

Helping *Queenslanders* live their best lives.

# BestLife Legal.

## Seller Disclosure Pack

16 Fodora Place, Burpengary East Qld 4505

PREPARED BY BestLife Legal  
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# Seller disclosure statement

Property Law Act 2023 section 99

**Form 2, Version 1 | Effective from: 1 August 2025**

**WARNING TO BUYER** – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

**WARNING** – You must be given this statement before you sign the contract for the sale of the property.

**This statement does not include information about:**

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- » the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

## Part 1 – Seller and property details

Seller Thomas James Mcsherry and Catie Lee McMahan-Baker

Property address 16 Fodora Place, Burpengary East QLD 4505

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

Lot on plan description 50941189 | Lot 34 on SP 257522

Community titles scheme or BUGTA scheme:

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

**Yes**

**No**

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

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

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

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

<p><b>Registered encumbrances</b></p>	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<p><b>Unregistered encumbrances (excluding statutory encumbrances)</b></p>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after <b>settlement</b>.</p> <p><b>Note</b>—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 <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> <li>» the start and end day of the term of the lease:</li> <li>» the amount of rent and bond payable: \$0.00</li> <li>» whether the lease has an option to renew:</li> </ul> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p>
<p><b>Statutory encumbrances</b></p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <ol style="list-style-type: none"> <li>1. Water Pipe is crossing along the top boundary of the lot.</li> <li>2. Underground Power Cable (LV) is crossing along the top boundary of the lot.</li> <li>3. Energex Pilar is slightly present at the top left corner of the lot.</li> <li>4. Telstra/NBN is servicing the lot.</li> <li>5. Unity Water is servicing the lot.</li> </ol> <p>See attached mappings</p>
<p><b>Residential tenancy or rooming accommodation agreement</b></p>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, 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></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

## Part 3 – Land use, planning and environment

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

<b>Zoning</b>	The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i> :  Emerging Community - Transition		
<b>Transport proposals and resumptions</b>	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
<b>Contamination and environmental protection</b>	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<b>The following notices are, or have been, given:</b>		
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Trees</b>	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
<b>Heritage</b>	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Flooding</b>	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 <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.		
<b>Vegetation, habitats and protected plants</b>	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

## Part 4 – Buildings and structures

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

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



## Part 6 – Community titles schemes and BUGTA schemes

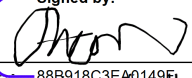
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

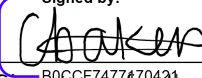
**WARNING TO BUYER** – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions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

<p><b>Body Corporate and Community Management Act 1997</b></p>	<p><b>The property is included in a community titles scheme.</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b>  <i>(If Yes, complete the information below)</i></p>
<p><b>Community Management Statement</b></p>	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <input type="checkbox"/> <b>Yes</b></p> <p><b>Note</b>—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>
<p><b>Body Corporate Certificate</b></p>	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul>
<p><b>Statutory Warranties</b></p>	<p><b>Statutory Warranties</b>—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>
<p><b>Building Units and Group Titles Act 1980</b></p>	<p><b>The property is included in a BUGTA scheme</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b>  <i>(If Yes, complete the information below)</i></p>
<p><b>Body Corporate Certificate</b></p>	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul> <p><b>Note</b>—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>

# Signatures – SELLER

Signed by:  
  
88B918C3E40149F  
Signature of seller

Signed by:  
  
B0CCE7477470421  
Signature of seller

Thomas James Mcsherry

Name of seller

Catie Lee McMahon-Baker

Name of seller

14/5/2026

Date

14/5/2026

Date

# Signatures – BUYER

**By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.**

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date



## Current Title Search

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>50941189</b>	<b>Search Date:</b>	13/05/2026 15:20
<b>Date Title Created:</b>	27/02/2014	<b>Request No:</b>	56119900
<b>Previous Title:</b>	50876573		

### ESTATE AND LAND

Estate in Fee Simple

LOT 34 SURVEY PLAN 257522

Local Government: MORETON BAY

### REGISTERED OWNER

Dealing No: 722739763 11/09/2023

CATIE LEE MCMAHON-BAKER

THOMAS JAMES MCSHERRY

JOINT TENANTS

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10885172 (POR 26)
2. MORTGAGE No 722739764 11/09/2023 at 15:38  
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

### ADMINISTRATIVE ADVICES

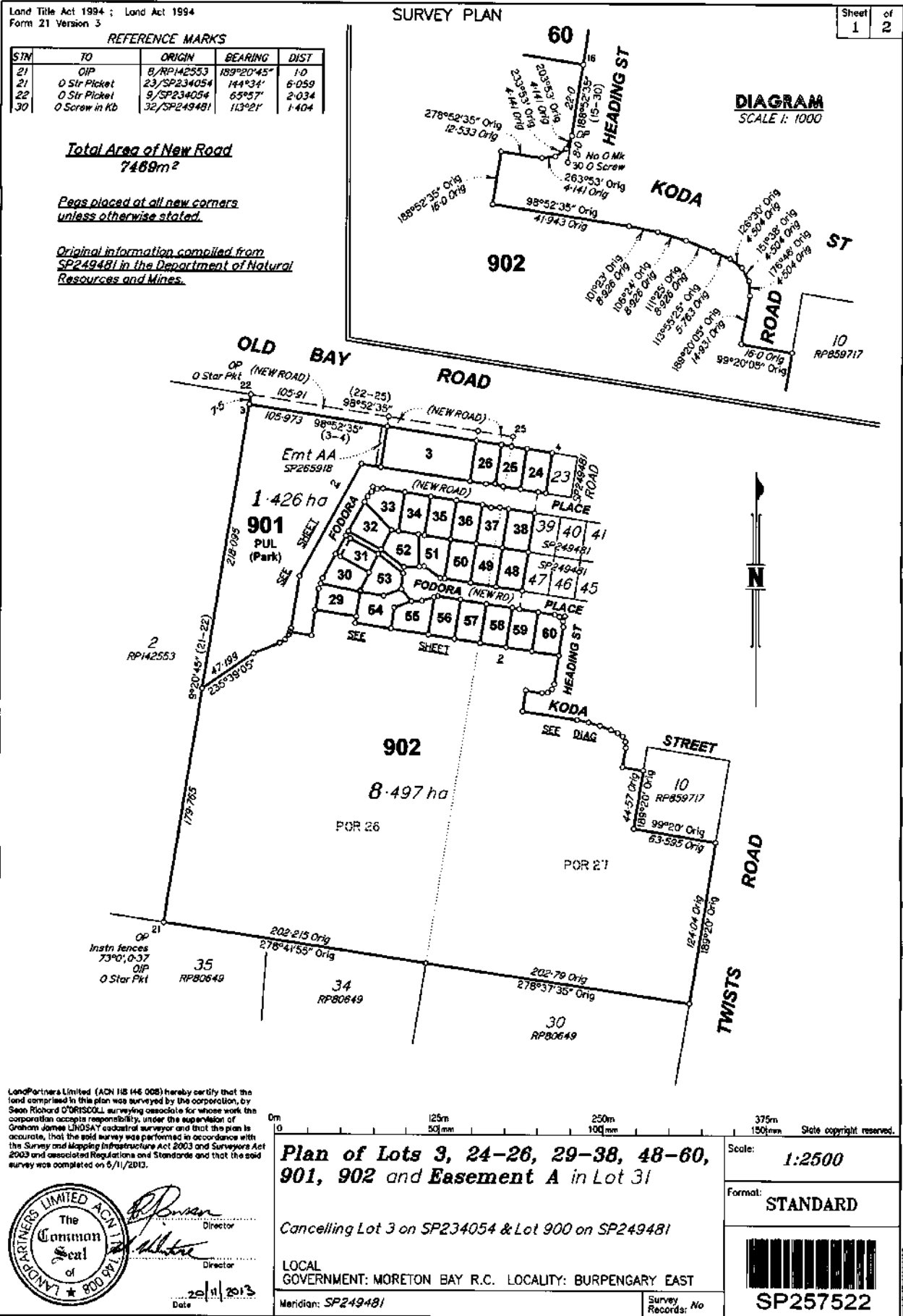
NIL

### UNREGISTERED DEALINGS

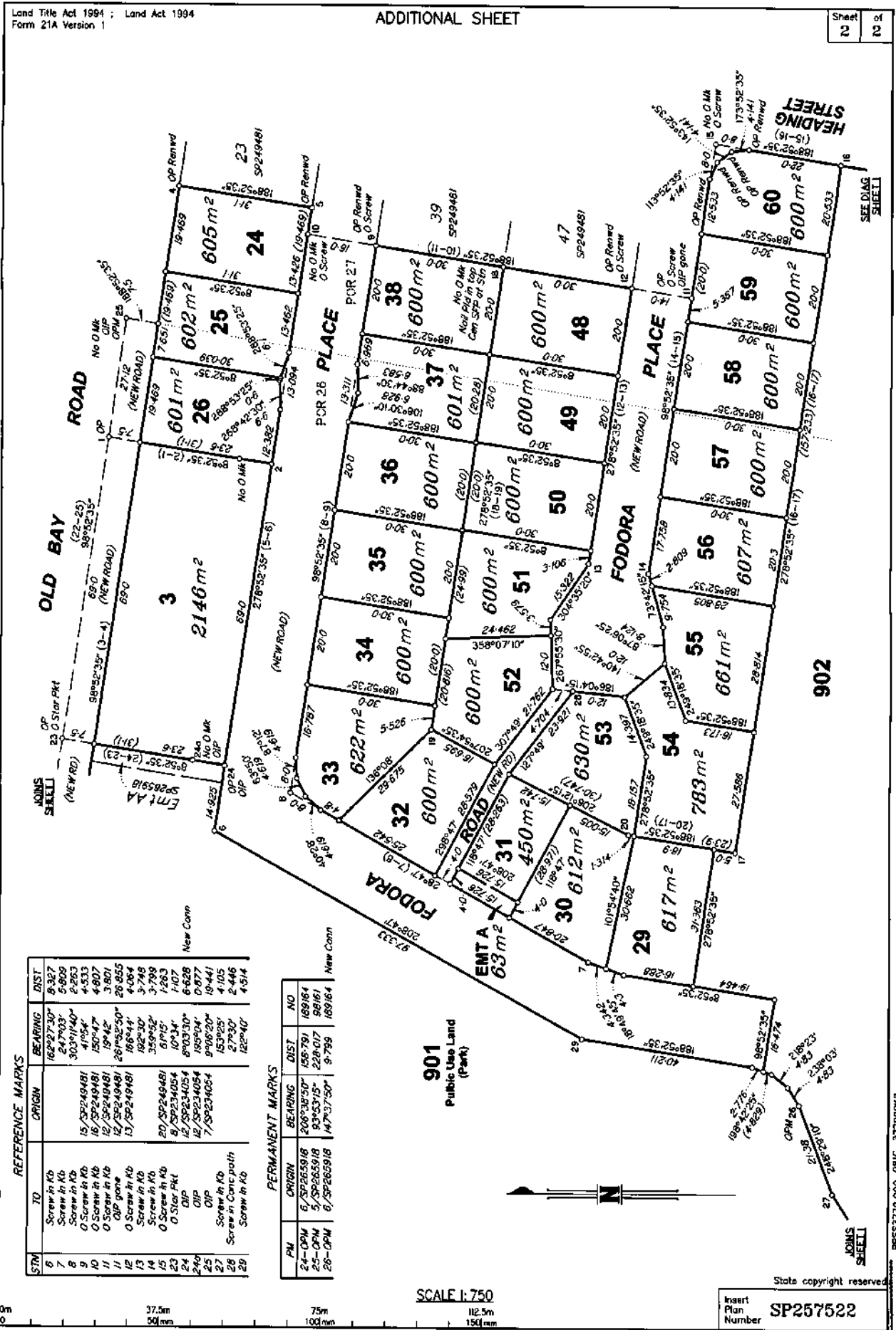
NIL

Caution - Charges do not necessarily appear in order of priority

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



<p style="font-size: 24pt; font-weight: bold;">715598792</p> <p style="font-size: 18pt; font-weight: bold;">BE 400 NT</p> <p style="font-size: 14pt;">\$2696.20 13/02/2014 11:13</p>	<p style="text-align: center; font-weight: bold; font-size: 12pt;">WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.</p> <p>s. Lodged by Cooper Grace Ward GPO Box 834 Brisbane 4001 lawyers@cgw.com.au T 07 3231 2924 REF MRA10077935</p> <p style="text-align: right; font-size: 18pt; font-weight: bold;">131B</p> <p style="font-size: 10pt;">(Include address, phone number, reference, and Lodger Code)</p>																															
<p>1. Certificate of Registered Owners or Lessees.</p> <p>I/We PAUL FODORA PORTFOLIO PROJECTS (OLD BAY ROAD) PTY LTD A.C.N. 109 248 213</p> <p>(Names in full)</p> <p>* 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.</p> <p>* as Lessees of this land agree to this plan.</p> <p><i>Paul Fodora</i> Signature of *Registered Owners *Lessees</p> <p><i>Marco Alberti</i> DIRECTOR</p> <p><i>Ray Hillroy</i> DIRECTOR</p>	<p>6. Existing</p> <table border="1" style="width:100%; border-collapse: collapse; font-size: 10pt;"> <thead> <tr> <th>Title Reference</th> <th>Description</th> <th>New Lots</th> <th>Road</th> <th>Secondary Interests</th> </tr> </thead> <tbody> <tr> <td>50810157</td> <td>Lot 3 on SP234054</td> <td>3</td> <td>New Rd</td> <td>-</td> </tr> <tr> <td>50876573</td> <td>Lot 900 on SP249481</td> <td>3, 24-26, 29-38, 48-60, 901 &amp; 902</td> <td>New Rd</td> <td>Emt A</td> </tr> </tbody> </table> <p style="text-align: center; font-weight: bold; font-size: 12pt;">MORTGAGE ALLOCATIONS</p> <table border="1" style="width:100%; border-collapse: collapse; font-size: 10pt;"> <thead> <tr> <th>Mortgage</th> <th>Lots Fully Encumbered</th> <th>Lots Partially Encumbered</th> </tr> </thead> <tbody> <tr> <td>713264235</td> <td>24-26, 29-38, 48-60 &amp; 902</td> <td>3</td> </tr> <tr> <td>713264236</td> <td>26, 29-36, &amp; 50-56</td> <td>3, 25, 37, 49, 57 &amp; 902</td> </tr> <tr> <td>713264238</td> <td>24, 38, 48, 58-60</td> <td>25, 37, 49, 57 &amp; 902</td> </tr> </tbody> </table> <p style="text-align: center; font-weight: bold; font-size: 12pt;">ENCUMBRANCE EASEMENT ALLOCATION</p> <table border="1" style="width:100%; border-collapse: collapse; font-size: 10pt;"> <thead> <tr> <th>Easement</th> <th>Lots To Be Encumbered</th> </tr> </thead> <tbody> <tr> <td>(Emt AA on SP265918)</td> <td>901</td> </tr> </tbody> </table> <p style="text-align: center; font-size: 10pt;">Emt AA on SP265918 partially absorbed by New Road.</p>	Title Reference	Description	New Lots	Road	Secondary Interests	50810157	Lot 3 on SP234054	3	New Rd	-	50876573	Lot 900 on SP249481	3, 24-26, 29-38, 48-60, 901 & 902	New Rd	Emt A	Mortgage	Lots Fully Encumbered	Lots Partially Encumbered	713264235	24-26, 29-38, 48-60 & 902	3	713264236	26, 29-36, & 50-56	3, 25, 37, 49, 57 & 902	713264238	24, 38, 48, 58-60	25, 37, 49, 57 & 902	Easement	Lots To Be Encumbered	(Emt AA on SP265918)	901
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<p>2. Planning Body Approval.</p> <p>* MORETON BAY REGIONAL COUNCIL hereby approves this plan in accordance with the: % Integrated Planning Act 1997</p> <p>Dated this <u>11<sup>th</sup></u> day of <u>February</u> 2014</p> <p><i>Marco Alberti</i> Delegated Officer Principal Development Planner</p> <p style="font-size: 8pt;">* Insert the name of the Planning Body. % Insert applicable approving legislation. * Insert designation of signatory or delegation</p>	<table border="1" style="width:100%; border-collapse: collapse; font-size: 10pt;"> <tr> <td style="width:30%;">25, 37, 49, 57 &amp; 902</td> <td style="width:30%;">POR 26 &amp; POR 27</td> <td rowspan="4" style="width:40%; font-size: 8pt; vertical-align: top;"> <p>12. Building Format Plans only.</p> <p>I certify that:</p> <ul style="list-style-type: none"> <li>* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads.</li> <li>* Part of the building shown on this plan encroaches onto adjoining * lots and road</li> </ul> </td> </tr> <tr> <td>3, 26, 29-36, 50-56 &amp; 901</td> <td>POR 26</td> </tr> <tr> <td>24, 38, 48 &amp; 58-60</td> <td>POR 27</td> </tr> <tr> <td style="text-align: center;">Lots</td> <td style="text-align: center;">Orig</td> </tr> </table> <p>7. Orig Grant Allocation :</p> <p>8. Mop Reference : 9443-12121</p> <p>9. Parish : BURPENGARY</p> <p>10. County : STANLEY</p> <p>11. Passed &amp; Endorsed :</p> <p>By: LandPartners Limited Date: 20.11.2013 Signed: <i>Samuel</i> Designation: <i>Land Officer</i></p> <p>13. Lodgement Fees :</p> <table style="width:100%; font-size: 10pt;"> <tr><td>Survey Deposit</td><td style="text-align: right;">\$</td></tr> <tr><td>Lodgement</td><td style="text-align: right;">\$</td></tr> <tr><td>New Titles</td><td style="text-align: right;">\$</td></tr> <tr><td>Photocopy</td><td style="text-align: right;">\$</td></tr> <tr><td>Postage</td><td style="text-align: right;">\$</td></tr> <tr><td>TOTAL</td><td style="text-align: right;">\$</td></tr> </table> <p>14. Insert Plan Number: SP257522</p>	25, 37, 49, 57 & 902	POR 26 & POR 27	<p>12. Building Format Plans only.</p> <p>I certify that:</p> <ul style="list-style-type: none"> <li>* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads.</li> <li>* Part of the building shown on this plan encroaches onto adjoining * lots and road</li> </ul>	3, 26, 29-36, 50-56 & 901	POR 26	24, 38, 48 & 58-60	POR 27	Lots	Orig	Survey Deposit	\$	Lodgement	\$	New Titles	\$	Photocopy	\$	Postage	\$	TOTAL	\$										
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24, 38, 48 & 58-60	POR 27																															
Lots	Orig																															
Survey Deposit	\$																															
Lodgement	\$																															
New Titles	\$																															
Photocopy	\$																															
Postage	\$																															
TOTAL	\$																															
<p>3. Plans with Community Management Statement :</p> <p>CMS Number : Name :</p>	<p>4. References :</p> <p>Dept File : Local Govt : DA15457/2008/179 Surveyor : BRSS3779.000</p>																															



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
5	Screw in Kb		162°27'30"	8.327
6	Screw in Kb		247°03'	5.909
7	Screw in Kb		303°17'40"	2.263
8	O Screw in Kb		41°54'	4.533
9	O Screw in Kb	15/SP249481	150°47'	4.807
10	O Screw in Kb	16/SP249481	15°42'	3.801
11	O Sg gone	12/SP249481	261°32'50"	20.855
12	O Screw in Kb	13/SP249481	166°44'	4.064
13	O Screw in Kb		162°30'	3.798
14	Screw in Kb	20/SP249481	358°52'	1.107
15	O Screw in Kb	9/SP234054	107°34'	1.263
16	O Screw in Kb	10/SP234054	97°03'50"	6.628
17	O Sg	11/SP234054	160°54'	0.077
18	O Sg	12/SP234054	160°20'	19.441
19	O Sg	13/SP234054	153°05'	4.105
20	O Sg	14/SP234054	122°40'	4.514
21	Screw in Kb			
22	Screw in Conc path			
23	Screw in Kb			
24	Screw in Kb			

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
24-OPM	6/SP265918	206°30'50"	158.791	189184
25-OPM	5/SP265918	93°43'15"	228.017	88181
26-OPM	6/SP265918	147°37'50"	9.799	189184

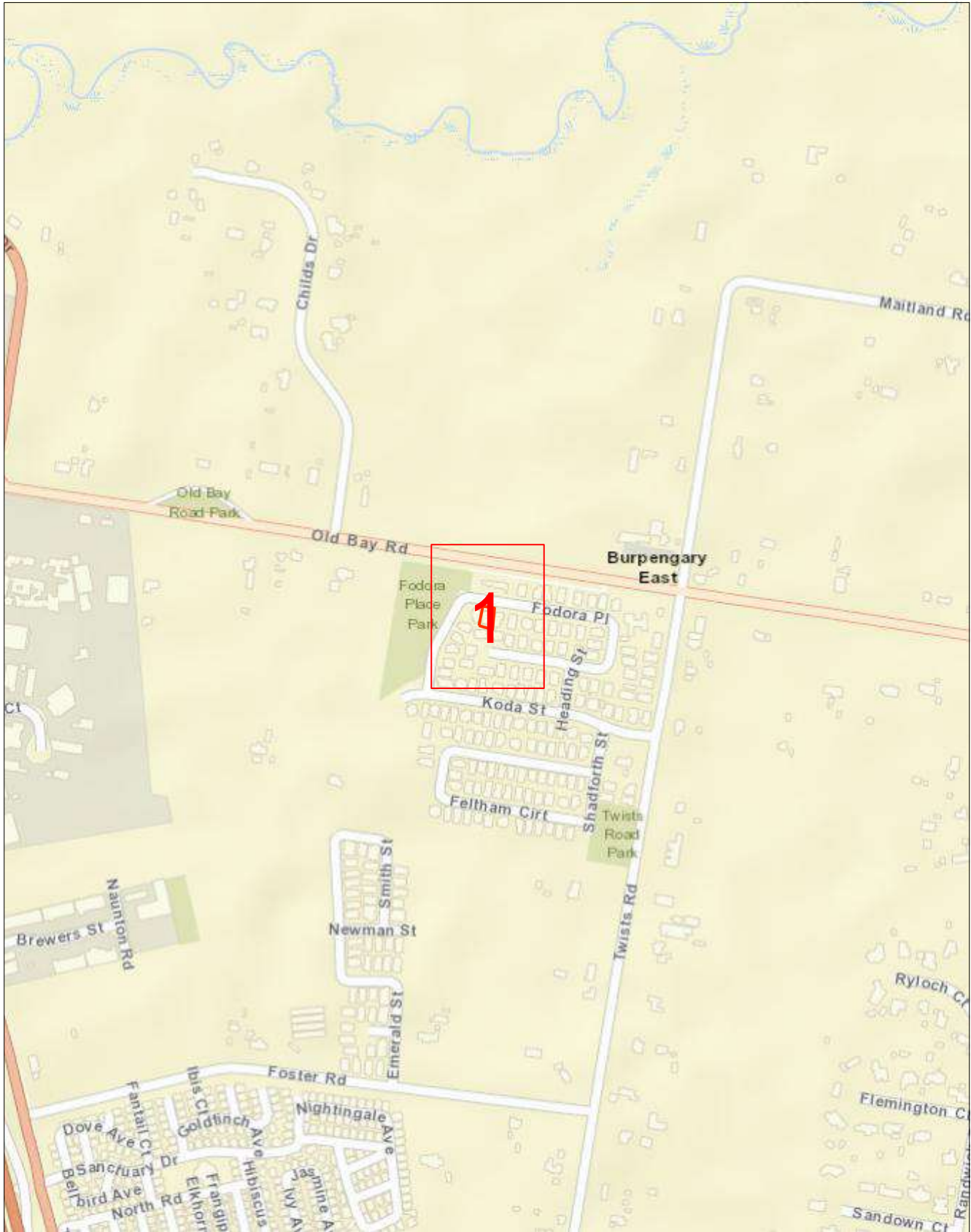
SCALE 1:750

State copyright reserved  
Insert Plan Number **SP257522**

BRSS3779.000-081C 377900K8

**Site** 16 Fodora Pl  
**Address:** Burpengary East  
QLD 4505

**Sequence** 272843471  
**Number:**



Scale 1: 6000

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



Enquiry Area

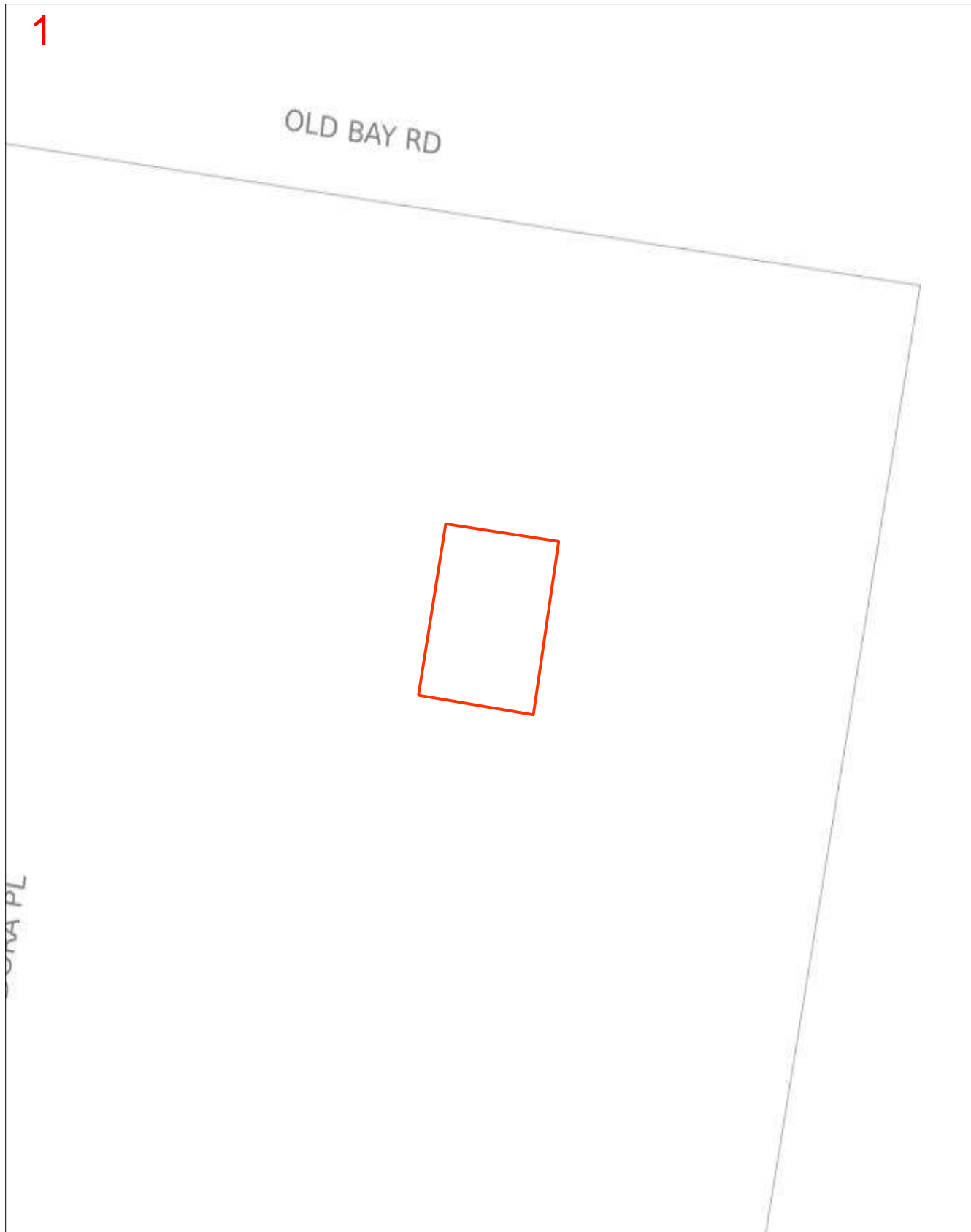


Map Key Area



**Site** 16 Fodora Pl  
**Address:** Burpengary East  
QLD 4505

**Sequence** 272843471  
**Number:**



Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,  
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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)	<i>not applicable</i>			<i>not applicable</i>
Hydrogen blended (aqua dash)	<i>not applicable</i>			<i>not applicable</i>

## PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				<i>not applicable</i>

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 <sup>A</sup>	
Gas connected property		CP rectifier terminal		<sup>A</sup> 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)	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	Pipe diameter in millimetres is shown before pipe code. 40P6 = 40 mm nominal diameter
	Medium pressure, 63 mm steel	











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



**BYDA**

Sequence: 272843472  
Date: 13/05/2026  
Scale: 1:500  
Tile No: 1

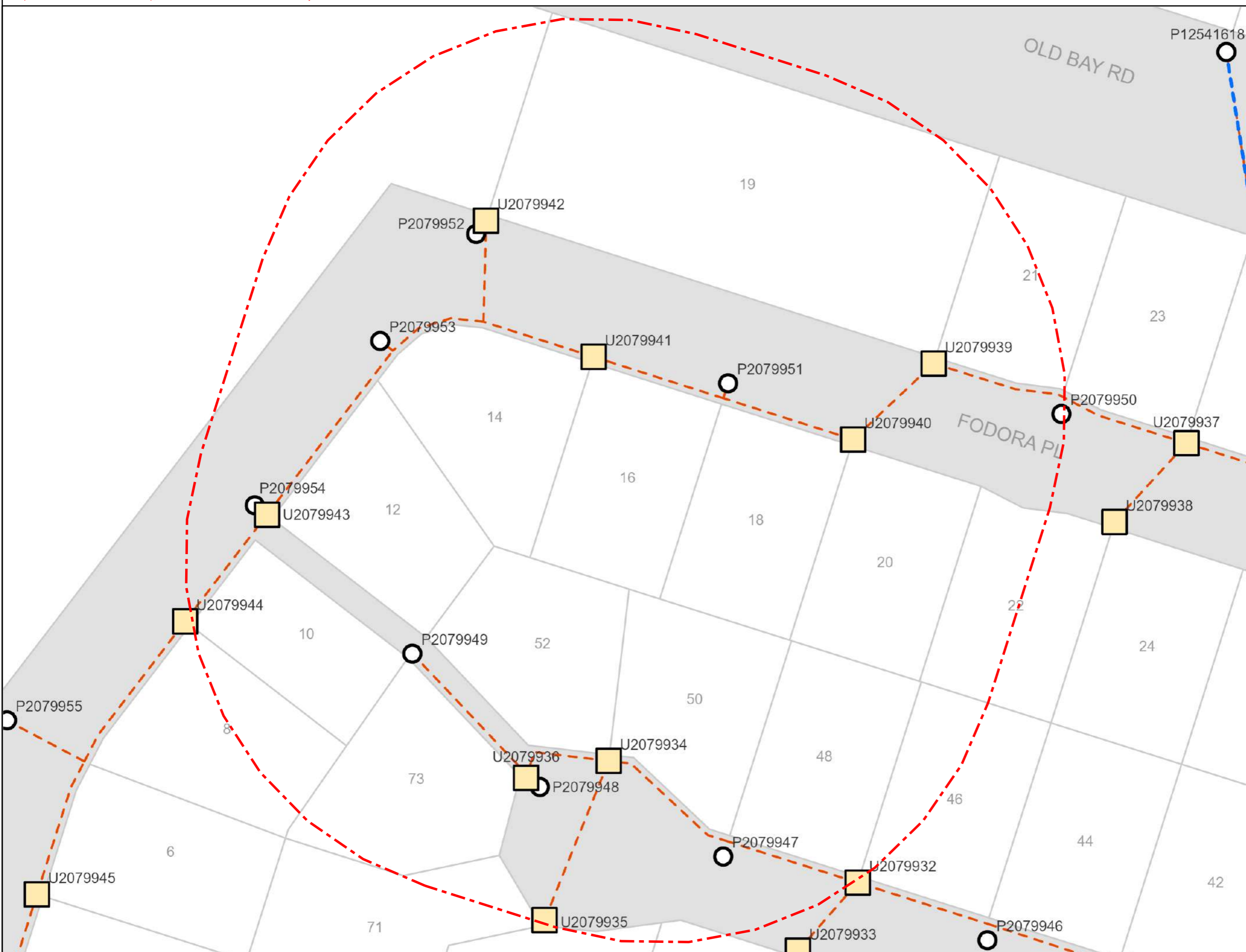
**LEGEND**

-  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



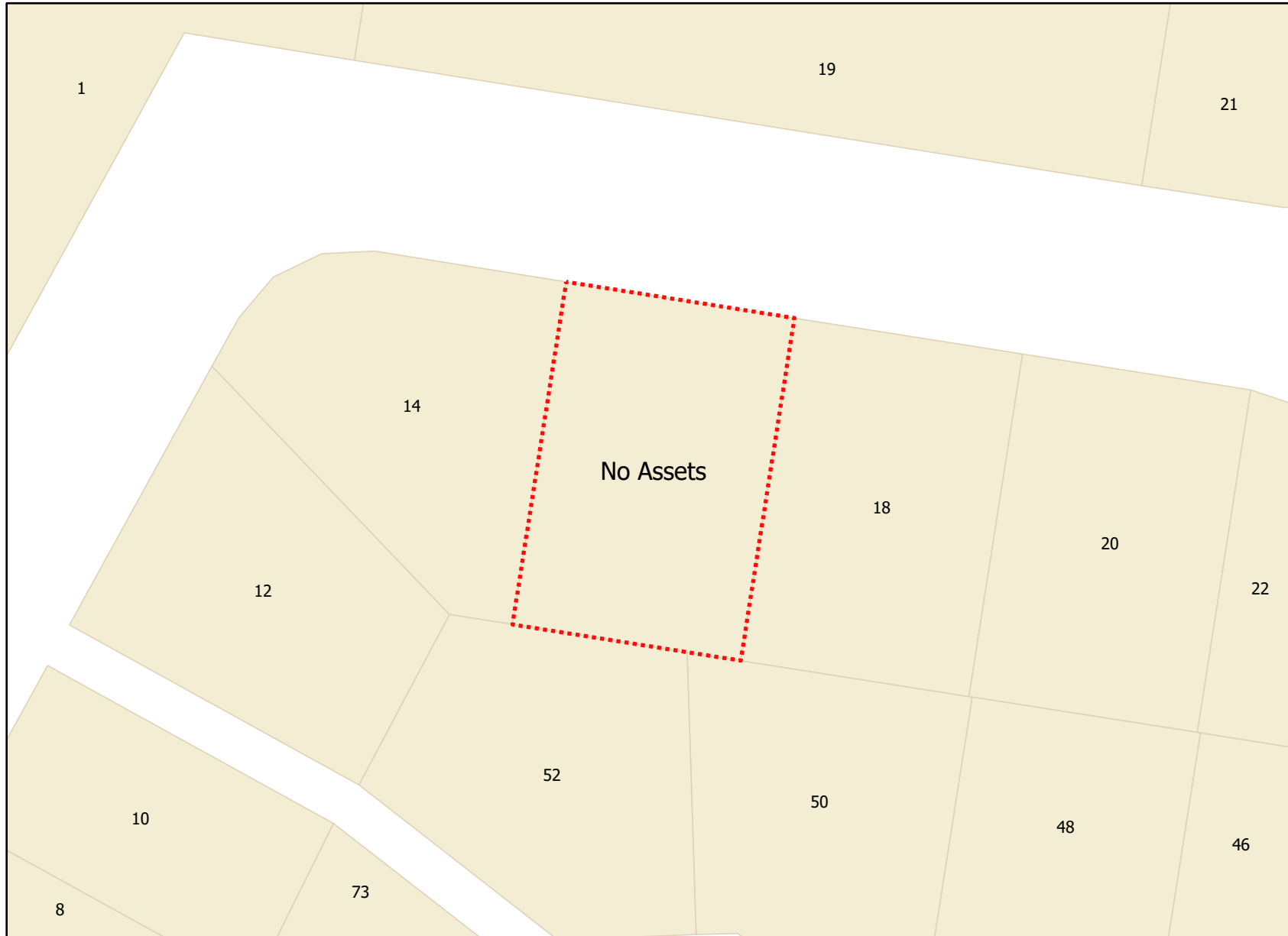
**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the 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 # 53141985  
Seq # 272843469

Provided by City Of Moreton Bay



### Legend

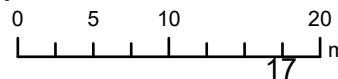
 BYDA Enquiry

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City Of Moreton Bay infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.















In an emergency contact City Of Moreton Bay on 1300 477 161

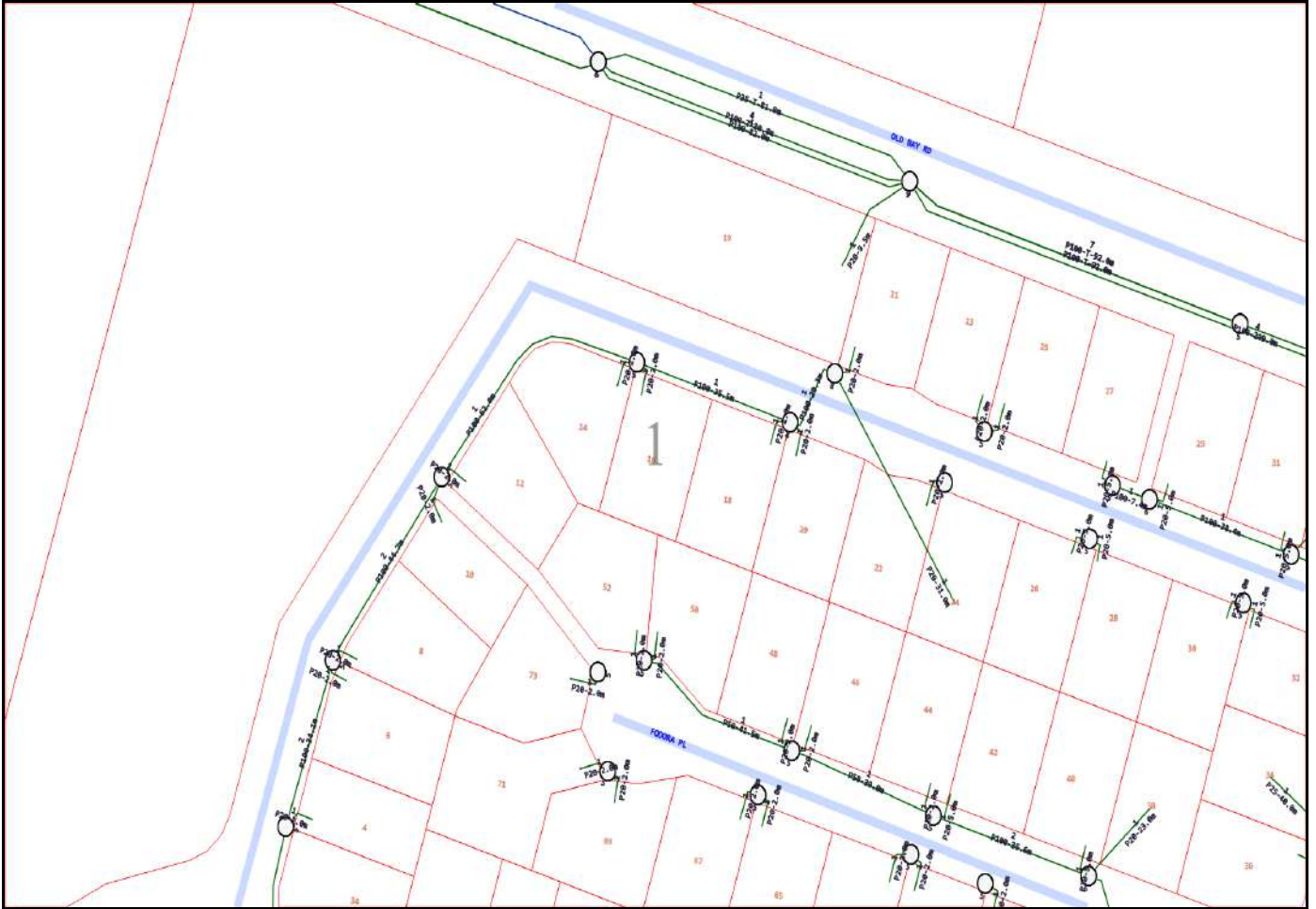
**Index Sheet**

Plans generated by SmarterWX™ Automate



Scale 1:500

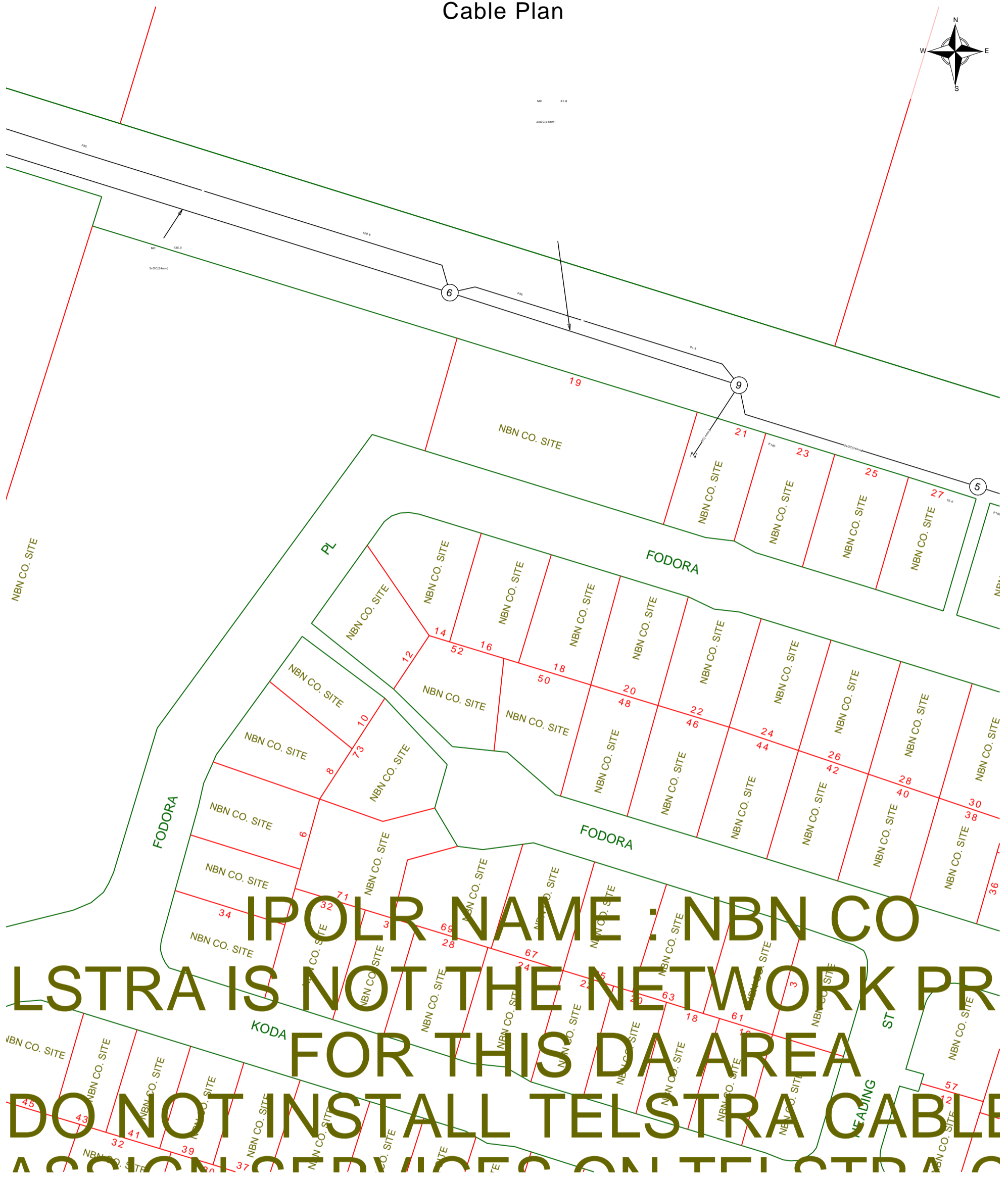
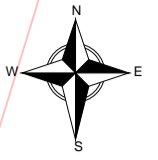
 <span style="float: right;">  </span> <h2 style="margin: 0;">LEGEND</h2>	
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
<p>2 PO – T- 25.0m P40 – 20.0m</p> 	<p>Cable count of trench is 2. One "Other size" PVC conduit (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.</p>
<p>2 10.0m</p> 	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
Scale	<p>0    20    40    60    Meters</p>  <p style="text-align: right;">1:2000 1 cm equals 20 m</p>



## 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.

# 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: 272843473

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 13/05/2026 15:23:06

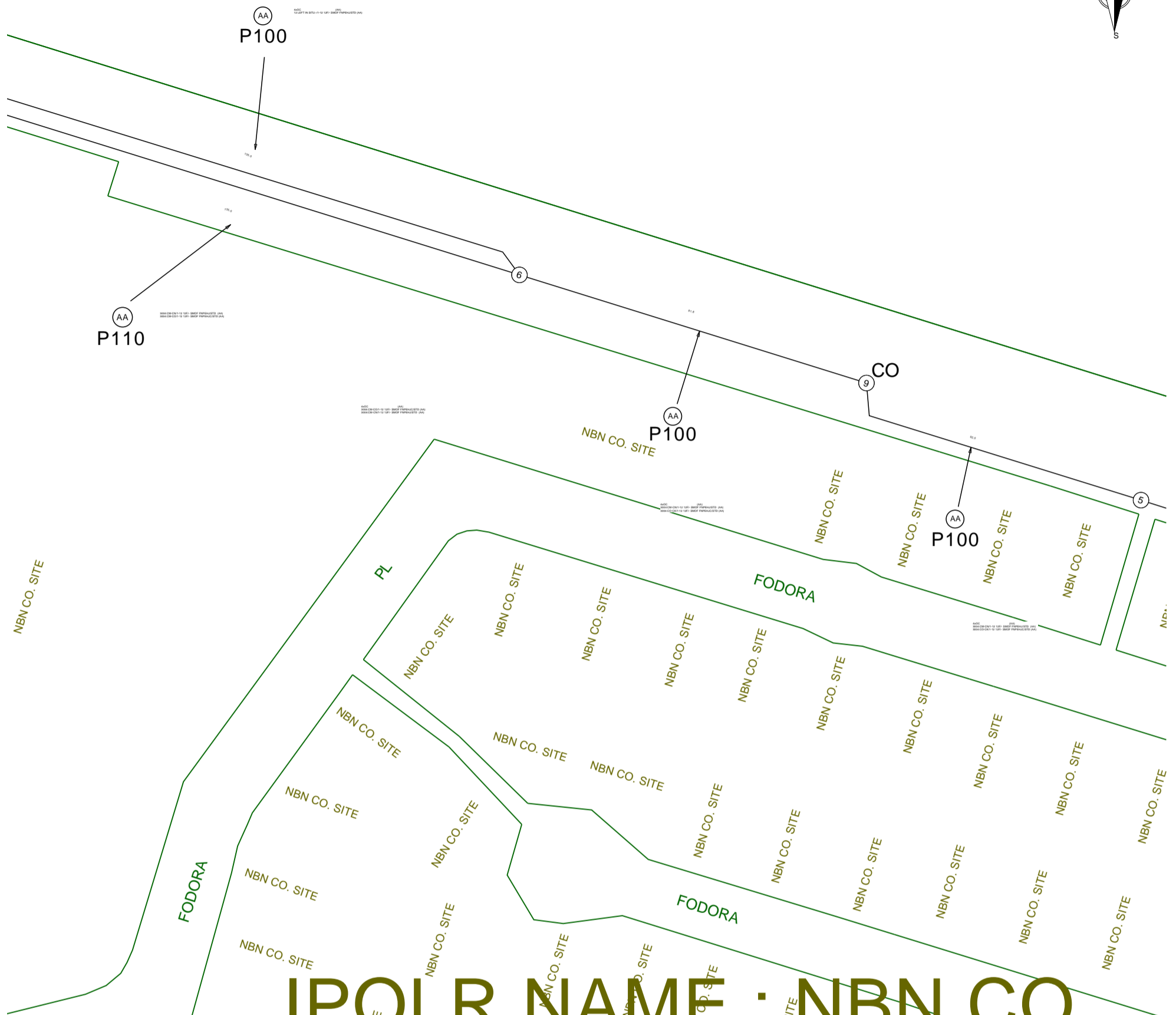
**CAUTION:** Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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.

# Mains Cable Plan



IPOLR NAME : NBN CO  
 LSTRA IS NOT THE NETWORK PR  
 FOR THIS DA AREA  
 DO NOT INSTALL TELSTRA CABLE  
 ADDITIONAL SERVICES ON TELSTRA



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: 272843473

TELSTRA LIMITED A.C.N. 086 174 781  
 Generated On 13/05/2026 15:23:08

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

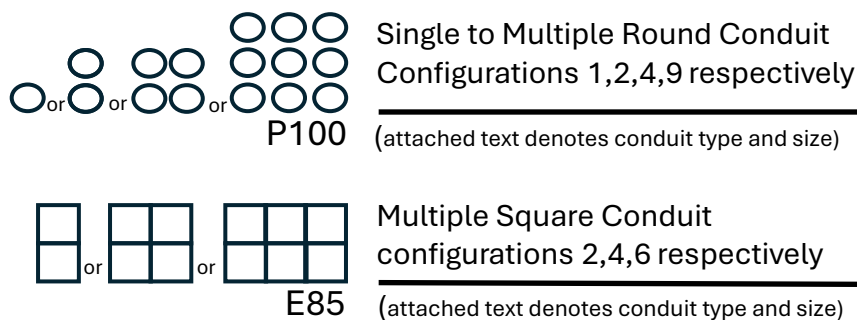
**WARNING**  
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS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

	<b>Lead-in terminates at a Customer Address</b>
	<b>Exchange</b> Major Cable Present
	Pillar / Cabinet Above ground Free Standing
	Above ground Complex Equipment Please note: Powered by 240v electricity
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned
DIST	Distribution cables in Main Cable Ducts
MC	Main Cable ducts on a Distribution Plan
	Blocked or Damaged Duct
	Footway Access Chamber (can vary between 1-lid to 12-lid)
	NBN Pillar
	Third Party Owned Network Non-Telstra

	Cable Jointing Pit Number / Letter indicating Pit type/size
	Elevated Joint (above ground joint on buried cable)
	Telstra Plant in shared Utility trench
	Aerial cable / or cable on wall
	Aerial cable (attached to joint use Pole e.g., Power Pole)
	Marker Post Installed
	Buried Transponder
	Marker Post & Transponder
	Optical Fibre Cable Direct Buried
	Direct Buried Cable
	nbn owned network



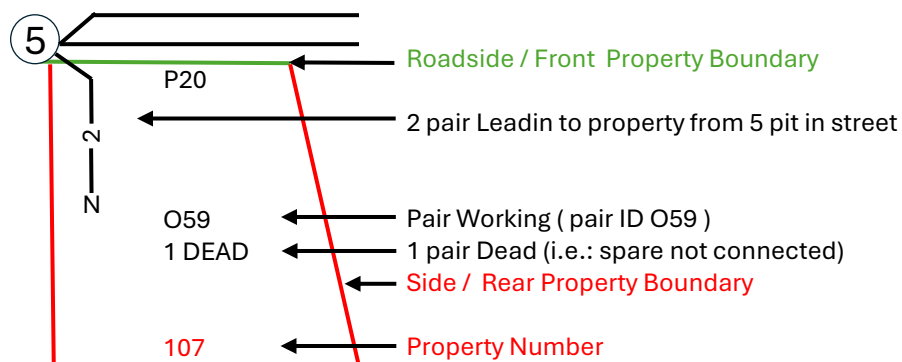
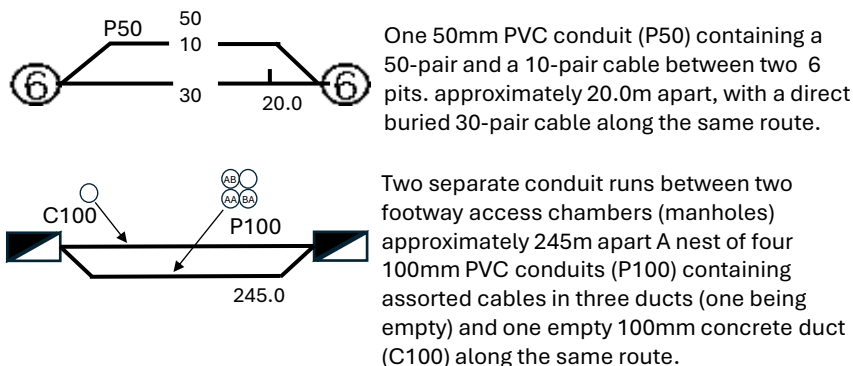
**Some examples of conduit type and size:**

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit  
P100 100mm PVC conduit  
A100 100mm asbestos cement conduit

## Some Examples of how to read Telstra Plans



# The 5 Ps of Safe Excavation

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

## Plan

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

## Prepare

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

## Pothole

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

## Protect

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

## Proceed

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

# UNITYWATER BYDA MAP

Sequence Number: 272843470

Job Number: 53141985

Printed On: 13/05/2026

Emergency Situations  
Call Unitywater:  
1300 086 489

This information on this plan is valid  
for 30 days from "Printed On" date.

**Legend**

	Extent of Unitywater Area		<b>Sewer Gravity Main</b>
	Water Pump Station		Trunk Main
	Water Service		Reticulation Main
	Water Valve		Overflow Main
	Water Pipe (Abandoned)		Sewer Pipe (Abandoned)
	Water Hydrant		<b>Sewer Pressure Main</b>
	Water Fitting		Pressure Sewer
	<b>Water Main</b>		Rising Main
	Trunk Main		Vacuum Main
	Reticulation Main		Pressure Sewer Service
	Sewer Pump Station		Sewer Service
	Sewer Maintenance Hole		<b>Recycled Water</b>
	Sewer Valve		Recycled Water Valve
	Sewer Fitting		Recycled Water Hydrant
			Recycled Water Fitting
			Recycled Water Pipe (Abandoned)
			Recycled Water Main

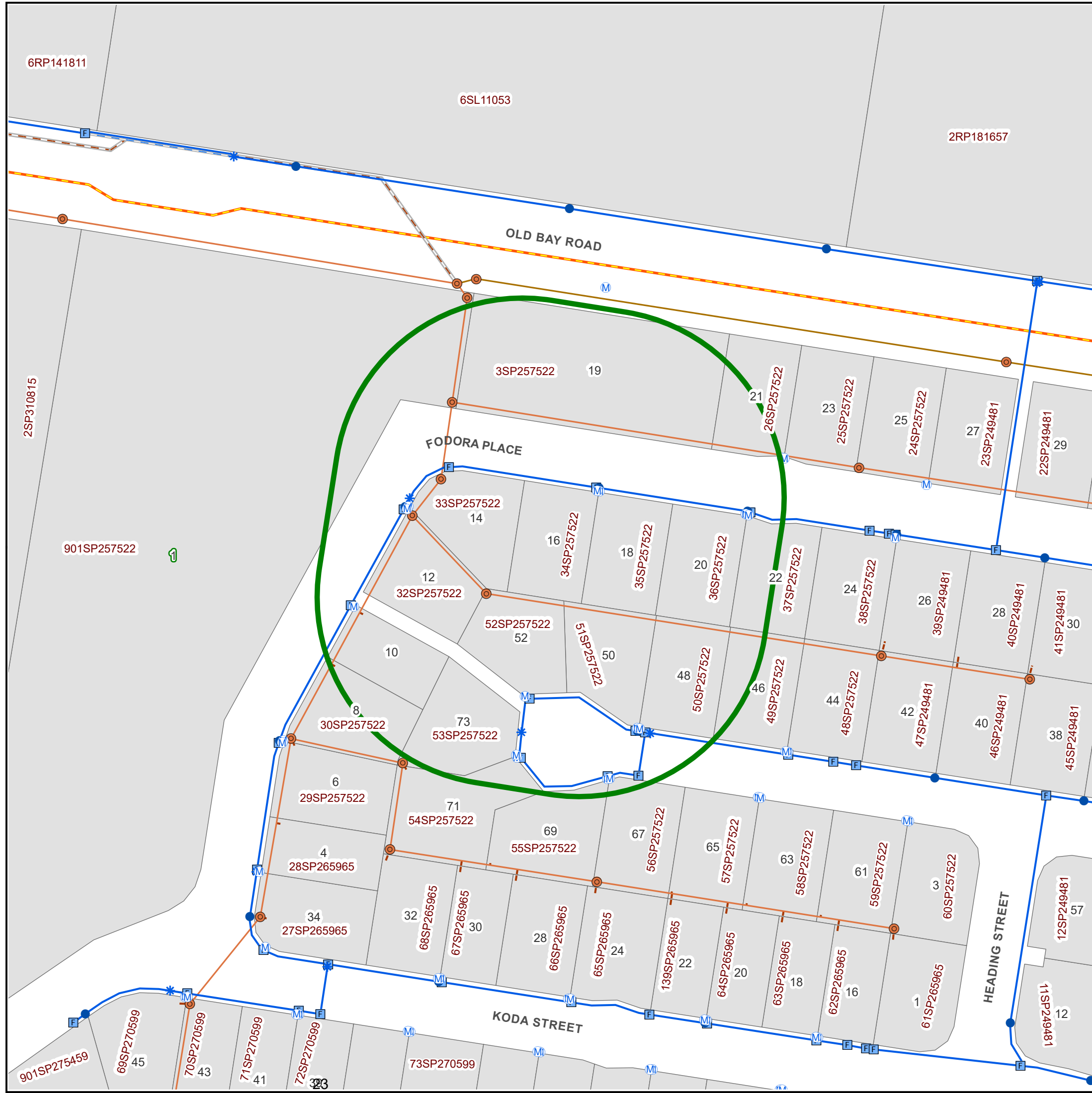
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Scale: 1:1000  
(If printed at 100%  
on A3 size paper)



Before You Dig Australia  
PO Box 953  
Caboolture QLD 4510

Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

Disclaimer These Maps are supplied under the following conditions:- Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness, currency or accuracy of the map details or the degree of compliance with any standards in this matter. As per the Important Information included in the response to your enquiry, you agree that these Maps are indicative only and will not be relied upon by you for any purpose. Persons making decisions with financial or legal implications must not rely upon the map details shown on this plan for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility and liability for any loss or damage suffered as a result of placing reliance upon this information. You also acknowledge that these Maps are the intellectual property of Unitywater and may not be reproduced or sold on without the written consent of Unitywater.



# Property Fact Pack

**16 Fodora Place**  
Burpengary East QLD 4505



YOUR DIGITAL COPY



Zoning



Local Plans



Easements



Flood Risk



Overland Flow Flood Risk



Flood History



Coastal Flood Risk

















Flood Planning Risk



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	 CONSIDERATIONS IDENTIFIED
	Character	 NO CONSIDERATIONS IDENTIFIED
	Vegetation	 NO CONSIDERATIONS IDENTIFIED
	Environment	 NO CONSIDERATIONS IDENTIFIED
	Bushfire Risk	 CONSIDERATIONS IDENTIFIED
	Noise	 NO CONSIDERATIONS IDENTIFIED

## DATE OF REPORT

13th of May, 2026

## ADDRESS

16 FODORA PLACE

## LOT PLAN

34/SP257522

## COUNCIL

Moreton Bay

## ZONING

- Emerging Community - Transition

## UTILITIES

- Power
- Sewer
- Water

## SCHOOL CATCHMENTS

- Burpengary SS
- Burpengary State Secondary College

## CLOSEST CITY

Caboolture - 9km

# Zoning

What zone is my property?



Sources: Moreton Bay Regional 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
- Emerging Community - Transition
- Limited Development
- Rural

# Easements

What access rights exist over the property?



Sources: Queensland Government

## 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
- Easement Or Covenant

# Flood Risk

Is the property in a potential flood area?



Sources: Moreton Bay Regional Council

## 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
- High Possibility Flood Area
- Moderate Possibility Flood Area

# Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Moreton Bay Regional 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 Path

# Flood Planning Risk

What planning overlays impact development of this property?



Sources: Moreton Bay Regional Council

## THINGS TO KNOW

Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater, or coastal inundation. These overlays are used to guide land use and development to minimise flood impacts on people, property, and infrastructure.

Developments in Flood Planning areas must meet specific requirements, such as raising floor levels above designated flood immunity levels or using flood-resilient building materials. In some cases, developments may not be permitted in high-risk zones unless engineering solutions, such as stormwater detention basins or elevated structures, are implemented.

**Note:** Flood Planning overlays are based on broad modelling assumptions, are general in nature and are a tool for managing flood risk as it relates to development of the property. They do not guarantee individual property immunity from flooding or account for site-specific conditions. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

### Questions to ask

- What restrictions apply to developing in a Flood Planning area?
- Are there required flood immunity levels or design standards?
- How do overlays account for future changes like climate impacts or urban growth?

## LEGEND

- Selected Property
- + Balance Flood Planning Area
- ⋮ Flood Planning Area

# 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

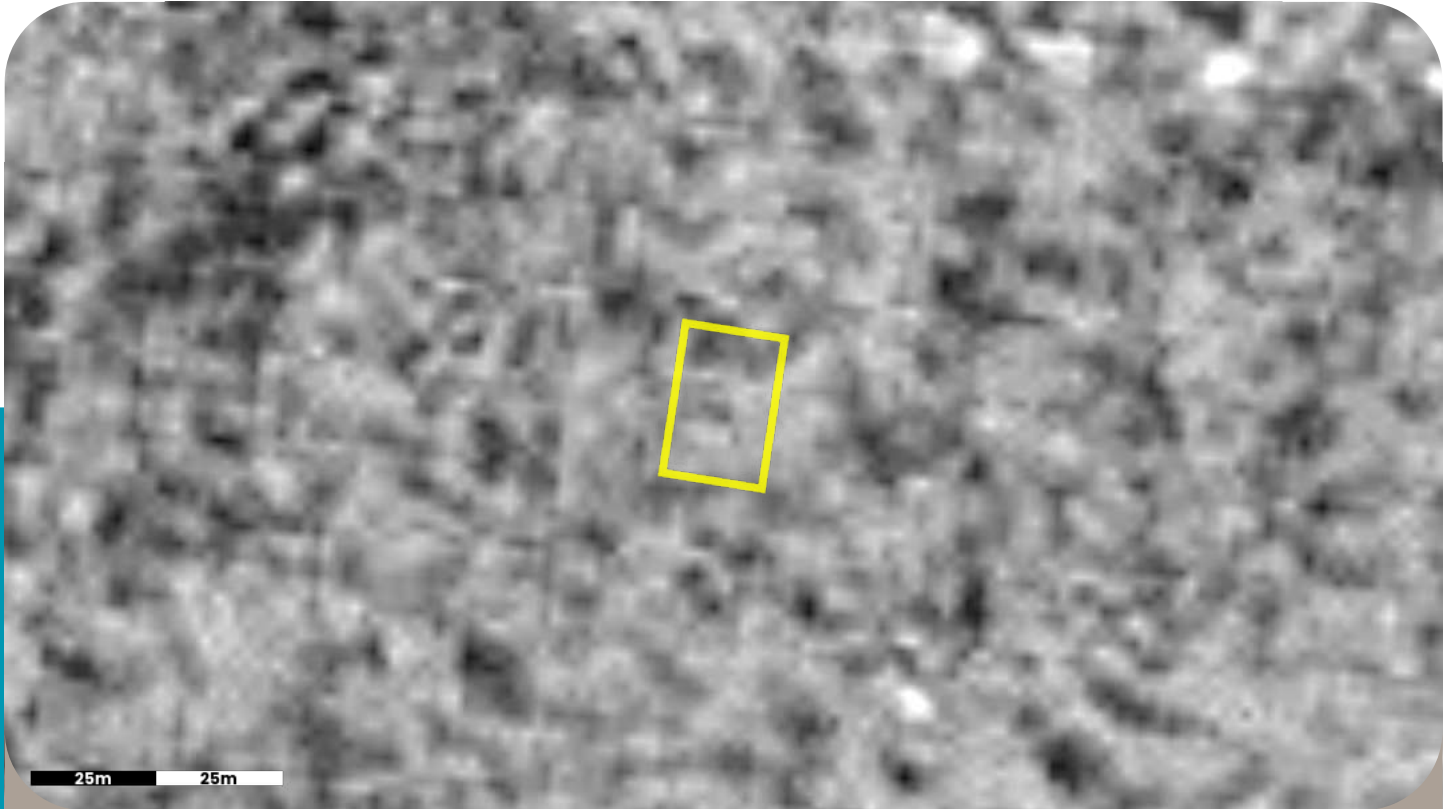
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

## 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?



Sources: Queensland Government, Moreton Bay Regional Council

## 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

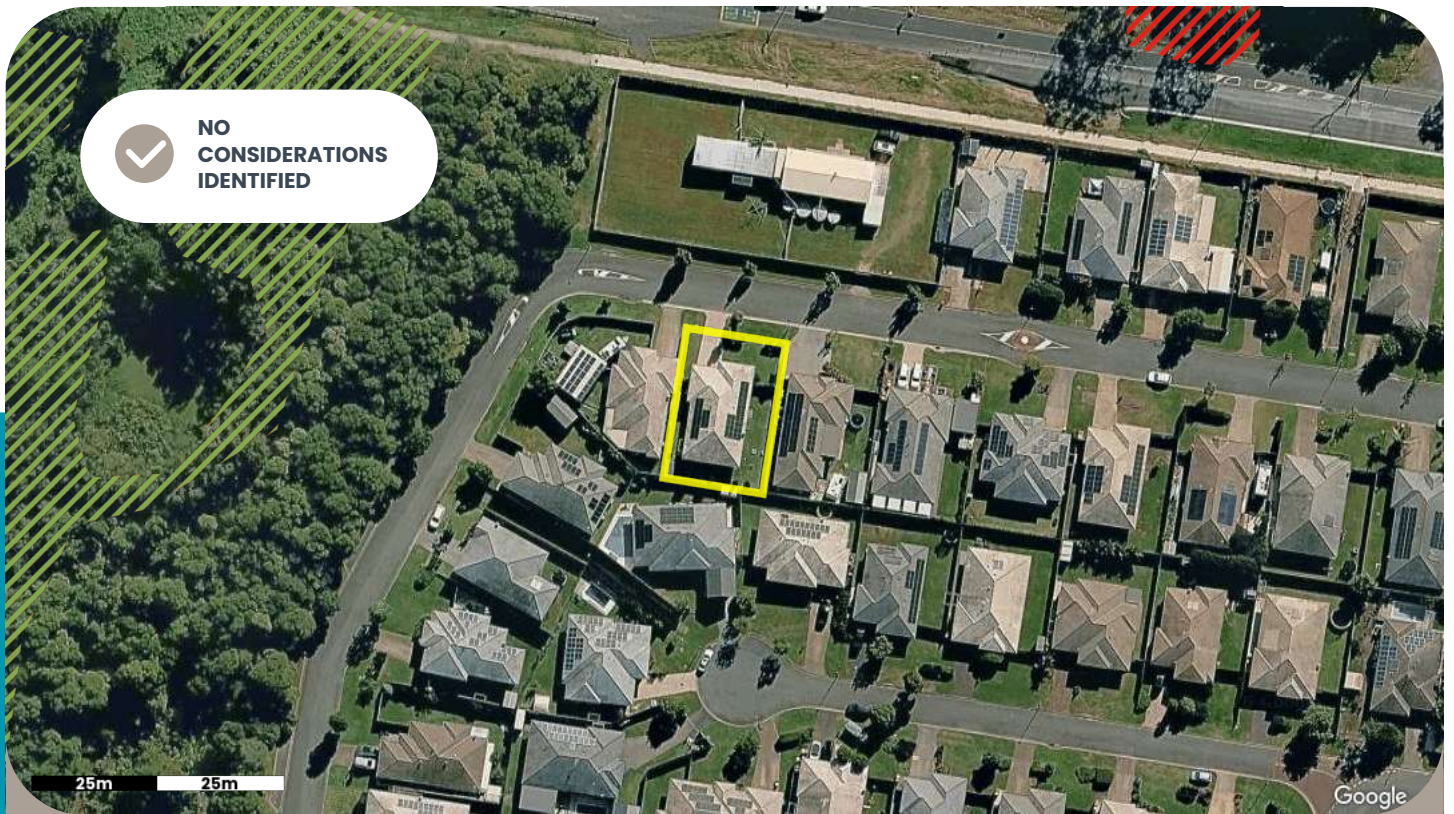
- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

## LEGEND

- Selected Property
- Protected Vegetation - Rvm Cat C (High-Value Regrowth)
- Regulated Vegetation
- Watercourse - Mses
- Mles Waterway Buffer
- + Essential Habitat
- X Essential Wetlands
- Riparian And Wetland Setbacks

# Environment

Are there any environmental values present on the property?



Sources: Queensland Government

## THINGS TO KNOW

Environmental values are areas identified by government authorities to help protect biodiversity through the planning system and environmental protection frameworks. These values may include:

- national parks and protected environmental areas
- protected species and their habitats
- important wetlands and waterways
- endangered or of concern regional ecosystems and riparian zones

If an environmental value is identified on your property, it's important to understand what this means for land use. In many cases, especially in urban or built-up areas, these values may not affect how you use or develop the land. However, they may place restrictions on construction or activities such as clearing native trees.

To find out what implications these values have for your property, consult a qualified environmental professional or contact the relevant government authority.

**Note:** The accompanying map highlights areas where restrictions may apply to vegetation clearing or land use restrictions. It is based on broad modelling assumptions and does not assess each site individually. In newly subdivided areas, environmental values may have already been considered during the subdivision approval process.

### Questions to ask

- Where are the areas with environmental value located on the property?
- What type of vegetation or habitat is protected, and how does it contribute to local biodiversity?
- How might these environmental values influence development or use of the property?

## LEGEND

-  Selected Property
-  Wildlife Habitat - Mses
-  Core Koala Habitat Area

# Bushfire Risk

Is the property in a potential bushfire area?



Sources: Queensland Fire And Emergency Services, Moreton Bay Regional Council

## 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
- High Potential Bushfire Area
- Medium Potential Bushfire Area (Council)
- Potential Impact Buffer Area (Council)
- Potential Impact Bushfire Buffer Area

# 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.

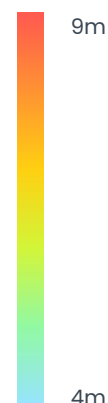
**Note:** The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

### 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: ~0m
- Property High: ~8m
- Property Low: ~8m



# 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: Unity Water

## 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 Pipe

# Sewer

Are there any sewer pipes nearby?



Sources: Unity Water

## 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 Pipe
-  Sewer Pipe (Abandoned)

# Stormwater

Are there stormwater pipes on or near the property?



Sources: Moreton Bay Regional Council

## 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 Or Maintenance Structure
- Stormwater Pipe

# Power

Are there any power lines on or near the property?



Sources: Energex

## 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

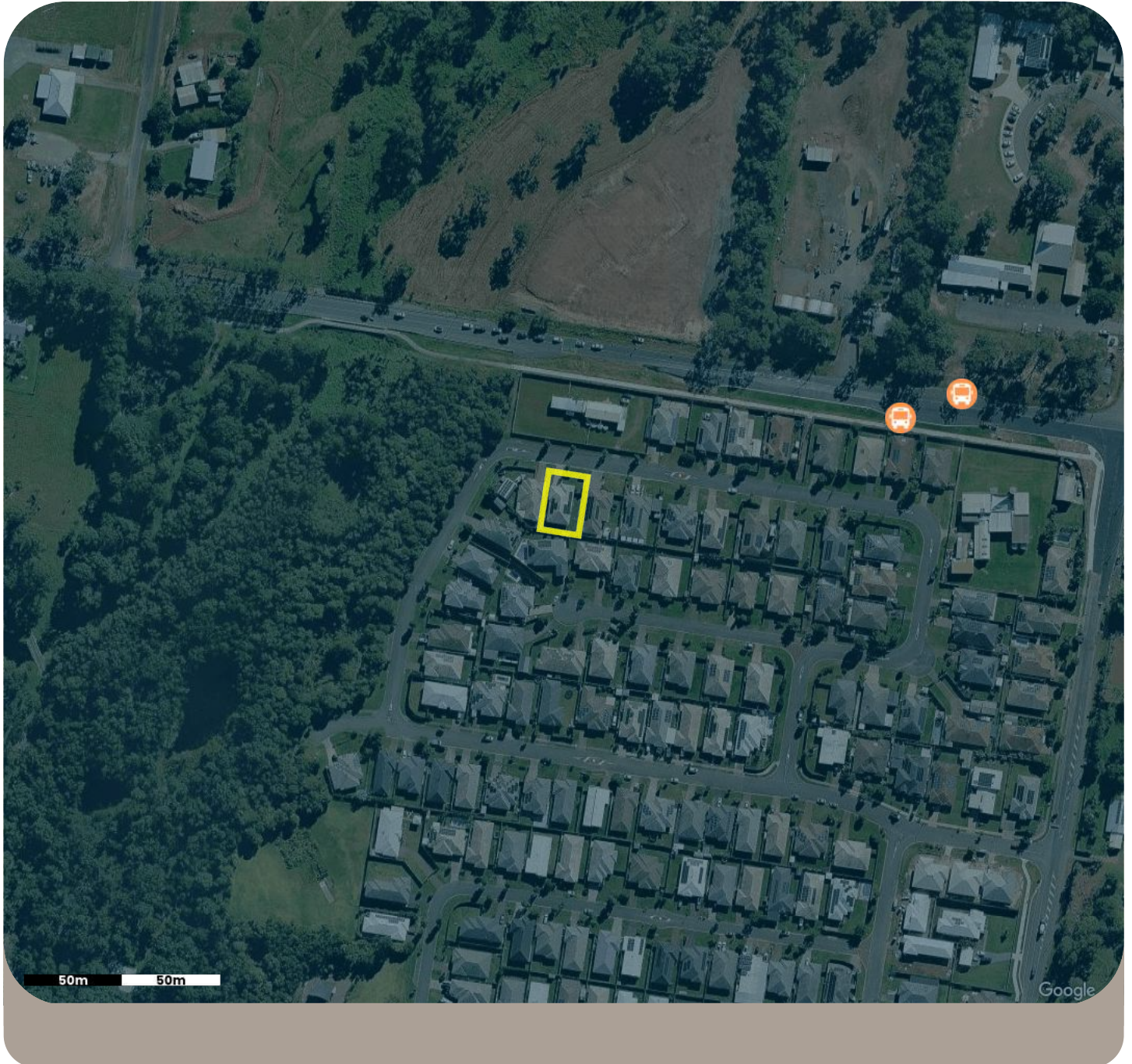
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

## LEGEND

- Selected Property
- Overhead Power Line (HV)
- Overhead Power Line (LV)
- Underground Power Cable (LV)

# 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: ~600m<sup>2</sup>, Perimeter: ~100m

## LEGEND

 Selected Property

# Prepared by

## BestLife Legal Pty Ltd



✉ [office@bestlifelegal.com.au](mailto:office@bestlifelegal.com.au)

☎ 1300060434

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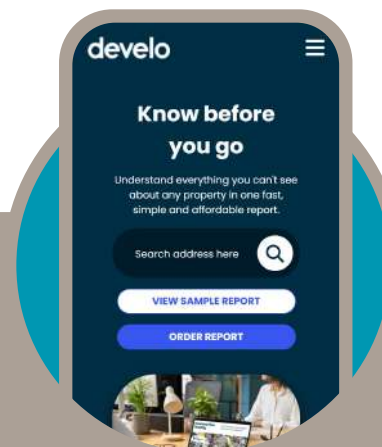
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- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

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## Department of Transport and Main Roads

### Property Search - Advice to Applicant

Property Search reference **1016574**

Date: 13/05/2026

Search Request reference: **194398246**

#### Applicant details

Applicant: Selina Millers

selina@bestlifelegal.com.au

Buyer: not known not known

#### Search response:

Your request for a property search on Lot 34 on Plan SP257522 at 16 Fodora PI, Burpengary East Qld 4505 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.**

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#### **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.



Department of the Environment, Tourism, Science and Innovation (DETSI)  
ABN 46 640 294 485  
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA  
www.detsi.qld.gov.au

**SEARCH RESPONSE**  
**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)**  
**CONTAMINATED LAND REGISTER (CLR)**

InfoTrack PTY LTD  
PO Box 10314, Adelaide Street  
Brisbane QLD 4001

Transaction ID: 51153092      EMR Site Id: 13 May 2026  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 34      Plan: SP257522  
16 FODORA PL  
BURPENGARY EAST

**EMR RESULT**

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

**CLR RESULT**

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

**ADDITIONAL ADVICE**

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

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

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

**Administering Authority**

InfoTrack

---

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]  
Sent: Wednesday, 13 May 2026 4:39 PM  
To: InfoTrack QLD Property Services  
Subject: RE: QCAT Search & Copy - 26775.DP

**[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.**

**Queensland Civil and Administrative Tribunal**  
**Register of Proceedings**

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

CATIE LEE MCMAHON-BAKER

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the Queensland Civil and Administrative Tribunal Act 2009. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • Queensland Civil and Administrative Tribunal Act 2009, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 30/4/2026.

**Queensland Civil and Administrative Tribunal**

\*\*\*\*\*

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InfoTrack

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**Register of Proceedings**

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THOMAS JAMES MCSHERRY

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\*\*\*\*\*

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\*\*\*\*\*

**Queensland Heritage Act 1992**  
**Section 33(1)(b) Certificate of Affect**

<b>Certificate number:</b>	COA-005139	<b>Result number</b>	1 of 1
<b>Date of issue:</b>	13-May-2026	Receipt No:	7032934
<b>Client Reference</b>	26775.DP		
<b>Requested by:</b>	InfoTrack PTY LTD  PO Box 10314, Adelaide Street Brisbane QLD 4001 qldsearching@infotrack.com.au 30404010		

This is a certificate issued under section 33(1)(b) of the *Queensland Heritage Act 1992* (Heritage Act) as to whether a place or area is affected by: entry in the Queensland Heritage Register (QHR) as a State heritage place or protected area, a heritage agreement, a current QHR application, or is excluded from entry in the QHR.

### RESULT

This response certifies that the place identified as:

Place Ref: None

Place Name: None

Lot: 34 Plan: SP257522

Located at:

is neither on the QHR nor the subject of a QHR application under the Heritage Act.

### ADDITIONAL ADVICE

**Note: This certificate is valid at the date of issue only**

If you have any queries in relation to this search, please contact the Planning and Heritage Branch on 13 QGOV (137 468) or [heritage@detsi.qld.gov.au](mailto:heritage@detsi.qld.gov.au).

Issued by the Chief Executive's delegate under the *Queensland Heritage Act 1992*

## Search Results

**No results found.**

Enter at least one search criterion.

[Search Hints](#)

<input type="button" value="Search"/> <input type="button" value="Reset form"/>	
Place name	
<input type="text"/>	
Street name	
Fodora Place	
Town or suburb	State/Territory
Burpengary East	Queensland <input type="button" value="v"/>
Country	
<input type="text"/>	

### Advanced search options

List	
All Lists <input type="button" value="v"/>	
<i>Different lists will provide different status and class options</i>	
Local Government Area	Place ID number
<input type="text"/>	<input type="text"/>
<a href="#">Legal status</a>	Class
--All-- <input type="button" value="v"/>	--All-- <input type="button" value="v"/>
Keyword Search	
<input type="text"/>	
<input checked="" type="checkbox"/> Description	<input checked="" type="checkbox"/> Statement of Significance
	<input checked="" type="checkbox"/> Place history
Map Ref No	
<input type="text"/>	
<i>1:100,000 eg 2357</i>	
<i>1:250,000 eg SF-50-01</i>	

### Search Hints

- Not all fields need to be filled in. The fewer you fill in the more results you will get.
- If you cannot find a place, check spelling and try alternative names. Reduce the number of words that you include and use fewer fields.
- The Local Government field used on its own will provide a comprehensive list of places in an area.

Report Produced: Wed May 13 15:15:04 2026

## Pool Register

### Property location

#### Address

16 FODORA PL, BURPENGARY EAST QLD 4505

#### Lot on plan (RPD)

34/SP/257522

#### Council

MORETON BAY CITY

#### Details

No pools are registered for this property.

# Rate notice

**Customer Service Centres**  
 Caboolture - 2 Hasking Street, Caboolture  
 Redcliffe - 1 Irene Street, Redcliffe  
 Strathpine - 220 Gympie Road, Strathpine

**Postal Address**  
 PO Box 159  
 CABOOLTURE QLD 4510

**Customer Service**  
 Ph: 1300 522 192

**ABN:** 92 967 232 136  
[www.moretonbay.qld.gov.au](http://www.moretonbay.qld.gov.au)



P104MBCRAT63\_A4A01\_STCPDF/E-16725/S-16982/I-33963/036  
 Catie L McMahon-Baker & Thomas J McSherry  
 16 Fodora Place  
 BURPENGARY EAST QLD 4505

This information was prepared on **31 March 2026** for the period  
**01 April 2026 to 30 June 2026**

**Property number: 651649**

**Property location:**  
 16 Fodora Place  
 BURPENGARY EAST QLD 4505

**Property description:** Lot 34 SP 257522

**Valuation:** \$355,000

**Rating category:** General Rate - Category R1 (Single Residential - Owner occupied)


Rate notice summary	
Issue date: 13 April 2026	
Your last bill	\$523.15
Payments / adjustments	\$-523.15
	=
Opening balance	\$0.00
	+
New rates and charges	\$523.15
	=
<b>Total due</b>	<b>\$523.15</b>
<b>Due date</b>	<b>13 May 2026</b>


If you have established a flexible payment plan, your scheduled amount will continue to be debited as arranged.


To view or change an existing flexible payment plan, or to set up a new plan, please visit [payble.moretonbay.qld.gov.au](http://payble.moretonbay.qld.gov.au)

BPAY VIEW

**Go paperless!**  
 Receive your rates and reminders via email

  
 Easy

  
 Convenient

  
 Sustainable




A \$2.50 paper notice fee will apply to all quarterly rate notices\* received by post.



To register now scan the QR code or visit [moretonbay.qld.gov.au/eRates](http://moretonbay.qld.gov.au/eRates).

\*Ratepayers who receive a Council pensioner rebate or self-funded retiree rebate will be exempt from the fee for the rate notice issued for their principal place of residence.

## Easy ways to pay

 <p><b>BPAY</b>                  Biller code: 339457                  Reference number: 50 1908 4380 0651 6498</p>	 <p>Pay in-store at Australia Post</p>  <p><small>*2471 501908438006516498</small></p>
 <p><b>PHONE</b>                  Call (07) 3480 6349 (Mastercard and Visa only)                  Reference number: 50 1908 4380 0651 6498</p>	 <p><b>IN PERSON</b>                  Pay at any of Council's Customer Service Centres                  Mon to Fri 8.30am – 5pm</p>
 <p><b>ONLINE</b>                  Scan the QR code or visit  <a href="http://www.moretonbay.qld.gov.au/pay-your-rates">www.moretonbay.qld.gov.au/pay-your-rates</a>                  Reference number: 50 1908 4380 0651 6498</p>	 <p><b>MAIL</b>                  Send your payment and remittance slip to:                  Moreton Bay City Council                  PO Box 159                  CABOOLTURE QLD 4510</p>

If you are having difficulty paying, please call Council as soon as possible so we can assist you in setting up a payment plan schedule or visit [www.moretonbay.qld.gov.au/rates](http://www.moretonbay.qld.gov.au/rates)

## Activity since last bill

<b>Last bill</b>	\$523.15
<b>Payment / adjustments</b>	
17-Feb-2026      Payment Received Thank You	\$-523.15
<b>Account balance</b>	<b>\$0.00</b> <b>A</b>

## New charges

### Council rates and charges

Description	Amount
General Rate - Category R1 (Single Residential - Owner occupied) (Minimum General Rate Applied)	\$312.50
City Environment Charge (26.00 [Fixed Amount]) / 4 [Bills per year]	\$6.50
City Infrastructure Charge (104.00 [Fixed Amount]) / 4 [Bills per year]	\$26.00
Garbage Charge - Residential (240L refuse / 240L recycling) (1 [Number of Domestic Bin Units] * 391.00 [Unit Rate]) / 4 [Bills per year]	\$97.75
Garden Organics Bin Charge - Residential (240L) (70.00 [Fixed Amount]) / 4 [Bills per year]	\$17.50
<b>Total Council rates and charges</b>	<b>\$460.25</b>

### State Government charges

Description	Amount
Emergency Management Levy - Group 2A	\$62.90
<b>Total State Government charges</b>	<b>\$62.90</b>
<b>Total new charges</b>	<b>\$523.15</b> <b>B</b>

**A** + **B** = Total due

## State Government Waste Levy

- Council will pay an estimated \$24,400,000 in waste levy payments to the Queensland Government during 2025/26 for household waste to landfill.
- The Queensland Government waste levy for general waste has increased to \$125 per tonne.
- The Queensland Government has paid an amount of \$14,810,305 in the 2025/26 Financial Year to Council to mitigate the impact of the Queensland Waste Levy on households. This will only partially cover the expected cost of the waste levy for household waste in 2025/26.
- Council's Waste Management Utility and Special Charges cover costs associated with managing waste in the City of Moreton Bay, including the gap between the Queensland Government levy charged to Council and the partial rebate received by Council.

## Important information

### Interest

From 1 July 2025 to 30 June 2026 interest charges of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

### Valuations

The valuation used for rating purposes is provided by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development. For further information about the valuation that has been applied to your property visit: [www.resources.qld.gov.au/land-property](http://www.resources.qld.gov.au/land-property)

### Rebates

Rebates may be available to eligible pensioners and self funded retirees. Please visit [www.moretonbay.qld.gov.au](http://www.moretonbay.qld.gov.au) or contact Council for more information.

### Translating and Interpreting Services



If you require an interpreter, please call TIS National on 131450.



Help for people with hearing or speech difficulties Contact Moreton Bay City Council through the National Relay Service (NRS). For more information, visit the NRS website to choose your preferred access point; or call the NRS Helpdesk on 1800 555 660 or text 0416 001 350 for assistance.



### Payment remittance slip

Please send this remittance slip with your cheque/money order payable to:

Moreton Bay City Council  
PO Box 159  
CABOOLTURE QLD 4510

<b>Property Number:</b>	651649
<b>Property Location:</b>	16 Fodora Place BURPENGARY EAST QLD 4505
<b>Barcode:</b>	 *2471 501908438006516498
<b>Payment Amount:</b>	\$523.15



C L McMahon-Baker & T J Mcsherry  
16 Fodora PI  
BURPENGARY EAST QLD 4505

# WATER AND SEWERAGE YOUR BILL

**1300 086 489**  
Emergencies and faults 24 Hours, 7 days  
Account enquiries 8am-5pm Mon-Fri

**unitywater.com**  
ABN 89 791 717 472

Account number	100095329
Payment reference	1000 9532 97
Property	16 Fodora PI, BURPENGARY EAST, QLD

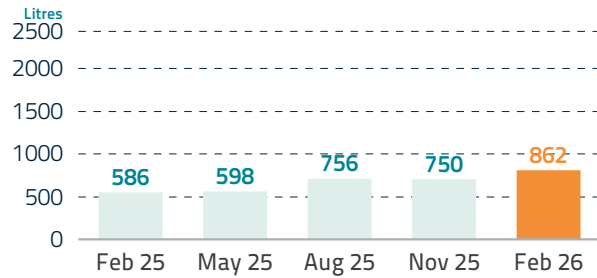
Bill number	7128327425
Billing period	09 Nov 2025 94 days to 10 Feb 2026
Issue date	12 Feb 2026
Approximate date of next meter reading	7 May 2026

## Your account activity

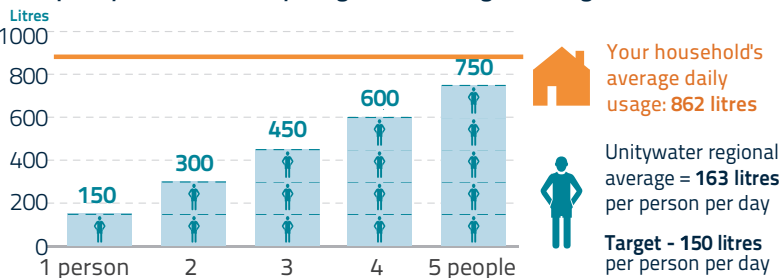
Your last bill <b>\$604.79</b>	<b>-</b>	Payments/ adjustments <b>\$604.79</b>	<b>=</b>	Balance <b>\$0.00</b>	<b>+</b>	New charges <b>\$640.32</b>	<b>=</b>	<b>Total due</b> <b>\$640.32</b>
								<b>Due date</b> <b>16 Mar 2026</b>

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

### Compare your average daily usage over time



### Compare your current daily usage with our regional target of 150 litres



## What does *your water bill* pay for?

Your investment in safe and reliable water and wastewater services.

Learn more at [unitywater.com/yourwaterbill](http://unitywater.com/yourwaterbill)



## Easy ways to pay For other payment options - see over

**B PAY** **BPAY®**  
**Billers Code: 130393**  
**Ref: 1000 9532 97**  
 Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.  
 Find out more at [bpay.com.au](http://bpay.com.au)  
 © Registered to BPAY Pty Ltd ABN 69 079 137 518

**DIRECT DEBIT**  
**Direct Debit**  
 Login to My Account at [unitywater.com](http://unitywater.com) to set up automatic payments from your bank account or credit card or call us for assistance.

**SmoothPay**  
 Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.  
 Find out more at [unitywater.com/smoothpay](http://unitywater.com/smoothpay)



1300 086 489

Account enquiries

8am-5pm Mon-Fri

## Your account details

### Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
14W003184	8 Nov 25	2182	10 Feb 26	2263	81	94	861.7
<b>Total water usage</b>					<b>81</b>	<b>94</b>	<b>861.7</b>

### Activity since last bill

Last bill	\$604.79
Payments / adjustments	
12 Dec 2025 BPoint Payment MyAccount	-\$604.79
<b>Account balance</b>	<b>\$0.00</b>

### Water and Sewerage Charges

Lot 34 Plan SP257522 Installation ID 223164261185

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	09 Nov 25 to 10 Feb 26	0.8617	94	\$3.517	\$284.88

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

#### Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	09 Nov 25 to 10 Feb 26	0.8220	94	\$0.787	\$60.81
Water over 822 L/day	09 Nov 25 to 10 Feb 26	0.0397	94	\$1.570	\$5.86
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	09 Nov 25 to 10 Feb 26	1	94	\$1.025	\$96.35
Sewerage Access	09 Nov 25 to 10 Feb 26	1	94	\$2.047	\$192.42
<b>Water subtotal</b>					<b>\$447.90</b>
<b>Sewerage subtotal</b>					<b>\$192.42</b>

**New water and sewerage charges \$640.32**

**Total Due = ① + ② \$640.32**

### Important information

#### Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

#### Changing contact details

Login to My Account at [unitywater.com](http://unitywater.com) for quick, easy changes online 24/7 or call us during business hours.

#### Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at [unitywater.com/pensioner](http://unitywater.com/pensioner)

#### Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at [unitywater.com/creditcard](http://unitywater.com/creditcard)

#### Interest on overdue amounts

Interest of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

#### Water efficiency

For water efficiency tips, visit [unitywater.com/water-tips](http://unitywater.com/water-tips)

#### Interpreter service 13 14 50

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

#### Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit [unitywater.com/privacy](http://unitywater.com/privacy)

#### International calls

+ 61 7 5431 8333

[unitywater.com](http://unitywater.com)

PO Box 953

Caboolture QLD 4510

1300 086 489

## More payment options



#### Credit card by phone or online

To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to [unitywater.com](http://unitywater.com). A credit card surcharge may apply.  
**Ref: 1000 9532 97**



#### In person, by phone or online

**Billpay Code: 4028**

**Ref: 1000 9532 97**

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



#### Cheques by mail

Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



\*4028 1000 953297 00064032

Account number 100095329

Payment reference 1000 9532 97

**Total due \$640.32**

**Due date 16 Mar 2026**