

# Form 2 Seller Disclosure Pack





# 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 **BENJAMIN LEE**

Property address (referred to as the "property" in this statement) **20 OXFORD ST, HAMILTON QLD 4007**

Lot on plan description **3/SP268554**

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

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

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

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

Title details	The seller gives or has given the buyer the following—
	A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property. <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>

<b>Registered encumbrances</b>	<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>
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<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: <input style="width: 100%;" type="text"/></li> <li>» the amount of rent and bond payable: <input style="width: 100%;" type="text"/></li> <li>» whether the lease has an option to renew: <input style="width: 100%;" type="text"/></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> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<b>Residential tenancy or rooming accommodation agreement</b>	<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 checked="" type="checkbox"/> <b>Yes</b> <input 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>) <input style="width: 100%;" type="text" value="2026-03-06"/></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>	<p>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>):</p> <div style="border: 1px solid black; padding: 5px;"> <p>Low-Medium Density Residential zone</p> </div>		
<b>Transport proposals and resumptions</b>	<p>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.</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>		
<p>* <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.</p>			
<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></p> <p><b>The following notices are, or have been, given:</b></p> <p>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).</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></p> <p>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).</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></p> <p>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).</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></p>		
<b>Trees</b>	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>		
<b>Heritage</b>	<p>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).</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></p>		
<b>Flooding</b>	<p>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.</p>		
<b>Vegetation, habitats and protected plants</b>	<p>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.</p>		

## 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>	<p>There is a relevant pool for the property. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>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></p> <p>Pool compliance certificate is given. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>OR</p> <p>Notice of no pool safety certificate is given. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p>
<b>Unlicensed building work under owner builder permit</b>	<p>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></p> <p><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></p>
<b>Notices and orders</b>	<p>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></p> <p>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. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If Yes, a copy of the notice or order must be given by the seller.</i></p>
<b>Building Energy Efficiency Certificate</b>	<p>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.</p>
<b>Asbestos</b>	<p>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.</p>

## Part 5 – Rates and services

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

### Rates

#### Whichever of the following applies—

The total amount payable\* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount:  Date Range:

OR

The property is currently a rates exempt lot.\*\*

OR

The property is not rates exempt but no separate assessment of rates  is issued by a local government for the property.

\*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

\*\* An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the *Local Government Act 2009* or section 95 of the *City of Brisbane Act 2010*.

### Water

#### Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice\* is:

Amount:  Date Range:

OR

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount:  Date Range:

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

## Part 6 – Community titles schemes and BUGTA schemes

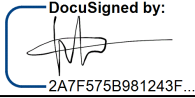
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

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

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

<p><b>Body Corporate and Community Management Act 1997</b></p>	<p><b>The property is included in a community titles scheme.</b> (If Yes, complete the information below)</p>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<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.</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>	<input type="checkbox"/> <b>Yes</b>	
<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.</p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states:</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>	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
<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>	<input type="checkbox"/> <b>Yes</b>	
<p><b>Building Units and Group Titles Act 1980</b></p>	<p><b>The property is included in a BUGTA scheme</b> (If Yes, complete the information below)</p>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<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.</p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states:</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>	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>

# Signatures – SELLER



\_\_\_\_\_  
Signature of seller

\_\_\_\_\_  
Signature of seller

**BENJAMIN LEE**  
\_\_\_\_\_  
Name of Seller

\_\_\_\_\_  
Name of Seller

23 March 2026 | 3:27 PM AEST

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

# Signatures – BUYER

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

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD



Request No: 55504792  
Search Date: 23/03/2026 10:41

Title Reference: 50962077  
Date Created: 15/09/2014

Previous Title: 11419082

REGISTERED OWNER

Dealing No: 717209836 26/04/2016

BENJAMIN LEE

ESTATE AND LAND

Estate in Fee Simple

LOT 3 SURVEY PLAN 268554  
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 19549007 (ALLOT 6 SEC 2)
2. EASEMENT No 716011785 12/09/2014 at 09:56  
benefiting the land over  
EASEMENT B ON SP268554
3. EASEMENT No 716011787 12/09/2014 at 09:57  
benefiting the land over  
EASEMENT C ON SP268554
4. EASEMENT No 716011788 12/09/2014 at 09:57  
benefiting the land over  
EASEMENT D ON SP268554
5. EASEMENT No 716011789 12/09/2014 at 09:57  
burdening the land to  
LOT 2 ON SP268554 OVER EASEMENT E ON SP268554
6. EASEMENT No 716011791 12/09/2014 at 09:58  
burdening the land to  
LOTS 1 & 2 ON SP268554 OVER EASEMENT F ON SP268554
7. MORTGAGE No 720296545 29/09/2020 at 11:36  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005  
357 522

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 55504792

Search Date: 23/03/2026 10:41

Title Reference: 50962077

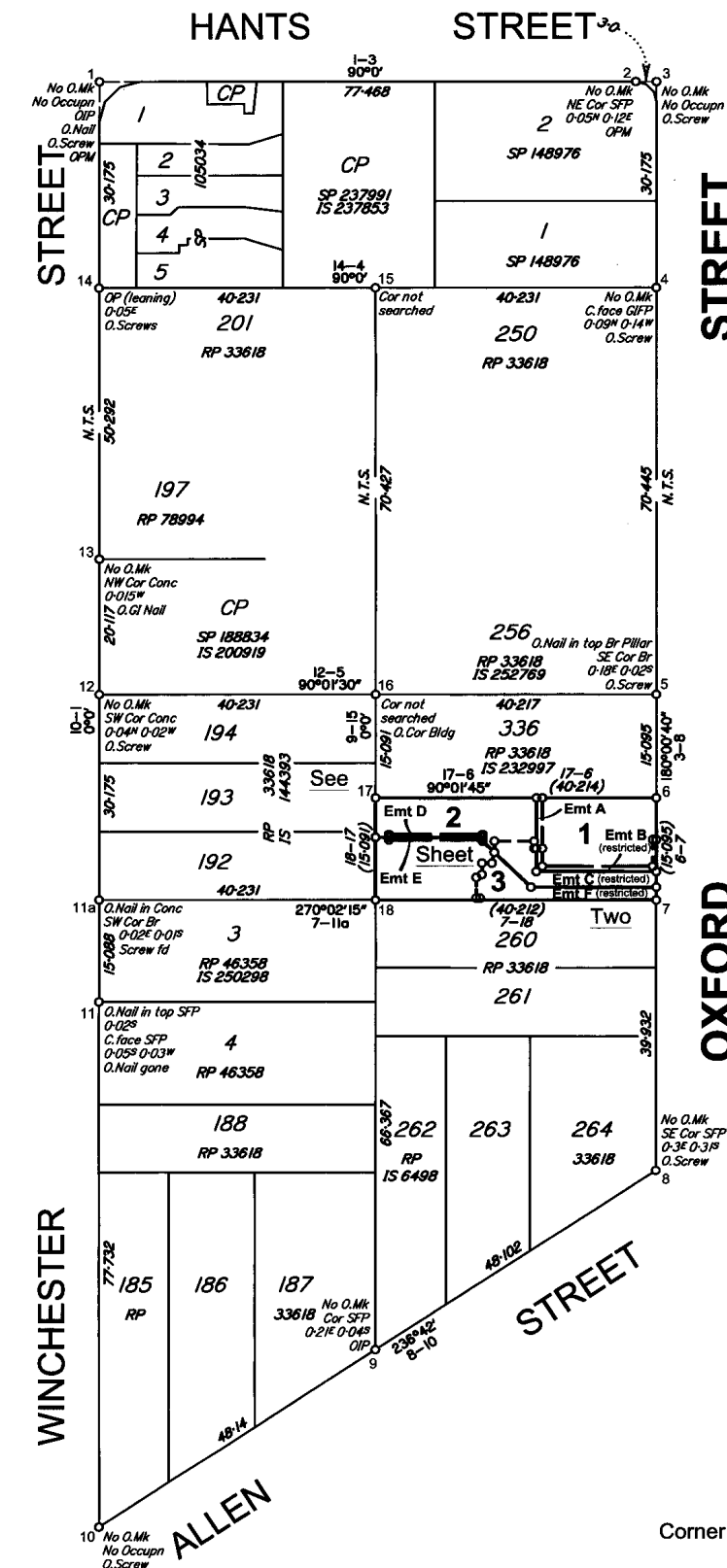
Date Created: 15/09/2014

Caution - Charges do not necessarily appear in order of priority

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

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]

Requested By: D-ENQ INFOTRACK PTY LIMITED



STREET

STREET

OXFORD

WINCHESTER



**REFERENCE MARKS**

STN	TO	ORIGIN	BEARING	DIST
1	OIP	RP 78994	315°0'	0-853
1	O.Nail in Conc	IS 232997	226°27'35"	1-596
1	O.Screw in Conc	SP 257728	256°48'	3-89
3	O.Screw in Conc	IS 252769	44°36'30"	3-242
4	O.Screw in Kerb	SP 148976	89°33'20"	4-521
5	O.Screw in Kerb	IS 252769	73°42'20"	16-111
6	GI Nail in Bit fd		89°0'	5-105
6	O.Screw in Kerb	IS 232997	65°31'	17-0
7	Screw in Conc fd		88°57'	4-6
8	O.Screw in Conc	IS 232997	145°19'35"	3-766
9	OIP	IS 6498	180°0'	2-406
10	O.Screw in Conc	IS 250298	212°28'30"	3-889
11	O.Nail in Conc gone	IS 250298	354°22'	7-299
11a	Screw in Conc fd		272°06'	2-185
12	O.Screw in Kerb	RP 219747	270°0'	4-3
13	O.GI Nail in Bit	IS 200919	269°24'	4-927
14	O.Screw in Conc	SP 105033	333°59'	4-852
14	O.Screw in Conc	SP 105033	354°20'30"	15-258
16	O.Cor Bldg	IS 200919	309°54'05"	7-829

**PERMANENT MARKS**

PM	ORIGIN	BEARING	DIST	NO
1-OPM	SP 257728	281°20'05"	99-25	7639
2-OPM	SP 148976	25°16'40"	5-458	138957

**EASEMENT B**

Restricted to below 8.4m AHD

**EASEMENT C**

Restricted to below 8.8m AHD

**EASEMENT F**

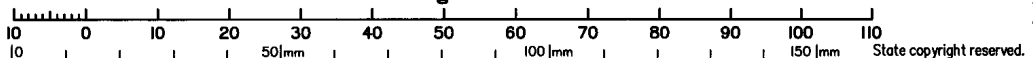
Restricted to below 8.8m AHD

**DATUM FOR LEVELS**

PSM 7639  
 Corner Hants Street & Nudgee Road, Hamilton  
 RL 5.614m AHD

*Peg placed at all subject lot and easement corners, unless otherwise stated.*

Scale 1:750 - Lengths are in Metres.



I, Anthony John Schmidt hereby certify that the land comprised in this plan was surveyed by David Carl Betts, surveying graduate, 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 12/03/2014.

Date 10/4/14

Cadastral Surveyor

**Plan of**  
**Lots 1-3, Easements A & B (restricted) in**  
**Lot 1, Easements C (restricted) & D in Lot 2**  
**and Easements E & F (restricted) in Lot 3**

Cancelling Lot 333 on RP 33618  
 LOCAL BRISBANE CITY  
 GOVERNMENT: COUNCIL LOCALITY: HAMILTON

Meridian: IS 236660

Survey Records: No

Scale: 1:750

Format: STANDARD



SP268554

**716011780**

\$719.20  
12/09/2014 09:53

**BE 400 NT**

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

5. Lodged by

AJS SURVEYS  
PO Box 4201  
GUMDALE QLD 4154  
PH 3823 2144  
L.C. 2008

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

1. Certificate of Registered Owners or Lessees.

I/We **MARK GLENN OLIVE TRUSTEE**  
**UNDER INSTRUMENT NO. 713976317**

(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

\* Rule out whichever is inapplicable

2. Planning Body Approval.

\* **BRISBANE CITY COUNCIL**

hereby approves this plan in accordance with the :

% **SUSTAINABLE PLANNING ACT 2009**

Dated this 29<sup>th</sup> day of August 2014

*J. Byrne* #  
*Jack Byrne* #  
**DELEGATE**

\* Insert the name of the Planning Body.  
# insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :  
Local Govt : **A003229775**  
Surveyor : **L0219**

6. Existing

Title Reference	Description	Created		
		New Lots	Road	Secondary Interests
11419082	Lot 333 on RP 33618	1-3		Emt A, Emt B (restricted), Emt C (restricted), Emt D, Emt E, Emt F (restricted)

**MORTGAGE ALLOCATIONS**

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
715295934	1-3	

Encroachment Notice issued to the owner of Lot 192 on RP 33618 on 17/04/2014 in accordance with S19 of the Survey and Mapping Infrastructure Regulations 2004.

1-3	Allot 6 Sec 2
Lots	Orig

7. Orig Grant Allocation :

8. Map Reference :  
**9543-33133**

9. Parish :  
**TOOMBUL**

10. County :  
**Stanley**

11. Passed & Endorsed :

By : **Anthony John Schmidt**  
Date : 16/4/14  
Signed : *[Signature]*  
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  
**SP268554**





BRISBANE CITY COUNCIL ABN 72 002 765 795

# Rate Account

**Mailing Code** EMAIL  
**Property Location** 20 OXFORD ST  
HAMILTON  
**Issue Date** 5 Jan 2026

Dedicated to a better Brisbane



500010495354548/E-1/S-1/I-1/H-56

MR BENJAMIN LEE  
51 NEVILLE ST  
BOX HILL SOUTH VIC 3128

Bill number <b>5000 1049 5354 548</b>
Bill number including donation <b>5800 1049 5354 548</b>

**Enquiries**  
(07) 3403 8888  
**24 hours 7 days**

Account Period  
1 Jan 2026 - 31 Mar 2026

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

You can make a \$15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

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

For more about the work of the Trust visit [lmct.org.au](http://lmct.org.au)

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



LORD MAYOR'S CHARITABLE TRUST

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**Full payment by the Due Date includes Discount and/or Rounding (where applicable).**

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

### Nett Amount Payable

**\$540.10**

### Due Date

**4 Feb 2026**

### Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	477.20
State Government Charges	62.90
<b>Gross Amount</b>	<b>540.10</b>
<b>Discount and/or Rounding (where applicable)</b>	<b>0.00</b>
<b>Nett Amount Payable</b>	<b>540.10</b>
<b>Optional Lord Mayor's Charitable Trust donation received by the Due Date</b>	<b>555.10</b>

Your nominated bank account will be Direct Debited with the amount/s as arranged. Please ensure that the required funds are available or dishonour fees may apply.

#### Including Lord Mayor's Charitable Trust \$15 donation

#### Excluding Lord Mayor's Charitable Trust \$15 donation



\*439 580010495354548



\*439 500010495354548



Billier Code: 319186  
Ref: 5800 0000 5192 319  
Amt: \$555.10 by 4 Feb 2026



Billier Code: 78550  
Ref: 5000 0000 5192 319  
Amt: \$540.10 by 4 Feb 2026

#### Pay using your smartphone



MR BENJAMIN LEE

#### Due Date

**4 Feb 2026**

**50**

#### Gross Amount

**\$540.10**

#### Nett Amount

**\$540.10**

<0000054010>

<004440>

<500010495354548>

>

## Rating and rebate information

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

## Payment options



### Online

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



### Direct Debit

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



### By Mobile

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



### Mail

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

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

**Brisbane City Council**  
GPO Box 1434  
BRISBANE QLD 4001



### Telephone and Internet Banking - BPAY®

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

®Registered to BPAY Pty Ltd ABN 69 079 137 518

### BPAYVIEW

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



### Instore

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



### Phone Pay

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



### Brisbane City Council Customer Centre

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

## Use and Disclosure Notice

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## Property Details

<b>Owner</b>	<b>MR BENJAMIN LEE</b>	
<b>Property Location</b>	<b>20 OXFORD ST HAMILTON</b>	
<b>Real Property Description</b>	<b>L.3 SP.268554 PAR TOOMBUL</b>	
Valuation effective from	1 Jul 2023	\$415,000
	1 Jul 2024	\$415,000
	1 Jul 2025	\$455,000
Average Rateable Valuation (A R V)		\$428,333

## Account Details

Account Number 5000 0000 5192 319

### Opening Balance

Closing Balance Of Last Bill	540.10	
Payment Received - 03-Nov-2025	540.10	CR

**Total** 0.00

### Period: 1 Jan 2026 - 31 Mar 2026

#### Brisbane City Council Rates & Charges

General Rates - Category 7 (Annually 0.2916 Cents In The A R V \$)	320.36
Waste Utility Charge - 1 Charge(S) @ \$128.24 Qtr	128.24
Bushland Preservation Levy Category 7 (Annually 0.0107 Cents In The A R V \$)	11.78
Environmental Mgt Compliance Levy Category 7 (Annual 0.0153 Cents In The A R V \$)	16.82

**Total** 477.20

#### State Government Charges

Emergency Management Levy - Group 2	62.90
-------------------------------------	-------

**Total** 62.90

## Other Information

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

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BRISBANE CITY COUNCIL ABN 72 002 765 795

# Rate Account

**Mailing Code** EMAIL  
**Property Location** 20 OXFORD ST  
HAMILTON  
**Issue Date** 5 Jan 2026

Dedicated to a better Brisbane



500010495354548/E-1/S-1/I-1/H-56

MR BENJAMIN LEE  
51 NEVILLE ST  
BOX HILL SOUTH VIC 3128

Bill number <b>5000 1049 5354 548</b>
Bill number including donation <b>5800 1049 5354 548</b>

**Enquiries**  
(07) 3403 8888  
**24 hours 7 days**

Account Period  
1 Jan 2026 - 31 Mar 2026

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

You can make a \$15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

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

For more about the work of the Trust visit [lmct.org.au](http://lmct.org.au)

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Urban Utilities  
ABN 86 673 835 011

Account Enquiries 13 26 57  
Faults and Emergencies 13 23 64  
www.urbanutilities.com.au

**Water and Sewerage  
Quarterly Account**

QUUR29\_A4B/E-1/S-1/I-1/  
**MR BENJAMIN LEE**  
5 MARDEN ST  
CANTERBURY VIC 3126

Customer reference number	10 1068 0936 0000 0
Bill number	1068 0936 43
Date issued	09/01/2026
<b>Total due</b>	<b>\$380.80</b>
<b>Direct debit date</b>	<b>20/02/2026</b>

**Property Location:** 20 OXFORD STREET  
HAMILTON 4007

**Your water usage**

Water usage (kL)	28
Days charged	96

*Average daily water usage (litres)*

Current period	292
Same period last year	172

**Account Summary**      Period 01/10/2025 - 04/01/2026

**Your Last Account**

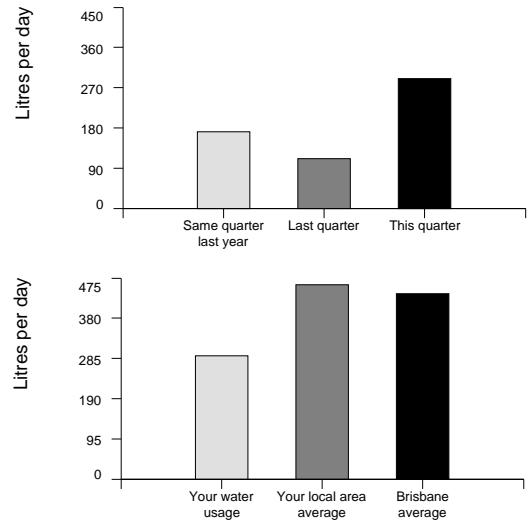
Amount Billed	\$281.26
Amount Paid	\$281.26CR

**Your Current Account**

Balance	\$0.00
Current Charges	\$380.80

**Total Due**      **\$380.80**

*Thank you for paying by Direct Debit.  
The Total Due is due on the Direct Debit Date. It will be debited from your nominated account on the Direct Debit Date shown.*



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



**Payment options**

- Direct debit**  
To arrange automatic payment from your bank account, visit [www.urbanutilities.com.au/directdebit](http://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](http://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](http://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 01/10/2025 - 04/01/2026 (96 days)

### Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABF76962	01/10/2025	1087		
	05/01/2026	1115	28kL	

### Water Usage

#### State bulk water price

State Bulk Water Charge 2025/26	28kL @ \$3.517000/kL	\$98.47
---------------------------------	----------------------	---------

#### Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	28kL @ \$0.981000/kL	\$27.46
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**Subtotal \$125.93**

### Water Services

#### Urban Utilities water service charge

Water service charge 2025/26	96 days	\$66.62
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**Subtotal \$66.62**

### Sewerage Services

#### Urban Utilities sewerage service charge

Sewerage service charge 2025/26	96 days	\$188.25
---------------------------------	---------	----------

**Subtotal \$188.25**

**Water usage \$125.93**

**Water services \$66.62**

**Sewerage services \$188.25**

**Your total charges 01/10/2025 - 04/01/2026 \$380.80**

Customer ref. no. 10 1068 0936 0000 0

20 OXFORD STREET  
HAMILTON 4007



Your usage was 28 kilolitres.

That's an average of 292 litres per day.

## HOW TO KEEP COSTS DOWN OVER THE WARMER MONTHS

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

SCAN FOR OUR TOP TIPS



### INTERPRETER SERVICE 13 14 50

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

© Urban Utilities 2026

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



**Water and Sewerage Account**  
In Person / Mail Payment Advice  
Name: MR BENJAMIN LEE



Billers Code: 112144  
Ref: 10 1068 0936 0000 0



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 1010680936000000



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



Date

Cash

Cheques

Teller Stamp & Initials

Total Due \$

Current charges due date

For Credit **Urban Utilities**

Trans Code  User ID

Customer Reference No.

+757+