Seller disclosure statement

Queensland Government

Property Law Act 2023 section 99
Form 2, Version 1 | Effective from: 1 August 2025

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller

Property address (referred to as the "property" in this statement): 85 Pharlap Parade, Branyan QLD 4670

Lot on plan description: Lot 66 on RP 215565

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

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

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

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

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property.	☑ **Yes**
A copy of the plan of survey registered for the property.	☑ **Yes**

Registered encumbrances

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

Unregistered encumbrances (excluding statutory encumbrances)

There are encumbrances not registered on the title that will continue to affect the property after **settlement**. ☐ **Yes** ☑ **No**

Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.

Unregistered lease (if applicable)

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

» the start and end day of the term of the lease:

» the amount of rent and bond payable:

» whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ **Yes**

Unregistered oral agreement (if applicable)

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

Statutory encumbrances

There are statutory encumbrances that affect the property. ☐ **Yes** ☑ **No**

*If **Yes**, the details of any statutory encumbrances are as follows:*

Residential tenancy or rooming accommodation agreement

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☐ **Yes** ☑ **No**

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)*

Note—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*: Rural Residential		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	☐ **Yes**	☑ **No**
	The lot is affected by a notice of intention to resume the property or any part of the property.	☐ **Yes**	☑ **No**
	*If **Yes**, a copy of the notice, order, proposal or correspondence must be given by the seller.*		

* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

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

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☑ **Yes**	☐ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ **Yes**	☑ **No**
	Pool compliance certificate is given.	☐ **Yes**	☑ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **Yes**	☑ **No**
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ **Yes**	☑ **No**
	A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☑ **No**
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ **Yes**	☑ **No**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount: $935.90 Date Range: 01/01/2026-30/06/2026

OR

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

OR

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

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

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

Water

Whichever of the following applies—

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

Amount: $0.00 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: $0.00 Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	**The property is included in a community titles scheme.** ***(If Yes, complete the information below)***	☐ **Yes**	☑ **No**
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* or another Act is given to the buyer.	☐ **Yes**	
	Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.		
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer.	☐ **Yes**	☑ **No**
	*If **No***— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☐ **Yes**	
Statutory Warranties	**Statutory Warranties**—If you enter into a contract, you will have implied warranties under the *Body Corporate* and *Community Management Act 1997* relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		
Building Units and Group Titles Act 1980	**The property is included in a BUGTA scheme** ***(If Yes, complete the information below)***	☐ **Yes**	☑ **No**
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer.	☐ **Yes**	☑ **No**
	*If **No***— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☐ **Yes**	
	Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.		

Signatures – SELLER

Signature of seller

Name of seller

Name of seller

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

Titles QUEENSLAND

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**17069198**	**Search Date:**	05/02/2026 10:30
Date Title Created:	09/10/1987	**Request No:**	54942627
Previous Title:	14886023		

ESTATE AND LAND

Estate in Fee Simple

LOT 66 REGISTERED PLAN 215565
Local Government: BUNDABERG

REGISTERED OWNER

Dealing No: 723702211 27/11/2024

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 14746216 (POR 1V)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested by: D-ENQ INFOTRACK PTY LIMITED

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

REFERENCE MARKS

STN	TO	BEARING	DISTANCE	REMARKS
1	OIP	313°31'40"	1·006	
1	OBM	131°45'	26·112	A 9,10.
2	OIP	313°32'	1·006	
3	OIP	44°24'55"	1·0	
4	OIP	269°58'25"	1·0	
5	OIP	269°58'25"	1·0	
6	OIP	269°58'25"	0·994	
7	OIP	269°58'25"	1·0	
8	OIP	43°32'	1·006	
8	ORT	338°23'	12·191	A 9,10.
9	Pin	94°12'	1·004	
12	Pin	223°32'	1·11	
13	Pin	313°32'	11·006	
14	Pin	313°32'	0·947	
15	Pin	313°32'20"	0·963	
16	Pin	326°46'25"	1·033	
17a	Pin	133°32'	0·888	
17b	Pin	43°32'	0·818	
18a	Pin	133°32'	0·728	
18b	Pin	223°32'	0·828	
19	Pin	223°32'	1·08	
19a	Pin	223°32'	1·069	
20	Pin	43°32'	1·265	
20a	Pin	43°32'	1·329	
21	Pin	313°31'40"	1·085	
22	Pin	329°37'	1·013	
23	Pin	13°30'	1·113	
23a	Pin	13°30'	1·187	
24	Pin	13°30'	1·022	
26a	Pin	91°58'50"	2·011	
27	Pin	8°0'	1·11	
28	Pin	188°0'	1·233	
28a	Pin	188°0'	1·319	
49	Pin	268°31'45"	0·967	
49a	Pin	268°31'45"	0·884	
52	Pin	135°06'20"	1·307	
52a	Pin	321°01'40"	1·193	
55	Pin	315°06'20"	1·205	
55a	Pin	313°31'40"	1·162	
56	Pin	8°0'	1·35	
57	Pin	133°32'	1·196	
58	Pin	209°0'	1·174	
59	Pin	133°31'40"	1·086	

TRAVERSES ETC.

LINE	BEARING	DISTANCE
17 - 18	43°32'	20·0
17 - 17a	313°32'	6·0
17 - 17b	223°32'	6·0
18 - 18a	313°32'	6·0
18 - 18b	43°32'	6·0
19 - 19a	127°54'30"	20·097
20 - 20a	178°33'40"	28·298
22 - 24	118°19'05"	28·261
23 - 23a	103°30'	20·0
25 - 25a	253°55'20"	25·562
26 - 26a	271°58'50"	25·139
50 - 50a	253°31'40"	21·181
51 - 51a	238°31'40"	21·181
52 - 52a	227°16'40"	21·045
53 - 53a	268°31'50"	27·49
54 - 54a	297°04'45"	28·239
55 - 55a	265°21'30"	32·209
13a - 13c	133°32'	8·0
13a - 13b	223°32'	4·0
13a - 14a	43°32'	20·0
14a - 14b	43°32'	4·0
14a - 14c	133°32'	8·0

DIAGRAM B. Scale 1:800

DIAGRAM C. Scale 1:1500

AREA NEW ROAD ..... 2·777 ha

PERMANENT MARKS

PM	BEARING	DISTANCE	NUMBER
13a- OPM	331°27'50"	62·622	42865 (203225)

DIAGRAM A. Not To Scale

DIAGRAM D. Not To Scale

PLAN MUST BE DRAWN WITHIN BLUE LINES

215565

NO. FIELD NOTES LODGED	PLAN OF Lots 1-17, 52-71, 90-96 & 202-205 Cancelling Part of Lot 10 on R.P. 134391.	ORIG. PORTION IV	
ORIGINAL GRANT Vol 4746 Fol 216		TOWN	
		PARISH TAKALVAN	
		COUNTY Cook	
MAP REF. 9348-23	PROCLAIMED SURVEY AREA	SURVEYED BY WATERSON BOWDEN SURVEYS PTY. LTD. 2/7/87	MERIDIAN
SCALE 1:2500	REGISTERED PLAN 215565		

9348-23

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

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

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

No. 801565

CERTIFICATE

WATERSON BOWDEN SURVEYS PTY LTD

hereby certify that the company has surveyed the land comprised in this plan by Trevor John Garrett Surveying Graduate for whose work the company accepts responsibility that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1978 and that the said survey was completed on 2/7/87

Director

Signature of Licensed Surveyor/Director

Date 3/7/87

Council of the Shire of Woongarra certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1987 and all By-Laws have been complied with and approves this Plan of Subdivision subject to Lots 202 and 205 of the within Plan being the subject of a Nomination of Trustees to the Woongarra Shire Council in Trust for Drainage purposes and Lots 203 and 204 of the within Plan being the subject of a Nomination of Trustees to the Woongarra Shire Council in Trust for Town Planning purposes.

Dated this Sixteenth day of July 1987

Chairman

Shire Clerk

I / We

(Names in full)

as Proprietor / s of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of Proprietor / s

THE COMMISSIONER OF WATER RESOURCES APPROVES THIS PLAN OF SUBDIVISION DATED AT BRISBANE THIS THIRTEENTH DAY OF JULY 1987

SECRETARY TO THE COMMISSIONER OF WATER RESOURCES

I / We RUNGOLD PTY LTD

as Proprietor / s of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of Proprietor / s

Director T.G.H. DAVY MURPHY

Director DANIEL ROLAND MURPHY

4886-23

Calc. Bk. No. 375/78

Examined 20/8/87

Passed 20/8/87

Charted / /

Map Ref.

9348-23

RH 15-5

Particulars entered in Register Book

Vol. 4886 Folio 23

at 2.52 p.m.

6 OCT 1987

ACTING REGISTRAR OF TITLES

FOR TITLES OFFICE USE ONLY

Previous Title

C.T. 4886-23 Lot 10 RP 139331

J227444K Nomination of Trustees Transfer Lots 202 & 205 to the Council of the Shire of Woongarra

J227451K Nomination of Trustees Transfer Lots 203 & 204 to the Council of the Shire of Woongarra

Lot 69 Sec. 15 28478

For Additional Plan & Document Notings Refer to CISP

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
1	7069	167	52	7069	184	69	7069	201
2		8	3		185	70		2
3		9	4		6	1		3
4		170	55		7	90		4
5		1	6		8	1		205
6		2	7		9	2		6
7		3	8		190	3		7
8		4	9		1	4		8
9		175	60		2	95		9
10		6	1		3	6		210
1		7	2		4	203	7070	86
2		8	3		195	204		85
3		9	4		6			
4		180	65		7			
15		1	6		8			
6		2	7		9			
7		3	8		200			

Lodged by

G. D. R. CHITTENDEN and Company
Solicitors
Ph. 229 1162
123 Charlotte St.
Brisbane.

Fees Payable

	Postal fee and Postage	
574	Lodgt. Exam. & Ass.	586
	Entd. on Docs. EXCEPT 202, 203, 204 + 205.	
11.88	New Title	1188
12	Entd. on Deeds	12
8	Photo Fee	8
1782	Total	1834
	Short Fees Paid	

Fee due 1848

$48 SHORT PAID

$40 REQUISITION FEE 2 SEP 1987

Paid Vide No. 64911

Journal

Receipt

WITHIN BUNDABERG IRRIGATION AREA

REGISTERED PLAN 215565

215565

QUEENSLAND GOVERNMENT

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference: **988140** Date: 05/02/2026

Search Request reference: **185309446**

Applicant Details

Applicant: Amelia Ballantine
amelia@ballantinelaw.au

Buyer: not known not known

Search Response:

Your request for a property search on Lot **66** on Plan **RP215565** at **85 PHARLAP PARADE, BRANYAN 4670** has been processed.

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

Note:

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

Disclaimer:
Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.
Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.
Privacy Statement:
The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.

Queensland
Government

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: 51111827 EMR Site Id: 05 February 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 66 Plan: RP215565
85 PHARLAP PDE
BRANYAN

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority

Date: 5/2/2026 10:30 AM

50.80 0 25.40 50.80 Meters

BUNDABERG REGIONAL COUNCIL

© The State of Queensland (Department of Natural Resources and Mines) 2020. Based on Cadastral Data provided with the permission of the Department of Natural Resources and Mines 2020. The information contained within this document is given without acceptance of responsibility for its accuracy. The Bundaberg Regional Council (and its officers, servants and agents), contract and agree to supply information only on that basis.

While every care is taken to ensure the accuracy of this data, the Department of Natural Resources and Mines and the Bundaberg Regional Council makes no representation or warranties about its accuracy, reliability, completeness or stability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. Important Note: Map to be used in conjunction with the Bundaberg Regional Council (Interactive Web Mapping) site disclaimer.

Scale 1: 1,000.00 on A4 Sheet

Major BRC Bridges

Road Type

- Public Road - State Controlled
- Public Road - Council Controlled
- Traffic Restricted Public Road
- Temporarily Closed Road
- Private Road
- Council Access Unrestricted
- Council Access Limited
- Council Access Restricted
- Public Road - Other Council
- Closed
- Future
- TBA

Sewerage Manholes

Sewerage Mains

Stormwater Manholes

Major BRC Stormwater Road Culverts

Stormwater Mains

Stormwater Detention & Retention Systems

Water Hydrants

Water Mains

Parcels

Easement Extents

Date: 5/2/2026 10:30 AM

Legend

BUNDABERG REGIONAL COUNCIL

© The State of Queensland (Department of Natural Resources and Mines) 2020. Based on Cadastral Data provided with the permission of the Department of Natural Resources and Mines 2020. The information contained within this document is given without acceptance of responsibility for its accuracy. The Bundaberg Regional Council (and its officers, servants and agents), contract and agree to supply information only on that basis.

While every care is taken to ensure the accuracy of this data, the Department of Natural Resources and Mines and the Bundaberg Regional Council makes no representation or warranties about its accuracy, reliability, completeness or stability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. Important Note: Map to be used in conjunction with the Bundaberg Regional Council (Interactive Web Mapping) site disclaimer.

Tree orders register

The tree orders register shows orders affecting land made under the Neighbourhood Dispute (Dividing Fences and Trees) Act 2011, including who is responsible for carrying out the order and the timeframe.

You can search for a tree order by entering a suburb, street name, order name (e.g. NDR019) or the name of the applicant or respondent in the matter.

The tree orders register shows orders affecting land made under the *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the order and the timeframe.

Orders are added to the register within 14 days of the order being made. The tree register does not list tree dispute applications or pending proceedings. To identify existing applications, you can request a search of the register of proceedings.

No results found.

Search for

85 Pharlap Parade, Branyan, QLD 4670

Submit

Date of order	Order	Address
02/02/2026	NDR183-25 (PDF, 47.0 KB)	37 Panorama Circuit BENARABY QLD 4680
28/01/2026	NDR237-22 (PDF, 150.8 KB)	51 Elandra Street Sunshine Beach QLD 4567
16/01/2026	NDR091-24 (PDF, 106.2 KB)	63 Kareela Drive Highvale QLD 4520
12/01/2026	NDR058-18 (PDF, 72.7 KB)	1 Cameron Street Bundaberg North QLD 4670
12/01/2026	NDR205-23 (PDF, 57.5 KB)	46 Cook street NORTH WARD QLD 4810
09/01/2026	NDR033-24 (PDF, 96.0 KB)	19 Foliage Court SHAILER PARK QLD 4128
08/01/2026	NDR056-23 (PDF, 169.3 KB)	27 Barlee Court Elanora QLD 4221
18/12/2025	NDR034-22 (PDF, 98.1 KB)	46 Palmer Avenue GOLDEN BEACH QLD 4551
17/11/2025	NDR170-23 (PDF, 145.9 KB)	130 Fig Treet Pocket Road CHAPEL HILL QLD 4069

BUNDABERG
REGIONAL COUNCIL

PO Box 3130, Bundaberg QLD 4670
T 1300 883 699 F 07 4150 5410
E ceo@bundaberg.qld.gov.au
W www.bundaberg.qld.gov.au
ABN 72 427 835 198

Rate Notice

002-4670 (4410)

85 Pharlap Parade
BRANYAN QLD 4670

Rate Notice for Period	01/01/2026 to 30/06/2026
Assessment Number	585905
Valuation	$127,000
Area	4091.0000 Sq Mtrs
Issue Date	29/01/2026
Due Date	04/03/2026

Property Location and Description: 85 Pharlap Parade BRANYAN QLD 4670 Lot 66 RP 215565

Credit B/Fwd **$4.10 CR**

Council Rates & Charges	**Annual Charge**	**Number of Services**	**Half Yearly Charge**
General Rate - Category 2		Minimum General Rate	$608.50
Waste Collection Charge	440.00	1.00	$220.00
Community Wellbeing & Environment Charge	100.00	1.00	$50.00
		Sub-Total	**$878.50**
State Government Charges			
State Emergency Levy Grp 2 - Cl E	123.00	1.00	$61.50
		Sub-Total	**$61.50**
		Total Levy	**$940.00**

TOTAL PAYMENT DUE **$935.90**

Please note: Payments received after 2 January 2026 may not show on this notice. Any arrears shown on this notice are due immediately and interest will accrue until paid.

Notice is hereby given that the rates and charges levied by Bundaberg Regional Council, by virtue of the Local Government Act 2009, on land described above for the period stated on the Rate Notice are DUE AND PAYABLE ON OR BEFORE THE DUE DATE OF THIS RATE NOTICE. Furthermore, rates and charges not paid by the due date are deemed to be overdue. Robert Williams, CHIEF EXECUTIVE OFFICER

Payment Slip

Due Date Amount: $935.90

Post Billpay

*467 585905

BPAY

Biller Code: 5744
Ref: 585905

BPAY® - Make this payment from your cheque, savings, debit, credit card or transaction account.
BPAY View® - View and pay this bill using online banking.
BPAY View Registration No. 585905

*Registered to BPAY Pty Ltd. ABN 69 079 137 518

Please see over for other payment options

85 Pharlap Parade
BRANYAN QLD 4670

Post Billpay

Biller Code: 0467
Ref: 5859 05

Pay in person at any Post Office, by phone 13 18 16 or go to postbillpay.com.au

Assessment Number	585905
Due Date	04/03/2026
Due Date Amount	$935.90

1. **Cut costs** - it's cheaper to send electronically
2. **Cut waste** - no paper
3. **Cut time** - quicker delivery and easy to file and find

Scan the QR or visit bundaberg.qld.gov.au/erates to register!

Customer Information
Please refer to Council's website www.bundaberg.qld.gov.au for a full summary of all rates and charges levied half yearly by Bundaberg Regional Council.

Property Valuation
The Queensland Government Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, (NRMMRRD) is responsible for valuing all property in the Region. Council must calculate a property's general rates based on the valuations provided by NRMMRRD. Any enquiries regarding your valuation should be directed to 137 468.

Change of Address/Contact Information
It is the ratepayer's responsibility to ensure Council has the correct mailing address or email address for issuing of notices. All changes must be in writing and will not be accepted over the phone. Please visit www.bundaberg.qld.gov.au/change-your-contact-details

Pensioner Concession
Eligible pensioners are entitled to a Pensioner Concession on application. Please visit www.bundaberg.qld.gov.au/rates-property/pensioner-concessions

Experiencing Financial Difficulty
If you are finding it difficult to pay your rates by the due date, Council is willing to enter into a payment commitment with you to pay your rates in accordance with Council's Rates Recovery Policy. Visit www.bundaberg.qld.gov.au/difficulty-paying-rates

Debt Recovery
Council's adopted Rates Recovery Policy, available at www.bundaberg.qld.gov.au has been prepared to reinforce Council's practice and intentions in the recovery of overdue rates. Council will actively pursue all available options under the *Local Government Act 2009*, including the sale of land for arrears of rates, to ensure that overdue rates are not a burden on the region's ratepayers. Ratepayers are required to enter into a formal payment commitment with Council to avoid recovery action. The sale of land for rate arrears may commence anytime during the financial year.

Interest
In accordance with Section 133 of the *Local Government Regulation 2012*, interest at the rate of 12.12% per annum compounding daily will apply to unpaid rates from 1 July 2025 to 30 June 2026.

Payments in Advance
Ratepayers can prepay their rates at any time. Interest is not paid by Council to ratepayers on any credit balances.

Receipts
Receipts will not be issued unless requested.

GST
All levied rates and charges shown on this notice are exempt from GST.

Waste Levy
Council has received an annual payment of $2,720,303 from the State Government to mitigate any direct impacts of the State Waste Levy on households. Visit www.bundaberg.qld.gov.au/Residents/Waste-and-recycling/Waste-facilities/Waste-levy

What is a Waste Collection Charge?
Each service includes two bins: one dark green/red lid (weekly) and one yellow lid (fortnightly). Ratepayers must report missing or damaged bins to ensure the correct number remain on the property. The addition or cancellation of services requires a request from the ratepayer.

Enquiries
If you are unsure about any aspect relating to this Rate Notice, please contact Council during office hours on 1300 883 699 and we will be happy to assist you. If you are calling from overseas contact Council on +61 7 4130 4130.

Payment Options

Online Services
Visa & Mastercard payments can be made through the website or use the QR code below. Paypal, Afterpay and Zippay are not accepted.

Scan the QR to pay online

BPAY View®
Register with your bank if you wish to receive your notices to your online banking. Enter **Biller Code 5744** and your BPAY View Registration Number which is your Rates Assessment Number. Your bank will notify you when notices arrive. A hard copy of your notice will not be sent to you.

BPAY®
If you have mobile or internet banking, you can make this payment from your cheque, savings, debit, credit card or transaction account. **Please enter Biller Code 5744** and the Reference Number shown on the front of this notice where the BPAY logo is.

Direct Debit
Deductions can be set weekly, fortnightly, monthly or full amount on the due date from your nominated account. Contact Council's Customer Service Centres or visit Council's website for details.

Post Billpay
Pay in store at Australia Post, online at www.auspost.com.au/postbillpay or phone 13 18 16.
Ratepayers can also download the ***'Scan and Pay' app*** and, using your smart phone, scan the barcode on the front of this Rate Notice, and follow the prompts to make a payment.

Payment by Mail
Remove the bottom section from the front of the Rate Notice, which contains your payment details, and return it with your payment to Bundaberg Regional Council, PO Box 3130, Bundaberg Qld 4670. All cheques are to be in Australian dollars and payable to Bundaberg Regional Council. Acceptance of a cheque is conditional on collection of the proceeds, and until collection no credit is given or implied.

Payment in Person
Present this notice to Council's Service Centres. See the website for locations. Payment methods are cash, EFTPOS, cheque, money order, debit & credit card (Visa/Mastercard).

Centrepay
Go to servicesaustralia.gov.au/centrepay **for more information.**
The Centrelink Reference Number for Bundaberg Regional Council is 555072141A. Please use your Rates Assessment Number as Council's Reference Number.