT ST
GRANTHAM QLD 4347

Property Location: 3 ROBERT STREET
GRANTHAM 4347

Customer reference number	10 1117 0178 0000 4
Bill number	1117 0178 18
Date issued	06/03/2026
Total due	\$123.38
Current charges due date	11/04/2026

Your water usage

Water usage (kL)	52
Days charged	108

Average daily water usage (litres)

Current period	481
Similar period last year	327

Account Summary Period 11/11/2025 - 26/02/2026

Your Last Account

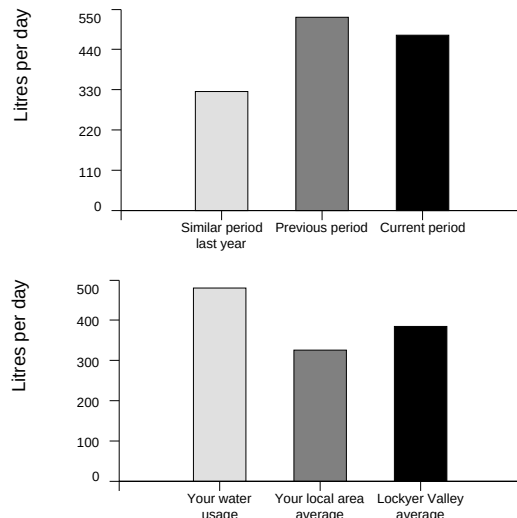
Amount Billed	\$255.50
Amount Paid	\$155.00CR

Your Current Account

Balance	\$185.46CR
Current Charges	\$308.84

Total Due	\$123.38
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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 11/11/2025 - 26/02/2026 (108 days)

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ADD2323429	11/11/2025	162		
	27/02/2026	214	52kL	

Water Usage

State bulk water price

State Bulk Water Charge 2025/26	52kL @ \$3.517000/kL	\$182.88
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Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	52kL @ \$0.981000/kL	\$51.01
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Subtotal \$233.89

Water Services

Urban Utilities water service charge

Water service charge 2025/26	108 days	\$74.95
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Subtotal \$74.95

Water usage \$233.89

Water services \$74.95

Your total charges 11/11/2025 - 26/02/2026 \$308.84

Customer ref. no. 10 1117 0178 0000 4

3 ROBERT STREET
GRANTHAM 4347



Your usage was 52 kilolitres.

That's an average of 481 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

当您需耍口译员时，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: CELESTE GLORIA
TATTERSALL & HARRISON
LUKE TATTERSALL



Billers Code: 112144
Ref: 10 1117 0178 0000 4



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



*4001 101117017800004



Current charges due date

11/04/2026

For Credit Urban Utilities

Trans Code

831

User ID

066840

Customer Reference No.

101117017800004

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



Credit

Date

Cash

Cheques

Teller Stamp
& Initials

Total Due

\$ 123.38

+757+

FINAL Seller Disclosure Statement

Final Audit Report

2026-05-13

Created:	2026-05-13
By:	Chelsea McDonald (chelsea@enterpriselegal.com.au)
Status:	Signed
Transaction ID:	CBJCHBCAABAASSATrcmWRKF63K4KA5Nvgd61--dXJe1Y

"FINAL Seller Disclosure Statement" History

-  Document created by Chelsea McDonald (chelsea@enterpriselegal.com.au)
2026-05-13 - 1:57:27 AM GMT
-  Document emailed to Celeste Tattersall (cgtatters@gmail.com) for signature
2026-05-13 - 1:57:35 AM GMT
-  Document emailed to Harrison Tattersall (harrisantattersall054@gmail.com) for signature
2026-05-13 - 1:57:35 AM GMT
-  Email viewed by Celeste Tattersall (cgtatters@gmail.com)
2026-05-13 - 2:49:04 AM GMT
-  Document e-signed by Celeste Tattersall (cgtatters@gmail.com)
Signature Date: 2026-05-13 - 2:57:59 AM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Email viewed by Harrison Tattersall (harrisantattersall054@gmail.com)
2026-05-13 - 4:29:45 AM GMT
-  Document e-signed by Harrison Tattersall (harrisantattersall054@gmail.com)
Signature Date: 2026-05-13 - 4:37:13 AM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
2026-05-13 - 4:37:13 AM GMT



Adobe Acrobat Sign