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 AHMED ABDELMOEZ AHMED ALI ALSAYED, MEHJABEEN CARRIM JOINT TENANTS

Property address (referred to as the "property" in this statement) 10 RYA CL, CALAMVALE QLD 4116

Lot on plan description Lot 400 on RP809359

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: 06/10/2026 - 11/10/2027 » the amount of rent and bond payable: $1,300.00 rent per week and $5,200.00 bond » whether the lease has an option to renew: NA
	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: NA
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ **Yes** ☐ **No** *If **Yes**, the details of any statutory encumbrances are as follows:* Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *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)* 03/10/2024 **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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*: LDR Low density residential zone		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	☐ **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.

Swimming pool	There is a relevant pool for the property.	☒ **Yes**	☐ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ **Yes**	☒ **No**
	Pool compliance certificate is given.	☒ **Yes**	☐ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **Yes**	☒ **No**
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ **Yes**	☒ **No**
	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.		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☒ **No**
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ **Yes**	☒ **No**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		
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: $897.62 Date Range: 01/10/2026 - 31/12/2026 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: $252.55 access Date Range: 11/06/2026 - 14/09/2026 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: Insert estimated amount Date Range: Insert date range

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	**The property is included in a community titles scheme.** ***(If Yes, complete the information below)***	☐ **Yes**	☒ **No**
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* or another Act is given to the buyer. **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.	☐ **Yes**	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer. *If **No***— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☐ **Yes** ☐ **Yes**	☐ **No**
Statutory Warranties	**Statutory Warranties**—If you enter into a contract, you will have implied warranties under the *Body Corporate* and *Community Management Act 1997* 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** ***(If Yes, complete the information below)***	☐ **Yes**	☒ **No**
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer. *If **No***— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the *Property Law Regulation 2024* 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.	☐ **Yes** ☐ **Yes**	☐ **No**

Signatures – SELLER

Signed by: Ahmed Abdelmoez Ahmed Ali
A97E357759B3639A

Signature of seller

AHMED ABDELMOEZ AHMED ALI ALSAYE

Name of seller

30/10/2026 01:12 pm

Date

Signed by: Mehjabeen Carrim
6DD4462651BF86B4

Signature of seller

MEHJABEEN CARRIM JOINT TENANTS

Name of seller

30/10/2026 04:06 pm

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

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**18088121**	**Search Date:**	27/10/2026 09:28
Date Title Created:	18/01/1991	**Request No:**	58095343
Previous Title:	17521047		

ESTATE AND LAND

Estate in Fee Simple

LOT 400 REGISTERED PLAN 809359
Local Government: BRISBANE CITY

REGISTERED OWNER

Dealing No: 723475511 20/08/2024

AHMED ABDELMOEZ AHMED ALI ALSAYED
MEHJABEEN CARRIM JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11519011 (POR 300)
2. MORTGAGE No 723475512 20/08/2024 at 14:12
BRIGHTEN HOME LOANS PTY LTD A.C.N. 620 839 983

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

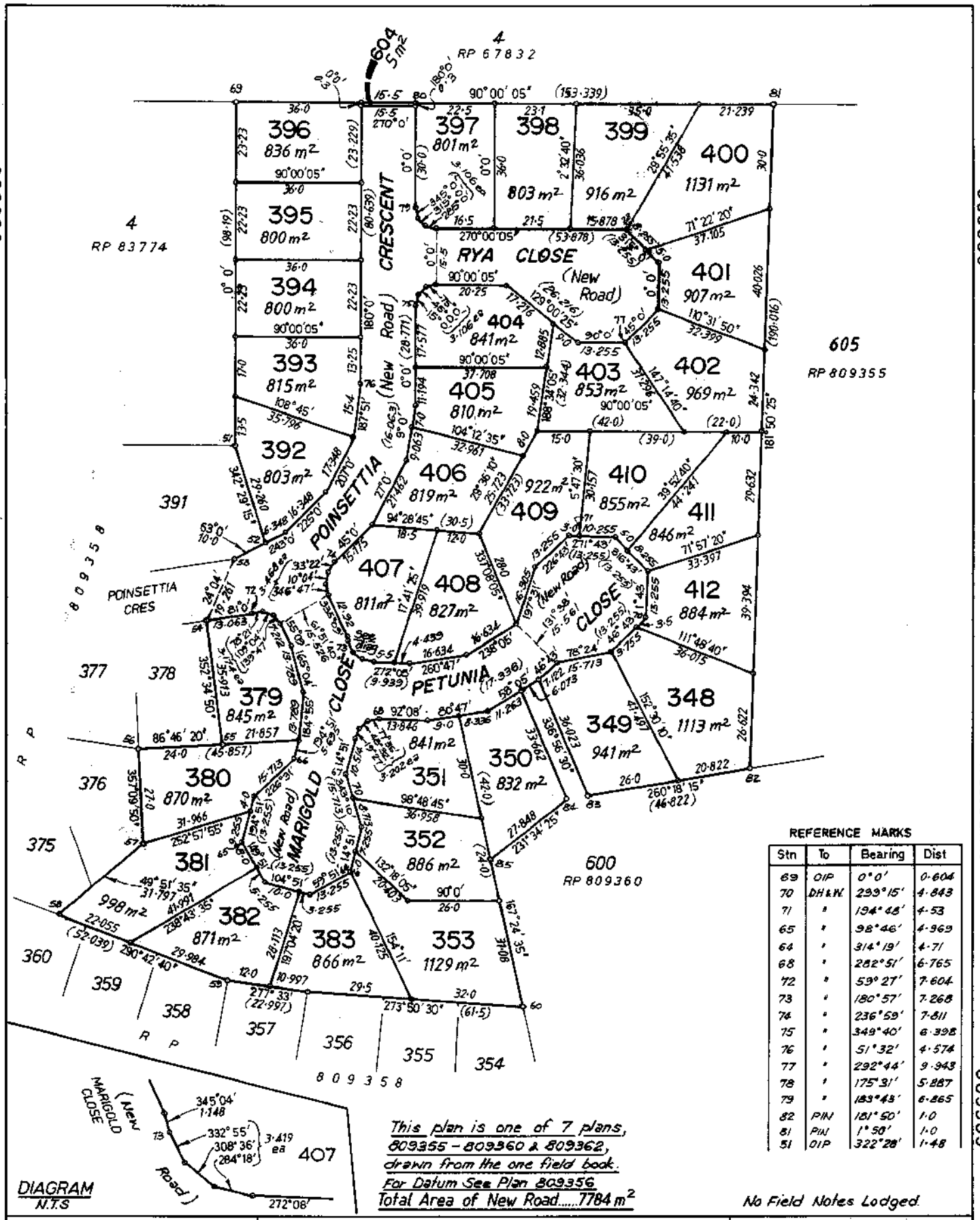
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested by: D-ENQ DYE & DURHAM (S)

Historical Document stored on behalf of ddsearchx for exclusive use of ddsearchx

WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED



PLAN MUST BE DRAWN WITHIN BLUE LINES

PLAN MUST BE DRAWN WITHIN BLUE LINES

809359

809359

809359

809359

REFERENCE MARKS

Stn	To	Bearing	Dist
69	OIP	0°0'	0·604
70	DH&W.	299°15'	4·843
71	"	194°48'	4·53
65	"	98°46'	4·969
64	"	314°19'	4·71
68	"	282°51'	6·765
72	"	59°27'	7·604
73	"	180°57'	7·268
74	"	236°59'	7·811
75	"	349°40'	6·398
76	"	51°32'	4·574
77	"	292°44'	9·943
78	"	175°31'	5·887
79	"	183°43'	6·865
82	PIN	181°50'	1·0
81	PIN	1°50'	1·0
51	OIP	322°28'	1·48

DIAGRAM
N.T.S

This plan is one of 7 plans, 809355 - 809360 & 809362, drawn from the one field book.
For Datum See Plan 809356
Total Area of New Road.....7784 m²

No Field Notes Lodged

John Walsh & Associates Pty Ltd.
hereby certify that ~~I/the company have~~ surveyed the land comprised in this plan ~~(either personally or by~~
John Edward Christenson, Surveying Graduate
for whose work ~~I/the company accept~~ responsibility), that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act and the Regulations thereunder and that the said survey was completed on 9.10.90

Licensed Surveyor & Director 24.10.90 Date

PLAN OF LOTS 348–353, 379–383, 392–412 & 604

Cancelling Part of Lot 1 on RP 809363

ORIG ~~POR/SEC/LOT/MHL/MHPL~~ 300

PARISH YEERONGPILLY
COUNTY Stanley
TOWN/LOCALITY City of Brisbane
LOCAL AUTHORITY Brisbane City Council
LAND AGENTS/MINING DISTRICT
MINING FIELD

MERIDIAN of	MAP REF	SCALE	FILE REF	REGISTERED	REGISTERING AUTH
RP 809363	BCC214	1:1000	69/2/90/1078 B6268		D.T.(s)

REGISTERED PLAN 809359

CROWN COPYRIGHT RESERVED

CISP M.F.

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED

No. 833059

Council of the City of Brisbane of Brisbane City Council certifies that all the requirements of this Council, the Local Government Acts 1936 to 19 and all By-laws and ordinances thereunder have been complied with as far as this plan of subdivision subject to

Dated this 21st day of December 1990

Mayor or Chairman

Town or Shire Clerk

B. W. HICKS
APPOINTED OFFICER

I / We ALLMAN PROPERTIES (AUSTRALIA) PTY. LTD.

(Names in full)

- as Proprietor/s of this land.
- ~~as Lessee/s of Minore homestead~~

agree to this plan and dedicate the new road as shown hereon to public use.

DIRECTOR

Signature of • Proprietor/s • ~~Lessee/s~~

DIRECTOR

• Rule out which is inapplicable.

FOR OFFICE USE ONLY

Previous Title
C.T. 7521-47 LOT 1 RP. 230845
NEW ROAD 7734 m²
Nom/TRUSTEE K519757G over lot 604 to BCC.

809359

For Additional Plan & Document Notings Refer to CISP

THIS SURVEY HAS BEEN EXAMINED AND THIS PLAN MAY BE USED FOR LAND DEALINGS.
SURVEYOR GENERAL
24/12/1990

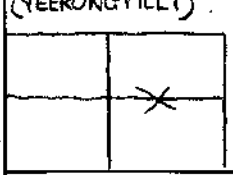
I CERTIFY THAT THIS PLAN HAS NOT BEEN ALTERED SINCE ENDORSEMENT BY THE SURVEYOR-GENERAL.
LICENSED SURVEYOR/DIRECTOR
24/12/1990

Lot	Vol	Fol	Lot	Vol.	Fol	Lot	Vol.	Fol.
348	8086	102	398	8088	119			
349		103	399		120			
350		104	400		121			
351		105	401		122			
352		106	402		123			
353		107	403		124			
354		108	404		125			
380		109	405		126			
381		110	406		127			
382		111	407		128			
383		112	408		129			
392		113	409		130			
393		114	410		131			
394		115	411		132			
395		116	412		133			
396		117	604		168			
397		118						

Lodged by

809359

(YEERONGPILLY)



Calc. Bk. No.
Examined 9/11/90 MEL
Passed 24/12/90 MEL
Charted 28/1/91 NWT
Map Ref.
BCC214
Original Grant 110251

Particulars entered in Register Book
Vol. 1521 Folio 47
at 8.50 AM
17 JAN 1991
REGISTRAR OF TITLES

Pees Payable			
4.75	Postal fee and Postage		
52.	Lodgt. Exam. & Ass.	52.00	
	Entd. on Docs.		
1088	except lot 604 New Title	1088.00	
	Entd. on Deeds		
12.	Photo Fee	12.00	
16.27	Total	1152.00	
	Short Fees Paid		

Rec. No. 51707
RECEIVED $ 420.00
DATE 20/12/90

Recei
Registrar

K504543U $1152.00
4044 PLAN
27 DEC 1990
3:16 PM

REGISTERED PLAN 809359

Property Fact Pack

develo

10 Rya Close
Calamvale QLD 4116

YOUR DIGITAL COPY

- Zoning
- Flood Risk
- Flood Planning Risk
- Local Plans
- Overland Flow Flood Risk
- Coastal Flood Risk
- Easements
- Flood History
- State Flood Planning

At a glance

This report provides important property information and identifies the common considerations when buying property, building or renovating.

Easements	NO CONSIDERATIONS IDENTIFIED
Flood Risk	NO CONSIDERATIONS IDENTIFIED
Character	NO CONSIDERATIONS IDENTIFIED
Vegetation	NO CONSIDERATIONS IDENTIFIED
Bushfire Risk	NO CONSIDERATIONS IDENTIFIED
Noise	NO CONSIDERATIONS IDENTIFIED

DATE OF REPORT
26th of October, 2026

ADDRESS
10 RYA CLOSE

LOT PLAN
400/RP809359

COUNCIL
Brisbane

ZONING
- Ldr Low Density Residential

UTILITIES
- Power
- Sewer
- Water

SCHOOL CATCHMENTS
- Stretton State College

CLOSEST CITY
Logan City - 6km

Zoning

What zone is my property?



Sources: Brisbane City Council

THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.

Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

Note: To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

Questions to ask

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

LEGEND

- Selected Property
- Ldr Low Density Residential

Local Plans

Is my property in a Local Area or Neighbourhood Plan?



Sources: Brisbane City Council

THINGS TO KNOW

Local Area and Neighbourhood Plans provide more detailed planning guidance for specific parts of a suburb or town. They sit within the local planning scheme and work alongside zoning to shape how land can be developed.

While zoning sets the general land use, such as residential, commercial or industrial, Local Area Plans can refine or vary zoning rules. They might allow increased building heights in key centres, encourage mixed-use or higher density near transport, or protect local character in established neighbourhoods.

These plans help guide how growth occurs, balancing development with the area's unique identity, access to services, open spaces and transport networks.

Note: Local Area and Neighbourhood Plans differ between councils and are updated over time. Always check the local planning scheme or speak with a town planner or Council officer for current requirements.

Questions to ask

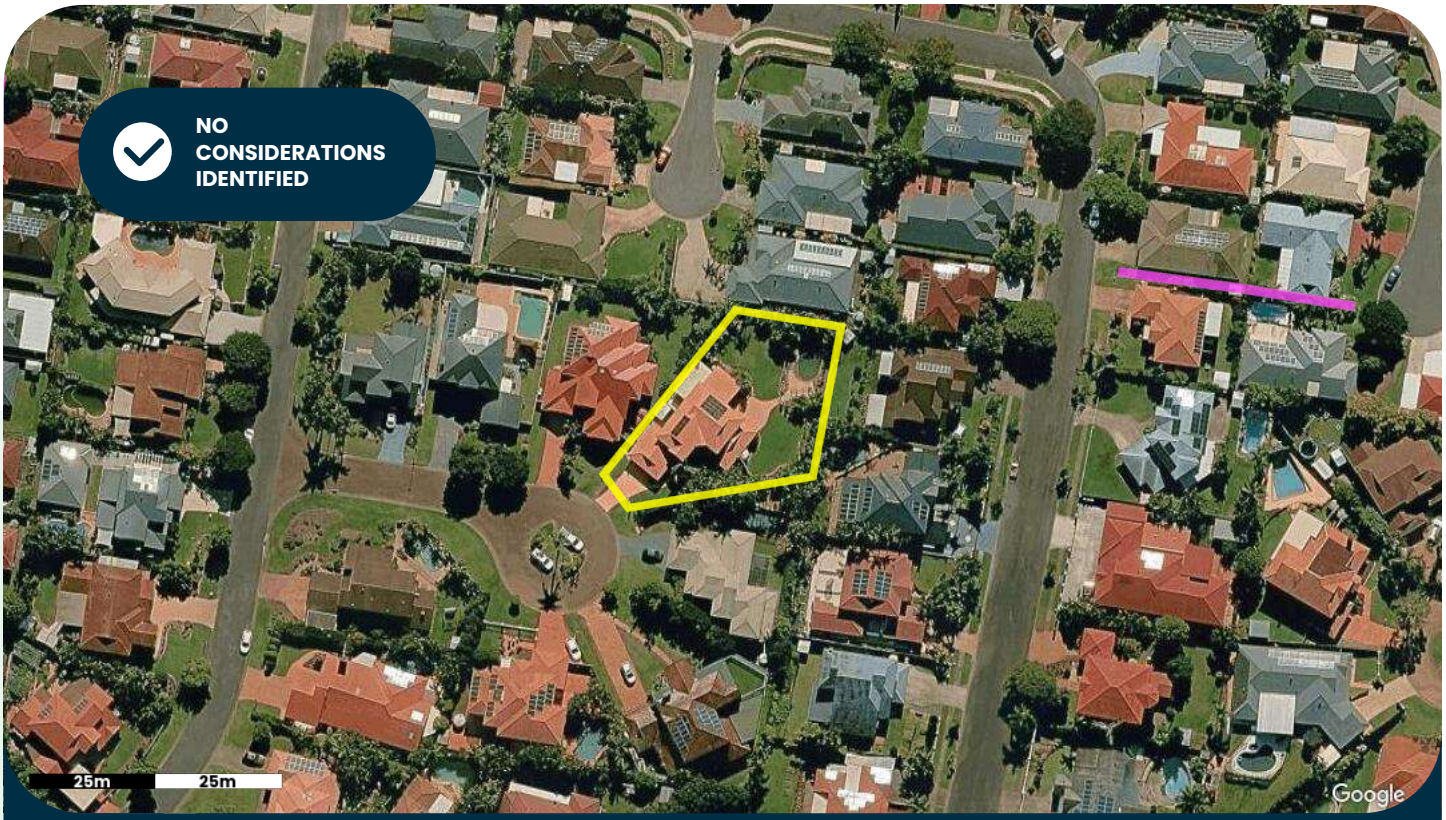
- Does this plan change or override standard zoning rules?
- What design, height or density controls apply?

LEGEND

- Selected Property
- Algester Parkinson Stretton Neighbourhood Plan

Easements

What access rights exist over the property?



Sources: Department Of Natural Resources And Mines, Manufacturing And Regional And Rural Development

THINGS TO KNOW

Easements are legal rights allowing a person or government authority to access a specific portion of land for a particular purpose. They are commonly required for the maintenance of utilities including large water and sewer pipes, stormwater drains, and power lines. Easements are also created for shared vehicle access through a property or for maintenance of built to boundary walls.

Easements are recorded on a land title and agreed to by the landowner at the time of subdivision. The easement remains on the title even if the land is sold to someone else. Typically, a landowner cannot build permanent structures within an easement area or obstruct the access of the authorised party.

Before building within or over an easement, you must obtain approval from the easement owner and should speak to a building certifier to understand any specific considerations.

Note: The map identifies only publicly registered easements provided by the relevant authority and is not a definitive source of information. You should order a certificate of title & survey plan from the titles office to be sure. Although rare, private covenants or agreements over the land may exist. If you have specific concerns about land entitlements, please contact a solicitor.

Questions to ask

- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

LEGEND

- Selected Property
- Secondary Interest: Easement

Flood Risk

Is the property in a potential flood area?



THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties.

The likelihood of a flood is often described using Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above flood levels, or structures designed to allow water to flow beneath raised buildings.

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

Note: Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels rendering the mapping invalid. For specific concerns, consult your local authority, local flood check or a qualified professional.

Questions to ask

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

LEGEND

Selected Property

Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Logan City Council

THINGS TO KNOW

Overland flow refers to water running over the ground's surface during heavy rain. This can happen when stormwater systems are overwhelmed, drainage paths are blocked, or the land cannot absorb water quickly enough.

Unlike river or coastal flooding, overland flow is usually localised but can cause water pooling, damage to structures, and flooding of yards or low-lying areas. Urban areas are particularly vulnerable due to surfaces like roads and concrete, which prevent water from soaking into the ground.

If your property is in an overland flow area, future development of the site may require specific measures like improving drainage, raising building platforms, or adding landscaping features to safely redirect water.

Check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

Note: Government overland flow maps are general guides and may not reflect site-specific conditions. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Flooding may still occur outside mapped areas due to local factors. Newly subdivided lots may have already considered flooding risks and designed flows away from residential lots, rendering the mapping invalid. For tailored advice, consult your local authority or a qualified professional.

Questions to ask

- Are there specific regulations for overland flow that affect your property?
- What building or landscaping measures can help manage water flow?

LEGEND

- Selected Property
- Overland Flow

Character

Is the property in a character or heritage area?



THINGS TO KNOW

Heritage and character places are generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings should complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings.

If a property is identified in a character area, any new houses or an extension to a house **may** need to be designed to fit in with the existing building character of the area.

Note: It is not only houses or buildings that are protected by heritage values, there may be structures or landscape features on site that are protected by heritage values. It is essential to consult with the local authority, town planner or a building certifier for guidance on heritage places.

Questions to ask

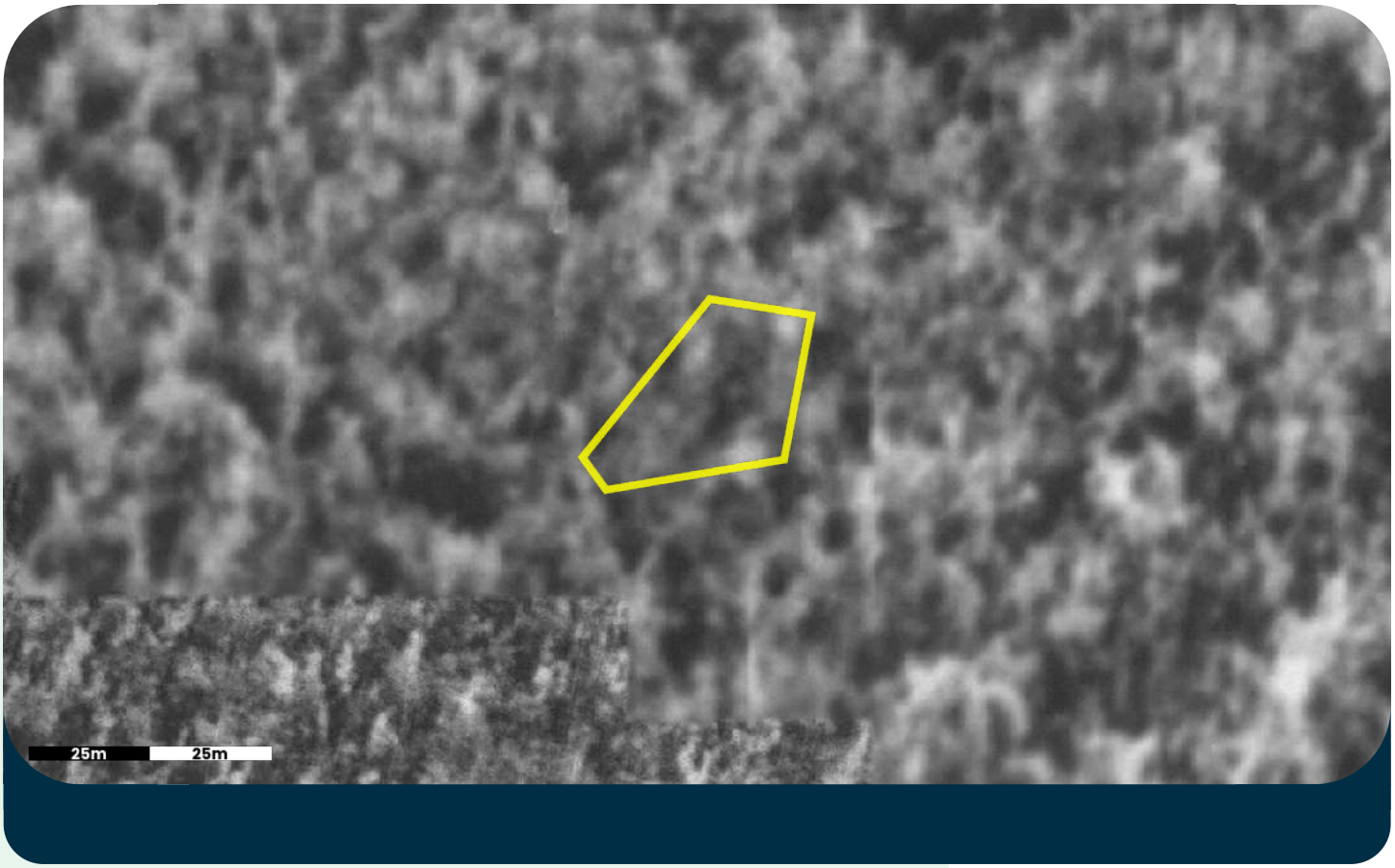
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

Selected Property

Historic Imagery

Historic Aerial Imagery



THINGS TO KNOW

Houses built before a certain historical period (e.g., pre-1946) are generally required to be preserved, with any extensions or alterations designed to complement their original architectural style.

If historic records or aerial imagery show a house on the site and the original structure remains, it may be protected by heritage regulations. Heritage and character provide a vital link to the past, showcasing a city's evolution while offering opportunities to celebrate and shape its future identity.

New homes in these areas should be designed to complement the existing streetscape and maintain the area's character and charm.

Advice from a town planner or heritage architect is recommended if the property is identified as built in or before a historical period to ensure compliance with regulations.

Questions to ask:

- Is the property protected by Character protection?
- Can the building be demolished or modified?
- How do these protections affect renovations, extensions, or new builds?

LEGEND

Selected Property

Vegetation

Is the property in an area with vegetation protection?



THINGS TO KNOW

Properties located in protected vegetation areas may have tree clearing restrictions over the native vegetation or significant vegetation on the property. Your property may have vegetation protection if it:

- is located near a river, creek or a waterway corridor
- is located in a bushland area or rural area with native vegetation
- contains large significant trees even in an urban area
- the trees have heritage values and cultural sentiment

If these features are present, your property may contribute to the preservation of important environmental or cultural values. In these cases, planning controls may apply to help guide how vegetation is managed or how land can be developed.

Note: The map provided identifies areas that may have restrictions on tree clearing of native vegetation or significant. The mapping is based on broad modelling assumptions and does not assess each site individually. Newly subdivided lots may already have considered protected vegetation in the design of the subdivision and removal of vegetation approved by Council.To obtain accurate information about tree clearing and building on a site with protected vegetation considerations, it is recommended to contact your local Council or a local arborist for guidance.

Questions to ask

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

LEGEND

Selected Property

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

Being located in a bushfire risk area does not guarantee a bushfire occurrence but signifies that the property has been identified as having conditions conducive to supporting a bushfire. Factors such as a dry climate, dense surrounding vegetation, and steep landscapes all contribute to the impact and intensity of a bushfire.

If you plan to build or develop in a bushfire area, your construction may need to adhere to specific requirements to ensure resident safety. This could involve proper building siting, creating barriers and buffer zones around your home, and using appropriate building design and materials to minimise the impact of bushfires.

Note: The map provided is based on broad government modelling assumptions and does not assess each site individually or guarantee bushfire immunity.

Newly subdivided lots may have already considered bushfire risk in the design of the subdivision, potentially involving vegetation removal, and gained approval from the Council. You should speak with the Council or a building certifier to identify any relevant safety requirements for your site.

Questions to ask

- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

LEGEND

Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

Understanding how the land slopes on your property is important to know for building construction, soil and rainwater management purposes. A sloping block is a title of land that has varying elevations. Whether the slope is steep or gradual, knowing the land's topography helps in planning and building structures on site.

A flat block of land is generally easier to construct on but sloping land has other benefits if the building is designed well, such as improved views, drainage and ventilation. Properties with steep slopes pose challenges, particularly regarding soil stability. Retaining walls and other stabilisation measures may be necessary to prevent erosion and ensure the safety of structures.

For an accurate assessment of your property's slopes and suitability for construction, consult a surveyor or structural engineer.

Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

Questions to ask

- Where is the steep land and/or landslide risk located?
- How does this affect what can be built on the property?
- Can the steep land and/or landslide risk be improved?

LEGEND

- Selected Property
- Property Est. Fall: ~1m
- Property High: ~58m
- Property Low: ~57m

59m

49m

Noise

Is the property in a potential noise area?



THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling.

Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

Note: The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

Questions to ask

- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

LEGEND

Selected Property

Water

Are there any water pipes nearby?



Sources: Urban Utilities

Available on site

THINGS TO KNOW

Water mains carry potable water from water treatment facilities to properties to use for drinking, washing and watering of gardens. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

LEGEND

- Selected Property
- Water Connection
- Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

Available on site

THINGS TO KNOW

Sewer mains carry wastewater away from properties to sewage treatment facilities. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

LEGEND

- Selected Property
- Maintenance Structure
- Sewer Connection
- Sewer Pipe

Stormwater

Are there stormwater pipes on or near the property?



Sources: Brisbane City Council

12m from property

THINGS TO KNOW

Council stormwater pipes collect piped roof water and surface water from a number of properties and direct flows away from buildings. These pipes are owned by Council and feed into large pipes which collect water from the street curb and channel.

You will need government approval to build over or near a large stormwater pipe. It is important to locate these pipes before digging to ensure they are not damaged. Please contact the local authority to access detailed plans that show the size and depth of pipes.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground.

The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

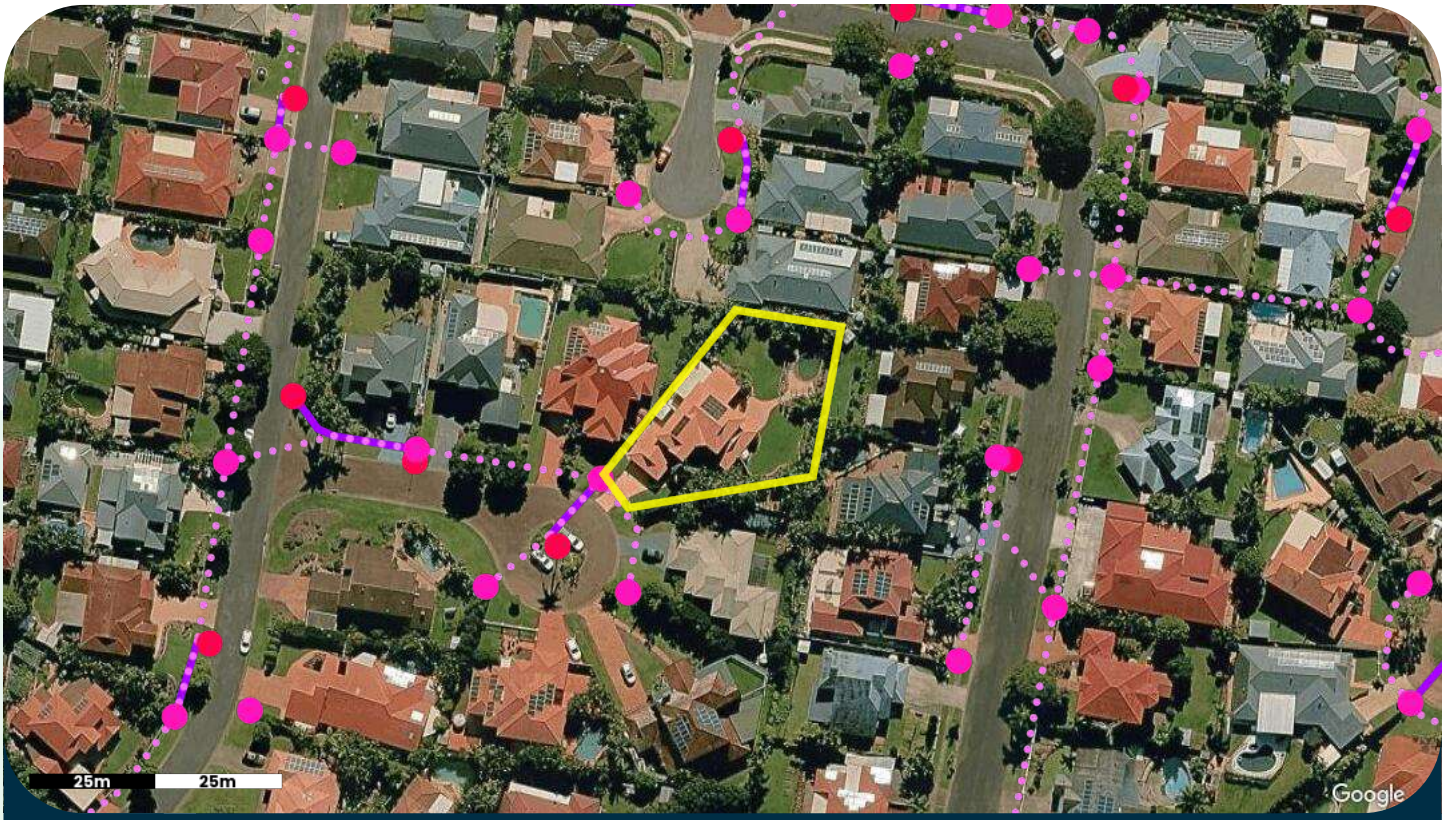
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

LEGEND

- Selected Property
- Inlet Structure
- Maintenance Structure
- Stormwater Pipe Or Culvert

Power

Are there any power lines on or near the property?



Sources: Energex

1m from property

THINGS TO KNOW

Power lines (overhead or underground) transmit electricity from power stations through cables to individual properties. It is important to locate these cables before digging or undertaking overhead work near power lines, to ensure they are not damaged or workers injured.

Note: The map provided identifies the general location of large power mains identified by the service authority. The location of cables and power lines in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative cable location is provided as a guide only and not relied upon solely before undertaking work. Please contact the relevant Service Authority to find out further detailed information.

Questions to ask

- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

- Selected Property
- Power Line Or Cable
- Power Pillar
- Power Pole
- Underground Power Cable (LV)

Internet Availability

What internet connection is available for this property?



Sources: Nbn

THINGS TO KNOW

This page identifies the mapped broadband service information available for the property. This may include whether the property is within a service available area, build commenced area, fixed line area, fixed wireless area, satellite area or other fibre provider area.

The type of connection available may influence the internet providers, plans and speeds available at the property. Some properties may have access to a fixed line connection, while others may rely on fixed wireless, satellite or another network technology.

If the property is within a service available area, it generally means a broadband connection may be available. However, some properties may still require additional work before a service can be connected.

Note: Information is based on third-party network mapping and is provided as a guide only and does not guarantee service availability, speeds, provider plans or address-specific outcomes. Network coverage and services may change over time. Always confirm availability, plans and expected speeds with your preferred provider.

Questions to ask

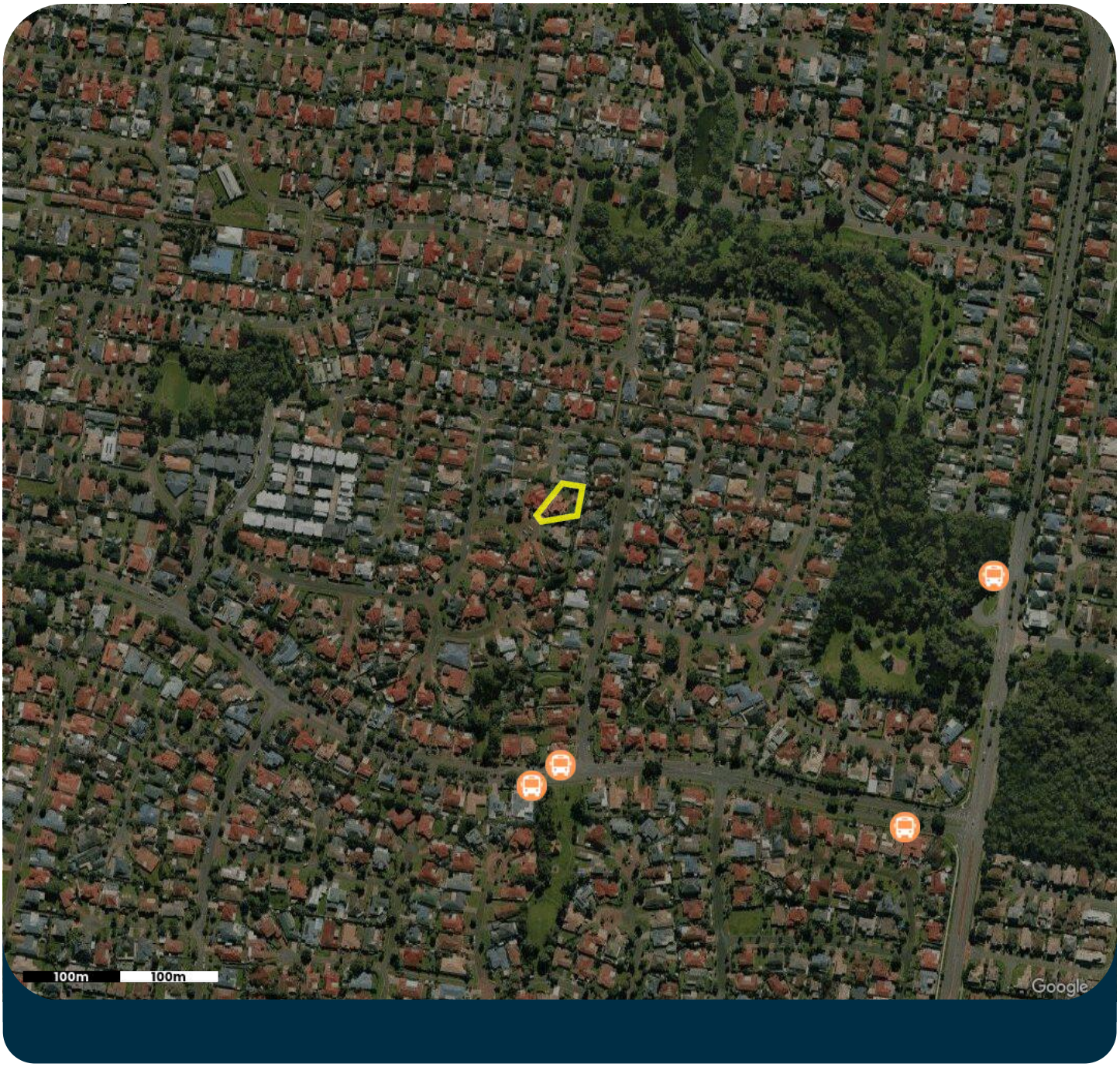
- Is the property serviced by fixed line, fixed wireless, satellite or another fibre network?
- What connection works are required before internet can be activated?
- What plans and speeds are available from providers at this address?

LEGEND

- Selected Property
- Nbn Fixed Line

Public Transport

Is there any public transport stops nearby?



LEGEND

Selected Property

Bus Stop

Boundary

View your property boundaries



Imagery may misalign with boundaries due to capture distortion.
Note: All dimensions are estimates, not all dimensions may be shown.

Area: ~1,132m2, Perimeter: ~138m

LEGEND

Selected Property

DISCLAIMER

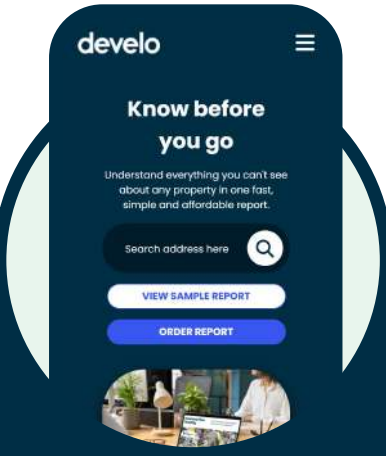
This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd, it's partners and data providers, make no representations or warranties about the accuracy, currency, completeness, or suitability of the information provided.

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

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

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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)

Dye & Durham
GPO Box 1612
Brisbane QLD 4001

Transaction ID: 51230126 EMR Site Id: 27 October 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 400 Plan: RP809359
10 RYA CL
CALAMVALE

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority

QUEENSLAND GOVERNMENT

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference: 1057686 Date: 26 October 2026

Search Request reference: OR-1FKF6U2N0GT9QM

Applicant details

Applicant: Tim Neville, , SearchX Pty Ltd
tim@search-x.com.au

Buyer: SearchX Pty Ltd

Search response:

Your request for a property search on Lot **400** on Plan **RP809359** at **at 10 RYA CL CALAMVALE 4116** has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to State Assessment and Referral Agency for assessment of the impact to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport and Infrastructure interests under the SARA layers to identify what interests TMR has in your locality.
   https://sppims-dams.dsdilgp.qld.gov.au/dams/
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor, then Mandatory Part 4.4 of the Queensland Development Code will apply.
   https://sppims-dams.dsdilgp.qld.gov.au/spp/

Disclaimer:

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

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

Privacy Statement:

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

Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account Tax Invoice

Mailing Code *OVERSEAS

Property Location 10 RYA CL
CALAMVALE

Issue Date 12 Oct 2026

Bill number
5000 1051 6042 146

Bill number **including donation**
5800 1051 6042 146

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Oct 2026 - 31 Dec 2026

P261BCCRA252_A4MA01/E-2965/S-6929/I-11857

MEHJABEEN CARRIM & AHMED A ALSAYED
9B HILLCREST CARMUNNOCK CLARKSTON
GLASGOW SCOTLAND
UNITED KINGDOM G76 9DP

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

You can make a $15 donation 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
$897.20

Due Date
11 Nov 2026

Summary of Charges

Opening Balance	0.40 CR
Brisbane City Council Rates & Charges	830.64
Brisbane City Council Miscellaneous Charges	1.98
State Government Charges	65.00
Total GST on this TAX INVOICE $0.18	
Gross Amount	897.22
Discount and/or Rounding (where applicable)	0.02 CR
Nett Amount Payable	897.20
Optional Lord Mayor's Charitable Trust donation received by the Due Date	912.20

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

POST billpay *439 580010516042146

BPAY Biller Code: 319186
Ref: 5800 0000 3356 208
Amt: $912.20 by 11 Nov 2026

Excluding Lord Mayor's Charitable Trust $15 donation

POST billpay *439 500010516042146

BPAY Biller Code: 78550
Ref: 5000 0000 3356 208
Amt: $897.20 by 11 Nov 2026

Pay using your smartphone

Snlip

MEHJABEEN CARRIM & AHMED
A ALSAYED

Due Date		Gross Amount	Nett Amount
11 Nov 2026	50	$897.22	$897.20

<0000089720> <004440> <500010516042146> >

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 12.19% 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 and Visa, or with Apple Pay and Google Pay linked to these cards. Minimum payment $10.

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. 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

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

Phone Pay
Call 1300 309 311 to pay by American Express, Mastercard or Visa. Minimum payment $10.

Mobile and Internet Banking - BPAY®
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

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

Brisbane City Council Customer Centre
Pay at any Customer Centre. Payment is accepted by cash, cheque, eftpos, Mastercard or Visa. Minimum payment $10.

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 é 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
如果您需要用另一種語言獲悉此文件的內容，請致電131450到翻譯與傳譯服務部（TIS），請他們給您轉接（07）34038888到布里斯本（Brisbane）市政廳。

CC144/2 (28 May 2026)
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Property Details

Owner	**MEHJABEEN CARRIM & AHMED A ALSAYED**
Property Location	**10 RYA CL CALAMVALE**
Real Property Description	**L.400 RP.809359 PAR Y'PILLY**
Valuation effective from	1 Jul 2024 $740,000 1 Jul 2025 $930,000 1 Jul 2026 $930,000
Average Rateable Valuation (A R V)	$866,667

Account Details

Account Number 5000 0000 3356 208

Opening Balance		
Closing Balance Of Last Bill	897.62	
Payment Received - 08-Aug-2026	898.00	CR
Discount/Rounding Allowed	0.02	CR
Total	**0.40**	**CR**

Period: 1 Oct 2026 - 31 Dec 2026

Brisbane City Council Rates & Charges	
General Rates - Category 7 (Annually 0.2883 Cents In The A R V $)	624.65
Waste Utility Charge - 1 Charge(S) @ $144.02 Qtr	144.02
Bushland Preservation Levy Category 7 (Annually 0.0106 Cents In The A R V $)	22.97
Environmental Mgt Compliance Levy Category 7 (Annual 0.018 Cents In The A R V $)	39.00
Total	**830.64**
Brisbane City Council Miscellaneous Charges	
Rate Notice Paper Fee	1.98 *
Total	**1.98**
State Government Charges	
Emergency Management Levy - Group 2	65.00
Total	**65.00**

* Denotes items subject to GST.

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.

The Queensland Government waste levy for general waste is now $135 per tonne. Council has received a payment of $34,087,407 for the 2026-27 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 60% 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 60% rebate received by Council.

Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account Tax Invoice

Mailing Code *OVERSEAS
Property Location 10 RYA CL CALAMVALE
Issue Date 12 Jan 2026

Bill number
5000 1049 9296 014

Bill number including donation
5800 1049 9296 014

P008BCCRA283_A4MA01/E-3016/S-6033/I-12065/H-5
MEHJABEEN CARRIM & AHMED A ALSAYED
9B HILLCREST CARMUNNOCK CLARKSTON
GLASGOW SCOTLAND
UNITED KINGDOM G76 9DP

Paid
11/2

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jan 2026 - 31 Mar 2026

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

You can make a $15 donation 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

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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
$830.95

Due Date
11 Feb 2026

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	766.09
Brisbane City Council Miscellaneous Charges	1.98
State Government Charges	62.90
Total GST on this TAX INVOICE $0.18	
Gross Amount	830.97
Discount and/or Rounding (where applicable)	0.02 CR
Nett Amount Payable	830.95
Optional Lord Mayor's Charitable Trust donation received by the Due Date	845.95

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

POST billpay *439 580010499296014

Biller Code: 319186
Ref: 5800 0000 3356 208
Amt: $845.95 by 11 Feb 2026

Excluding Lord Mayor's Charitable Trust $15 donation

POST billpay *439 500010499296014

Biller Code: 78550
Ref: 5000 0000 3356 208
Amt: $830.95 by 11 Feb 2026

Pay using your smartphone

Snilp

MEHJABEEN CARRIM & AHMED A ALSAYED

Due Date		Gross Amount	Nett Amount
11 Feb 2026	50	$830.97	$830.95

<0000083095> <004440> <500010499296014> >

Property Details

Owner	MEHJABEEN CARRIM & AHMED A ALSAYED	
Property Location	10 RYA CL CALAMVALE	
Real Property Description	L.400 RP.809359 PAR Y'PILLY	
Valuation effective from	1 Jul 2023	$740,000
	1 Jul 2024	$740,000
	1 Jul 2025	$930,000
Average Rateable Valuation (A R V)		$803,333

Account Details

Account Number 5000 0000 3356 208

Opening Balance	
Closing Balance Of Last Bill	830.97
Payment Received - 11-Nov-2025	830.95 CR
Discount/Rounding Allowed	0.02 CR
Total	**0.00**

Period: 1 Jan 2026 - 31 Mar 2026

Brisbane City Council Rates & Charges	
General Rates - Category 7 (Annually 0.2916 Cents In The A R V $)	585.63
Waste Utility Charge - 1 Charge(S) @ $128.24 Qtr	128.24
Bushland Preservation Levy Category 7 (Annually 0.0107 Cents In The A R V $)	21.49
Environmental Mgt Compliance Levy Category 7 (Annual 0.0153 Cents In The A R V $)	30.73
Total	**766.09**
Brisbane City Council Miscellaneous Charges	
Rate Notice Paper Fee	1.98 *
Total	**1.98**
State Government Charges	
Emergency Management Levy - Group 2	62.90
Total	**62.90**

* Denotes items subject to GST.

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.

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.

Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account Tax Invoice

Mailing Code *OVERSEAS

Property Location 10 RYA CL CALAMVALE

Issue Date 10 Oct 2025

Bill number
5000 1049 3928 783

Bill number including donation
5800 1049 3928 783

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Oct 2025 - 31 Dec 2025

P261BCCRA287_A4MA01/E-3041/S-8081/1-12161
MEHJABEEN CARRIM & AHMED A ALSAYED
9B HILLCREST CARMUNNOCK CLARKSTON
GLASGOW SCOTLAND
UNITED KINGDOM G76 9DP

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
$830.95

Due Date
11 Nov 2025

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

You can make a $15 donation 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

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	766.09
Brisbane City Council Miscellaneous Charges	1.98
State Government Charges	62.90
Total GST on this TAX INVOICE $0.18	
Gross Amount	830.97
Discount and/or Rounding (where applicable)	0.02 CR
Nett Amount Payable	830.95
Optional Lord Mayor's Charitable Trust donation received by the Due Date	845.95

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

POST billpay *439 580010493928783

BPAY Biller Code: 319186
Ref: 5800 0000 3356 208
Amt: $845.95 by 11 Nov 2025

Excluding Lord Mayor's Charitable Trust $15 donation

POST billpay *439 500010493928783

BPAY Biller Code: 78550
Ref: 5000 0000 3356 208
Amt: $830.95 by 11 Nov 2025

Pay using your smartphone

Snilp

MEHJABEEN CARRIM & AHMED
A ALSAYED

Due Date		Gross Amount	Nett Amount
11 Nov 2025	50	$830.97	$830.95

<0000083095> <004440> <500010493928783> >

Property Details

Owner	**MEHJABEEN CARRIM & AHMED A ALSAYED**
Property Location	**10 RYA CL CALAMVALE**
Real Property Description	**L.400 RP.809359 PAR Y'PILLY**
Valuation effective from	1 Jul 2023 $740,000 1 Jul 2024 $740,000 1 Jul 2025 $930,000
Average Rateable Valuation (A R V)	$803,333

Account Details

Account Number 5000 0000 3356 208

Opening Balance	830.97
Closing Balance Of Last Bill	830.95 CR
Payment Received - 10-Aug-2025	0.02 CR
Discount/Rounding Allowed	
Total	**0.00**

Period: 1 Oct 2025 - 31 Dec 2025

Brisbane City Council Rates & Charges	
General Rates - Category 7 (Annually 0.2916 Cents In The A R V $)	585.63
Waste Utility Charge - 1 Charge(S) @ $128.24 Qtr	128.24
Bushland Preservation Levy Category 7 (Annually 0.0107 Cents In The A R V $)	21.49
Environmental Mgt Compliance Levy Category 7 (Annual 0.0153 Cents In The A R V $)	30.73
Total	**766.09**
Brisbane City Council Miscellaneous Charges	
Rate Notice Paper Fee	1.98 *
Total	**1.98**
State Government Charges	
Emergency Management Levy - Group 2	62.90
Total	**62.90**

* Denotes items subject to GST.

Other Information

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Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account Tax Invoice

Mailing Code *OVERSEAS

Property Location 10 RYA CL CALAMVALE

Issue Date 10 Jul 2025

Bill number
5000 1048 8283 882

Bill number **including donation**
5800 1048 8283 882

P189BCCRA408_A4MA01/E-3084/S-6171/I-12341/H-6

MEHJABEEN CARRIM & AHMED A ALSAYED
9B HILLCREST CARMUNNOCK CLARKSTON
GLASGOW SCOTLAND
UNITED KINGDOM G76 9DP

PAID 10/8

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jul 2025 - 30 Sep 2025

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

You can make a $15 donation 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
$830.95

Due Date
11 Aug 2025

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	766.09
Brisbane City Council Miscellaneous Charges	1.98
State Government Charges	62.90
Total GST on this TAX INVOICE $0.18	
Gross Amount	830.97
Discount and/or Rounding (where applicable)	0.02 CR
Nett Amount Payable	830.95
Optional Lord Mayor's Charitable Trust donation received by the Due Date	845.95

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

POST billpay *439 580010488283882

BPAY Biller Code: 319186
Ref: 5800 0000 3356 208
Amt: $845.95 by 11 Aug 2025

Excluding Lord Mayor's Charitable Trust $15 donation

POST billpay *439 500010488283882

BPAY Biller Code: 78550
Ref: 5000 0000 3356 208
Amt: $830.95 by 11 Aug 2025

Pay using your smartphone

Snlip · Google play · App Store

MEHJABEEN CARRIM & AHMED
A ALSAYED

Due Date		Gross Amount	Nett Amount
11 Aug 2025	50	$830.97	$830.95

<0000083095> <004440> <500010488283882> >

Property Details

Owner	**MEHJABEEN CARRIM & AHMED A ALSAYED**
Property Location	**10 RYA CL CALAMVALE**
Real Property Description	**L.400 RP.809359 PAR Y'PILLY**

Valuation effective from	1 Jul 2023	$740,000
	1 Jul 2024	$740,000
	1 Jul 2025	$930,000
Average Rateable Valuation (A R V)		$803,333

Account Details

Account Number 5000 0000 3356 208

Opening Balance		
Closing Balance Of Last Bill	788.51	
Payment Received - 07-May-2025	788.50	CR
Discount/Rounding Allowed	0.01	CR
Total	**0.00**	

Period: 1 Jul 2025 - 30 Sep 2025

Brisbane City Council Rates & Charges	
General Rates - Category 7 (Annually 0.2916 Cents In The A R V $)	585.63
Waste Utility Charge - 1 Charge(S) @ $128.24 Qtr	128.24
Bushland Preservation Levy Category 7 (Annually 0.0107 Cents In The A R V $)	21.49
Environmental Mgt Compliance Levy Category 7 (Annual 0.0153 Cents In The A R V $)	30.73
Total	**766.09**

Brisbane City Council Miscellaneous Charges	
Rate Notice Paper Fee	1.98 *
Total	**1.98**

State Government Charges	
Emergency Management Levy - Group 2	62.90
Total	**62.90**

* Denotes items subject to GST.

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.

Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account Tax Invoice

Mailing Code *OVERSEAS

Property Location 10 RYA CL
CALAMVALE

Issue Date 9 Apr 2025

Paid
07/05/25

P097BCCRA747 A4MA01R 3143/8-62997-10583

MEHJABEEN CARRIM & AHMED A ALSAYED
9B HILLCREST CARMUNNOCK CLARKSTON
GLASGOW SCOTLAND
UNITED KINGDOM G76 9DP

Bill number
5000 1048 3042 313

Bill number **including donation**
5800 1048 3042 313

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Apr 2025 - 30 Jun 2025

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

You can make a $15 donation 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

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LORD MAYOR'S
CHARITABLE TRUST

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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
$788.50

Due Date
9 May 2025

Summary of Charges

Opening Balance	0.25 CR
Brisbane City Council Rates & Charges	725.93
Brisbane City Council Miscellaneous Charges	1.98
State Government Charges	60.85
Total GST on this TAX INVOICE $0.18	
Gross Amount	788.51
Discount and/or Rounding (where applicable)	0.01 CR
Nett Amount Payable	788.50
Optional Lord Mayor's Charitable Trust donation received by the Due Date	803.50

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

POST billpay *439 580010483042313

BPAY Biller Code: 319186
Ref: 5800 0000 3356 208
Amt: $803.50 by 9 May 2025

Excluding Lord Mayor's Charitable Trust $15 donation

POST billpay *439 500010483042313

BPAY Biller Code: 78550
Ref: 5000 0000 3356 208
Amt: $788.50 by 9 May 2025

Pay using your smartphone

Snlip

MEHJABEEN CARRIM & AHMED
A ALSAYED

Due Date		Gross Amount	Nett Amount
9 May 2025	50	$788.51	$788.50

<0000078850> <004440> <500010483042313> >

Property Details

Owner	**MEHJABEEN CARRIM & AHMED A ALSAYED**	
Property Location	**10 RYA CL CALAMVALE**	
Real Property Description	**L.400 RP.809359 PAR Y'PILLY**	
Valuation effective from	1 Jul 2022	$670,000
	1 Jul 2023	$740,000
	1 Jul 2024	$740,000
Average Rateable Valuation (A R V)		$716,667

Account Details

Account Number 5000 0000 3356 208

Opening Balance		
Closing Balance Of Last Bill	788.76	
Payment Received - 07-Feb-2025	789.00	CR
Discount/Rounding Allowed	0.01	CR
Total	**0.25**	**CR**

Period: 1 Apr 2025 - 30 Jun 2025

Brisbane City Council Rates & Charges	
General Rates - Category 7 (Annually 0.3079 Cents In The A R V $)	551.65
Waste Utility Charge - 1 Charge(S) @ $115.86 Qtr	115.86
Waste Utility Charge Green Waste Recycling - 1 Charge(S) @ $12.38 Qtr	12.38
Bushland Preservation Levy Category 7 (Annually 0.0106 Cents In The A R V $)	18.99
Environmental Mgt Compliance Levy Category 7 (Annual 0.0151 Cents In The A R V $)	27.05
Total	**725.93**

Brisbane City Council Miscellaneous Charges	
Rate Notice Paper Fee	1.98 *
Total	**1.98**

State Government Charges	
Emergency Management Levy - Group 2	60.85
Total	**60.85**

* Denotes items subject to GST.

Other Information

Due to increasing postage costs, Council has introduced a charge of $1.98 for all printed and posted rate notices. Make the switch to paperless billing and save by searching 'email rates' via brisbane.qld.gov.au. Brisbane City Council continues to offer the most generous pensioner rates rebates of any council in Queensland, with up to $1,248 in annual rebates to help offset rates and charges for eligible pensioners.

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.

The Queensland Government waste levy for general waste is now $115 per tonne. Council has received a payment of $41,136,436 for the 2024-25 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 85% 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 85% rebate received by Council.

Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account Tax Invoice

Mailing Code *OVERSEAS

Property Location 10 RYA CL
CALAMVALE

Issue Date 10 Jan 2025

Bill number
5000 1047 7330 868

Bill number **including donation**
5800 1047 7330 868

P008BCCRA137_A4MA01/E-3201/S-6405/I-12809

MEHJABEEN CARRIM & AHMED A ALSAYED
9B HILLCREST CARMUNNOCK CLARKSTON
GLASGOW SCOTLAND
UNITED KINGDOM G76 9DP

PAID
07/02/25

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jan 2025 - 31 Mar 2025

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

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LORD MAYOR'S
CHARITABLE TRUST

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Nett Amount Payable
$788.75

Due Date
10 Feb 2025

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	725.93
Brisbane City Council Miscellaneous Charges	1.98
State Government Charges	60.85
Total GST on this TAX INVOICE $0.18	
Gross Amount	788.76
Discount and/or Rounding (where applicable)	0.01 CR
Nett Amount Payable	788.75
Optional Lord Mayor's Charitable Trust donation received by the Due Date	803.75

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

POST billpay *439 580010477330868

Biller Code: 319186
Ref: 5800 0000 3356 208
Amt: $803.75 by 10 Feb 2025

Excluding Lord Mayor's Charitable Trust $15 donation

POST billpay *439 500010477330868

Biller Code: 78550
Ref: 5000 0000 3356 208
Amt: $788.75 by 10 Feb 2025

Pay using your smartphone

Snlip · Google play · App Store

MEHJABEEN CARRIM & AHMED
A ALSAYED

Due Date		Gross Amount	Nett Amount
10 Feb 2025	50	$788.76	$788.75

<0000078875> <004440> <500010477330868> >

Property Details

Owner	**MEHJABEEN CARRIM & AHMED A ALSAYED**	
Property Location	**10 RYA CL CALAMVALE**	
Real Property Description	**L.400 RP.809359 PAR Y'PILLY**	
Valuation effective from	1 Jul 2022	$670,000
	1 Jul 2023	$740,000
	1 Jul 2024	$740,000
Average Rateable Valuation (A R V)		$716,667

Account Details

Account Number 5000 0000 3356 208

Opening Balance		
Closing Balance Of Last Bill	1,165.81	
Payment Received - 02-Nov-2024	1,157.65	CR
Discount/Rounding Allowed	8.16	CR
Total	**0.00**	

Period: 1 Jan 2025 - 31 Mar 2025

Brisbane City Council Rates & Charges	
General Rates - Category 7 (Annually 0.3079 Cents In The A R V $)	551.65
Waste Utility Charge - 1 Charge(S) @ $115.86 Qtr	115.86
Waste Utility Charge Green Waste Recycling - 1 Charge(S) @ $12.38 Qtr	12.38
Bushland Preservation Levy Category 7 (Annually 0.0106 Cents In The A R V $)	18.99
Environmental Mgt Compliance Levy Category 7 (Annual 0.0151 Cents In The A R V $)	27.05
Total	**725.93**
Brisbane City Council Miscellaneous Charges	
Rate Notice Paper Fee	1.98 *
Total	**1.98**
State Government Charges	
Emergency Management Levy - Group 2	60.85
Total	**60.85**

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Other Information

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QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION

FORM 23
POOL SAFETY CERTIFICATE

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

1. Pool safety certificate number

Identification number: PSC0290212

2. Location of the swimming pool

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

Street address: 10 RYA CL

CALAMVALE QLD Postcode 4116

Lot and plan details: 400/RP/809359 Local government area: BRISBANE CITY

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

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

No disability exemption applies; No impracticality exemption applies

No performance solution applies

4. Pool properties Shared pool ☐ Non-shared pool ☑ Number of pools 1

5. Pool safety certificate validity

Effective date: 07/04/2026 Expiry date: 07/04/2028

6. Certification

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

Name: David George Walker

Pool safety inspector licence number: PS100367

Signature:

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

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

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

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

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

Look up and Live - 54594600



Poles
- Pole
- Tower

Devices
- Pillar
- Substation

Network TR
- Overhead
- Underground
- Submarine

Newtwork SWER
- Overhead
- Underground

Network HV
- Overhead
- Underground
- Submarine

Network LV

Overhead

Underground

Network Other

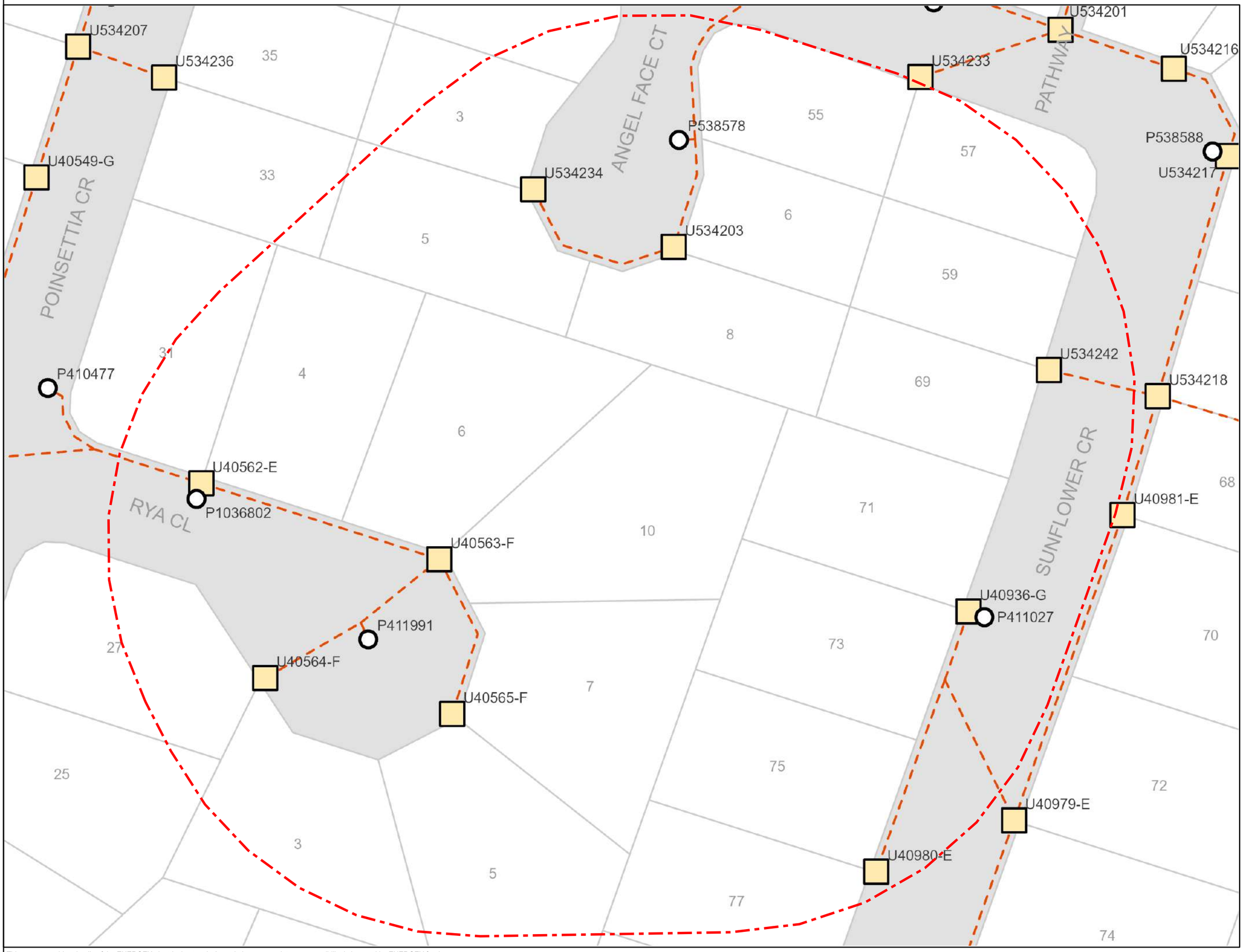
Network Other

LUAL_NoData_Public



All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 281543366
Date: 27/10/2026

Scale: 1:500
Tile No: **1**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan

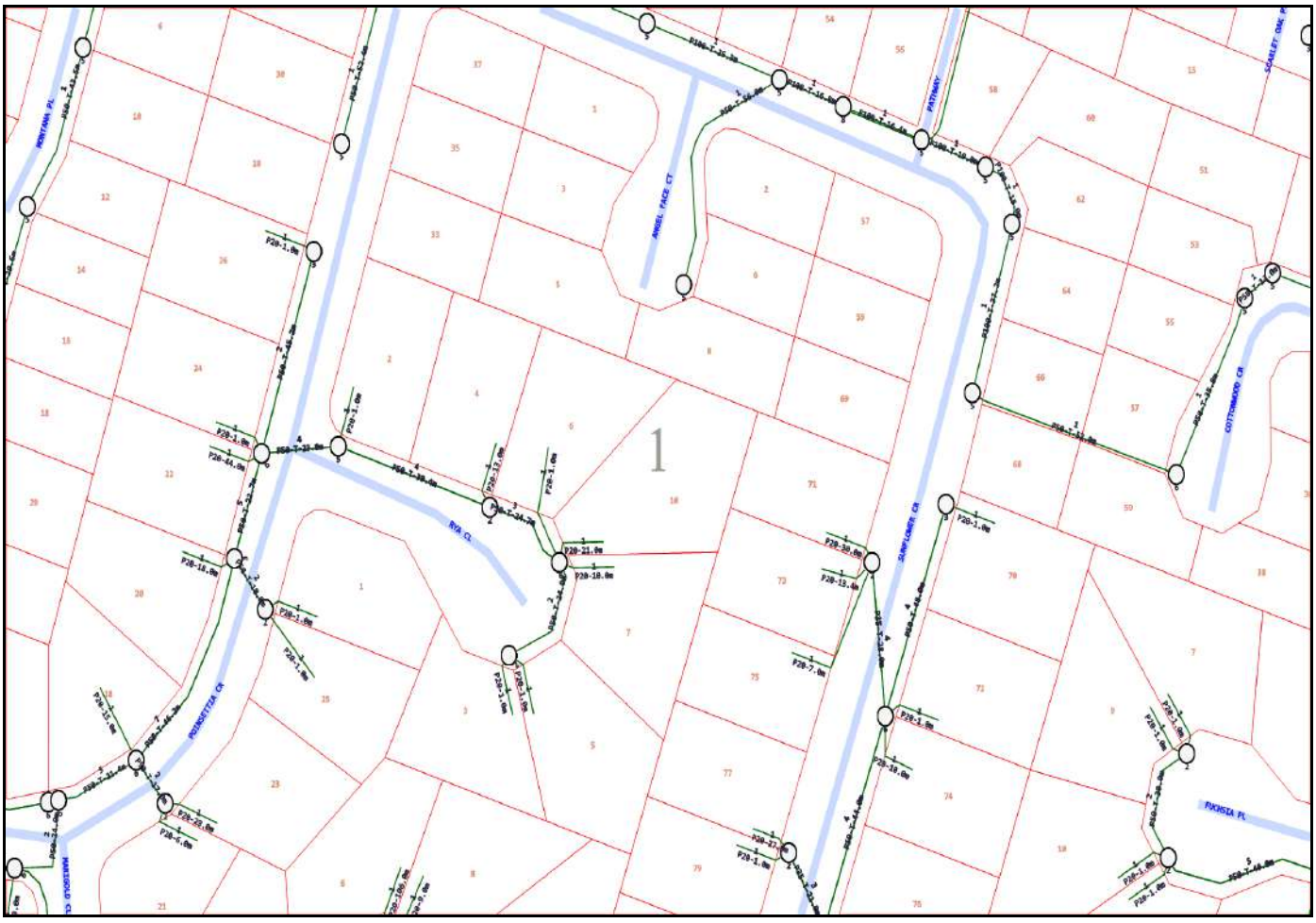
N
W E
S

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp 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.

This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

LEGEND

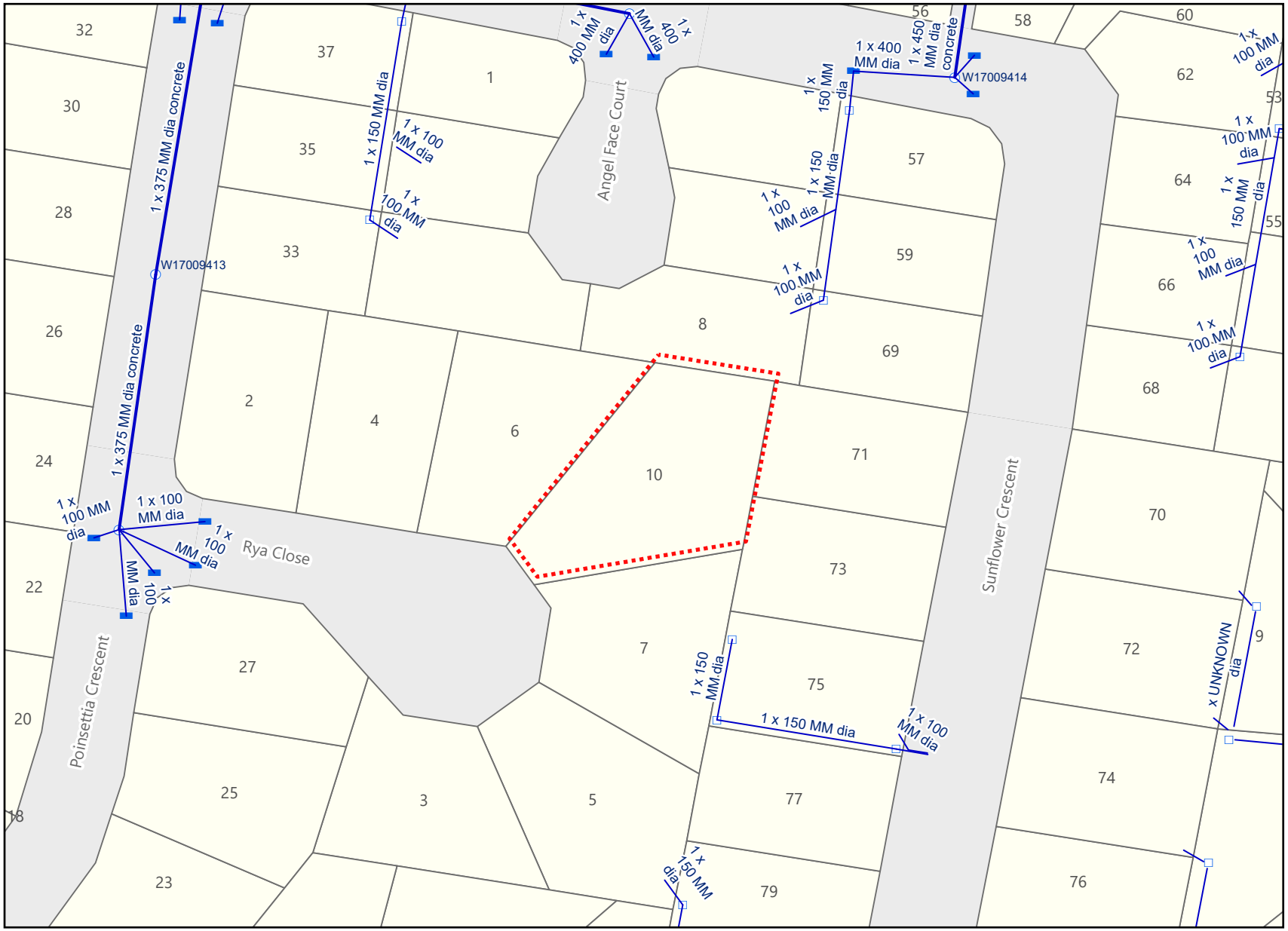
34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m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



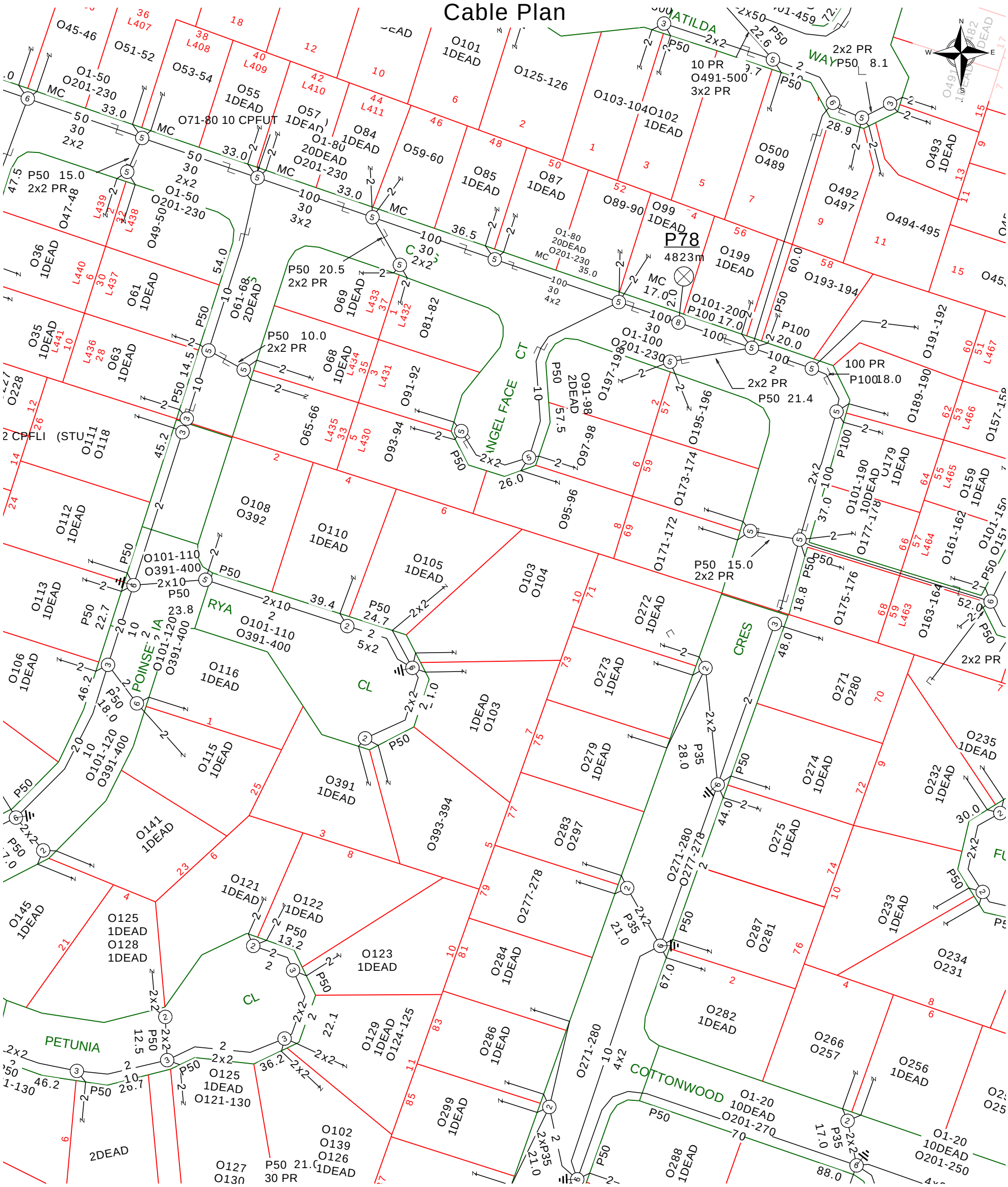
Emergency Contacts

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

Job # 54594600
Seq # 281543368
Provider: Brisbane City Council
Telephone: (07) 3403 8888


Angel Face Court
Rya Close
Poinsettia Crescent
Sunflower Crescent
1 x 375 MM dia concrete
1 x 150 MM dia
1 x 100 MM dia
1 x 400 MM dia
1 x 450 MM dia concrete
1 x 150 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 150 MM dia
1 x 150 MM dia
1 x 150 MM dia
1 x 150 MM dia
1 x 100 MM dia
1 x UNKNOWN dia
W17009413
W17009414
1 x 375 MM dia concrete
1 x 400 MM dia
1 x 400 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 100 MM dia
1 x 100

Cable Plan



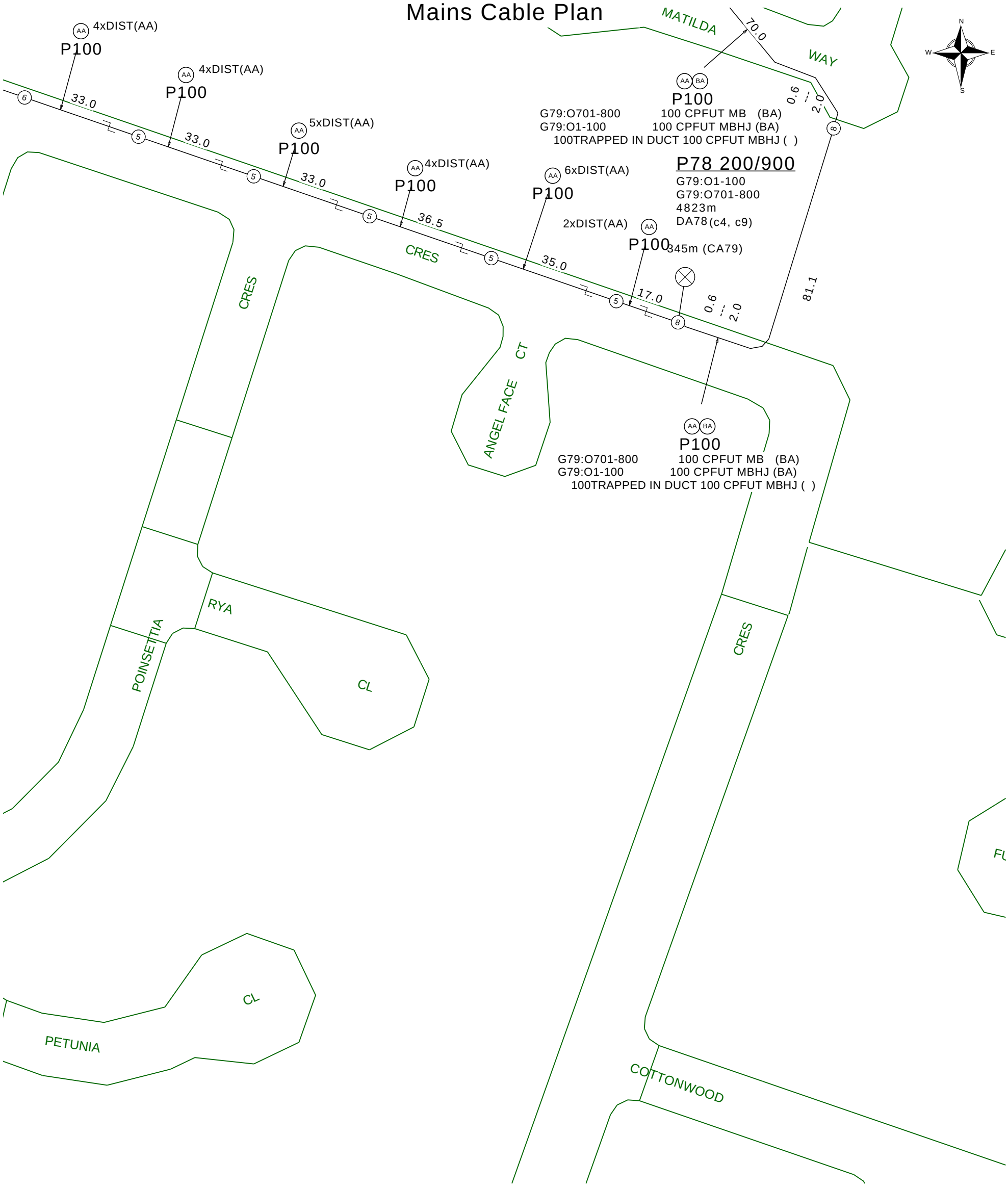
Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 281543369
TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
Generated On 27/10/2026 10:32:04	

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

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

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

Mains Cable Plan



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 27/10/2026 10:32:07

Sequence Number: 281543369

Please read Duty of Care prior to any excavating

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

WARNING
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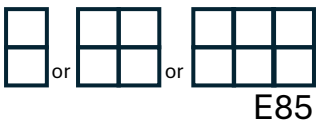
LEGEND

Leadin 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



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

(attached text denotes conduit type and size)



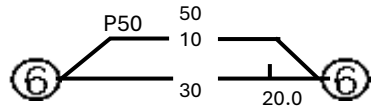
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

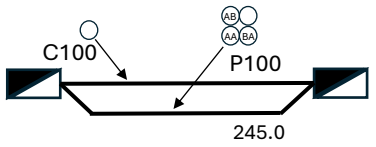
Some examples of conduit type and size:

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

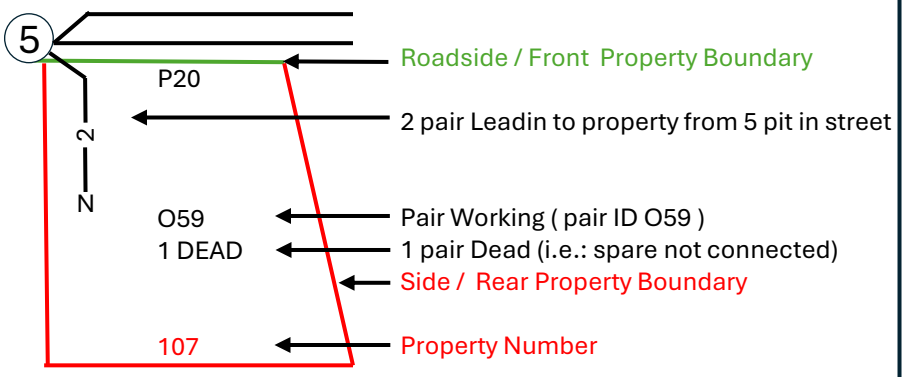
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.



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.

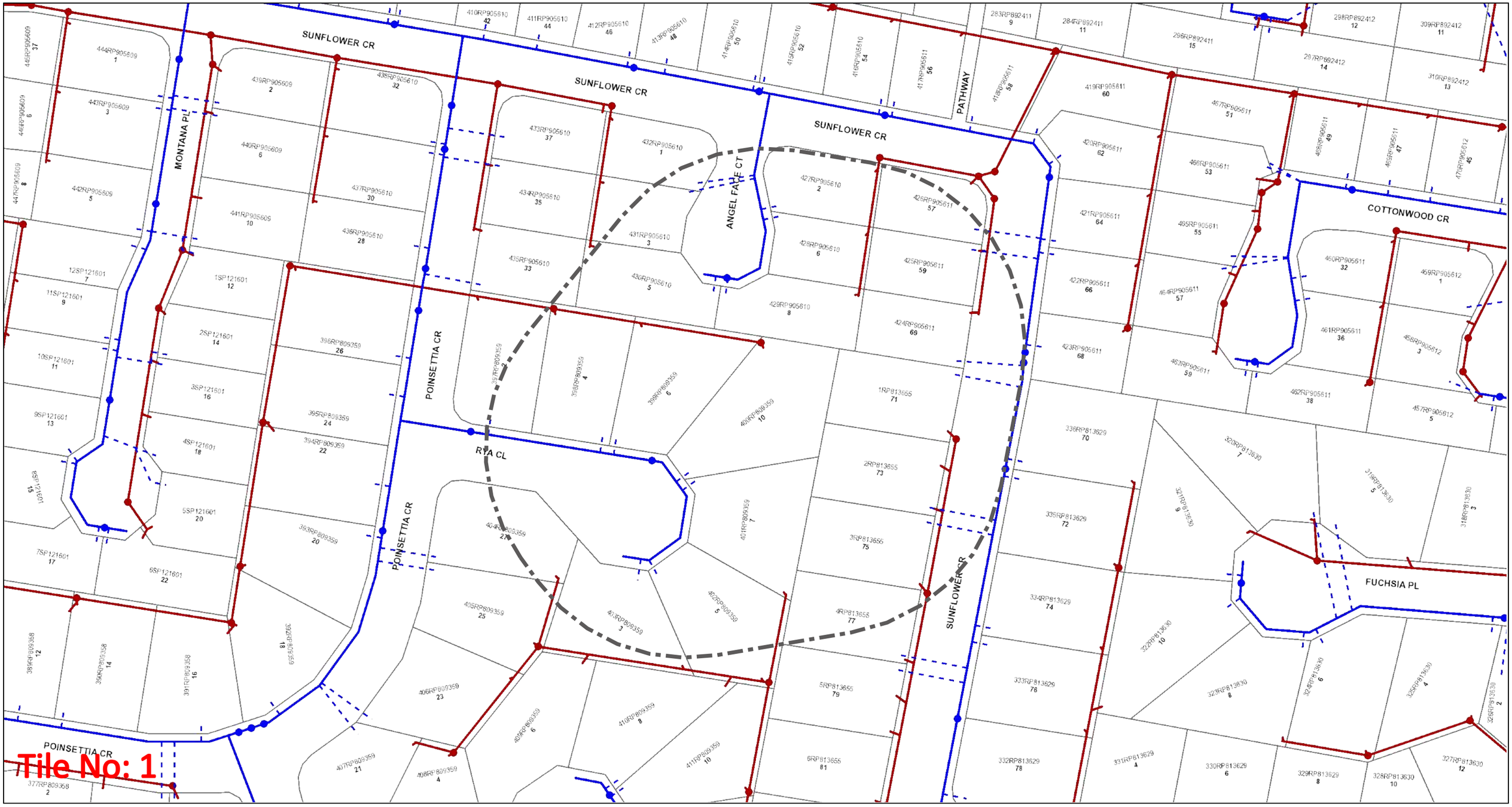
Protect

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.

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



UrbanUtilities

N

Map Scale
1:1000

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

BYDA Reference No: 281543370

Date BYDA Ref Received: 27/10/2026
Date BYDA Job to Commence: 27/10/2026
Date BYDA Map Produced: 27/10/2026

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.

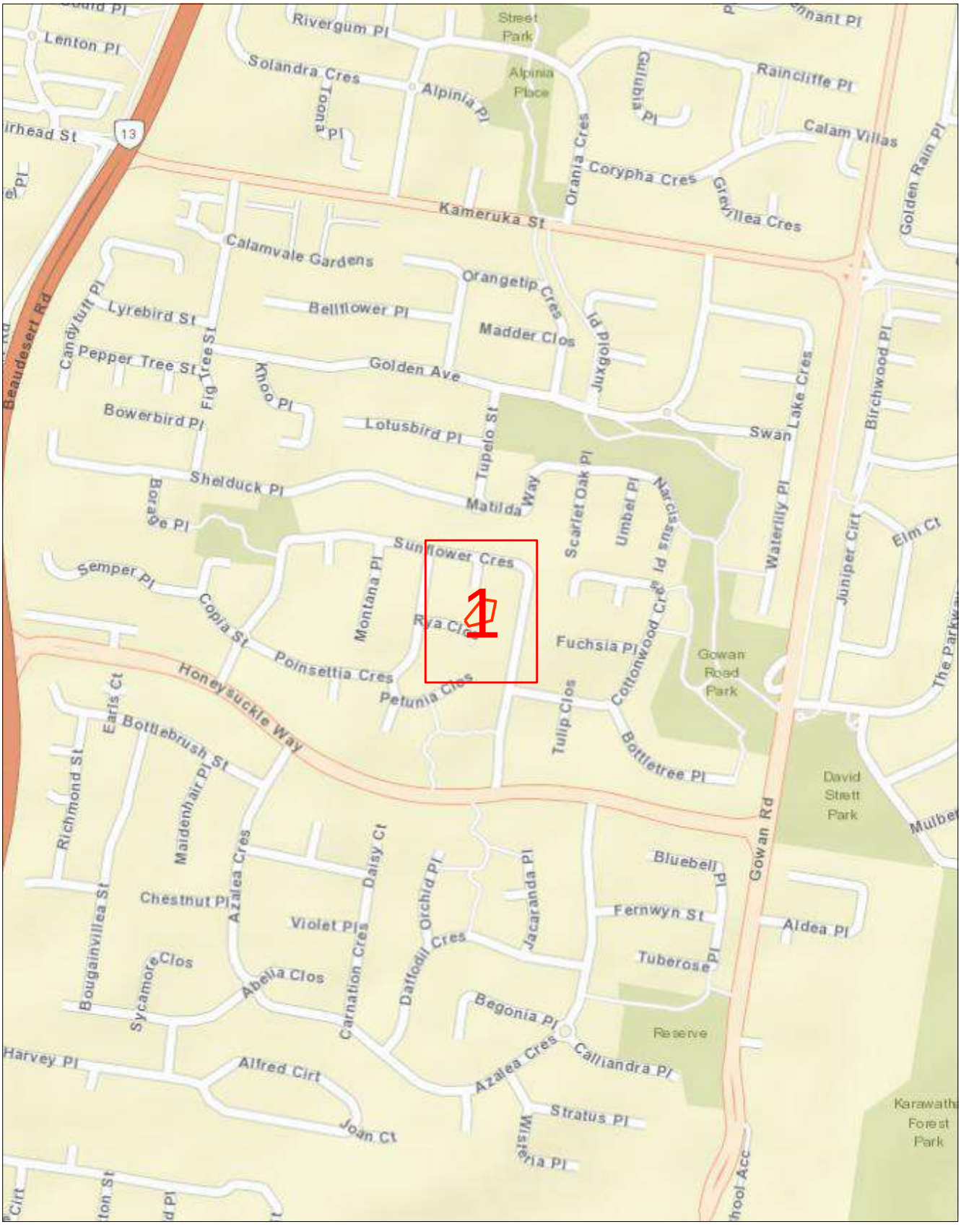
Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.

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

Site Address:	10 RYA CL CALAMVALE QLD 4116	**Sequence Number:**	281543371



Scale 1: 6000

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

Enquiry Area

Map Key Area

Site Address:	10 RYA CL CALAMVALE QLD 4116	**Sequence Number:**	281543371



Scale 1: 700

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

N W E S

Enquiry Area

Map Key Area

Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	*not applicable*			*not applicable*
Hydrogen blended (aqua dash)	*not applicable*			*not applicable*

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				*not applicable*

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

- Abandoned pipe
- Idle or inactive pipe

ABBREVIATION

BoK	Back of kerb
C	Depth of cover
CP	Cathodic protection
FoK	Front of kerb
NTI	Not tied in

OBJECT SYMBOLS

- Valve
- Buried valve
- Regulator station
- Gas connected property
- CP test station
- CP anode
- CP bond wire
- CP rectifier terminal
- Syphon
- Marker
- Part service^

^A live gas service terminated underground within the property boundary, available for future extension to the gas meter.

PIPE CODE AND MATERIAL

P*	Polyethylene (PE)
P3	Polyvinyl chloride (PVC)
S*	Steel
C*	Cast iron
CU	Copper
N2	Nylon
W2	Wrought galv iron
W3	PE coat wrought galv iron

INTERPRETATION EXAMPLE

40P6 in 80C2 — High pressure, 40 mm polyethylene in an 80 mm cast iron casing

63S8 — Medium pressure, 63 mm steel

Pipe diameter in millimetres is shown before pipe code.
40P6 = 40 mm nominal diameter

This map was created in colour and should be printed in colour

Statutory Encumbrances Annexure

Property: 10 RYA CL, CALAMVALE QLD 4116

This report details statutory encumbrances that directly impact the property.

1. Look up and Live

An overhead low-voltage line is located on the verge adjoining the Rya Close frontage of the property. A supporting pole is located on the same verge.

2. Energex QLD

Energex electricity distribution assets, including underground cables, distribution pillars and poles, are located in the road reserve in Rya Close near the subject property. These street-alignment assets may affect works in the nearby road reserve.

3. NBN Co Qld

NBN telecommunications infrastructure is present within the property boundaries, including an underground service lead-in from the street network crossing the front boundary. NBN trench alignments with distribution pits are also located in the road reserve along the frontage and may affect works or development at the property frontage.

4. Brisbane City Council

Brisbane City Council stormwater drains and roofwater connection infrastructure are located in the road reserve along the Rya Close frontage adjoining the property and may affect development at the property frontage.

5. Telstra QLD FA

Telecommunications infrastructure is present within the property boundaries - a lead-in conduit from a Telstra pit at the Rya Cl frontage crosses the front boundary into the lot. Telstra distribution pits and conduits are also located in the road reserve along the street alignment adjoining the property.

6. Queensland Urban Utilities

Urban Utilities water infrastructure is shown in the road reserve along the Rya Close frontage adjoining the property. An indicative water service connection extends from the frontage water main into the property.

7. APA Group Gas Networks (90073)

Gas distribution pipeline and associated statutory infrastructure were not located within or in the vicinity of the property boundaries. No gas mains, service connections, valves or other gas assets are shown in the road reserve at the property frontage.

Docusign Envelope ID: 78203B13-3DCC-8D55-81B4-B45AE5AA4FC9

Docusign Envelope ID: 21FE4A83-B755-81F0-8036-A8BAA011F7CD

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

rta residential tenancies authority

Part 1 Tenancy information

Item 1 **1.1 Lessor**

Name/trading name: Ahmed Alsayed & Mehjabeen Carim

Address

C - / PLACE 188 PTY LTD TRADING AS PLACE 188

3A/531 Kessels Road Macgregor | QLD | Postcode 4109

1.2 Phone: 07 3193 8788 | Mobile: | ABN (optional):

Email: sunnybankrentals@email.propertyme.com

Note - Item 1.2 is optional.

Item 2 **2.1 Tenant/s**

1. Full name/s	Matthew Alan Thearle		
Phone	ON FILE	Email	matt.thearle@gmail.com
Emergency contact full name/s			
Emergency contact phone			
Emergency contact email			

2. Full name/s	Kate Elizabeth Thearle		
Phone	ON FILE	Email	kate.thearle@live.com
Emergency contact full name/s			
Emergency contact phone			
Emergency contact email			

3. Full name/s	Elizabeth Joyce Pratt		
Phone	ON FILE	Email	elizabethpratt56@icloud.com
Emergency contact full name/s			
Emergency contact phone			
Emergency contact email			

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

Item 2.2 is optional. See clause 48(4).

Item 3 **3.1 Lessor's agent** If applicable.

Full name/trading name: Place 188 Pty Ltd trading as Place 188

Address

3a/531 Kessels Road

MACGREGOR | QLD | Postcode 4109

3.2 Phone: 07 3193 8788 | Mobile: | ABN (optional): 52608035219

Email: sunnybankrentals@email.propertyme.com

Note - Item 3.2 is optional.

Docusign Envelope ID: 78203B13-3DCC-8D55-81B4-B45AE5AA4FC9

Docusign Envelope ID: 21FE4A83-B755-81F0-8036-A8BAA011F7CD

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

rta residential tenancies authority

Item 4 Notices may be given to
(Indicate if the email is different from item 1, 2 or 3 above)

4.1 Lessor

Email Yes ☑ No ☐ sunnybankrentals@email.propertyme.com

Text message Yes ☐ No ☑ Facsimile Yes ☐ No ☑

4.2 Tenant/s

Email Yes ☑ No ☐ matt.thearle@gmail.com

Text message Yes ☐ No ☑ Facsimile Yes ☐ No ☑

4.3 Agent

Email Yes ☑ No ☐ sunnybankrentals@email.propertyme.com

Text message Yes ☐ No ☑ Facsimile Yes ☐ No ☑

Item 5 **5.1 Address of the rental premises**

10 Rya Cl

Calamvale QLD Postcode 4116

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary

AS PER ENTRY CONDITION REPORT

5.3 Details of current repair orders for the rental premises or inclusions

Item 6 **6.1 The term of the agreement is** ☑ fixed term agreement ☐ periodic agreement

6.2 Starting on 06 / 10 / 2026 See clause 4(2)

6.3 Ending on 11 / 10 / 2027 Fixed term agreements only. For continuation of tenancy agreement, see clause 6

Item 7 **Rent** $ 1,300.00 ☑ weekly ☐ fortnightly ☐ monthly See clause 8(1)

Item 8 **Rent must be paid on the** FRIDAY Insert day. See clause 8(2) **day of each** week Insert week, fortnight or month

Item 9 **Methods of rent payment** Insert the ways the rent must be paid. See clause 8(3)(a)

Method 1	Preferred payment method: BPAY Biller Code:4481 Bpay reference # 51544898
Method 2	

Details for direct credit

BSB no. 184446 Bank/building society/credit union MACQUARIE BANK

Account no. 30380078 3 Account name Place 188 Pty Ltd Rental Trust Account

Payment reference 51544898

Docusign Envelope ID: 78203B13-3DCC-8D55-81B4-B45AE5AA4FC9

Docusign Envelope ID: 21FE4A83-B755-81F0-8036-A8BAA011F7CD

Item 10 **Place of rent payment** Insert where the rent must be paid. Item 10 is optional. See clause 8(6) to (8)

VIA YOUR FINANCIAL INSTITUTION OR INTERNET

Item 11 **Day of last rent increase** Insert the day the rent was last increased for the premises

03 / 10 / 2024

Note: The lessor/lessor's agent must not increase, or propose to increase, the rent payable by a tenant less than 12 months after the last rent increase for the residential premises. Rent increase requirements do not apply to exempt lessors. The Act provides definitions for an exempt lessor.

Item 12 **Rental bond amount** $ 5,200.00 See clause 13

Item 13 **13.1 The services supplied to the premises for which the tenant must pay** See clause 16

Electricity ☑ Yes ☐ No

Gas ☑ Yes ☐ No

Phone ☑ Yes ☐ No

Any other service that a tenant must pay ☑ Yes ☐ No

Type Water Consumption 100% See special terms (page 12)

13.2 Is the tenant to pay for water supplied to the premises See clause 17

☑ Yes ☐ No

Item 14 **If the premises is not individually metered for a service under item 13.1, the apportionment of the cost of the service for which the tenant must pay.**

For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity	100%
Gas	100%
Phone	100%

Any other service stated in item 13.1 See special terms (page 12): Internet

Item 15 **How services must be paid for** Insert for each how the tenant must pay. See clause 16(d)

Electricity	TENANT TO PAY SUPPLIER DIRECTLY
Gas	TENANT TO PAY SUPPLIER DIRECTLY
Phone	TENANT TO PAY SUPPLIER DIRECTLY

Any other service stated in item 13.1 See special terms (page 12): TENANT TO PAY SUPPLIER DIRECTLY

Item 16 **Number of persons allowed to reside at the premises** 6 See clause 22

Item 17 **17.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant?** ☐ Yes ☑ No

17.2 Has the tenant been given a copy of the relevant by-laws See clause 23 ☐ Yes ☑ No

Item 18 **18.1 Name and telephone number of the lessor's nominated repairer for each of the following repairs**

Electrical repairs	DC Electrical Pty Ltd (emergency repairs only)	Phone	1300 707 694
Plumbing repairs	K-Oz Plumbing (emergency repairs only)	Phone	07 3901 6042
Other repairs		Phone	

18.2 Are the nominated repairers the tenant's first point of contact for notifying the need for emergency repairs? See clause 31(4)

☑ Yes

☐ No – please provide lessor contact details below

Name Phone

Item 19 **The type and number of pets approved by the lessor to be kept at the premises** See clauses 34 to 37

Type Dog (Maltese) Number 1 Type Dog (Spoodle) Number 1

For more information on what is defined as a pet and working dog visit the RTA's Renting with pets webpage.

Docusign Envelope ID: 78203B13-3DCC-8D55-81B4-B45AE5AA4FC9

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement –

(a) a reference to ***the premises*** includes a reference to any inclusions for the premises stated in item 5.2; and

(b) a reference to a numbered section is a reference to the section in the *Residential Tenancies and Rooming Accommodation Act 2008* (***the Act***) with that number; and

(c) a reference to a numbered item is a reference to the item with that number in part 1 of this agreement; and

(d) a reference to a numbered clause is a reference to the clause of this agreement with that number.

2 Terms of a general tenancy agreement – ss 52 and 54–56

(1) This part states, under section 55, the standard terms of a general tenancy agreement.

(2) The Act also imposes duties on, and gives entitlements to, the lessor and tenant that are taken to be included as terms of this agreement.

(3) The lessor and tenant may agree on other terms of this agreement (***special terms***).

(4) A duty or entitlement under the Act overrides a standard term or special term if the term is inconsistent with the duty or entitlement.

(5) A standard term overrides a special term if they are inconsistent.

(6) Any body corporate by-laws that apply to the occupation of the premises by the tenant, for the time being in force, are taken to be terms of this agreement.

(7) A breach of this agreement may also be an offence under the Act.

Examples for subclause (7) –

1 It is an offence for the lessor or lessor's agent to enter the premises in contravention of the rules of entry under sections 192 to 199.

2 It is an offence if the tenant does not sign and return the condition report to the lessor or lessor's agent under section 65.

3 More than 1 lessor or tenant

(1) This clause applies if more than 1 person is named in item 1 or 2.

(2) Each lessor named in item 1 must perform all of the lessor's obligations under this agreement.

(3) Each tenant named in item 2 –

(a) holds their interest in the tenancy –

(i) if a special term states the tenants are joint tenants—as a joint tenant; or

(ii) otherwise—as a tenant in common; and

(b) must perform all the tenant's obligations under this agreement.

Division 2 Entering tenancy

4 Start of tenancy

(1) The tenancy starts on the day stated in item 6.2.

(2) However, if no day is stated or if the stated day is before the signing of this agreement, the tenancy starts when the tenant is or was given a right to occupy the premises.

5 Entry condition report – s 65

(1) The lessor or lessor's agent must prepare, in the approved form, and sign a condition report for the premises.

(2) A copy of the condition report must be given to the tenant on or before the day the tenant occupies the premises under this agreement.

(3) If the tenant does not agree with the condition report, the tenant must mark the copy of the report in an appropriate way to show the parts the tenant disagrees with.

(4) The tenant must sign and return the copy of the condition report to the lessor or lessor's agent no later than 7 days after the later of the following days –

(a) the day the tenant occupies the premises;

(b) the day the tenant is given the copy of the condition report.

(5) After the copy of the condition report is returned to the lessor or lessor's agent by the tenant, the lessor or lessor's agent must make a copy of the condition report and return it to the tenant within 14 days.

(6) However, the lessor or lessor's agent does not have to prepare a condition report for the premises if –

(a) this agreement has the effect of continuing the tenant's right to occupy the premises under an earlier residential tenancy agreement; and

(b) in accordance with the Act, a condition report was prepared for the premises for the earlier residential tenancy agreement.

(7) If a condition report is not prepared for this agreement because subclause (6) applies, the condition report prepared for the earlier residential tenancy agreement is taken to be the condition report for this agreement.

6 Continuation of fixed term agreement – s 70

(1) This clause applies if –

(a) this agreement is a fixed term agreement; and

(b) none of the following notices are given, or agreements or applications made, before the day the term ends (the ***end day***) –

(i) a notice to leave;

(ii) a notice of intention to leave;

(iii) an abandonment termination notice;

(iv) a notice, agreement or application relating to the death of a sole tenant under section 324A;

(v) a separate written agreement between the lessor and tenant under section 277(a) to end this agreement.

(2) This agreement, other than a term about this agreement's term, continues to apply after the end day on the basis that the tenant is holding over under a periodic agreement.

Note – For more information about certain notices, see the information statement.

7 Costs apply to early ending of fixed term agreement – s 357A

(1) This clause applies if –

(a) this agreement is a fixed term agreement; and

(b) the tenant ends this agreement before the term ends other than in a way permitted under the Act.

(2) The tenant must pay the reletting costs under section 357A(3).

Note – For when the tenant may end this agreement early, under the Act, see clause 40 and the information statement.

(3) This clause does not apply if, after experiencing domestic violence, the tenant ends the tenant's interest in this agreement under chapter 5, part 1, division 3, subdivision 2A of the Act.

For more information visit the Domestic violence in a rental property webpage on the RTA website.

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Division 3 Rent

8 When, how and where rent must be paid – ss 83 – 85

(1) The tenant must pay the rent stated in item 7.
(2) The rent must be paid on the days stated in item 8.
(3) The rent must be paid –
  (a) in a way stated in item 9; or
  Note – Under section 83, at least 2 ways for the tenant to pay the rent must be stated in this agreement.
  (b) in a way agreed after the signing of this agreement by –
    (i) the lessor or tenant giving the other party a notice proposing a way; and
    (ii) the other party agreeing to the proposal in writing; or
  (c) if the lessor or lessor's agent intends to change the way rent is paid to a way that is not stated in item 9 and no way is agreed to after the signing of this agreement – in a way the lessor or lessor's agent proposes by notice to the tenant under section 84A.
(4) The lessor or lessor's agent must give the tenant a notice advising of the costs associated with the ways to pay rent offered to the tenant that the tenant would not reasonably be aware of if the lessor or lessor's agent knows or could reasonably be expected to find out about the costs.
(5) Also, the lessor or lessor's agent must declare any financial benefit the lessor or lessor's agent may receive if the tenant uses a particular way to pay rent.
(6) If a place is stated in item 10, the rent must be paid at the place.
(7) If, after the signing of this agreement, the lessor gives a notice to the tenant stating a place, or a different place, for payment of rent and the place is reasonable, the rent must be paid at the place while the notice is in force.
(8) If no place is stated in item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.
  Examples of an appropriate place –
  - the lessor's address for service
  - the office of the lessor's agent

9 Rent in advance – s 87

The lessor or lessor's agent may require the tenant to pay rent in advance only if the payment is not more than –
(a) for a periodic agreement – 2 weeks rent; or
(b) for a fixed term agreement – 1 month rent.
Note – Under section 87(2), the lessor or the lessor's agent must not require payment of rent under this agreement in a period for which rent has already been paid.

10 Rent increases – ss 91 and 93

(1) If the lessor proposes to increase the rent, the lessor must give notice of the proposal to the tenant.
(2) The notice must state –
  (a) the amount of the increased rent; and
  (b) the day from when the rent is payable; and
  (c) the day the rent was last increased for the premises.
(3) The day from when the increased rent is payable must not be earlier than the later of the following –
  (a) 2 months after the day the notice is given;
  (b) 12 months after the last rent increase for the premises in accordance with section 93.
(4) Subject to an order of a tribunal, the increased rent is payable from the day stated in the notice, and this agreement is taken to be amended accordingly.
(5) However, the increased rent is payable by the tenant only if –
  (a) the rent is increased in compliance with this clause and the Act; and
  (b) the increased rent is not payable earlier than 12 months after the last rent increase for the premises in accordance with section 93; and
  (c) the increase in rent does not relate to –
    (i) compliance of the premises with the prescribed minimum housing standards; or
    (ii) keeping a pet or working dog at the premises.
(6) Also, if this agreement is a fixed term agreement, the rent may not be increased before the term ends unless –
  (a) this agreement provides for the rent increase; and
  (b) this agreement states the amount of the increase or how the amount of the increase is to be worked out; and
  (c) the increase is made in compliance with the matters mentioned in paragraph (b).

11 Application to tribunal about rent increase – s 92

(1) After the lessor gives the tenant notice of a proposed rent increase, the tenant may apply to the tribunal for an order reducing or setting aside the amount of the proposed increase if the tenant believes the increase –
  (a) is excessive; or
  (b) is not payable under clause 10.
(2) However, the application must be made –
  (a) within 30 days after the tenant receives the notice; and
  (b) if this agreement is a fixed term agreement – before the term of this agreement ends.

12 Rent decreases – s 94

Under section 94, the rent may decrease in certain situations.
Note – For information about the situations, see the information statement.

Division 4 Rental bond

13 Rental bond required – ss 111 and 116

(1) If a rental bond is stated in item 12, the tenant must pay to the lessor or the lessor's agent the bond –
  (a) if a special term requires the bond to be paid at a stated time – at the stated time; or
  (b) if a special term requires the bond to be paid by instalments – by instalments; or
  (c) otherwise – when the tenant signs this agreement.
  Note – There is a maximum rental bond that may be required. See sections 112(1) and 146 and the information statement.
(2) The lessor or the lessor's agent must, within 10 days of receiving the rental bond or a part of the bond, pay it to the authority and give the authority a notice, in the approved form, about the bond.
(3) The rental bond is intended to be available to financially protect the lessor if the tenant breaches this agreement.
  Example – The lessor may claim against the rental bond if the tenant does not leave the premises in the required condition at the end of the tenancy.
  Note – For how to apply to the authority or a tribunal for the rental bond at the end of the tenancy, see sections 125 to 141 and the information statement.

14 Increase in rental bond – s 154

(1) The tenant must increase the rental bond if –
  (a) the rent increases and the lessor gives notice to the tenant to increase the bond; and
  (b) the notice is given at least 11 months after –
    (i) this agreement started; or
    (ii) if the bond has been increased previously, following a notice given under this clause – the day stated in the notice, or the last notice, for making the increase.
(2) The notice must state the increased amount and the day by which the increase must be made.
(3) For subclause (2), the day must be at least 1 month after the notice is given to the tenant.

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Division 5 Outgoings

15 Outgoings – s 163

(1) The lessor must pay all charges, levies, premiums, rates or taxes for the premises, other than a service charge for the premises.

Examples –
body corporate levies, council general rates, sewerage charges, environment levies, land tax

(2) This clause does not apply if –
(a) the lessor is the State; and
(b) rent is not payable under the agreement; and
(c) the tenant is an entity receiving financial or other assistance from the State to supply rented accommodation to persons.

16 General service charges – ss 164 and 165

The tenant must pay a service charge, other than a water service charge, for a service supplied to the premises during the tenancy if –
(a) the tenant enjoys or shares the benefit of the service; and
(b) the service is stated in item 13.1; and
(c) either –
(i) the premises are individually metered for the service; or
(ii) Item 14 states how the tenant's apportionment of the cost of the service is to be worked out; and
(d) item 15 states how the charge may be recovered by the lessor from the tenant.

Note – Section 165(3) limits the amount the tenant must pay.

17 Water service charges – ss 164, 166 and 166A

(1) The tenant must pay an amount for the water consumption charges for the premises if –
(a) the tenant is enjoying or sharing the benefit of a water service to the premises; and
(b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and
(c) Item 13.2 states that the tenant must pay for water supplied to the premises.

(2) However, the tenant does not have to pay an amount –
(a) that is more than the amount of the water consumption charges payable to the relevant water supplier; or
(b) that is a fixed charge for the water service to the premises.

(3) Also, the tenant does not have to pay an amount for a reasonable quantity of water supplied to the premises for a period if, during the period, the premises are not water efficient for section 166.

(4) In deciding what is a reasonable quantity of water for subclause (3), regard must be had to the matters mentioned in section 169(4)(a) to (e).

(5) The lessor must give the tenant copies of water consumption charges documents within 4 weeks after the lessor receives the documents.

(6) The tenant must pay the amount of the water consumption charge to the lessor within 4 weeks after the lessor gives the tenant copies of the water consumption charges documents about the incurring of the amount.

(7) The tenant is not required to pay an amount for the water consumption charges if the tenant has not received a copy of the water consumption charges document about the amount payable to the relevant water supplier.

(8) Subclause (9) applies if water consumption charges are payable for a period that includes part but not all of a period specified, or to be specified, in a water consumption charges document.

(9) The tenant may be required to pay an amount calculated for a partial billing under section 166A using –
(a) a meter reading for the premises recorded in a condition report; and
(b) a reasonable estimate of the volume of water supplied to the premises during the period for which water consumption charges are payable by the tenant; and
(c) the rate used to calculate the water consumption charge stated in the most recent water consumption charges document.

(10) In this clause –

water consumption charge, for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.

Note – If there is a dispute about how much water (or any other service charge) the tenant should pay, the lessor or the tenant may attempt to resolve the dispute by conciliation.

water consumption charges document means a document, issued to the lessor by the relevant water supplier, stating the amount of water consumption charges for the premises that are payable to the supplier.

Division 6 Rights and obligations during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation – s 181

The lessor must ensure there is no legal impediment to occupation of the premises by the tenant as a residence for the term of the tenancy if, when entering into this agreement, the lessor knew about the impediment or ought reasonably to have known about it.

Examples of possible legal impediments –
- if there is a mortgage over the premises, the lessor might need to obtain approval from the mortgagee before the tenancy can start
- a certificate might be required under the *Building Act 1975* before the premises can lawfully be occupied
- the zoning of the land might prevent use of a building on the land as a residence.

19 Vacant possession and quiet enjoyment – ss 182 and 183

(1) The lessor must ensure the tenant has vacant possession of the premises (other than a part of the premises that the tenant does not have a right to occupy exclusively) on the day the tenant is entitled to occupy the premises under this agreement.

Note – Parts of the premises where the tenant does not have a right to occupy exclusively may be identified in a special term.

(2) The lessor must take reasonable steps to ensure the tenant has quiet enjoyment of the premises.

(3) The lessor or the lessor's agent must not interfere with the reasonable peace, comfort or privacy of the tenant in using the premises.

20 Lessor's right to enter the premises – ss 192–199

The lessor or the lessor's agent may enter the premises during the tenancy only if the obligations under sections 192 to 199 have been complied with.

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21 Tenant's use of premises – ss 10 and 184

(1) The tenant may use the premises –
  (a) only as a place of residence; or
  (b) mainly as a place of residence and for another use allowed under a special term.

(2) The tenant must not –
  (a) use the premises for an illegal purpose; or
  (b) cause a nuisance by the use of the premises; or
  Examples of things that may constitute a nuisance –
  - using paints or chemicals on the premises that go onto or cause odours on adjoining land
  - making loud noises
  - allowing large amounts of water to escape onto adjoining land

  (c) interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant; or
  (d) allow another person on the premises to interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant.

22 Number of occupants allowed

No more than the number of persons stated in item 16 may reside at the premises.

23 Body corporate by-laws– s 69

(1) The lessor must give the tenant a copy of any body corporate by-laws applicable to –
  (a) the occupation of the premises; or
  (b) any common area available for use by the tenant with the premises.

(2) The tenant must comply with the body corporate by-laws.

(3) Subclause (1) does not apply if –
  (a) this agreement has the effect of continuing the tenant's right to occupy the premises under an earlier residential tenancy agreement; and
  (b) the lessor gave the tenant a copy of the body corporate by-laws in relation to the earlier agreement.

Subdivision 2 Standard of premises

24 Lessor's obligations – s 185

(1) At the start of the tenancy, the lessor must ensure –
  (a) the premises are clean; and
  (b) the premises are fit for the tenant to live in; and
  (c) the premises are in good repair; and
  (d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises; and
  (e) the premises otherwise comply with any prescribed minimum housing standards applying to the premises.

(2) While the tenancy continues, the lessor must –
  (a) maintain the premises in a way that the premises remain fit for the tenant to live in; and
  (b) maintain the premises in good repair; and
  (c) ensure any law dealing with issues about the health or safety of persons using or entering the premises is complied with; and
  (d) keep any common area included in the premises clean; and
  (e) ensure the premises otherwise comply with any prescribed minimum housing standards applying to the premises.

(3) However, the lessor is not required to comply with subclause (1)(c) or (2)(a) for any non-standard items and the lessor is not responsible for their maintenance if –
  (a) the lessor is the State; and
  (b) the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their maintenance; and
  (c) the non-standard items are not necessary and reasonable to make the premises a fit place in which to live; and
  (d) the non-standard items are not a risk to health or safety; and
  (e) for fixtures – the fixtures were not attached to the premises by the lessor.

(4) In this clause –
  non-standard items means the fixtures attached to the premises and inclusions supplied with the premises stated in this agreement for item 5.2.
  premises include any common area available for use by the tenant with the premises.

25 Tenant's obligations generally – s188

(1) The tenant must keep the premises clean, having regard to their condition at the start of the tenancy.

(2) The tenant must not maliciously damage, or allow someone else to maliciously damage, the premises.

(3) The tenant's obligations under this clause do not apply to the extent the obligations would have the effect of requiring the tenant to repair, or compensate the lessor for, damage to the premises caused by an act of domestic violence experienced by the tenant.

For more information visit the Domestic violence in a rental property webpage on the RTA website.

Subdivision 3 The dwelling

26 Fixtures or structural changes – ss 207–209

(1) The tenant may attach a fixture, or make a structural change, to the premises only if –
  (a) the tenant gives the lessor a request, in the approved form, for approval to attach the fixture or make the structural change; and
  (b) the lessor agrees to the request; and
  (c) for body corporate premises—the body corporate agrees to the request; and
  (d) the fixture is attached, or structural change is made, in accordance with the lessor's agreement.

Note – Fixtures are generally items permanently attached to land or to a building that are intended to become part of the land or building. Attaching a fixture may include, for example, gluing, nailing or screwing the fixture to a wall.

(2) The lessor must –
  (a) decide the request –
    (i) within 28 days after receiving the request; or
    (ii) if the premises are not body corporate premises—within a longer period, if agreed to by the tenant and lessor; and
  (b) advise the tenant of the lessor's decision; and
  (c) if the lessor agrees to the request and the premises are body corporate premises –
    (i) state that the lessor's agreement is subject to the agreement by the body corporate; and
    (ii) give the request to the body corporate within 28 days after receiving the request; and
    (iii) advise the tenant as soon as reasonably practicable of the body corporate's decision about the request.

(3) If the lessor agrees to the request, the lessor must give the tenant an agreement that –
  (a) is in writing; and
  (b) describes the nature of the fixture or structural change; and
  (c) states any conditions of the agreement, including any conditions given by the body corporate.

  Examples of conditions –
  - that the tenant must maintain the fixture in a particular way
  - that the tenant must remove the fixture and must repair damage caused by removing the fixture
  - that the lessor must compensate the tenant for the fixture if the tenant can not remove it

(4) The tenant must comply with any conditions of the agreement given by the lessor or body corporate.

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(5) In this clause –
body corporate premises means premises –
(a) that are part of a body corporate scheme; and
(b) for which, under a body corporate law or body corporate by-law, the approval of the body corporate is required for the attachment of a fixture, or the making of a structural change, to the premises.

27 Action by lessor for breach of lessor's agreement about fixture or structural change – s 209A

(1) This clause applies if –
(a) the tenant attaches a fixture, or makes a structural change, to the premises; and
(b) the lessor's agreement is given under section 208 to attach the fixture or make the structural change; and
(c) the tenant does not attach the fixture, or make the structural change, in accordance with the lessor's agreement.
(2) The lessor may –
(a) take action for a breach of a term of this agreement; or
(b) waive the breach and treat the fixture or structural change as an improvement to the premises for the lessor's benefit.

28 Supply of locks and keys – s 210

(1) The lessor must supply and maintain all locks necessary to ensure the premises are reasonably secure.
(2) The lessor must give the tenant, or if there is more than 1 tenant, give 1 of the tenants, a key for each lock that –
(a) secures an entry to the premises; or
(b) secures a road or other place normally used to gain access to, or leave, the area or building in which the premises are situated; or
(c) is part of the premises.
(3) If there is more than 1 tenant, the lessor must give the other tenants a key for the locks mentioned in subclause (2)(a) and (b).

29 Changing locks – ss 211 and 212

(1) The lessor or tenant may change a lock at the premises only if –
(a) the other party to this agreement agrees to the change; or
(b) the lessor or tenant has a reasonable excuse for making the change; or
(c) the lessor or tenant believes the change is necessary because of an emergency; or
(d) the lock is changed to comply with an order of the tribunal.
(2) However, the tenant may also change a lock at the premises if the tenant –
(a) believes the change is necessary to protect the tenant or another occupant of the premises from domestic violence; and
For more information visit the Domestic violence in a rental property webpage on the RTA website.
(b) engages a locksmith or other qualified tradesperson to change the lock.
(3) The lessor or tenant must not act unreasonably in failing to agree to the change of a lock.
(4) If the lessor or tenant changes a lock, the lessor or tenant must give the other party to this agreement a key for the changed lock, unless –
(a) the other party agrees to not being given the key; or
(b) the tribunal orders that the key not be given to the other party.
(5) If the tenant changes a lock under subclause (2) and gives the lessor a key for the changed lock, the lessor must not give the key to any other person without the tenant's agreement or a reasonable excuse.
(6) The right of the lessor or tenant to change a lock under this clause is subject to a body corporate law or a body corporate by-law that applies to the premises.

Subdivision 4 Damage and repairs

30 Meaning of emergency and routine repairs – ss 214 and 215

(1) ***Emergency repairs*** are works needed to repair any of the following –
(a) a burst water service or serious water service leak;
(b) a blocked or broken lavatory system;
(c) a serious roof leak;
(d) a gas leak;
(e) a dangerous electrical fault;
(f) flooding or serious flood damage;
(g) serious storm, fire or impact damage;
(h) a failure or breakdown of the gas, electricity or water supply to the premises;
(i) a failure or breakdown of an essential service or appliance on the premises for hot water, cooking or heating;
(j) a fault or damage that makes the premises unsafe or insecure;
(k) a fault or damage likely to injure a person, damage property or unduly inconvenience a tenant of the premises;
(l) a serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a tenant in gaining access to, or using, the premises.
(2) Also, ***emergency repairs*** are works needed for the premises to comply with the prescribed minimum housing standards.
(3) ***Routine repairs*** are repairs other than emergency repairs.

31 Nominated repairer for emergency repairs – s 216

(1) The lessor's nominated repairer for emergency repairs of a particular type must be stated either –
(a) in item 18; or
(b) in a notice given by the lessor to the tenant.
(2) The notice must state –
(a) the name and telephone number of the nominated repairer; and
(b) whether or not the nominated repairer is the tenant's first point of contact for notifying of the need for emergency repairs.
(3) The lessor must give notice to the tenant of any change of the lessor's nominated repairer or the telephone number of the nominated repairer.
(4) This clause does not apply if –
(a) the lessor has given the tenant a telephone number of the lessor; and
(b) the lessor gives notice to the tenant that the lessor is to arrange for emergency repairs to be made to the premises.

32 Notice of damage – s 217

(1) If the tenant knows the premises have been damaged, the tenant must give notice as soon as practicable of the damage.
(2) If the premises need routine repairs, the notice must be given to the lessor.
(3) If the premises need emergency repairs, the notice must be given to the lessor if –
(a) there is no nominated repairer for the repairs; or
(b) a nominated repairer for the repairs is not the tenant's first point of contact; or
(c) a nominated repairer for the repairs is the tenant's first point of contact but the tenant has been unable to contact the repairer after making reasonable efforts.
(4) If the premises need emergency repairs and there is a nominated repairer of the lessor for the repairs, the notice must be given to the repairer if –
(a) the repairer is the tenant's first point of contact; or
(b) the repairer is not the tenant's first point of contact but the tenant has been unable to contact the lessor after making reasonable efforts.
(5) Despite clause 48, a notice under this clause does not need to be written.

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(6) This clause does not apply to the tenant for damage caused by an act of domestic violence experienced by the tenant.
For more information visit the Domestic violence in a rental property webpage on the RTA website.

33 Emergency repairs arranged by tenant – ss 218 and 219

(1) The tenant may arrange for a suitably qualified person to make emergency repairs of the premises or apply to the tribunal under section 221 for orders about the repairs if –
(a) the tenant has been unable to notify the lessor or nominated repairer of the need for the repairs; or
(b) the repairs are not made within a reasonable time after notice is given.
Note – Section 219A also provides that the lessor's agent may arrange for emergency repairs.

(2) The maximum amount that may be incurred for emergency repairs arranged to be made by the tenant is an amount equal to the amount payable under this agreement for 4 weeks rent.
Note – For how the tenant may require reimbursement for the repairs, see sections 219(2) and (3) and 220 and the information statement.

Subdivision 5 Pets

34 Keeping pets and other animals at premises – ss 184B and 184G

(1) The tenant may keep a pet or other animal at the premises only with the approval of the lessor.

(2) However, the tenant may keep a working dog at the premises without the lessor's approval.

(3) The tenant has the approval of the lessor to keep a pet at the premises if keeping the pet at the premises is consistent with item 19.
Notes –
1 If item 19 states 2 cats, the tenant is approved by the lessor to keep up to 2 cats at the premises.
2 For additional approvals to keep a pet at the premises see clause 36.

(4) An authorisation to keep the pet or working dog at the premises continues for the life of the pet or working dog and is not affected by any of the following matters –
(a) the ending of this agreement, if the tenant continues occupying the premises under a new agreement;
(b) a change in the lessor or lessor's agent;
(c) for a working dog – the retirement of the dog from the service the dog provided as a working dog.

(5) An authorisation to keep a pet, working dog or other animal at the premises may be restricted by a body corporate by-law or other law about keeping animals at the premises.
Examples –
1 The premises may be subject to a local law that limits the number or types of animals that may be kept at the premises.
2 The premises may be subject to a body corporate by-law that requires the tenant to obtain approval from the body corporate before keeping a pet at the premises.

35 Tenant responsible for pets and other animals – s 184C

(1) The tenant is responsible for all nuisance caused by a pet or other animal kept at the premises, including, for example, noise caused by the pet or other animal.

(2) The tenant is responsible for repairing any damage to the premises caused by the pet or other animal.

(3) Damage to the premises caused by the pet or other animal is not fair wear and tear.

36 Request for approval to keep pet – ss 184D and 184E

(1) The tenant may, using the approved form, request the lessor's approval to keep a stated pet at the premises.

(2) The lessor must respond to the tenant's request within 14 days after receiving the request.

(3) The lessor's response to the request must be in writing and state –
(a) whether the lessor approves or refuses the tenant's request; and
(b) if the lessor approves the tenant's request subject to conditions – the conditions of the approval; and
Note – See clause 37 for limitations on conditions of approval to keep a pet at the premises.
(c) if the lessor refuses the tenant's request –
(i) the grounds for the refusal; and
(ii) the reasons the lessor believes the grounds for the refusal apply to the request.

(4) The lessor may refuse the request for approval to keep a pet at the premises only on 1 or more of the following grounds –
(a) keeping the pet would exceed a reasonable number of animals being kept at the premises;
(b) the premises are unsuitable for keeping the pet because of a lack of appropriate fencing, open space or another thing necessary to humanely accommodate the pet;
(c) keeping the pet is likely to cause damage to the premises that could not practicably be repaired for a cost that is less than the amount of the rental bond for the premises;
(d) keeping the pet would pose an unacceptable risk to the health and safety of a person, including, for example, because the pet is venomous;
(e) keeping the pet would contravene a law;
(f) keeping the pet would contravene a body corporate by-law applying to the premises;
(g) if the lessor proposed reasonable conditions for approval and the conditions comply with clause 37 – the tenant has not agreed to the conditions;
(h) the animal stated in the request is not a pet as defined in section 184A;
(i) another ground prescribed by a regulation under section 184E(1)(j).

(5) The lessor is taken to approve the keeping of the pet at the premises if –
(a) the lessor does not comply with subclause (2); or
(b) the lessor's response does not comply with subclause (3).

37 Conditions for approval to keep pet at premises – s 184F

(1) The lessor's approval to keep a pet at the premises may be subject to conditions if the conditions –
(a) relate only to keeping the pet at the premises; and
(b) are reasonable having regard to the type of pet and the nature of the premises; and
(c) are stated in the written approval given to the tenant under clause 36(3).

(2) Without limiting subclause (1)(b), the following conditions of the lessor's approval are taken to be reasonable –
(a) if the pet is not a type of pet ordinarily kept inside – a condition requiring the pet to be kept outside at the premises;
(b) if the pet is capable of carrying parasites that could infest the premises – a condition requiring the premises to be professionally fumigated at the end of the tenancy;
(c) if the pet is allowed inside the premises – a condition requiring carpets in the premises to be professionally cleaned at the end of the tenancy.

(3) A condition of the lessor's approval to keep a pet at the premises is void if the condition –
(a) would have the effect of the lessor contravening section 171 or 172; or
(b) would, as a term of this agreement, be void under section 173; or
(c) would increase the rent or rental bond payable by the tenant; or
(d) would require any form of security from the tenant.

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(4) For subclause (2), the premises are professionally fumigated, and carpets are professionally cleaned, if the fumigation and cleaning are done to a standard ordinarily achieved by businesses selling those services.

Division 7 Restrictions on transfer or subletting by tenant

38 General – ss 238 and 240

(1) Subject to clause 39, the tenant may transfer all or a part of the tenant's interest under this agreement, or sublet the premises, only if –
(a) the lessor agrees in writing to the transfer or subletting; or
(b) the transfer or subletting is made under an order of the tribunal.

(2) The lessor must act reasonably in failing to agree to the transfer or subletting.

(3) The lessor is taken to act unreasonably in failing to agree to the transfer or subletting if the lessor acts in a capricious or retaliatory way.

(4) The lessor or the lessor's agent must not require the tenant to pay, or accept from the tenant, an amount for the lessor's agreement to a transfer or subletting by the tenant, other than an amount for the reasonable expenses incurred by the lessor in agreeing to the transfer or subletting.

39 State assisted lessors or employees of lessor – s 237

(1) This clause applies if –
(a) the lessor is the State; or
(b) the lessor is an entity receiving assistance from the State to supply rented accommodation; or
(c) the tenant's right to occupy the premises is given under the tenant's terms of employment.

(2) The tenant may transfer the whole or part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing to the transfer or subletting.

Division 8 When agreement ends

40 Ending of agreement – s 277

(1) This agreement ends only if –
(a) the lessor and tenant agree, in a separate written document, to end this agreement; or
(b) the lessor gives a notice to leave premises to the tenant under section 326 and the tenant hands over vacant possession of the premises to the lessor on or after the handover day stated in the notice; or
(c) the tenant gives a notice of intention to leave premises to the lessor under section 327 and hands over vacant possession of the premises to the lessor on or after the handover day stated in the notice; or
(d) the tenant vacates, or is removed from, the premises after receiving a notice from a mortgagee or appointed person under section 317; or
(e) the tenant abandons the premises and the period for which the tenant paid rent has ended; or
(f) the tribunal makes an order terminating this agreement.

(2) Also, this agreement ends for a sole tenant if –
(a) the tenant gives the lessor a notice ending tenancy interest and hands over vacant possession of the premises; or
Note – See chapter 5, part 1, division 3, subdivision 2A of the Act for the obligations of the lessor and tenant relating to a notice ending tenancy interest.
(b) the tenant dies.
Note – See section 324A for when this agreement ends if a sole tenant dies.

41 Condition premises must be left in – s 188

(1) At the end of the tenancy, the tenant must leave the premises, as far as possible, in the same condition they were in at the start of the tenancy, fair wear and tear excepted.
Examples of what may be fair wear and tear –
• wear that happens during normal use
• changes that happen with ageing

(2) The tenant's obligation mentioned in subclause (1) does not apply to the extent the obligation would have the effect of requiring the tenant to repair, or compensate the lessor for, damage to the premises caused by an act of domestic violence experienced by the tenant.
For more information visit the Domestic violence in a rental property webpage on the RTA website.

42 Keys

At the end of the tenancy, the tenant must return to the lessor all keys for the premises.

43 Tenant's forwarding address – s 205

(1) When handing over possession of the premises, the tenant must, if the lessor or lessor's agent asks the tenant in writing to state the tenant's new residential address, tell the lessor or lessor's agent the tenant's new residential address.

(2) However, subclause (1) does not apply if –
(a) the tenant has a reasonable excuse for not telling the lessor or lessor's agent the new address; or
(b) after experiencing domestic violence, the tenant ended the tenant's interest in this agreement, under chapter 5, part 1, division 3, subdivision 2A of the Act.

For more information visit the Domestic violence in a rental property webpage on the RTA website.

44 Exit condition report – s 66

(1) The tenant must, on or before the day this agreement ends, prepare and sign a condition report for the premises in the approved form.
Note – For the approved form for the condition report, see the information statement.

(2) As soon as practicable after this agreement ends, the tenant must give 1 copy of the condition report to the lessor or lessor's agent.
Example of what might be as soon as practicable – when the tenant returns the keys to the premises to the lessor or the lessor's agent

(3) The lessor or the lessor's agent must, within 3 business days after receiving the copy of the condition report –
(a) sign the copy; and
(b) if the lessor or lessor's agent does not agree with the report – show the parts of the report the lessor or lessor's agent disagrees with by marking the copy in an appropriate way; and
(c) if the tenant has given a forwarding address to the lessor or lessor's agent – make a copy of the report and return it to the tenant at the address.

(4) The lessor or lessor's agent must keep a copy of the condition report signed by both parties for at least 1 year after this agreement ends.

45 Goods or documents left behind on premises – ss 363 and 364

(1) The tenant must take all of the tenant's belongings from the premises at the end of the tenancy.

(2) The lessor may not treat belongings left behind as the lessor's own property but must deal with them under sections 363 and 364.

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Division 9 Miscellaneous

46 Supply of goods and services – s 171

(1) The lessor or the lessor's agent must not require the tenant to buy goods or services from the lessor, the lessor's agent or a person nominated by the lessor or lessor's agent.

(2) Subclause (1) does not apply to –
  (a) a requirement about a service charge; or
  (b) a condition of an approval to keep a pet if the condition –
    (i) requires the carpets to be cleaned, or the premises to be fumigated, at the end of the tenancy; and
    (ii) complies with clause 37; and
    (iii) does not require the tenant to buy cleaning or fumigation services from a particular person or business.

47 Lessor's agent – s 206

(1) The name and address for service of the lessor's agent is stated in item 3.

(2) Unless a special term provides otherwise, the lessor's agent may –
  (a) stand in the lessor's place in any application to the tribunal by the lessor or the tenant; or
  (b) do any thing else the lessor may do, or is required to do, under this agreement.

Note – See also sections 24 and 25.

48 Notices

(1) A notice under this agreement must be written and, if there is an approved form for the notice, in the approved form.

(2) A notice from the tenant to the lessor may be given to the lessor's agent.

(3) A notice may be given to a relevant party –
  (a) by giving it to the relevant party personally; or
  (b) if an address for service for the relevant party is stated in item 1, 2 or 3 – by leaving it at the address or sending it by prepaid post as a letter to the address; or
  (c) if an electronic address for a type of electronic communication for the relevant party is stated in item 1, 2 or 3 and item 4 indicates that a notice may be given by that type of electronic communication – by sending it by electronic communication to the electronic address in accordance with the *Electronic Transactions (Queensland) Act 2001*.
  Examples of types of electronic communication – email, facsimile, text message

(4) If no address for service is stated in item 2 for the tenant, the tenant's address for service is taken to be the address of the premises.

(5) A relevant party may change their address for service or electronic address only by giving notice to each other relevant party of their new address for service or a new electronic address.

(6) On the giving of a notice of a new address for service or new electronic address for a relevant party, the address for service or electronic address stated in the notice is taken to be the relevant party's address for the relevant item in this agreement.

(7) A relevant party may withdraw their consent to notices being given to them by electronic communication, or to a specific electronic address, only by giving notice to each other relevant party that notices are no longer to be given to the relevant party electronically, or to that electronic address.

(8) Unless the contrary is proved –
  (a) a notice left at an address for service is taken to have been received by the person to whom the address relates when the notice was left at the address; and
  (b) a notice sent by post is taken to have been received by the person to whom it was addressed when it would have been delivered in the ordinary course of post; and
  (c) a notice sent by electronic communication to an electronic address is taken to have been received by the recipient –
    (i) if the type of electronic communication is email – when the email enters the recipient's email server; or
    (ii) if the type of electronic communication is facsimile – when the sender's facsimile machine produces a transmission report indicating all pages of the notice have been successfully sent; or
    (iii) otherwise – at the time stated in the *Electronic Transactions (Queensland) Act 2001*, section 24.

(9) In this clause –
relevant party means –
  (a) the lessor; or
  (b) the tenant; or
  (c) if there is an agent of the lessor – the lessor's agent.

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Part 3 Special terms

Insert any special terms here and/or attach a separate list if required. See clause 2(3) to 2(5)

Refer to attached special terms approved by the Real Estate Institute of Queensland

The lessor/agent confirms that the premises are water efficient and tenant is liable for all water consumption charge during the tenancy.

The parties hereby acknowledge that the below documents form part of this agreement:

- REIQ Special Terms
- Tenant consent to receive electronic communications
- General Tenancy Agreement Annexure A Special Terms
- Annexure B - Pet agreement (only applies when landlord has approved pet application in writing)
- Pool agreement and responsibilities (if pool is applicable)
- If the landlord is responsible for regular pool maintenance, the tenant will be invoiced for pool chemicals by the same pool maintenance company. Payment to Agent's trust account is required within 30 days of invoice being issued.
- Tenant/s must clean the Airconditioning filters (Split system if any) every 3 months to ensure optimal function of the Airconditioning unit/s.
- If the property has solar panel - the credit will not be automatically passed to tenants unless otherwise specified. Please confirm with agent if tenant can connect electricity to their own name if solar panel presented. The landlord might not repair the solar panel if it ceased working.
- Bond is required to top up within 30 days after required if rent is to be increased during the fixed term.

Names of Approved Occupants: Matt Thearle, Kate Thearle & Elizabeth Pratt + Natalie Lakowec & 2 children (4 & 6 y.o)

The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.**

Other languages: You can access a free interpreter service by calling the RTA on 1300 366 311 (Monday to Friday, 8:30am to 5:00pm).

Signature of lessor/agent

Name/trading name

Place 188 Pty Ltd trading as Place 188

Signature

Signed by: Elena Kurchenko A25A8B30CB874C1...

Date 15/7/2026 | 11:03 AM AEST

Signature of tenant 1

Print name

Matthew Alan Thearle

Signature

Date 14/7/26

Signature of tenant 2

Print name

Kate Thearle

Signature

Date 14/7/26

Signature of tenant 3

Print name

Elizabeth Pratt

Signature

Date 14/7/26