

Seller Disclosure Report

Vendor/s

AMAR JAZRAWI, FANAR MATTI YACOUB

Property Address

1 SHIRLEY CL, KURABY QLD 4112

Prepared On

Wednesday, September 9, 2026

Report Contents

- 01** Disclosure Statement
- 02** Searches

01

Disclosure Statement

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 AMAR JAZRAWI, FANAR MATTI YACOUB

Property address 1 SHIRLEY CL, KURABY QLD 4112
(referred to as the
“property” in this
statement)

Lot on plan description Lot 148 on SP181301

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 ☐ Yes ☒ No to affect the property after settlement. Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ Yes Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows: NA
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No <i>If Yes, the details of any statutory encumbrances are as follows:</i> 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 <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. ☐ Yes ☒ No If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>: 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 <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. ☐ Yes ☒ No The following notices are, or have been, given: A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No		
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. ☐ Yes ☒ No <i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). ☐ Yes ☒ No		
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

WARNING TO BUYER – The amount of charges imposed on you may be different to the amount imposed on the seller.

Rates	Whichever of the following applies—
The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:	
Amount: \$821.69	Date Range: 01/07/2026 - 30/09/2026
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: \$225.67 access Date Range: 23/03/2026 - 15/06/2026 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. ☐ Yes ☒ No <i>(If Yes, complete the information below)</i>
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. ☐ Yes Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. ☐ Yes ☐ No <i>If No</i>— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme ☐ Yes ☒ No <i>(If Yes, complete the information below)</i>
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. ☐ Yes ☐ No <i>If No</i>— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures – SELLER

Signed by:

0D7EAA2C03B56E86

Signature of seller

Amar Jazrawi

Name of seller

09/09/2026 05:22 pm

Date

Signed by:

980AF0366B10DA9D

Signature of seller

Fanar Yacoub

Name of seller

09/09/2026 05:19 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

Signature of buyer

Name of buyer

Name of buyer

Date

Date

02

Searches



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50621771	Search Date:	07/09/2026 14:59
Date Title Created:	10/08/2006	Request No:	57535640
Previous Title:	50571122		

ESTATE AND LAND

Estate in Fee Simple

LOT 148 SURVEY PLAN 181301

Local Government: BRISBANE CITY

REGISTERED OWNER

Dealing No: 714474875 22/05/2012

AMAR JAZRAWI

FANAR MATTI YACoub

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10369080 (POR 55)

ADMINISTRATIVE ADVICES

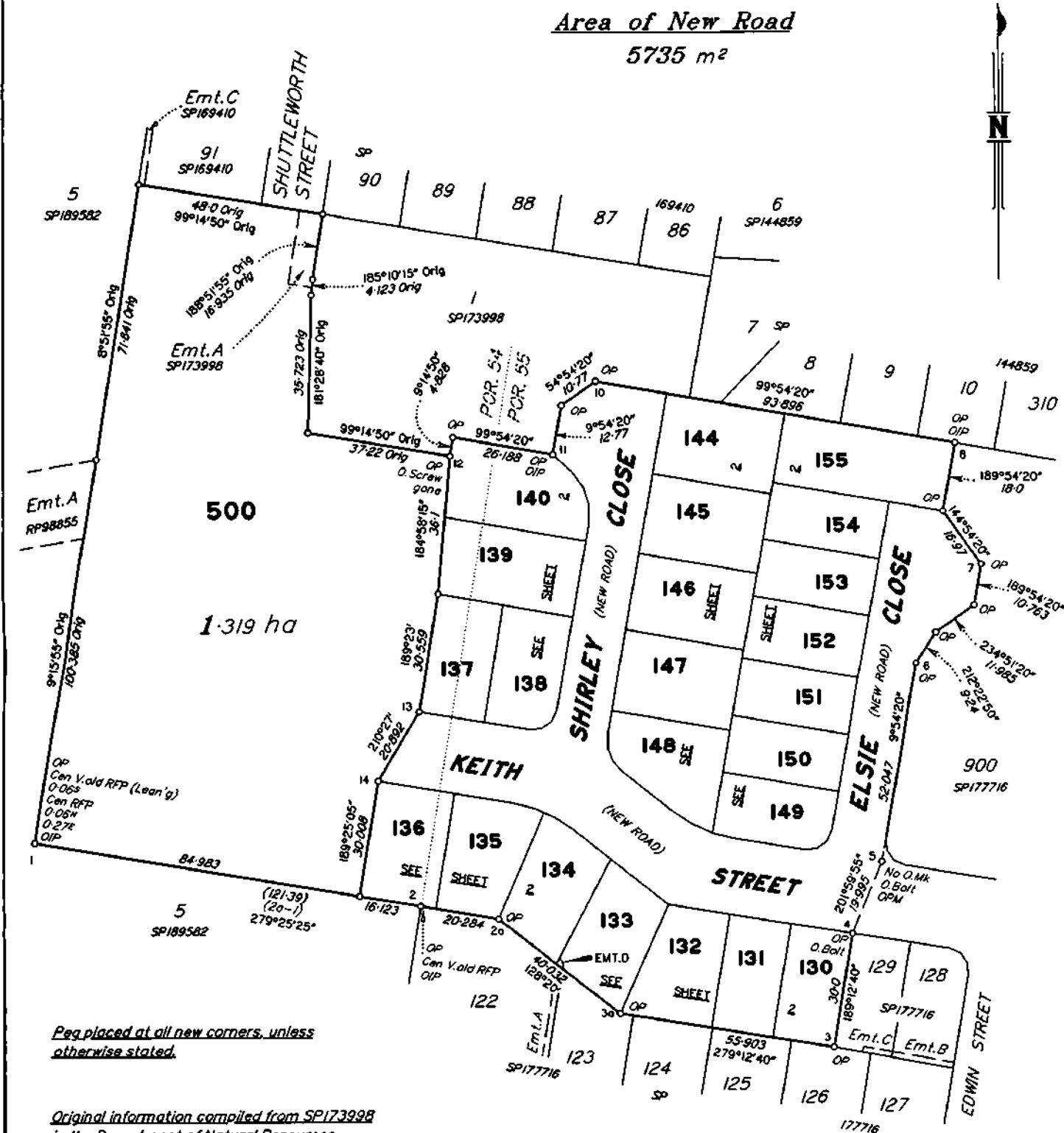
NIL

UNREGISTERED DEALINGS

NIL

Corrections have occurred - Refer to Historical Search

** End of Current Title Search **

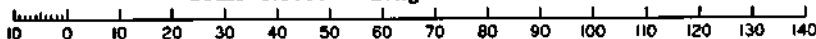


Peg placed at all new corners, unless otherwise stated.

Original information compiled from SP173998
in the Department of Natural Resources
Mines and Water.

SEE SHEET 2 FOR REFERENCE MARKS.

Scale 1:1000 - Lengths are in Metres.



**Plan of Lots 130-140, 144-155, 500
and Easement D in Lot 133**

Cancelling Lot 2 on SP173998

PARISH: **YEERONGPILLY** COUNTY: *Stanley*

Meridion: *SP177716*

F/N's: *No*

Scale: **1:1000**

Format: **STANDARD**



SP 181301

Plan Status:

I, Michael David WOLTER hereby certify that the land comprised in this plan was surveyed by Nigel Boyd DONALDSON, registered surveying professionals, for whose work I accept responsibility and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 23-05-2008.

Date: 23-08-2008

Cadastral Surveyor

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

709841926 Registered

s Lodged by

BE 400 NT

\$1830.85
09/08/2006 15:51

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

1. Certificate of Registered Owners or Lessees.

4/We WILBOW CORPORATION PTY LTD ACN 005 867 596

(Names in full)

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

*as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

Wilbow Corporation Pty Ltd
A.C.N. 005 867 596 by its Attorney
Jayna Lister Krause
Registered Power of Attorney
No. 704660369

* Rule out whichever is inapplicable

2 Local Government Approval

* BRISBANE CITY COUNCIL

hereby approves this plan in accordance with the:

% INTEGRATED PLANNING ACT 1997

Dated this 2nd day of August, 2006

LESLIE HOWARD ACWORTH
Appointed Officer

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

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt :
Surveyor : CIS1/11

6. Existing

Title Reference	Lot	Plan	Lots	Emts	Road
50571122	2	SP173998	130-140,144-155,500	0	New Rd

Created

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
708950798	500

136,137,139,140	54,55
500	54
130-135,138,144-155	55
Lots	Orig

7. Portion Allocation :

8. Map Reference :
9542-44223

9. Locality :
KURABY

10. Local Government :
BRISBANE CITY

11. Passed & Endorsed :

By : Michael David WOLTER
Date : 23/06/2006
Signed :
Designation : Cadastral Surveyor

12. Building Format Plans only.

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

Cadastral Surveyor/Director * Date
* delete words not required

13. Lodgement Fees :

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

14. Insert Plan Number
SP181301

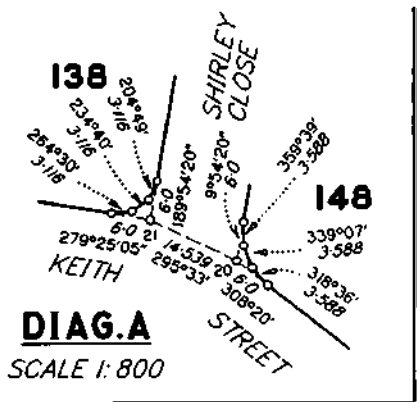
PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
5-OPM	SP177716	100°21'55"	120.35	158890
21-PM		62°33'	4.933	164683

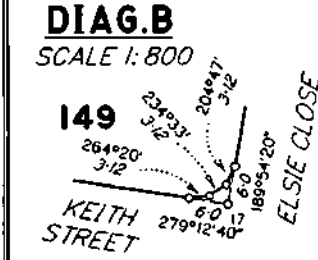
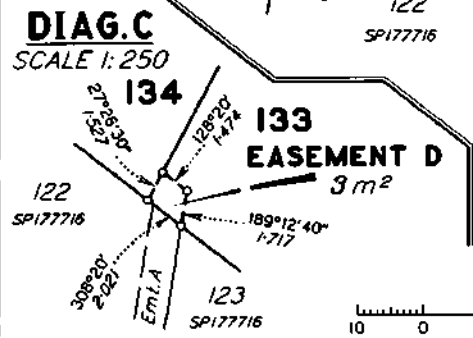
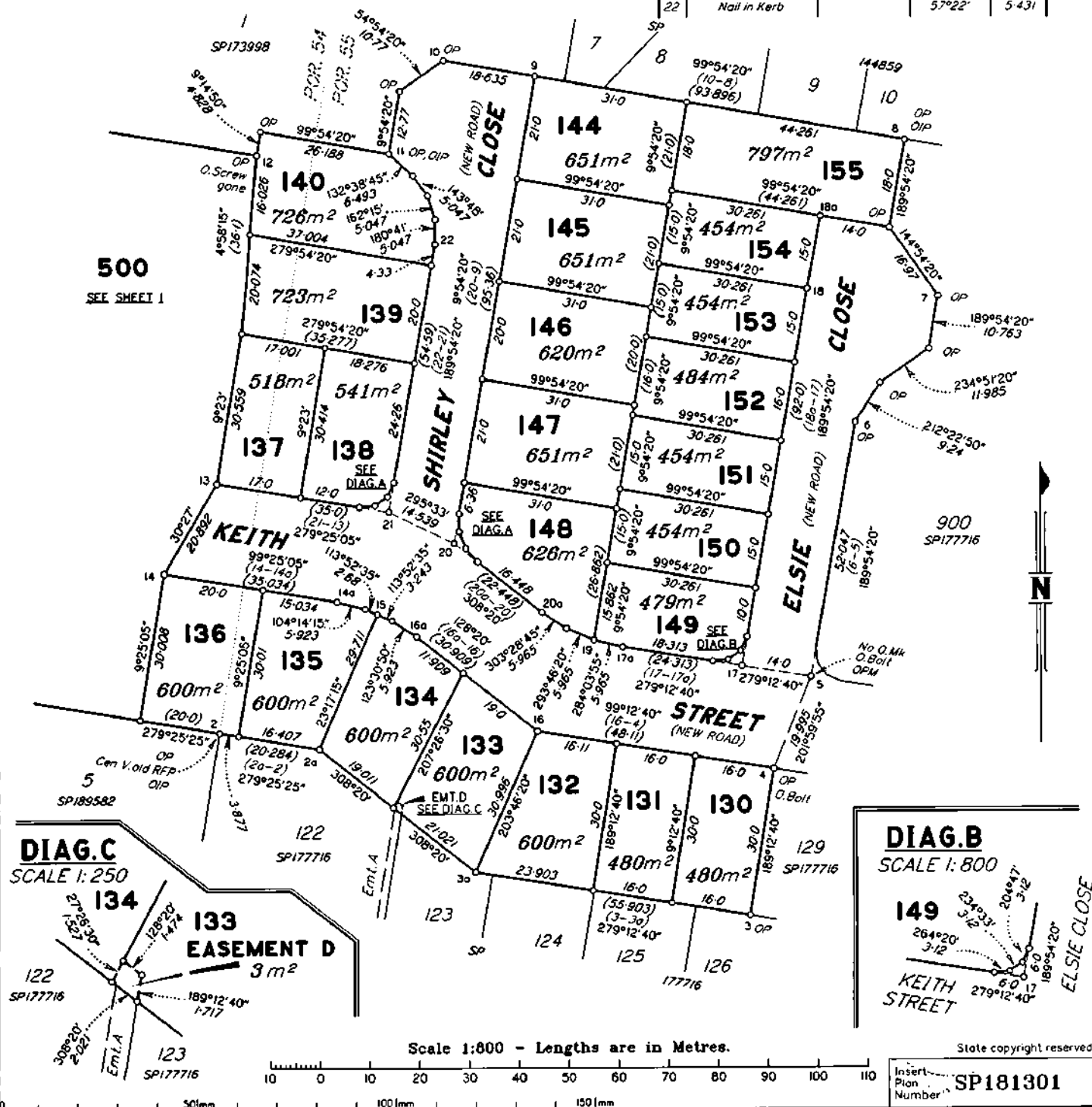
new connection

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	SP165774	279°25'25"	1.0
2	OIP	RP98855	279°25'25"	2.557
4	O Bolt in Kerb	SP177716	78°45'15"	11.645
5	Nail in Kerb		324°14'	5.407
5	O Bolt in Conc	SP177716	111°14'	8.545
6	Pin		2°07'	6.74
6	Nail in Kerb		335°43'	6.857
7	Nail in Kerb		267°49'	6.013
8	OIP	SP165774	135°0'	1.0
9	Nail in Kerb		234°29'15"	9.147
10	Nail in Kerb		196°06'30"	8.942
11	OIP	SP173998	179°20'	1.07
11	Pin		123°55'	6.394
12	O Screw in Kerb gone	SP173998	248°49'	5.697
13	Nail in Kerb		226°46'	5.081
14	Nail in Kerb		42°24'	4.79
15	Pin		99°25'	3.844
15	Nail in Kerb		66°16'	5.436
16	Nail in Kerb		33°42'	5.992
17	Nail in Kerb		237°49'	5.958
17	Pin		24°52'	6.144
18	Nail in Kerb		68°12'30"	5.773
19	Nail in Kerb		150°11'	4.177
20	Nail in Kerb		310°43'30"	4.637
20	Pin		138°10'	6.68
21	Pin		270°50'	6.1
22	Nail in Kerb		57°22'	5.431



500
SEE SHEET 1



Scale 1:800 - Lengths are in Metres.

State copyright reserved.

Insert Plan Number SP181301



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)

Search Team
GPO Box 1612
Brisbane QLD 4000

Transaction ID: 51212611 EMR Site Id: 07 September 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 148 Plan: SP181301
1 SHIRLEY CL
KURABY

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

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 1046248

Date: 07 September 2026

Search Request reference: OR-1F0OTR7097M0FL

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 **148** on Plan **SP181301** at **1 SHIRLEY CL KURABY 4112** has been processed.

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

Note:

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

Disclaimer:

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

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

Privacy Statement:

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

QUUR19_A4B/E-1/S-1/I-1/
MR AMAR JAZRAWI & MRS FANAR M YACOUB
3 PEAK CT
ROCHEDALE QLD 4123

Property Location: 1 SHIRLEY CLOSE
KURABY 4112

Customer reference number	10 1045 8162 0000 3
Bill number	1045 8162 79
Date issued	22/06/2026
Total due	\$234.66
Current charges due date	26/07/2026

Your water usage

Water usage (kL)	2
Days charged	85

Average daily water usage (litres)

Current period	24
Same period last year	451

Account Summary Period 23/03/2026 - 15/06/2026

Your Last Account

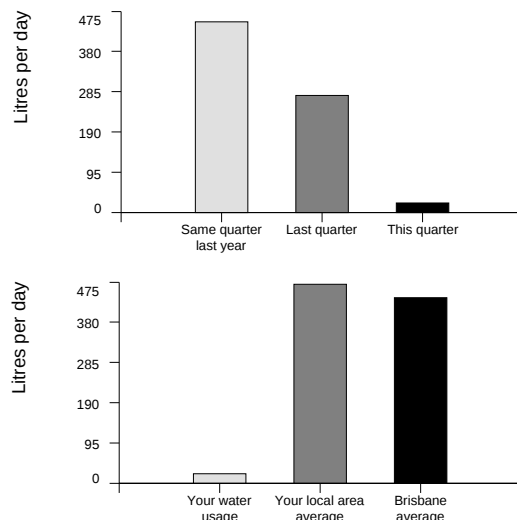
Amount Billed	\$421.67
Amount Paid	\$421.67CR

Your Current Account

Balance	\$0.00
Current Charges	\$234.66

Total Due	\$234.66
------------------	-----------------

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



YOUR BILL COVERS SO MUCH MORE THAN JUST THE WATER YOU USE *Scan to learn more*



Payment options



Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit



Telephone and internet banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking. More info: www.bpay.com.au
® Registered to BPAY Pty Ltd ABN 69 079 137 518



Internet
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a surcharge. We accept Mastercard or Visa credit cards.



By phone
Call 1300 123 141 to pay your account using your MasterCard or Visa card.



Mail
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124



In person
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

Amount paid

Date paid

Receipt number

YOUR CHARGES for 23/03/2026 - 15/06/2026 (85 days)

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ADC1527006	23/03/2026	1068		
	16/06/2026	1070	2kL	

Water Usage

State bulk water price

State Bulk Water Charge 2025/26	2kL @ \$3.517000/kL	\$7.03
---------------------------------	---------------------	--------

Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	2kL @ \$0.981000/kL	\$1.96
----------------------	---------------------	--------

Subtotal \$8.99

Water Services

Urban Utilities water service charge

Water service charge 2025/26	85 days	\$58.99
------------------------------	---------	---------

Subtotal \$58.99

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2025/26	85 days	\$166.68
---------------------------------	---------	----------

Subtotal \$166.68

Water usage \$8.99

Water services \$58.99

Sewerage services \$166.68

Your total charges 23/03/2026 - 15/06/2026 \$234.66

Customer ref. no. 10 1045 8162 0000 3

1 SHIRLEY CLOSE
KURABY 4112



Your usage was 2 kilolitres.

That's an average of 24 litres per day.



NEED HELP
UNDERSTANDING
YOUR BILL?

Learn about each item
on your bill and the
services it helps pay for

SCAN HERE



INTERPRETER SERVICE 13 14 50

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

© Urban Utilities 2026

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



Water and Sewerage Account
In Person / Mail Payment Advice
Name: MR AMAR JAZRAWI &
MRS FANAR M YACOB



Billers Code: 112144
Ref: 10 1045 8162 0000 3



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



*4001 101045816200003



Current charges due date

26/07/2026

For Credit Urban Utilities

Trans Code

831

User ID

066840

Customer Reference No.

101045816200003

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



Credit

Date

Cash

Teller Stamp
& Initials

Cheques

Total Due

\$ 234.66

+757+



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Mailing Code BPAY VIEW
Property Location 1 SHIRLEY CL
KURABY
Issue Date 10 Jul 2026

Bill number
5000 1050 9992 352

Bill number including donation
5800 1050 9992 352

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jul 2026 - 30 Sep 2026



P189BCCRA328_A4MA01/E-338/S-1068/I-2135/H-6

MR AMAR JAZRAWI & MRS FANAR M YACOUB
3 PEAK CT
ROCHEDALE QLD 4123

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

\$821.65

Due Date

10 Aug 2026

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	756.69
State Government Charges	65.00
Gross Amount	821.69
Discount and/or Rounding (where applicable)	0.04 CR
Nett Amount Payable	821.65
Optional Lord Mayor's Charitable Trust donation received by the Due Date	836.65

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



*439 580010509992352



Bill Code: 319186
Ref: 5800 0000 4506 735
Amt: \$836.65 by 10 Aug 2026

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010509992352



Bill Code: 78550
Ref: 5000 0000 4506 735
Amt: \$821.65 by 10 Aug 2026

Pay using your smartphone



MR AMAR JAZRAWI & MRS
FANAR M YACOUB

Due Date

10 Aug 2026

50

Gross Amount

\$821.69

Nett Amount

\$821.65

<0000082165>

<004440>

<500010509992352>

>

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 e chiedete di essere collegati con il numero (07) 3403 8888 del municipio di Brisbane (*Brisbane City Council*).

Spanish

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

Chinese

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）3403 8888 到布里斯本（Brisbane）市政廳。

Property Details

Owner	MR AMAR JAZRAWI & MRS FANAR M YACOUB	
Property Location	1 SHIRLEY CL KURABY	
Real Property Description	L.148 SP.181301 PAR Y'PILLY	
Valuation effective from	1 Jul 2024	\$680,000
	1 Jul 2025	\$820,000
	1 Jul 2026	\$820,000
Average Rateable Valuation (A R V)		\$773,333

Account Details

Account Number 5000 0000 4506 735

Opening Balance

Closing Balance Of Last Bill	768.12	
Payment Received - 11-May-2026	768.10	CR
Discount/Rounding Allowed	0.02	CR

Total	0.00
--------------	-------------

Period: 1 Jul 2026 - 30 Sep 2026

Brisbane City Council Rates & Charges

General Rates - Category 7 (Annually 0.2883 Cents In The A R V \$)	557.38
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 \$)	20.49
Environmental Mgt Compliance Levy Category 7 (Annual 0.018 Cents In The A R V \$)	34.80

Total	756.69
--------------	---------------

State Government Charges

Emergency Management Levy - Group 2	65.00
-------------------------------------	-------

Total	65.00
--------------	--------------

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.



Rating Category Statement 2026-27

Dedicated to a better Brisbane

Brisbane City Council (Council) will use a system of differential general rating for 2026-27. The differential general rate will be calculated using the average rateable value (ARV) as provided for under the "City of Brisbane Regulation 2012".

There are 227 differential general rating categories in 2026-27. The categories and the relevant descriptions are outlined in the Differential General Rating Table in section 15.1 of Council's "Resolution of Rates and Charges 2026-27" (the Resolution). An explanation of the land use codes appears in section 15.10.

Landowners are responsible for checking the differential general rating category applied to their property. If you have any concern with the category that has been given to your property, you should contact Council immediately by phoning Council's Contact Centre on (07) 3403 8888 or by writing to Council to discuss that concern.

To object to the rating category applied to the property, landowners must, within 30 days of the rate account issue date, submit a rating category Notice of Objection using Council's nominated form stating that the land should be in another rating category and the facts and circumstances that are the basis for that statement. The form is available from Council's Central Customer Centre, Level 1, 266 George Street, Brisbane, other Customer Centres, or by phoning the Contact Centre.

If the objection is successful and the differential general rating category is changed, the change will be effective from the beginning of the rating quarter in which the successful objection notice was lodged. Lodging an objection does not stop Council from levying and recovering rates as specified in your rate account.

TABLE OF RATING CATEGORIES

- 1. Residential – Owner Occupied:** Residential dwelling houses where the sole use is as an owner occupied residence of the owner/s. All owners are individuals, with the exception of property held under a 'Special Disability Trust'.
Excludes companies, trusts, organisations or any entity other than an individual. This is regardless of whether the land is occupied by a shareholder or even the sole shareholder of that company, trust, organisation or entity. Such land is regarded as non-owner occupied residential land and included in differential rating category 7.
Qualifying vacant land listed in the 'rating description' of category 1 in the Resolution may also be included in this category.
- 1ga. Residential – Owner Occupied with Guest Accommodation:** Land that would otherwise meet the description of category 1 but for the fact that part of the property is used for paid guest accommodation and meets the allowable limits of paid guest accommodation in 'Column 2' section 5 of the table shown at section 15.13 of the Resolution.
- 2e, 2f, 2g, 2i, 2m, 2n. Commercial/Non-Residential:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, for a non-residential purpose and is characterised by the 'rating description' for categories 2e, 2f, 2g, 2i, 2m, 2n of the Differential General Rating Table contained in the Resolution and located outside the CBD and the CBD Frame as defined in the Resolution and is listed in the table shown at section 15.17 of the Resolution.
- 2o. Commercial/Non-Residential:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, for a non-residential purpose and is characterised by the 'rating description' for category 2o of the Differential General Rating Table contained in the Resolution; and located outside the CBD and the CBD Frame as defined in the Resolution.
This category also includes vacant land located outside the CBD or the CBD Frame that does not comply with the conditions for vacant land inclusion in category 1.
- 2p-2u. Commercial/Non-Residential:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, for a non-residential purpose characterised by the 'rating description' for categories 2p to 2u of the Differential General Rating Table contained in the Resolution and located outside the CBD and the CBD Frame as defined in the Resolution.
- 3. Rural:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, for a non-residential (Rural) purpose and is characterised by the 'rating description' for category 3 of the Differential General Rating Table contained in the Resolution.
- 4a-4b. Multi-Residential:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, for a multi-residential purpose and is characterised by the 'rating description' for category 4a or 4b respectively of the Differential General Rating Table contained in the Resolution.
- 5a. Central Business District:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, for a non-residential purpose and is characterised by the 'rating description' for category 5a of the Differential General Rating Table contained in the Resolution; and is located completely or partially within the CBD as defined in the Resolution, and has an ARV < \$5,000,000.
- 5b. Central Business District:** Land that would otherwise meet the description of category 5a but has an ARV >= \$5,000,000.
- 5c-5aa. Central Business District:** Land that would otherwise meet the description of category 5a or 5b but is listed in the table shown at section 15.14 of the Resolution.
- 5ab. Central Business District:** Land that would otherwise meet the description of category 5a or 5b but is located within the area shown on the map at section 15.23 of the Resolution.

- 5ac. Central Business District Public Car Park:** Land that would otherwise meet the description of category 5a or 5b but is used for the purposes of a public car park and is listed in the table shown at section 15.14 of the Resolution.
- 5ad. Central Business District Public Car Park:** Land that would otherwise meet the description of category 5a or 5b but is used for the purposes of a public car park and is listed in the table shown at section 15.14 of the Resolution.
- 5ae-5ag. Central Business District:** Land that would otherwise meet the description of category 5a or 5b but is listed in the table shown at section 15.14 of the Resolution.
- 6. Other:** This category will apply only where the land does not fall within any other category.
- 7. Residential – Non-Owner Occupied or Mixed Use:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, as a non-owner occupied residence or mixed use residence as defined in the Resolution.
Qualifying vacant land listed in the ‘rating description’ of category 7 in the Resolution may also be included in this category.
- 8a-8g. Large Regional Shopping Centre:** Land listed in the table shown at section 15.15 of the Resolution.
- 9a-9d. Major Regional Shopping Centre:** Land listed in the table shown at section 15.16 of the Resolution.
- 10. * CTS – Residential Owner Occupied:** Land used solely as an owner occupied residence, exists within a community titles scheme and is either located outside the CBD and the CBD Frame OR located completely or partially within the CBD or completely within the CBD Frame and outside the area shown on the map at section 15.23 of the Resolution, and was held by the owner on or before 30 September 2025 and is characterised by the ‘rating description’ for category 10 of the Differential General Rating Category Table contained in the Resolution.
- 10aa-10ad. * CTS – Residential Owner Occupied:** Land that would otherwise meet the description of category 10 but is located completely within the area shown on the map at section 15.23 of the Resolution and is characterised by the ‘rating description’ for categories 10aa to 10ad of the Differential General Rating Table contained in the Resolution.
- 10ba-10bi. CTS – Residential Owner Occupied:** Land that would otherwise meet the description of category 10 but is located fully or partially within the CBD as defined in the Resolution, was first acquired by the owner on or after 1 October 2025, and is characterised by the ‘rating description’ for categories 10ba to 10bi of the Differential General Rating Table contained in the Resolution.
- 10ca-10ci. CTS – Residential Owner Occupied:** Land that would otherwise meet the description of category 10 but is located completely within the CBD Frame as defined in the Resolution, was first acquired by the owner on or after 1 October 2025, and is characterised by the ‘rating description’ for categories 10ca to 10ci of the Differential General Rating Table contained in the Resolution.
- 10ga. * CTS – Residential Owner Occupied with Guest Accommodation:** Land that would otherwise meet the description of category 10, other than paragraph c), but for the fact that part of the property is used for paid guest accommodation and is characterised by the ‘rating description’ for category 10ga in the Differential General Rating Table contained in the Resolution.
- 11o-11u. * CTS – Commercial/Non-Residential:** Land that would otherwise meet the description of categories 2o to 2u but exists within a community titles scheme.
- 12a-12b. * CTS – Multi-Residential:** Land that would otherwise meet the description of category 4a or 4b but exists within a community titles scheme.
- 13a. * CTS – Central Business District Public Car Park:** Land used as a public car park but exists within a community titles scheme and located fully or partially within the CBD as defined in the Resolution and identified as category 13a in the table shown at section 15.20 of the Resolution.
- 13b. * CTS – Central Business District Public Car Park:** Land used as a public car park but exists within a community titles scheme and located fully or partially within the CBD as defined in the Resolution and identified as category 13b in the table shown at section 15.20 of the Resolution.
- 13o-13u. * CTS – Central Business District:** Land that would otherwise meet the description of categories 2o to 2u but exists within a community titles scheme but is located fully or partially within the CBD as defined in the Resolution.
- 14. * CTS – Residential – Non-Owner Occupied or Mixed Use:** Land used as a non-owner occupied residence or mixed use residence, exists within a community titles scheme and is either located outside the CBD and the CBD Frame OR located completely or partially within the CBD or completely within the CBD Frame and outside the area shown on the map at section 15.23 of the Resolution and was held by the owner on or before 30 September 2025.
- 14aa-14ad. * CTS – Residential – Non-Owner Occupied or Mixed Use:** Land that would otherwise meet the description of category 14 but is located completely within the area shown on the map at section 15.23 of the Resolution and is characterised by the ‘rating description’ for categories 14aa to 14ad of the Differential General Rating Table contained in the Resolution.
- 14ba-14bi. CTS – Residential – Non-Owner Occupied or Mixed Use:** Land that would otherwise meet the description of category 14 but is located fully or partially within the CBD as defined in the Resolution, was first acquired by the owner on or after 1 October 2025 and is characterised by the ‘rating description’ for categories 14ba to 14bi of the Differential General Rating Table contained in the Resolution.
- 14ca-14ci. CTS – Residential – Non-Owner Occupied or Mixed Use:** Land that would otherwise meet the description of category 14 but is located completely within the CBD Frame as defined in the Resolution, was first acquired by the owner on or after 1 October 2025 and is characterised by the ‘rating description’ for categories 14ca to 14ci of the Differential General Rating Table contained in the Resolution.
- 15. * CTS – Minor Lot:** Land located within a community titles scheme and being used as a car parking space, storage cupboard, storage unit, advertising hoarding or for other similar purposes, and does not meet the description of category 13a, 13b or 16b.

- 16. CBD Frame Commercial/Non-Residential:** Land located completely within the CBD Frame as defined in the resolution and is characterised by the 'rating description' for category 16 of the Differential General Rating Table contained in the Resolution and is listed in the table shown at section 15.19 of the Resolution.
- 16b. CBD Frame - Public Car Park:** Land used as a public car park and is located completely within the CBD Frame as defined in the Resolution and is characterised by the 'rating description' for category 16b of the Differential General Rating Table contained in the Resolution and is listed in the table shown at section 15.20 of the Resolution.
- 16c-16h. Commercial/Non-Residential:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, for a non-residential purpose and is characterised by the 'rating description' for categories 16c to 16h of the Differential General Rating Table contained in the Resolution and located completely within the CBD Frame as defined in the Resolution and is listed in the table shown at section 15.27 of the Resolution.
- 16o-16u. CBD Frame Commercial/Non-Residential:** Land that would otherwise meet the description of categories 2o to 2u but is located completely within the CBD Frame as defined in the Resolution.
- 17o-17u. * CTS – CBD Frame Commercial/Non-Residential:** Land that would otherwise meet the description of categories 2o to 2u but exists within a community titles scheme but is located completely within the CBD Frame as defined in the Resolution.
- 21a-21i. Drive-In Shopping Centre:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, as a drive-in shopping centre as defined in the Resolution and is characterised by the 'rating description' for categories 21a to 21i of the Differential General Rating Table contained in the Resolution.
- 22a-22j. Retail Warehouse:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, as a retail warehouse as defined in the Resolution and is characterised by the 'rating description' for categories 22a to 22j of the Differential General Rating Table contained in the Resolution.
- 23. Transitory Accommodation:** Land used for Transitory Accommodation purposes as defined in the Resolution and is characterised by the 'rating description' for category 23 of the Differential General Rating Table contained in the Resolution.
- 24. * CTS - Transitory Accommodation:** Land that would otherwise meet the description of category 23 but exists within a community titles scheme.
- 25. * CTS - Commercial Single Accommodation Unit:** Land that consists of a non self-contained single accommodation unit that operates as part of an Accommodation Hotel/Motel as defined in the Resolution and exists within a community titles scheme.
- 26-28. Reduced Rate:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, for non-residential purposes and is listed in the table shown at section 15.18 of the Resolution.
- 29-31. * CTS - Reduced Rate:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, for non-residential purposes but exists within a community titles scheme and is listed in the table shown at section 15.18 of the Resolution.
- 32a-32x. Large Multiple Dwelling:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, for a large multiple dwelling as defined in the Resolution and is characterised by the 'rating description' of categories 32a to 32x of the Differential General Rating Table contained in the Resolution.
- 33. * CTS - Large Multiple Dwelling:** Land that would otherwise meet the description of category 32 but exists within a community titles scheme.
- 34a-34m. Student Accommodation:** Land consisting of one or more living units or dwellings and used or has the potential to be used by virtue of improvements or activities conducted on the land, for student accommodation as defined in the Resolution and is listed in the table shown at section 15.21 of the Resolution.
- 35. * CTS - Student Accommodation:** Land that would otherwise meet the description of category 34 but exists within a community titles scheme and is listed in the table shown at section 15.21 of the Resolution.
- 36. Kurilpa Industrial:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, for non-residential purposes and is listed in the table shown at section 15.22 of the Resolution.
- 37. Racing stables:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, for a non-residential purpose and is characterised by the 'rating description' for category 37 of the Differential General Rating Table contained in the Resolution.
- 38. * CTS - Retail Warehouse:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, for a retail warehouse purpose as defined in the Resolution and is characterised by the 'rating description' for category 38 of the Differential General Rating Table contained in the Resolution and exists within a community titles scheme.
- 39a - 39e. Port of Brisbane:** Land used or has the potential to be used by virtue of improvements or activities conducted on the land, for non-residential purposes and is characterised by the 'rating description' for categories 39a to 39e of the Differential General Rating Table contained in the Resolution and is located completely within the area shown on the map at section 15.26 of the Resolution.

** Categories for CTS Land may have different categories depending upon their individual parity factor. Refer to the Resolution for more information.*

General Rates, Environmental Management and Compliance Levy and Bushland Preservation Levy are subject to a minimum charge with the exception of Land Use Code 72 where no minimum is applicable.

Council has fixed the rates and charges for the financial year and these, as well as any applicable definitions, are contained in the Resolution.

For further information regarding your rate account please go to brisbane.qld.gov.au/rates

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: **PSC0307541**
2. Location of the swimming pool

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

Street address:

1 SHIRLEY CL
KURABY QLD

Postcode

4
1
1
2

Lot and plan details:

148/SP/181301

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:

0
3
/
0
9
/
2
0
2
6

Expiry date:

0
3
/
0
9
/
2
0
2
8
6. Certification

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

Name:

ANDREW PETER EVANS

Pool safety inspector
licence number:

PS723746

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.

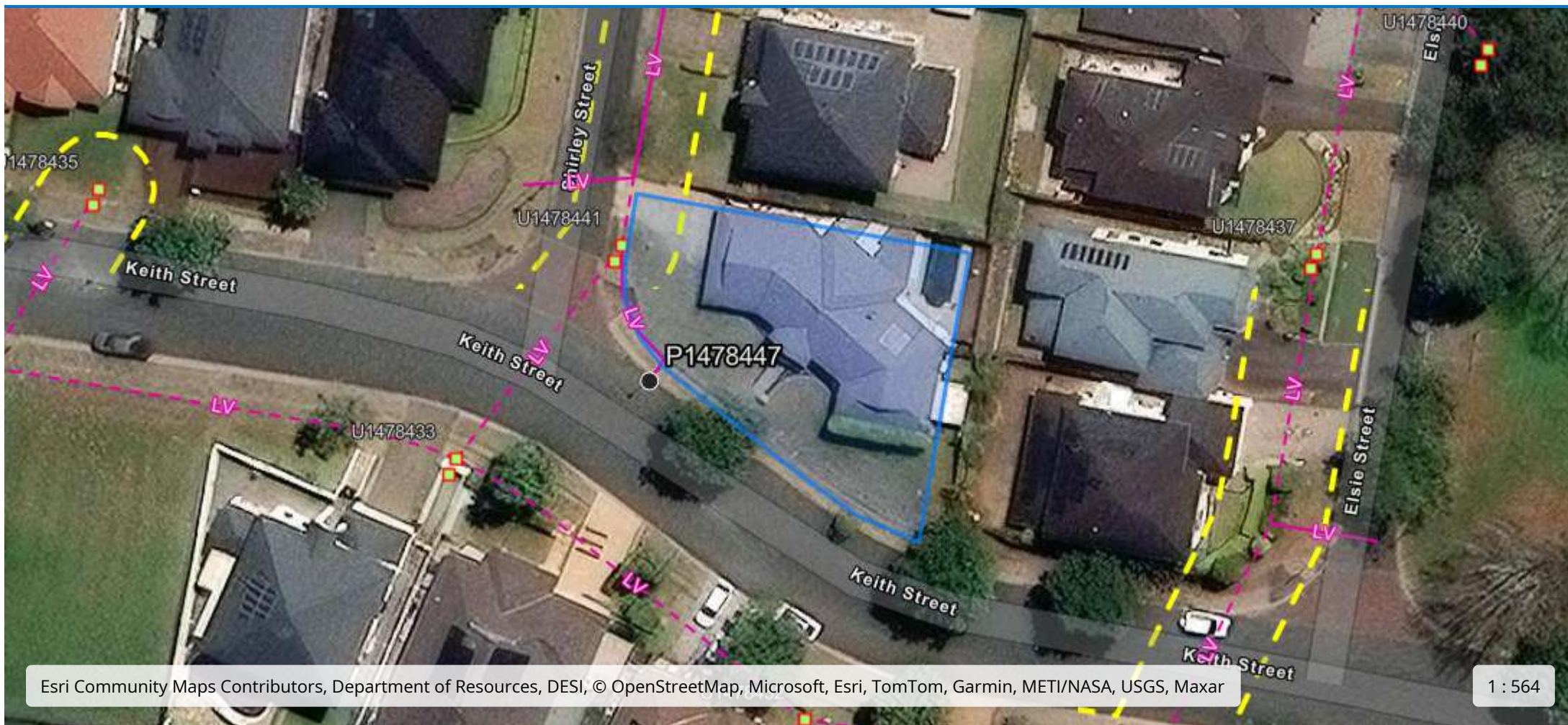
Privacy statement

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 - 54168373



Poles

- Pole
- Pole w Ground Stay
- Tower

Devices

- Pillar
- Substation

Newtwork SWER

- Overhead
- Underground

Network TR

- Overhead
- Underground
- • • Submarine

Network HV

- Overhead
- Underground
- • • Submarine

Network LV

-  Overhead
-  Underground

Network Other



Exclusion Zone



Exclusion Zone All



ExclusionZone



Exclusion Zone



QLD Exclusion Zone



Network Other



LUAL_Exclusion_Zone_Feature_Public



LUAL_NoData_Public

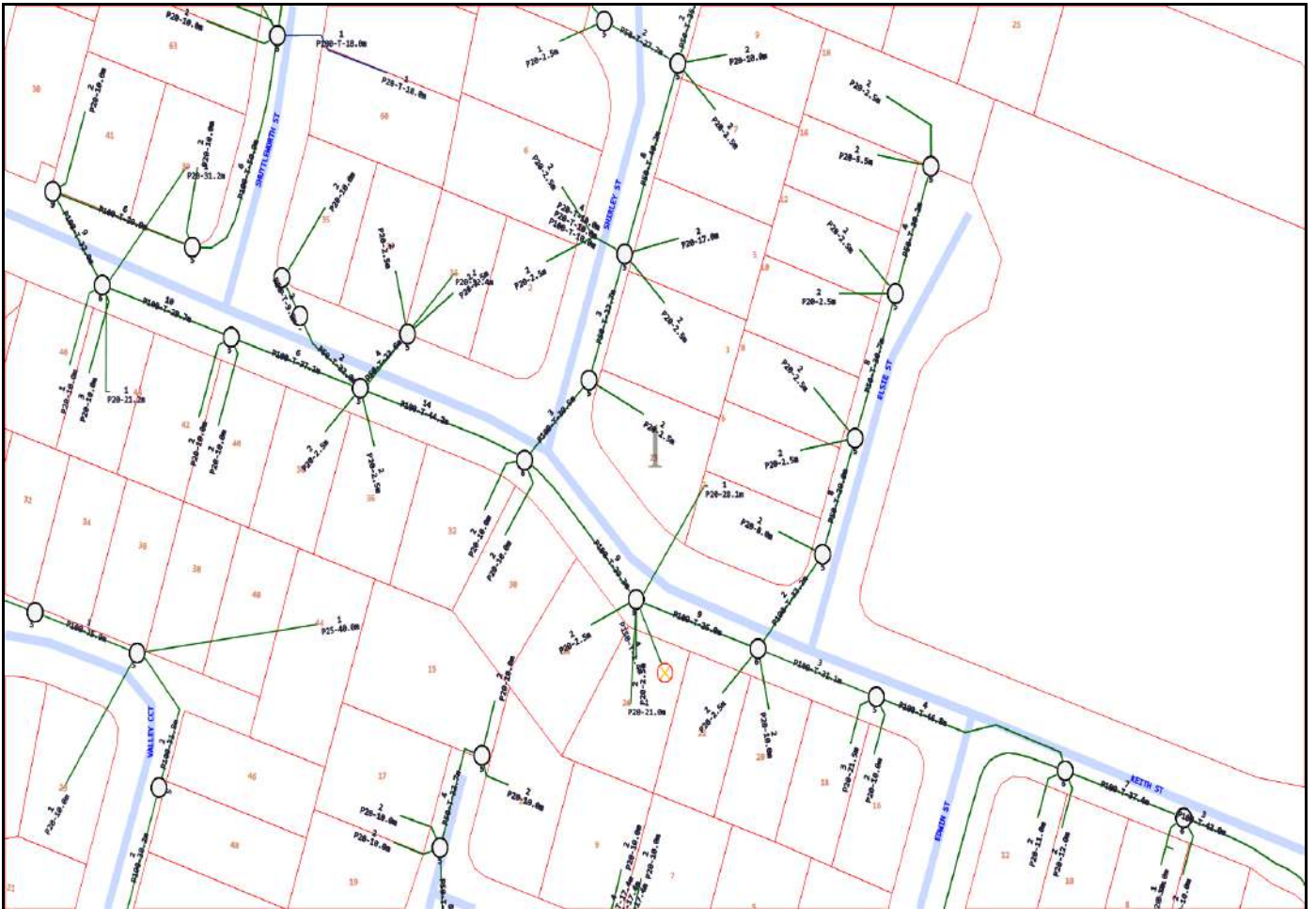




LEGEND



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



Emergency Contacts

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



BYDA

Sequence: 278990098
Date: 07/09/2026
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

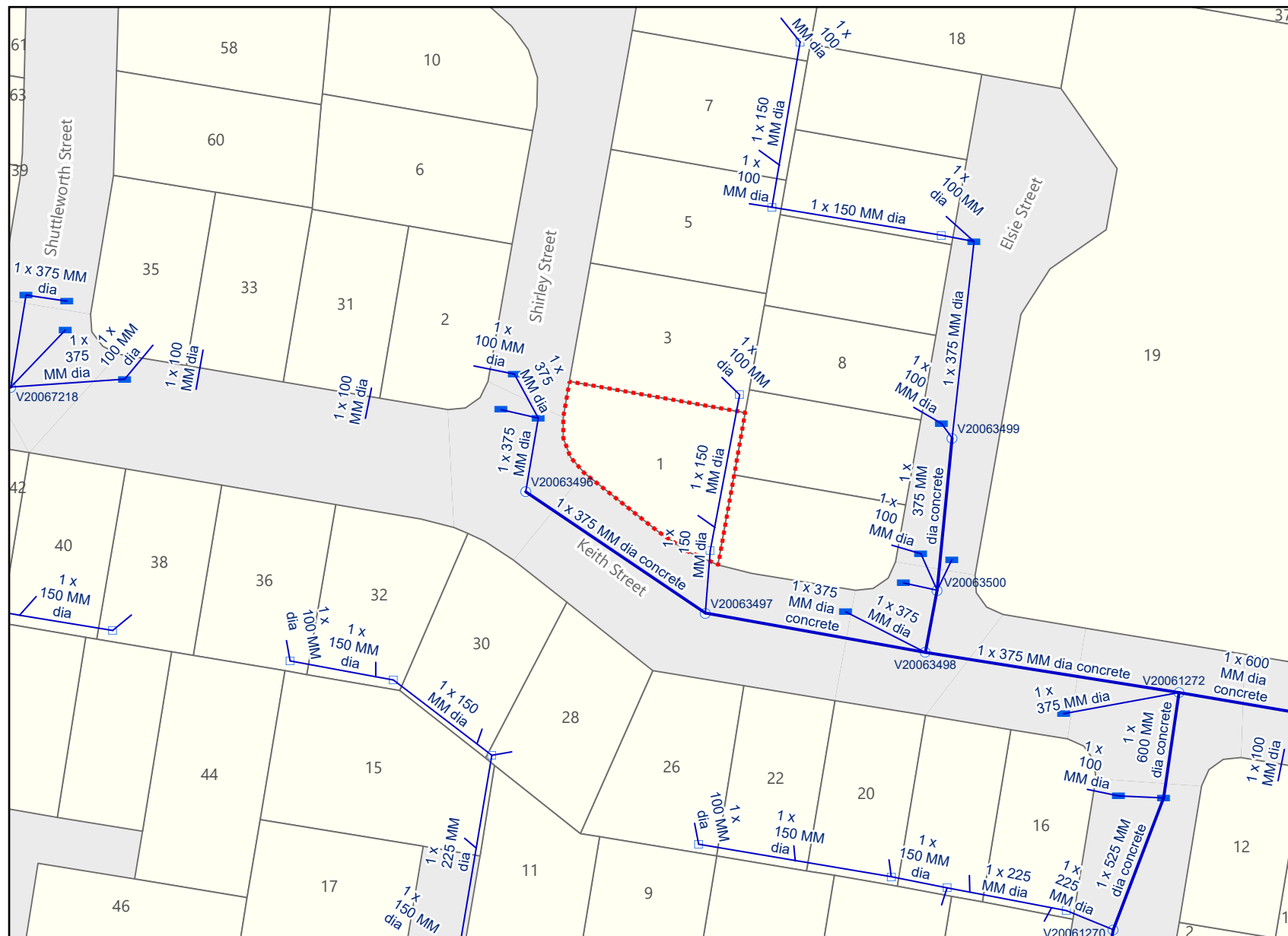
AS5488 Category "D" Plan



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.



Job # 54168373
Seq # 278990099
Provider: Brisbane City Council
Telephone: (07) 3403 8888



Legend

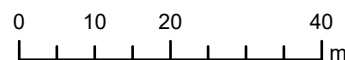
- BYDA Enquiry
- Stormwater Network**
 - Stormwater Drain
 - Stormwater Gully / Roofwater Connection
 - Stormwater Maintenance Hole
 - Stormwater Roofwater Pit
 - Stormwater Gully Pit

Disclaimer:
© Brisbane City Council [2020]
In consideration of Council, and the copyright owners listed below, permitting the use of this data, you acknowledge and agree that Council, and the copyright owners, give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.
Data must not be used for direct marketing or be used in breach of the privacy laws.

Copyright of data is as follows:
Cadastre and Street Names © 2020 State of Queensland (Department of Natural Resources, Mines and Energy)

Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.

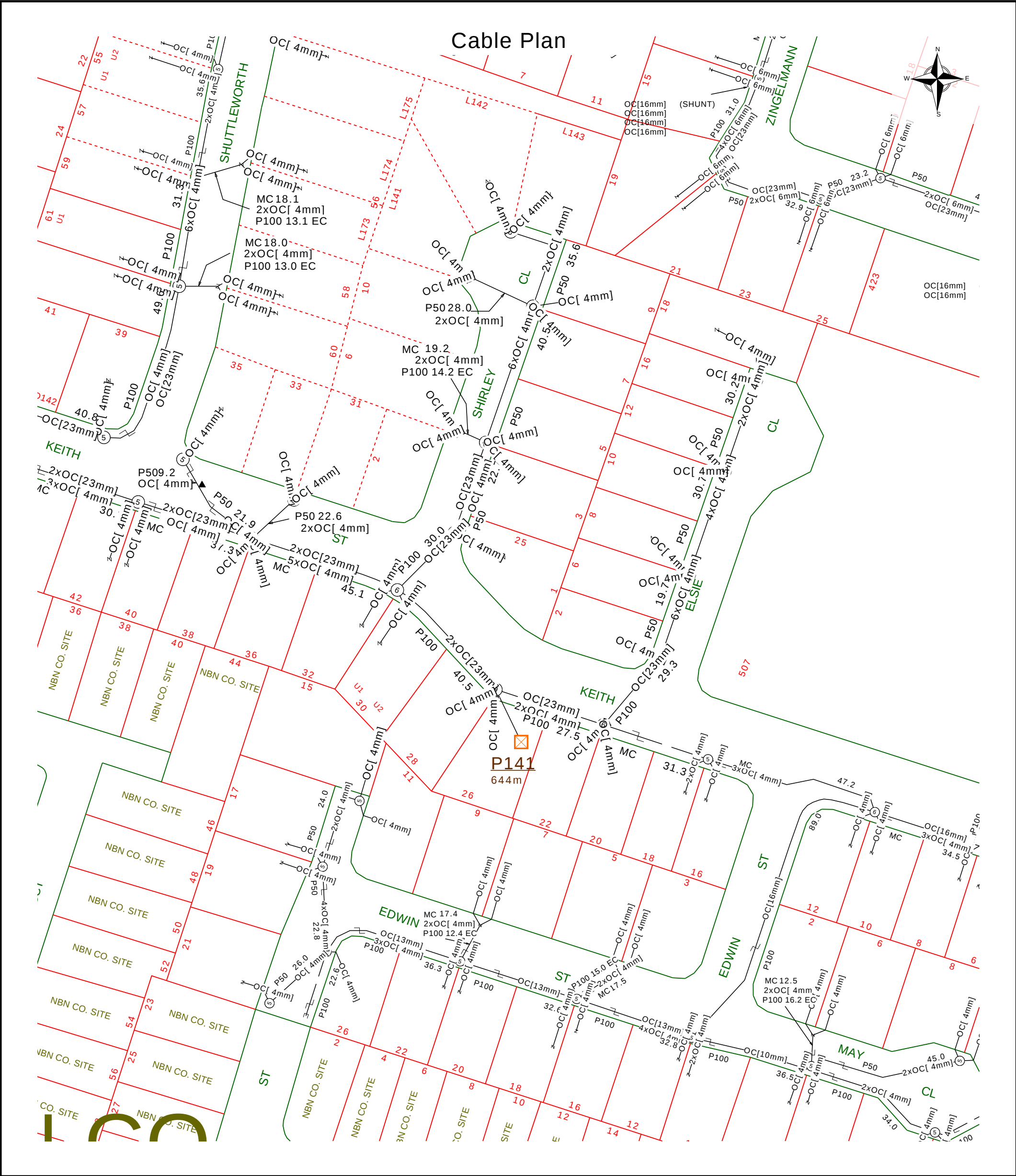
In an emergency contact Brisbane City Council on 07 3403 8888
07/09/26 (valid for 30 days)



Scale 1:1,000



Plans generated by
SmarterWX™ Automate



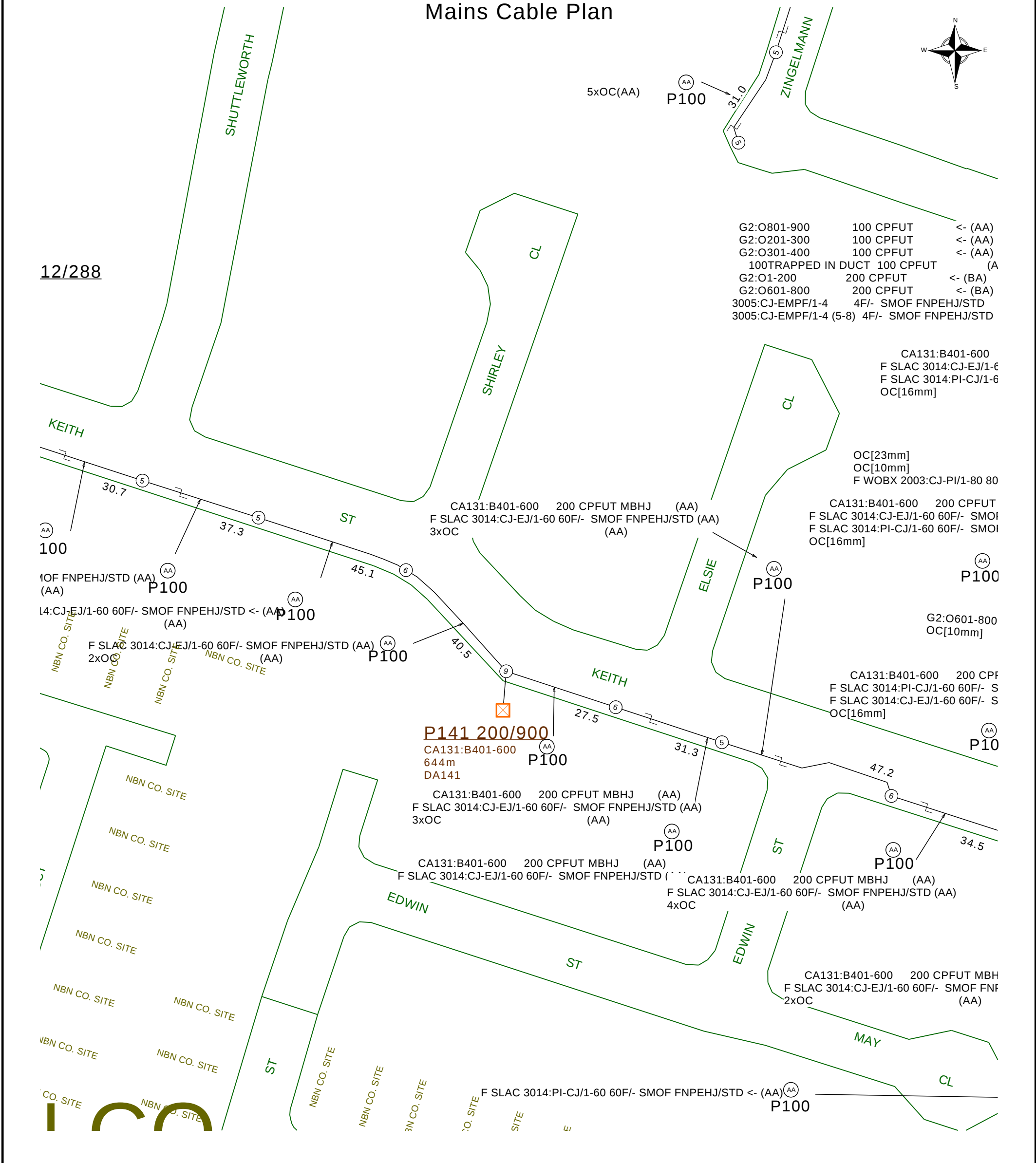
	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 278990100 CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 07/09/2026 15:04:11		

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-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 07/09/2026 15:04:13

Sequence Number: 278990100

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

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.

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 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.

5 ← Roadside / Front Property Boundary

← 2 pair Leadin to property from 5 pit in street

O59 ← Pair Working (pair ID O59)

1 DEAD ← 1 pair Dead (i.e.: spare not connected)

← Side / Rear Property Boundary

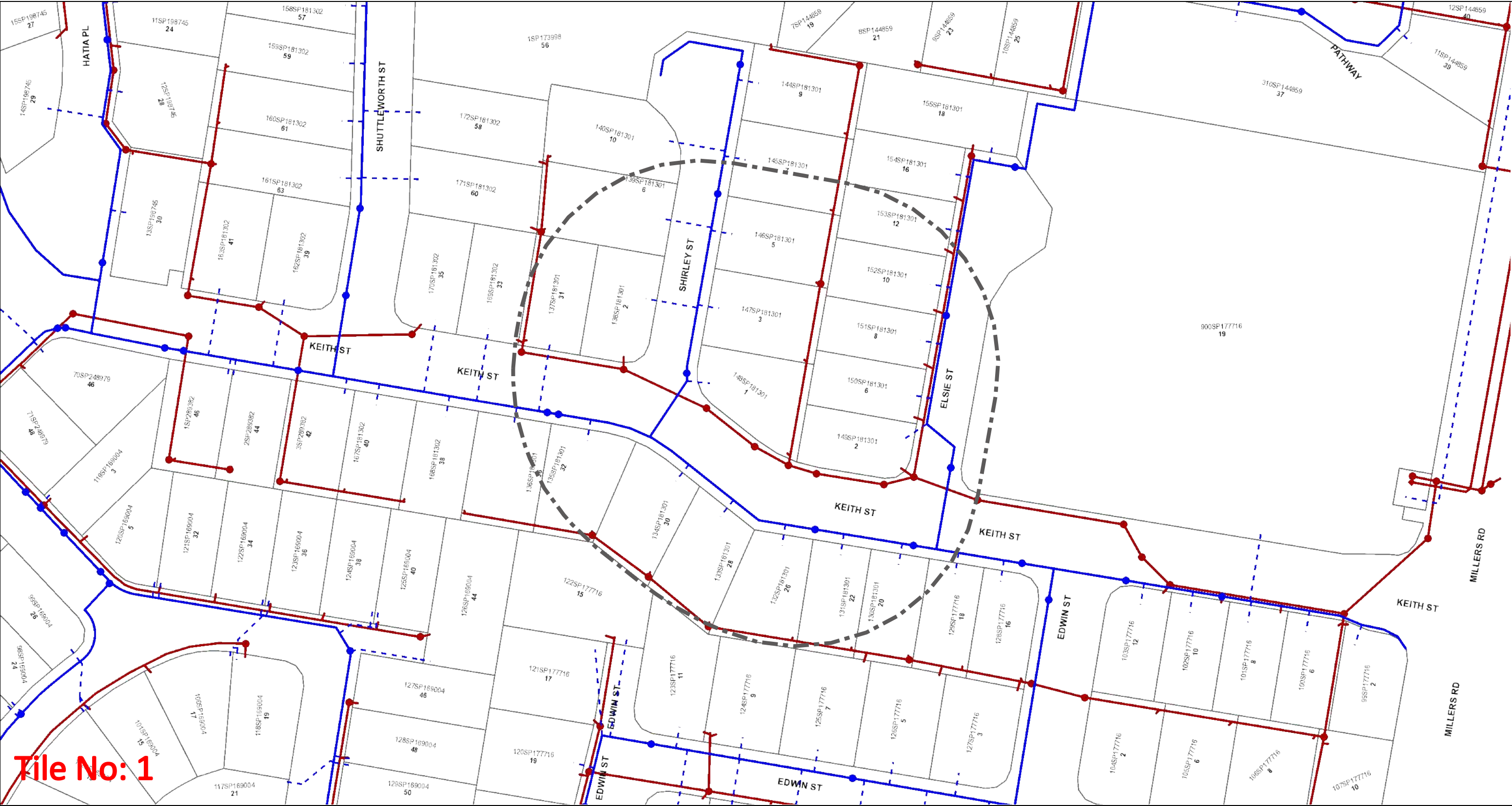
107 ← Property Number

The 5 Ps of Safe Excavation

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

Plan	Prepare	Pothole	Protect	Proceed
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 by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.	Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.	Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.	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





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

BYDA Reference No: 278990101

Date BYDA Ref Received: 07/09/2026

Date BYDA Job to Commence: 07/09/2026

Date BYDA Map Produced: 07/09/2026

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]

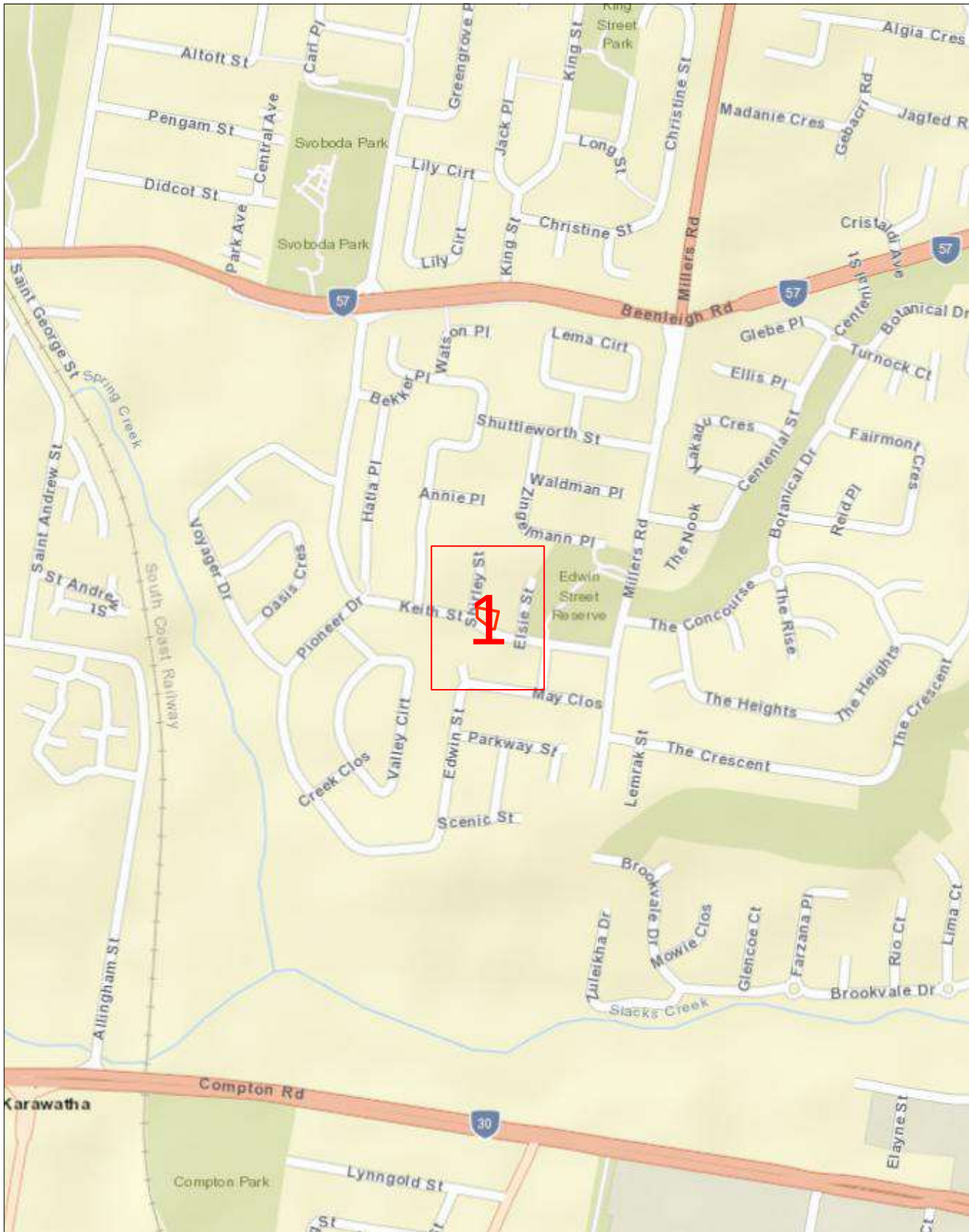
For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).

www.urbanutilities.com.au

ABN 86 673 835 011

Site 1 SHIRLEY CL
Address: KURABY
QLD 4112

Sequence 278990102
Number:



Scale 1: 6000

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



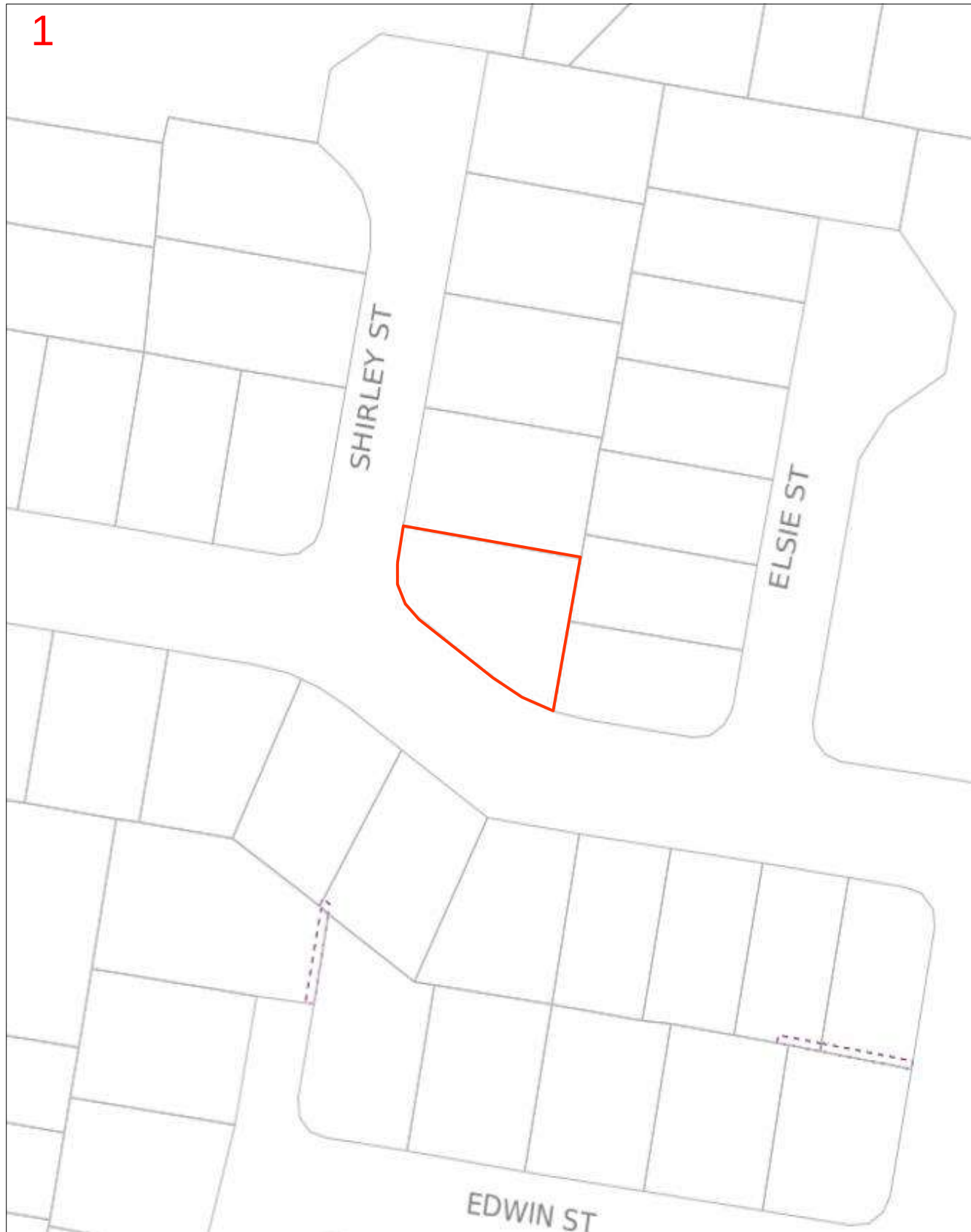
Enquiry Area

Map Key Area



Site 1 SHIRLEY CL
Address: KURABY
QLD 4112

Sequence 278990102
Number:



Scale 1: 700

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



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

OBJECT SYMBOLS

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

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

PIPE CODE AND MATERIAL

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

INTERPRETATION EXAMPLE

	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	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: 1 SHIRLEY CL, KURABY QLD 4112

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 Lindy Street frontage of the property. An electrical pole is located on the verge adjoining the Keith Street frontage.

2. NBN Co Qld

NBN telecommunications infrastructure is present within the property boundaries - a service lead-in cable is shown crossing the front boundary from the street network to the premises. Underground fibre trenches and distribution pits are also located in the road reserve along the Shirley Cl frontage adjoining the property and may affect development at the frontage.

3. Energex QLD

Energex electricity distribution assets, including underground cables, distribution pillars and poles, are located in the road reserve along the Keith St and Shirley Cl frontages adjoining the property and may affect development at the property frontages.

4. Brisbane City Council

Brisbane City Council stormwater infrastructure is present within the property boundaries - a roofwater connection pipeline extends from the Keith Street frontage into the lot. A council stormwater drain is located in the road reserve along the Keith Street frontage, with additional stormwater connection infrastructure shown in the road reserve along the Shirley Street side.

5. Telstra QLD FA

Telstra lead-in pit and pipe infrastructure is shown entering the property from the Shirley Close frontage. Distribution pits, underground conduits and an above-ground pillar cabinet are located in the road reserve along the Keith Street frontage adjoining the property and may affect development at the property frontage. The mapping indicates this is an NBN operated area.

6. Queensland Urban Utilities

Urban Utilities water service connection and sewer property connection enter the property from the Shirley Cl frontage. Water supply and sewerage mains are located in the road reserve along Shirley Cl and Keith St adjoining the property and may affect development and excavation at the frontage.

7. APA Group Gas Networks (90073)

Gas distribution pipelines, services and associated gas assets were not located within or in the vicinity of the property boundaries on the APA Group mapping for this enquiry. Accordingly, no APA Group gas encumbrances are indicated for 1 Shirley Cl, Kuraby.



MR AMAR JAZRAWI
1 SHIRLEY CL
KURABY QLD 4112

Our reference: 7174189932008

Phone: **13 28 66**

8 September 2026

Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Hello AMAR,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2411266394722
Vendor name	AMAR JAZRAWI
Clearance Certificate Period	8 September 2026 to 8 September 2027

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,

Ben Kelly

Deputy Commissioner of Taxation

Need help?

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

Contact us

In Australia? Phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00 am and 5:00 pm Australian Eastern Standard time, Monday to Friday.



DR FANAR YACOUB
1 SHIRLEY CL
KURABY QLD 4112

Our reference: 7174189897148

Phone: **13 28 66**

8 September 2026

Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Hello FANAR,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2411266394131
Vendor name	FANAR YACOUB
Clearance Certificate Period	8 September 2026 to 8 September 2027

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,

Ben Kelly

Deputy Commissioner of Taxation

Need help?

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

Contact us

In Australia? Phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00 am and 5:00 pm Australian Eastern Standard time, Monday to Friday.

Vendor/s

AMAR JAZRAWI, FANAR MATTI YACOUB

Property Address

1 SHIRLEY CL, KURABY QLD 4112

Prepared On

Wednesday, September 9, 2026