

# 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 Peter John Cosgrove as personal representative

Property address 35 Station Avenue, Northgate

(referred to as the  
"property" in this  
statement)

Lot on plan description Lot 32 RP 34595

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 *Land Title Act 1994* showing interests registered under that Act for the property.  Yes

A copy of the plan of survey registered for the property.  Yes

**Registered encumbrances**

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

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

**Unregistered encumbrances (excluding statutory encumbrances)**

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

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

**Unregistered lease (if applicable)**

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

- » the start and end day of the term of the lease:
- » the amount of rent and bond payable:
- » whether the lease has an option to renew:

**Other unregistered agreement in writing (if applicable)**

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

**Unregistered oral agreement (if applicable)**

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

**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*):

Low Density Residential Zone

**Transport proposals and resumptions** The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal\* to: locate transport infrastructure on the property; or alter the dimensions of the property.  **Yes**  **No**

The lot is affected by a notice of intention to resume the property or any part of the property.  **Yes**  **No**

*If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.*

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

**Contamination and environmental protection** The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.  **Yes**  **No**

**The following notices are, or have been, given:**

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).  **Yes**  **No**

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).  **Yes**  **No**

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).  **Yes**  **No**

**Trees** There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property.  **Yes**  **No**

*If Yes, a copy of the order or application must be given by the seller.*

**Heritage** The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).  **Yes**  **No**

**Flooding** Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the [FloodCheck Queensland](#) portal or the [Australian Flood Risk Information](#) portal.

**Vegetation, habitats and protected plants** Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

## Part 4 – Buildings and structures

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

<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.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
<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 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

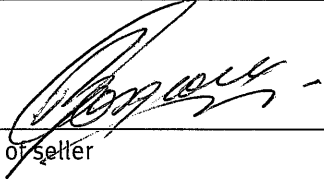
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

**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.**

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



Signature of seller

Signature of seller

Peter John Cosgrove as personal representative

Name of seller

Name of seller

22/6/26

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

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

Lodger Code: PX 00554

MCG LEGAL  
132 FERRY RD  
SOUTHPORT 4215 QLD

<b>Title Reference:</b>	<b>12357210</b>
<b>Lodgement No:</b>	7160400
<b>Office:</b>	PEXA

*This is the current status of the title as at 10:28 on 23/06/2026*

**ESTATE AND LAND**

Estate in Fee Simple

LOT 32 REGISTERED PLAN 34595  
Local Government: BRISBANE CITY

**REGISTERED OWNER**

Dealing No: 724990335 22/06/2026

PETER JOHN COSGROVE  
UNDER INSTRUMENT 724990335

PERSONAL REPRESENTATIVE

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10026039 (POR 166)
2. MORTGAGE No 717723617 16/12/2016 at 11:45  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.B.N. 11  
005 357 522

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

**DEALINGS REGISTERED**

724990335 TRANS DEATH

RH: 2510452 Cos

Caution - Charges do not necessarily appear in order of priority

\*\* End of Registration Confirmation Statement \*\*

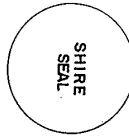
Registrar of Titles and Registrar of Water Allocations

34595

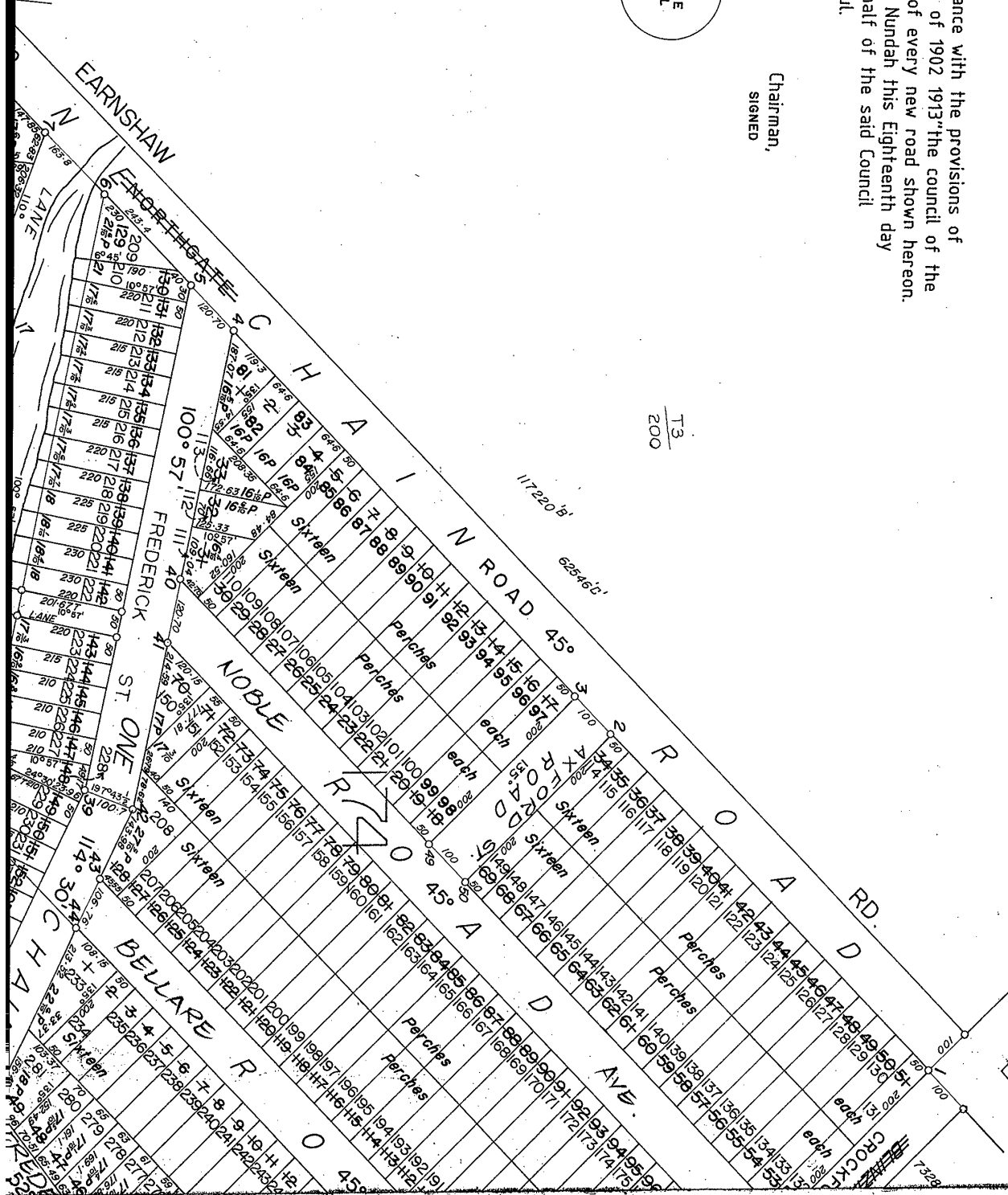
We hereby certify in accordance with the provisions of "The Local Authorities Acts of 1902 1913" the council of the Shire of Toombul approves of every new road shown hereon. Signed and sealed by us at Nundah this Eighteenth day of April 1918 for and on behalf of the said Council of the said Shire of Toombul.

Shire clerk  
SIGNED

Chairman,  
SIGNED



T3  
200

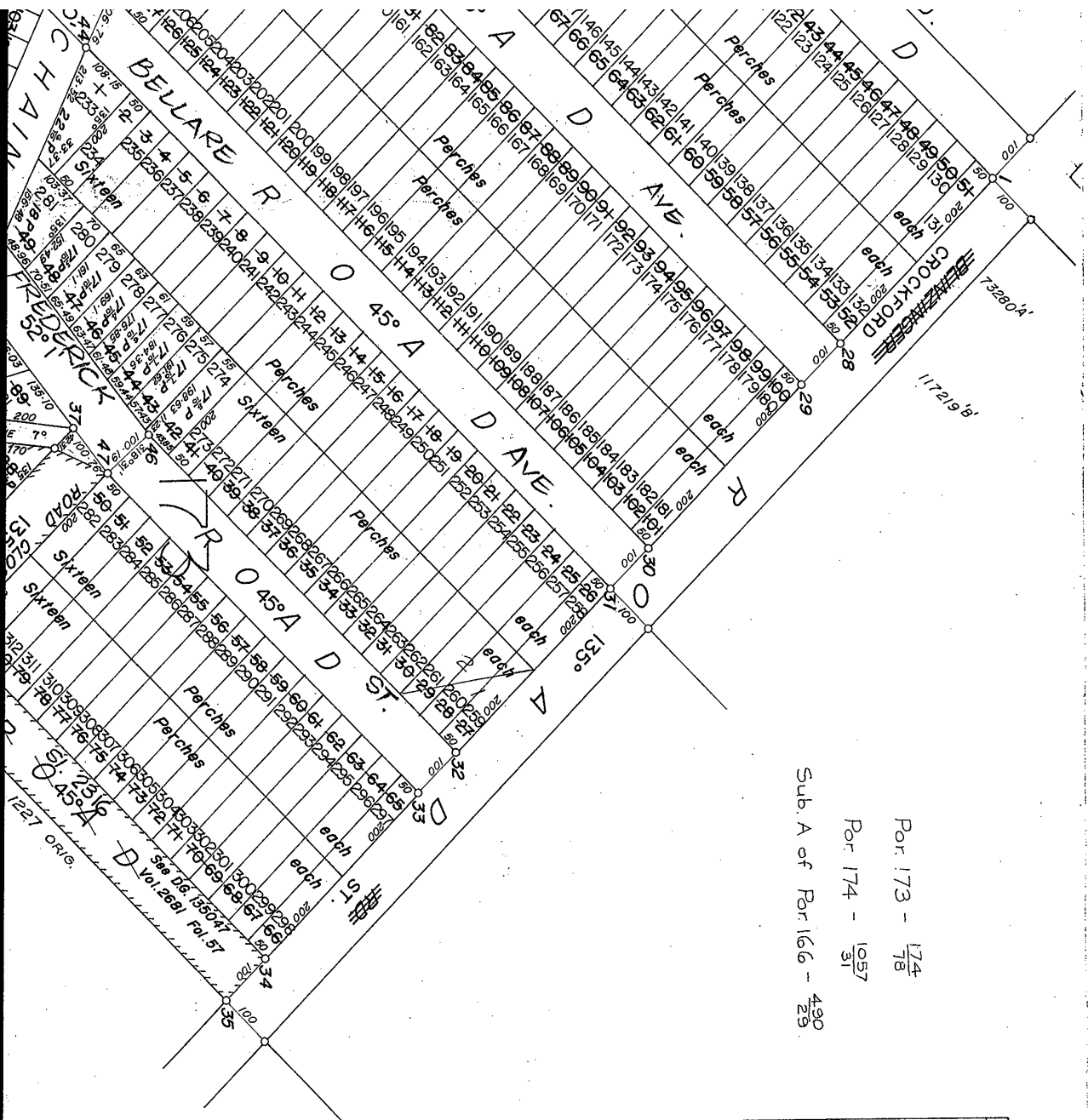


56542

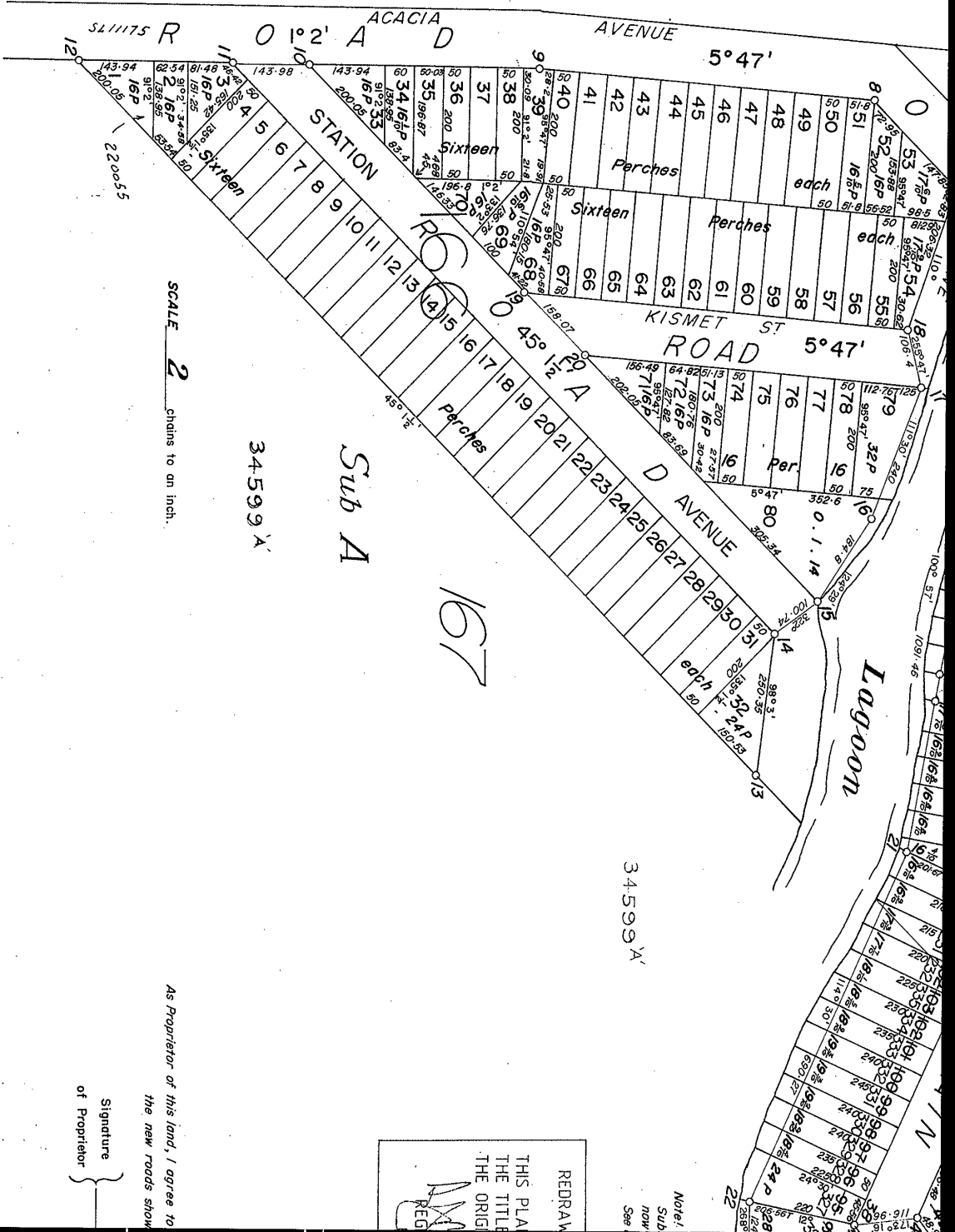
FOR OFFICE USE ONLY.

- Subs. 96 to 103 of Por. 173 See Plan 60294 "C"
- Resubs. 67 & 68 of Sub. A of Por. 166 See 61387 "B"
- Resubs. 15 & 16 of Sub. A of Por. 166 See Plan 60759 "C"
- Resubs. 71 to 73 of Sub. A of Por. 166 See Plan No. 62156 "B"
- Resubs. 21 to 23 of Sub. A of Por. 166 See Plan 62004 "B"
- Resubs. 7, 8, 13 & 14 of Sub. A of Por. 166 See Plan 62029 "B"
- Resubs. 43, 44, 48, 49, 65 & 66 of Sub. A of Por. 166 63068 "B"
- Resubs. 1 & 2 of Sub. A of Por. 166 See 62792 "B"
- Resubs. 63 & 64 of Sub. A of Por. 166 See 64228 "C"
- Subs. 141 & 142 of Por. 174 See Plan 64918 "C"
- Res. 42 of Sub. A of Por. 166 See Plan 65794 "C"
- Res. 27 & 28 of Sub. A of Por. 166 See Plan 65990 "C"
- Subs. 50/3, 70/5 of Por. 173 See Plan No 66645 "C"
- Res. 74 to 77 of Sub. A of Por. 166 See Plan 66881 "C"
- Resubs. 24 to 26 of Sub. A of Por. 166 See Plan 67181 "C"
- Subs. 27 to 29 of Por. 173 See Plan 68496 "C"
- Subs. 39 to 41 of Por. 173 See Plan 68506 "C"
- Subs. 137 & 138 of Por. 174 See Plan 68741 "C"
- Subs. 2 to 13 of Por. 174 See Plan 67268
- For conditional consent over Sub. 1 of Por. 174 See Plan No 67268 "B"
- Subs. 143 & 144 See Plan No 69930 "C" (Por. 174)
- Subs. 30 to 32 of Por. 173 See Plan No 70522 "C"
- Subs. 149 & 150 of Por. 174 See Plan No 72560 "C"
- Subs. 145 to 148 of Por. 174 See Plan No 73387 "C"
- Resubs. 78 & 79 of Sub. A See Plan No 73236 "B" (Por. 166)
- Resubs. 52 & 53 of Sub. A See Plan No 75006 "B" (Por. 166)
- Subs. 22 to 31 of Por. 174 See Plan No 80653 "B"
- Sub. 70 of Por. 174 See Plan No. 80653 "B"
- Resubs. 18-20 of Sub. A of Por. 166 See Plan 82541 "B"
- Subs. 51-57 of Por. 174 See Plan 86568 "B" (Eas)
- Sub. 28 See Cert. of Align. No 1243
- Resub. 33 of Sub. A of Por. 166 See Plan 89285 "B"
- Subs. 119-125 See Cert. of Align. No 1721 (Por. 174)
- Subs. 76-84 See Cert. of Align. No 2025 (Por. 174)
- Subs. 74 & 75 of Por. 174 See Cert. of Align. No 2150
- Subs. 46 to 49 (Absolute Surrender A284272) See Plan S138035.0. (Por. 173)
- Sub. 17 Por. 174 See Plan No 101068 (Por. 173)
- Subs. 54 to 69 & 76 to 81 of Por. 173 See Plan No. 102582 "C" (Eas)
- Subs. 92-94 See Plan No. 106805 "B" (Por. 173)
- Subs. 34 to 38, 65 to 69 See LS. 5078 (Por. 174)
- Sub. 145 to 147 See C. of A. No 2914 (Por. 174)
- Sub. 87 to 90, 111 to 114, See C. of A. No 2922. (Por. 174)
- Subs. 127 & 128 of Por. 174 See Plan 108669 "B"
- Subs. 146 & 21 of Por. 174 See LS. No 6395
- Subs. 25 & 26 of Por. 173 See Plan 119006 "B"
- Subs. 15 & 16 of Por. 174 See Plan No 123349 "B"
- Sub. 80 of Por. 166 See Plan No. 147183 "B"
- Subs. 71-82 & Subs. 119-126 of Por. 174 See Plan 131002 "B"
- Sub. 71-76 See Cert. of Align. 3316. (Por. 174)
- Sub. 95 See LS. 10058 (Por. 173)
- Sub. 89 Now Por. 947 See D/G's Vol. 5138 Fols. 261/7
- Resubs. 45 to 47 of Sub. A. See Plan No 142059 "B" (Por. 166)
- Resubs. 1 & 2 of Subs. 51 & 52 See F.N. E29
- Resub. 1 of Sub. 18 of Por. 174 See F.N. J186

Por 173 - 174  
Por 174 - 1057  
Sub A of Por 166 - 490



34595



SCALE 2 chains to an inch.

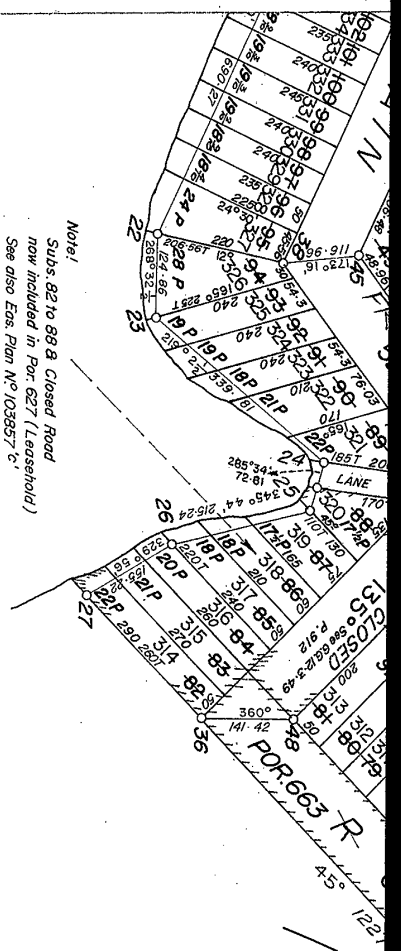
34595 A  
Sub A

34595 A'

As Proprietor of this land, I agree to  
 the new roads show  
 Signature  
 of Proprietor

REDEAW  
 THIS PLAN  
 THE TITLE  
 THE ORIG  
 REG

Note:  
 SUB  
 now  
 See



Note:  
Subs. 82 to 88 & Closed Road  
now included in Por. 627 (Leasehold)  
See also Eas. Plan N° 103957 'c'

REDRAWN FROM ORIGINAL PLAN  
THIS PLAN HAS BEEN REDRAWN IN  
THE TITLES OFFICE AND REPLACES  
THE ORIGINAL PLAN NO. 34595  
REGISTRAR OF TITLES  
DATE 17 APR 1955

AMENDED DESCRIPTION  
Note:- This description takes effect upon  
amendment of the current Title Deed  
which will be evidenced by a further  
notation.  
Survey of Lot (s) 1 TO 335  
on R.P. 34595

Signature of Proprietor } David Gibbins  
SIGNED

operator of this land, I agree to this Plan of subdivision, and dedicate  
the new roads shown hereon to public use.

SURVEY  
of Resubs 1-80 of Sub A of Por. 166  
& Subdivisions 1-152 of Por. 174 and Subs 1-103,  
151 & 152 of Portion N° 173.  
COUNTY OF Stanley  
PARISH OF Toombul

Cat. N° 712-930

34595

34595

Resubs. 1 & 2 of Subs. 51 & 52 See F.N. E29  
Resub. 1 of Sub. 18 of Por. 174 See F.N. 1786  
Subs. 83, 84, 115, 118 of Por. 174 See Plan 168107 'b'  
Subs. 34, to 38 & 65 to 69 See I.S. 16538 (P.W.D.)  
Subs. 54, to 69, 76 to 81 See I.S. 188122 (R.S.M.B.)  
Sub. 95 See I.S. 19680 (L.E.N.) (Por. 173)  
Subs. 22 to 24 See I.S. 24204 (D.S.N.)  
Lot 3 See Plan 220055  
Lots 501 51. SEE 15 89105 (R+H)  
Lots 89140 SEE 15 91662 (M2)

T. H. Jensen L.S.  
12. 3. 18  
Sub A - 34595  
Por 174 - } m31-105  
Por 173 - }



Redrawn by	M.S.E.
Checked by	<i>MS</i>
Approved by	

New C.T. Ref.

(Re) Sub.	Vol.	Fol.
1 - 13	1398	205/8
14 - 25	1524	25/38
26 - 32	1399	2, 3, 4
33 - 44	1398	217/223
45 - 49	1524	25-38
50 - 54	"	"

New C.T. Ref.

(Re) Sub.	Vol.	Fol.
55 - 62	1398	229/232
63	1494	11
64 - 65	1423	109
66 - 69	1524	25-38
70 - 77	1398	217/223
78 - 88	1398	224-228

New C.T. Ref.

(Re) Sub.	Vol.	Fol.
89	1398	224-228
90 - 103	1398	214-216
151 - 152	1524	25-38

**For Additional Plan & Document Notings Refer to CISP**



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: 51171629      EMR Site Id: 23 June 2026  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 32      Plan: RP34595  
35 STATION AV  
NORTHGATE

**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**



# Brisbane City Council City Plan 2014



Lot on Plan Lot 32 on  
RP34595



- Property Specific City Plan Chapters
- View Full City Plan
- View Property Lot Report (PDF)
- View Property Holding Report (PDF)
- Zoom to selected property
- Clear selected property

Superseded

Change

**Version:** v33

**Effective Date:** 27 Jun 2025

The following information applies to this property

## Zones

**Low Density Residential Zone**

View section

+

-

1 : 564

20 m



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

# Rate Account

**Mailing Code** EMAIL  
**Property Location** 35 STATION AVE  
 NORTHGATE  
**Issue Date** 7 Jan 2026

Bill number  
**5000 1049 7166 567**

Bill number including donation  
**5800 1049 7166 567**

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

Account Period  
 1 Jan 2026 - 31 Mar 2026



500010497166567/E-1/S-1/I-1/H-156  
 MR ADAM H COSGROVE  
 35 STATION AVE  
 NORTHGATE QLD 4013

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

You can donate your \$15 rates discount 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

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date.  
**Full payment by the Due Date includes Discount and/or Rounding (where applicable).**

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

### Nett Amount Payable

**\$429.85**

### Due Date

**6 Feb 2026**

### Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	381.95
State Government Charges	62.90
<b>Gross Amount</b>	<b>444.85</b>
<b>Discount and/or Rounding (where applicable)</b>	<b>15.00 CR</b>
<b>Nett Amount Payable</b>	<b>429.85</b>
<b>Optional Lord Mayor's Charitable Trust donation received by the Due Date</b>	<b>444.85</b>

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

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



\*439 580010497166567



Billers Code: 319186  
 Ref: 5800 0000 2052 890  
 Amt: \$444.85 by 6 Feb 2026

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



\*439 500010497166567



Billers Code: 78550  
 Ref: 5000 0000 2052 890  
 Amt: \$429.85 by 6 Feb 2026

#### Pay using your smartphone



MR ADAM H COSGROVE

Due Date

**6 Feb 2026**

**50**

Gross Amount

**\$444.85**

Nett Amount

**\$429.85**

<0000042985>

<004440>

<500010497166567>

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## Rating and rebate information

As a ratepayer, it is your responsibility to ensure that the charges and rating category are correct and matches your property's predominant use.

**Rating information and Category** - general rates are calculated based on the land valuation issued by the Queensland Government and the rating category of the property. Please refer to the rating category statement or visit [brisbane.qld.gov.au/rating-categories](http://brisbane.qld.gov.au/rating-categories) for more information.

**Change your contact details** - It is important you advise Council of changes to your phone number, postal and email addresses by phone on 07 3403 8888 or visit [brisbane.qld.gov.au/change-rates-contact-details](http://brisbane.qld.gov.au/change-rates-contact-details) to notify us online.

**Rebates** - Council offers a range of rates rebates, including pensioner, not for profit and owner occupier. Phone 07 3403 8888 or visit [brisbane.qld.gov.au/rates-rebates](http://brisbane.qld.gov.au/rates-rebates) for more information.

**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

Pay at any Customer Centre. Payment is accepted by cash, cheque, debit card, MasterCard or Visa credit card\*. Minimum payment \$10.

\* 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

Your property ownership and rates details are used for a range of Council functions and to provide services to you.

### English

If you need this information in another language, please phone the Translating and Interpreting Service (TIS) on 131450 and ask to be connected to Brisbane City Council on (07) 3403 8888.

### Italian

Per avere queste informazioni in un'altra lingua, telefonate al TIS (*Translating and Interpreting Service*, cioè Servizio Traduttori e Interpreti) al numero 131450 e chiedete di essere collegati con il numero (07) 3403 8888 del municipio di Brisbane (*Brisbane City Council*).

### Spanish

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

### Chinese

如果您需要用另一種語言獲悉此文件的內容，請致電 131450 到翻譯與傳譯服務部 (TIS)，請他們給您轉接 (07) 3403 8888 到布里斯本 (Brisbane) 市政廳。

## Property Details

<b>Owner</b>	<b>MR ADAM H COSGROVE</b>	
<b>Property Location</b>	<b>35 STATION AVE NORTHGATE</b>	
<b>Real Property Description</b>	<b>L.32 RP.34595 PAR TOOMBUL</b>	
Valuation effective from	1 Jul 2023	\$425,000
	1 Jul 2024	\$425,000
	1 Jul 2025	\$445,000
Average Rateable Valuation (A R V)		\$431,667

## Account Details

Account Number 5000 0000 2052 890

### Opening Balance

Closing Balance Of Last Bill	444.68	
Payment Received - 14-Oct-2025	429.65	CR
Discount/Rounding Allowed	15.03	CR

**Total** **0.00**

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

#### Brisbane City Council Rates & Charges

General Rates - Category 1(Annually 0.2159 Cents In The A R V \$)	232.99
Waste Utility Charge - 1 Charge(S) @ \$128.24 Qtr	128.24
Bushland Preservation Levy Category 1 (Annually 0.0079 Cents In The A R V \$)	8.53
Environmental Mgt Compliance Levy Category 1 (Annual 0.0113 Cents In The A R V \$)	12.19

**Total** **381.95**

#### State Government Charges

Emergency Management Levy - Group 2	62.90
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**Total** **62.90**

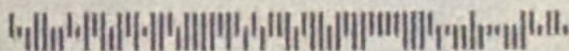
## Other Information

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.

The Queensland Government waste levy for general waste is now \$125 per tonne. Council has received a payment of \$36,822,816 for the 2025-26 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 70% of the amount required to be paid by Council to the Queensland Government as a levy for household waste to landfill. The Waste Utility Charge covers costs associated with managing waste in Brisbane, including the gap between the Queensland Government levy charged to Council and the 70% rebate received by Council.

Bill Number  
5000 1049 7166 567

Water and Sewerage  
Quarterly Account



QUUR22\_A4A01E-1925/S-19321-3853/C26  
MR ADAM H COSGROVE  
35 STATION AVE  
NORTHGATE QLD 4013

Property Location: 35 STATION AVENUE  
NORTHGATE 4013

Customer reference number 10 1073 6710 0000 3

Bill number 1073 6710 40

Date issued 17/03/2026

**Total due \$377.72**

**Current charges due date 22/04/2026**

Your water usage

Water usage (kL) 22  
Days charged 105

Average daily water usage (litres)

Current period 210  
Same period last year 480

Account Summary Period 27/11/2025 - 11/03/2026

Your Last Account

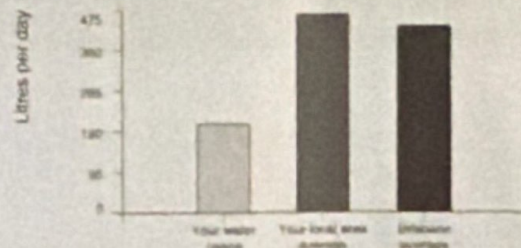
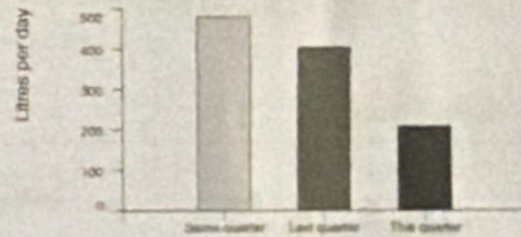
Amount Billed \$375.93  
Amount Paid \$375.93CR

Your Current Account

Balance \$0.00  
Current Charges \$377.72

**Total Due \$377.72**

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



**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 69 079 137 618

**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 27/11/2025 - 11/03/2026 (105 days)**

QUUR22\_A4AD1E-1925/5-1932/3-3654

Customer ref. no. 10 1073 6710 0000 3

35 STATION AVENUE  
NORTHGATE 4013

**Your meter readings**

Serial Number	Read Date	Reading	Usage	Comment
ADB1524451	27/11/2025	1631		
	12/03/2026	1653	22kL	

**Water Usage**

<b>State bulk water price</b>			
State Bulk Water Charge 2025/26	22kL @ \$3.517000/kL		\$77.37
<b>Urban Utilities distributor-retailer price</b>			
Tier 1 usage 2025/26	22kL @ \$0.981000/kL		\$21.58
	<b>Subtotal</b>		\$98.95

**Water Services**

<b>Urban Utilities water service charge</b>			
Water service charge 2025/26	105 days		\$72.87
	<b>Subtotal</b>		\$72.87

**Sewerage Services**


<b>Urban Utilities sewerage service charge</b>			
Sewerage service charge 2025/26	105 days		\$205.90
	<b>Subtotal</b>		\$205.90

Water usage \$98.95

Water services \$72.87

Sewerage services \$205.90

**Your total charges 27/11/2025 - 11/03/2026 \$377.72**

 Your usage was 22 kilolitres.

That's an average of 210 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

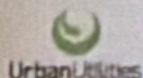


**INTERPRETER SERVICE 13 14 50**

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.  
 동역사가 필요하시면 13 14 50으로 연락하십시오.  
 Quando occorre un interprete, baste 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 ADAM H COSGROVE



Billir Code: 112144  
 Ref: 10 1073 6710 0000 3




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



\*4001 101073671000003



**Commonwealth Bank**  **Credit**

Commonwealth Bank of Australia  
 48th Flr 123 123 123  
 240 Queen Street, Brisbane QLD

Date

Cash

Teller Stamp & Initials

Cheques

Current charges due date  
 22/04/2026

For Credit Urban Utilities  
 Trans Code User ID

Customer Reference No.

831 066840 101073671000003 \$ 377.72

+757+