

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

Sellers Danielle Louise Temple and Christopher Temple

Property address 14A Cawdor Drive, Highfields QLD 4352
(referred to as the
“property” in this
statement)

Lot on plan description Lot 12 on SP 304653

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 to ☐ Yes ☒ No 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:

NBN Co Qld – cables enter lot, see attached

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

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.

Swimming pool	There is a relevant pool for the property. ☒ Yes ☐ No If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. ☐ Yes ☐ No Pool compliance certificate is given. ☒ Yes ☐ No OR Notice of no pool safety certificate is given. ☐ Yes ☐ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years. ☐ Yes ☒ No <i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i>, section 246AG, 247 or 248 or under the <i>Planning Act 2016</i>, section 167 or 168. ☐ Yes ☒ No The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. ☐ Yes ☒ No <i>If Yes, a copy of the notice or order must be given by the seller.</i>
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², 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:

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.

Body Corporate and Community Management Act 1997

The property is included in a community titles scheme.

☐ Yes

☒ No

(If Yes, complete the information below)

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:

☐ Yes

- » 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.

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 Body Corporate Certificate

The property is included in a BUGTA scheme

☐ Yes

☒ No

(If Yes, complete the information below)

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:

☐ Yes

- » 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.

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

Danielle Louise Temple
Name of seller

27/08/2026

Date



Signature of seller

Christopher Temple
Name of seller

27/08/2026

Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51192326	Search Date:	01/07/2026 10:41
Date Title Created:	12/08/2019	Request No:	56724147
Previous Title:	18122071		

ESTATE AND LAND

Estate in Fee Simple

LOT 12 SURVEY PLAN 304653

Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 720126222 29/06/2020

DANIELLE LOUISE TEMPLE

CHRISTOPHER TEMPLE

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10505017 (POR 1292)
2. EASEMENT No 719555321 08/08/2019 at 11:11
benefiting the land over
EASEMENT A ON SP304653
3. MORTGAGE No 721736404 03/06/2022 at 14:05
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

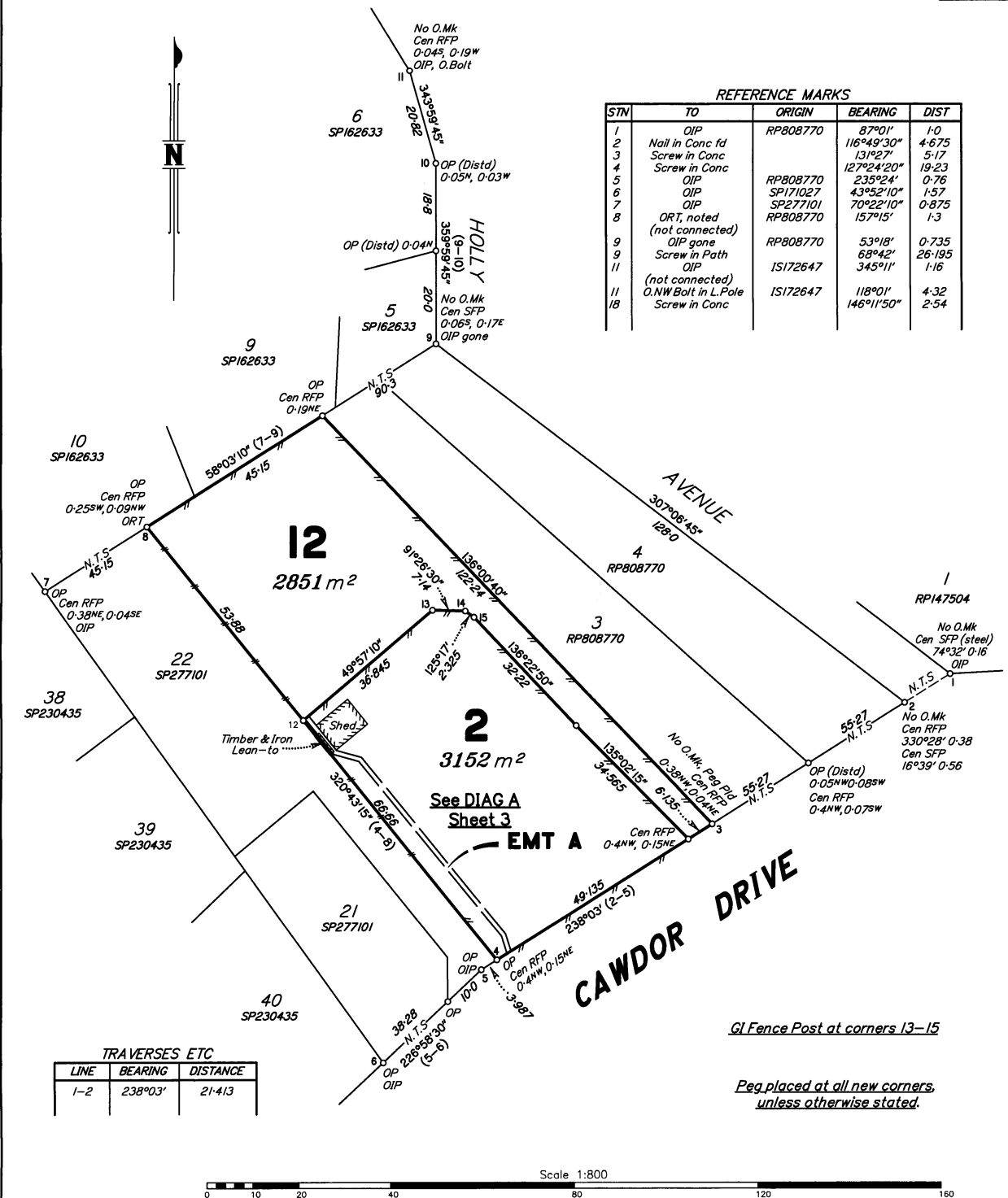
** End of Current Title Search **

Ref: K3972

Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 3



I, Kenneth James WILSON hereby certify that the land comprised in this plan was surveyed by George Finlay JOHNSTON, cadastral surveyor, 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 1/03/2019.

Cadastral Surveyor

27-3-2019

Date: -

LOCAL GOVERNMENT: **TOOWOOMBA REGIONAL**LOCALITY: **Highfields**Meridian: **RP808770**Survey Records: **No**

Plan of Lots 2 & 12 and Easement A in Lot 2

Cancelling Lot 2 on RP808770

Scale: **1:800**Format: **STANDARD****SP304653**

Land Title Act 1994; Land Act 1994
Form 21B Version 1**719555310**\$613.00
08/08/2019 11:10**TA 400 NT****WARNING : Folded or Mutilated Plans will not be accepted.**
Plans may be rolled.
Information may not be placed in the outer margins.Sheet **2** of **3**

5. Lodged by

GRAHAM LADLOW
22 BATCH CRT
HARRISTOWN CP. 4350
MOB 0402295985

(Include address, phone number, reference, and Lodger Code) EMAIL: GRAHAM LADLOW@YAHOO.COM

1. Certificate of Registered Owners or Lessees.

I/We **STEPHEN POLLARD**
VICKY JOANNE POLLARD JOINT TENANTS

(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:

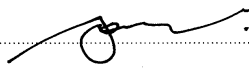
Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

2. Planning Body Approval.

* **TOOWOOMBA REGIONAL COUNCIL**

hereby approves this plan in accordance with the:

% **PLANNING ACT 2016**Dated this **29th** day of **July** **2019**#  #
Stewart William Somers
General Manager with Delegated Authority
Toowoomba Regional Council* Insert the name of the Planning Body % Insert applicable approving legislation
Insert designation of signatory or delegation

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt : **SEAL 2019/2157**
Surveyor : K3972

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
18122071	Lot 2 on RP808770	2, 12	--	Emt A

MORTGAGE ALLOCATIONS

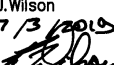
Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
718202209	2, 12	

2, 12 Por 1292

Lots Orig

7. Orig Grant Allocation:

8. Passed & Endorsed :

By: **K.J. Wilson**
Date: **27/3/2019**
Signed: 
Designation: Cadastral Surveyor

9. 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 roadCadastral Surveyor/Director * Date
* delete words not required

10. Lodgement Fees :

Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$11. Insert Plan Number **SP304653**

Ref: K3972

Land Title Act 1994; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

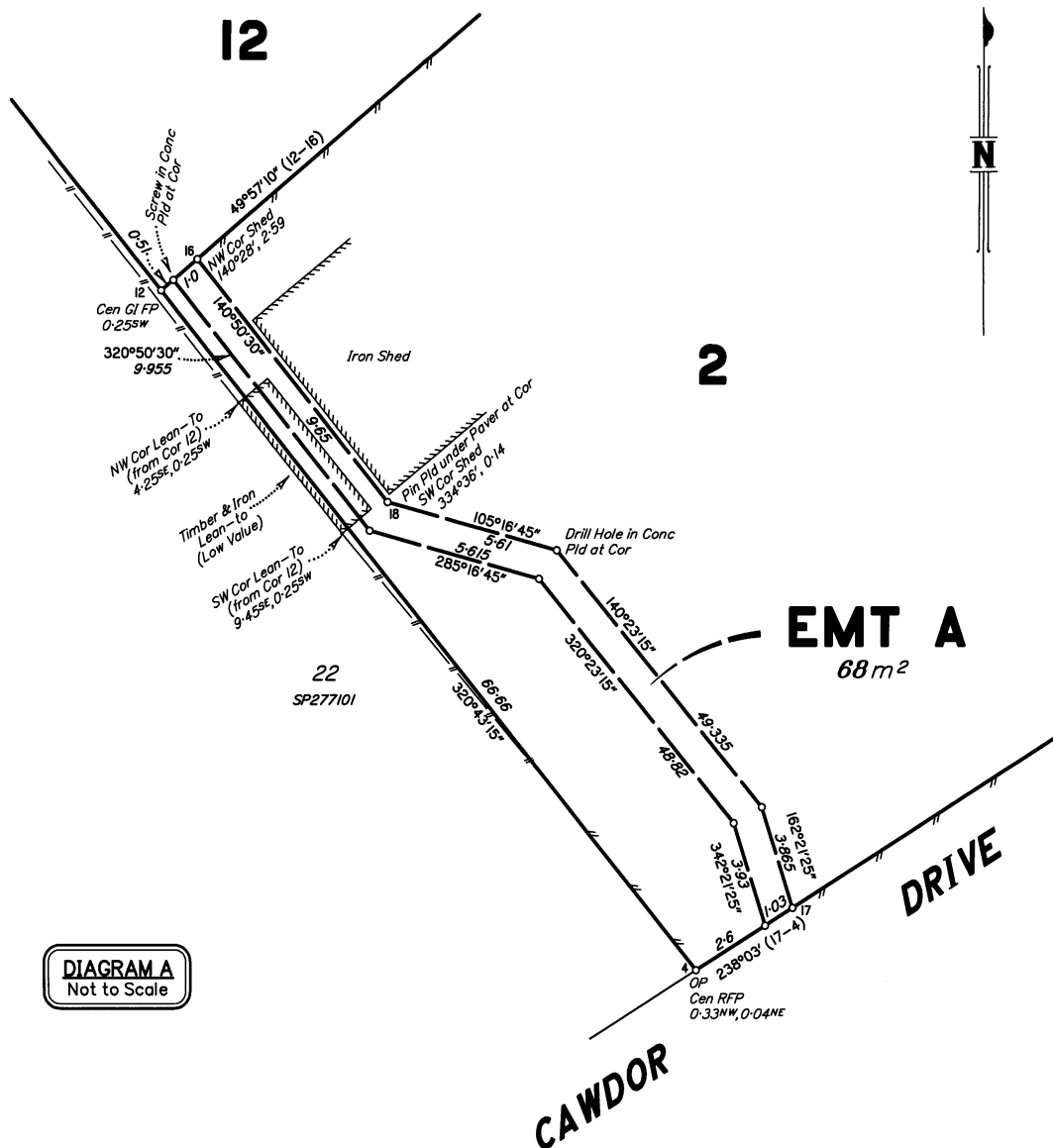
Sheet
3 of 3

DIAGRAM A
Not to Scale

Reinstatement Report:

Original corner monuments and/or reference marks adopted at stations 1, 5-8 and 11.

Good agreement found compared to previous surveys RP808770, 1S172647 and SP277101.

Reinstatement Logic:

Alignment 1-5 fixed by original iron pins at stations 1 & 5. Original distances (RP808770) adopted to fix all intermediate corners.

Holly Avenue alignment fixed by adopting original connection 1-2 (RP808770) to fix station 2 and adopting the O.Bolt at station 11.

A straight-line adjustment was applied to fix all intermediate corners between stations 2 and 11 (angular swing only 0°00'15").

Alignment 7-9 fixed by a calculated join. Deed distance found between said stations (RP808770).

All intermediate corners fixed at deed distances (RP808770). Minor angular variation noted and accepted (+0°00'10").

Northeast boundary of subject land fixed by calculated join. Good agreement found compared to RP808770.

NOTE: An encroachment notice has not been issued for the 'Lean-To' identified as crossing the boundary of the subject land. This structure is of very low value and could be removed at minimal expense.

State copyright reserved.

Insert
Plan
Number

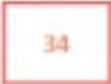
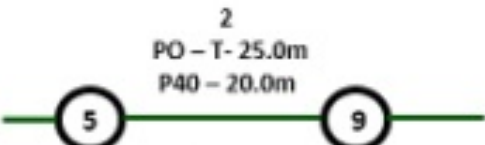
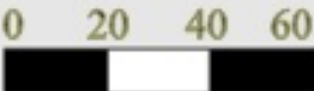
SP304653

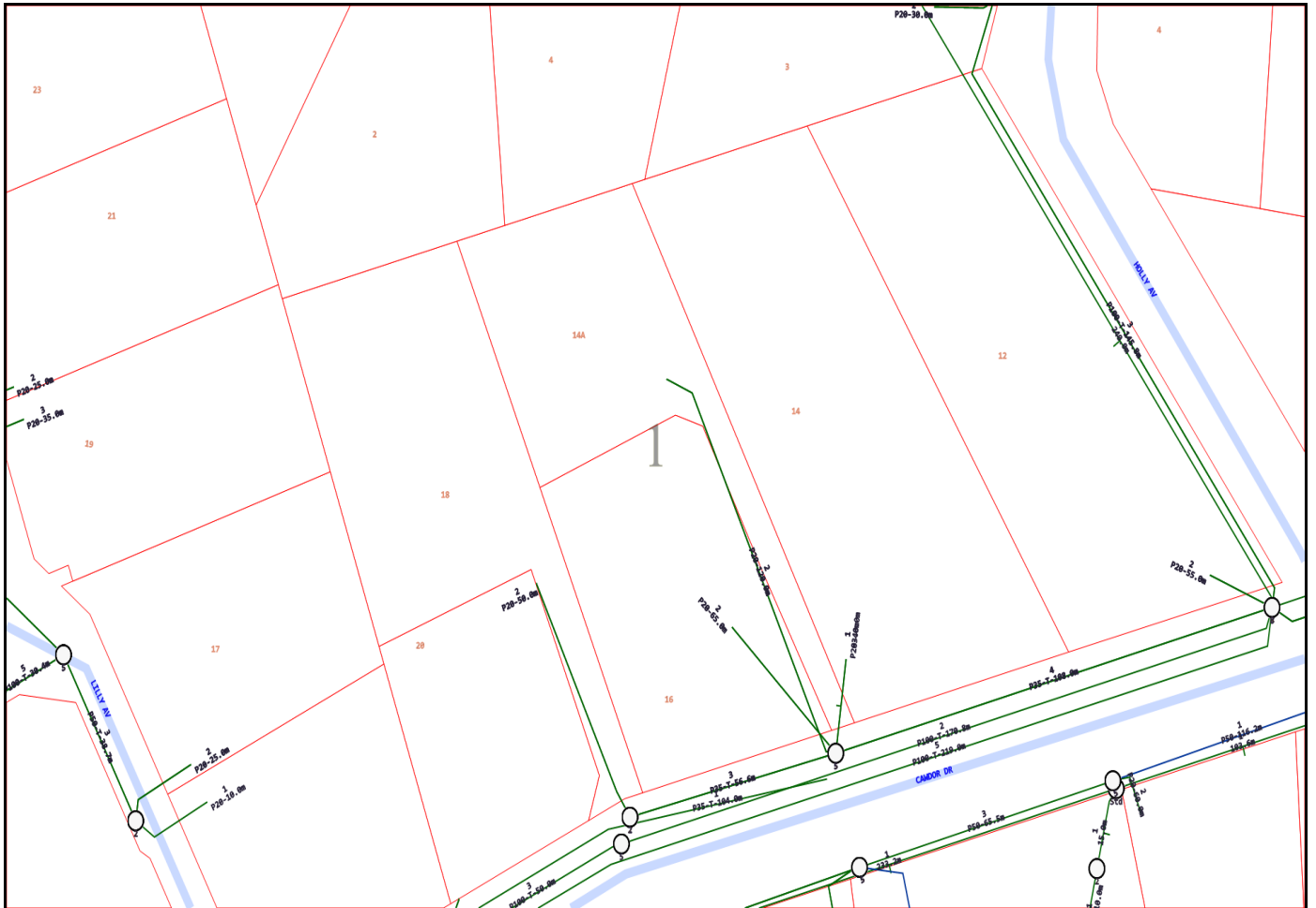
0 50 mm 100 mm 150 mm

To: Jesse Somervaille
Phone: Not Supplied
Fax: Not Supplied
Email: jesse@clolawyers.com.au

Dial before you dig Job #:	53554068	
Sequence #	275296296	
Issue Date:	29/06/2026	
Location:	14a Cawdor Dr , Highfields , QLD , 4352	

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

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



Emergency Contacts

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



- Legend
- BYDA Enquiry Area
 - Water Hydrant
 - Reticulation Main

Whilst all due care has been taken in the preparation of this plan / information, the accuracy of the provided information cannot be guaranteed.

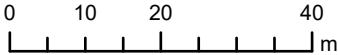
All information MUST be verified on site. Please refer any discrepancies to Toowoomba Regional Council by phoning 131 872.

No part of this plan is to be reproduced without Toowoomba Regional Council permission.

Refer to the attached Disclaimer for more information.

In an emergency contact Toowoomba Regional Council on 131 TRC (131 872)

29/06/26 (valid for 30 days)



Scale 1:1,000



BYDA

Sequence: 275296297
Date: 29/06/2026

Scale: 1:779
Tile No: **OVERVIEW**

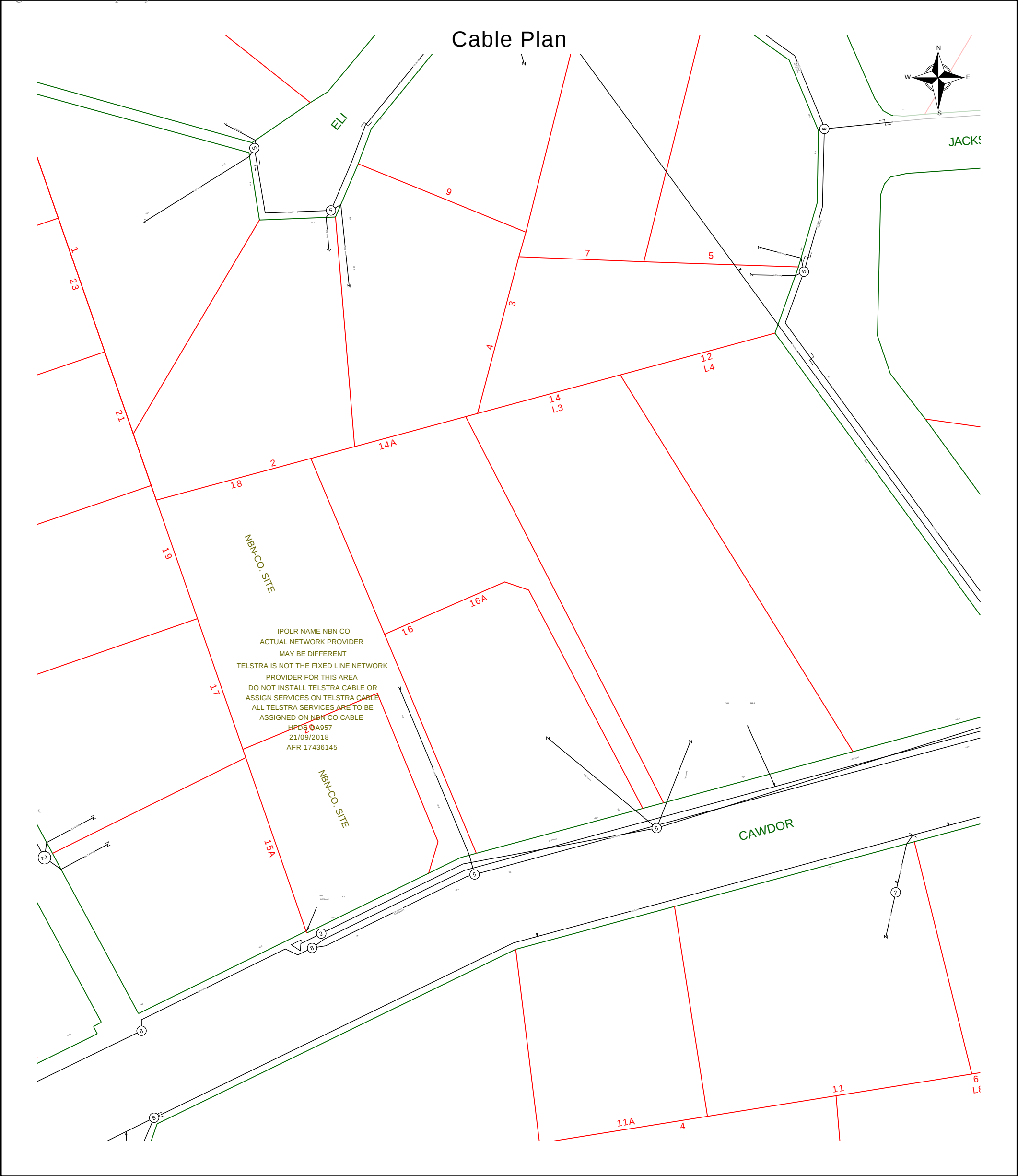
LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Ergon Energy Network nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



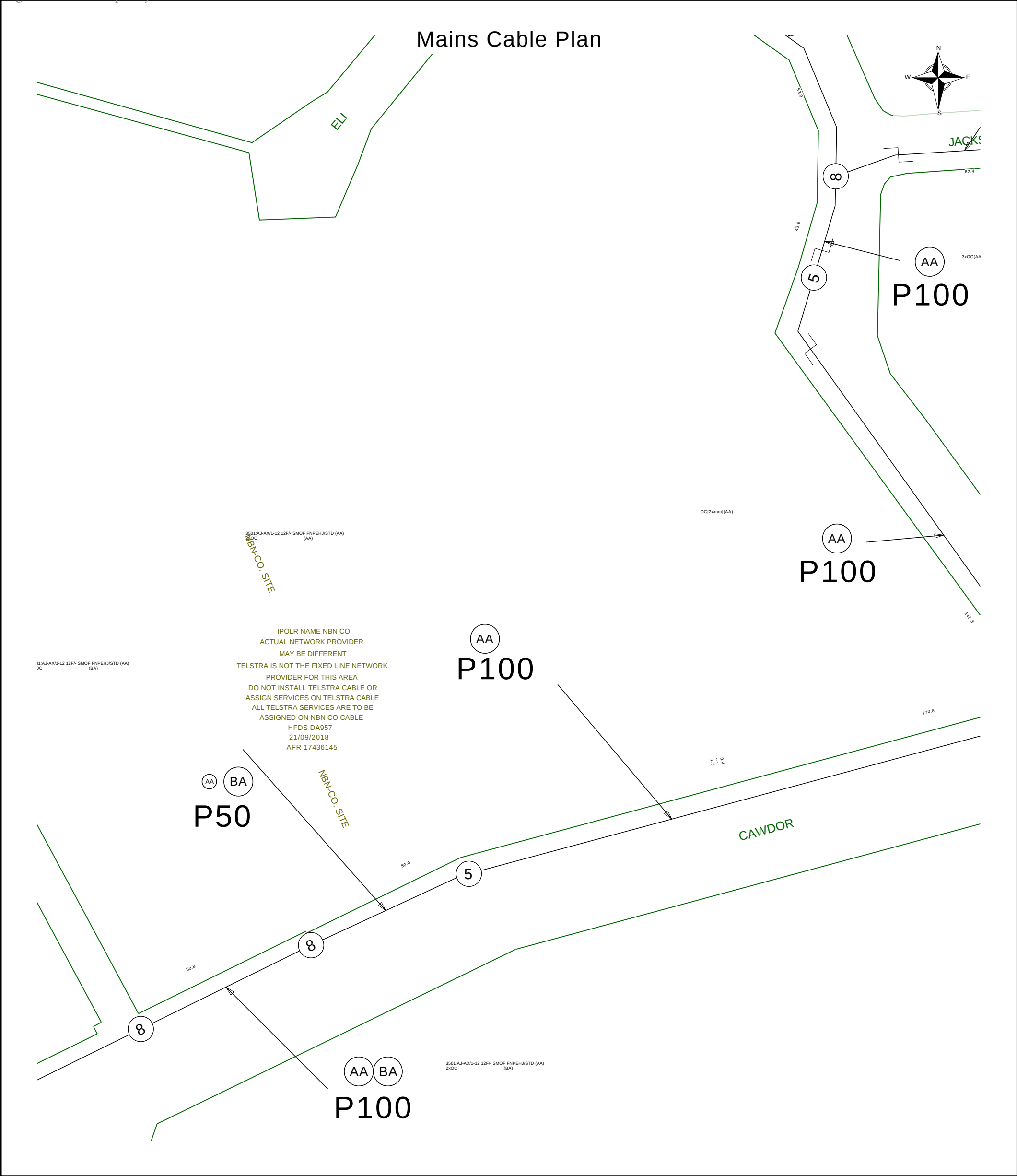
	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/ Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 275296298 CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.
	TELSTRA LIMITED A.C.N. 086 174 781	
	Generated On 29/06/2026 15:11:29	

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Page 1 of 2



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 275296298
	TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.
	Generated On 29/06/2026 15:11:34	

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Page 2 of 2

Form 16 Inspection certificate



This form is the approved form that must be used in accordance with section 10 of the *Building Act 1975* and section 53 of the *Building Regulation 2021*. The relevant building certifier, another building certifier or an appointed competent person is stating a stage of work is compliant with the building development approval.

Explanatory information relevant to completion of this form is in the Appendix at the end of this form.

1. Stage of the building work See section 44 of the Building Regulation 2021 for what constitutes a stage of assessable building work.	List stage/s of building work (indicate the stage) Swimming Pool Final 1						
2. Property description The description must identify all land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.	Street address (include number, street, suburb/locality and postcode) 14A Cawdor Drive Highfields State QLD Postcode 4352 Lot and plan details (attach list if necessary) Lot 12 on SP 304653 Local government area the land is situated in Toowoomba Regional Council						
3. Building/structure description	<table><tr><td>Building/structure description</td><td>Class of building/structure</td></tr><tr><td>Swimming Pool</td><td>10b</td></tr><tr><td>New building / structure</td><td></td></tr></table>	Building/structure description	Class of building/structure	Swimming Pool	10b	New building / structure	
Building/structure description	Class of building/structure						
Swimming Pool	10b						
New building / structure							
4. Description of component/s certified Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.	Swimming Pool - Swimming Pool Final 1						

5. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications were relied upon by the inspecting person.	The Building Assessment Provisions defined by the Building Act 1975. Guideline for Inspection of single detached Class 1a or Class 10 buildings or structures (Established under the Building Act 1975). The aspects of the Swimming Pool Final Inspection as detailed in the 'Guideline for inspection of single detached Class 1a or Class 10 buildings or structures'		
6. Reference documentation Clearly identify any relevant documentation, e.g. numbered structural engineering plans or aspect inspection certificates.  File Reference No 115852	Please refer to page 5		
7. Building certifier reference number and building development approval number	Building certifier reference number <u>115852</u>	Building development approval number <u>115852</u>	
8. Building certifier or appointed competent person Under Part 6 of the Building Regulation 2021 a person must be assessed, by the relevant building certifier as competent to give inspection help for the stage work.	Name (in full) <u>Greg Dempster</u> Company name (if applicable) <u>Expedite Approvals Pty Ltd</u> Business phone number <u>1300 338 237</u> Email address <u>mail@devcert.com</u> Postal address <u>1/2 Oxley Street, North Ward, Townsville</u> State <u>QLD</u> Postcode <u>4810</u> Licence class or registration type (if applicable) <u>Building Certifier (Level 1)</u> Licence or registration number (if applicable) <u>A461735</u> Contact person <u>Bruce Dodd</u> Mobile number		
9. Signature of building certifier or appointed competent person	Signature 		Inspection Date <u>26/08/2026</u> Certificate Date <u>26/08/2026</u>

LOCAL GOVERNMENT USE ONLY

Date received		Reference number/s	
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Appendix – explanatory information

IMPORTANT NOTE: a competent person who knowingly or reasonably suspects the information they are giving to the building certifier is false or misleading, including the information contained in this certificate (Form 16), commits an offence and is liable to a maximum penalty of 100 penalty units.

Who can complete this certificate? (sections 10 of the *Building Act 1975* (Building Act) and 53(2) of Building Regulation 2021 (BR 2021)). This form must be completed and signed by a building certifier for the work or another building certifier or the appointed competent person (inspection) – the **inspecting persons**.

When is a Form 16 needed?

This form is to be completed when an inspecting person inspects a stage of assessable building work, as stated in a notice for inspection and is satisfied that all relevant aspects of the stage of work have been completed and comply with the building development approval for the work.

The inspection time for a stage of work is to be agreed between the builder and building certifier and must be carried out by the inspecting person in accordance with best industry practice.

If satisfied the stage is compliant the inspecting person must give the builder for the stage of work the completed and signed Form 16. The regulation requires the inspecting person to provide the reasons why they are satisfied all aspects of the stage are completed and compliant, including any tests, specifications, rules, standards, codes of practice or other publications relied upon when making the assessment.

The inspecting person may rely on an aspect certificate from an appointed competent person (inspection), (Form 12 – Aspect Inspection Certificate) or a QBCC licensee (Form 43 – Aspect certificate (QBCC licensee)).

Restrictions for who can sign a Form 16 (section 46 of the BR 2021)

For a single detached class 1a building and class 10 building or structure only the building certifier for the assessable building work, or another building certifier, can sign the certificate of inspection (Form 16) for the following stages:

- after the excavation of foundation material and before the concrete for the footings, or slab, for the building or structure is poured (foundation/excavation stage)
- if the building or structure is to have footings – after the placement of formwork and reinforcement for the footings but before the concrete for the footings is poured (footings stage)
- if the building or structure is to have a slab – after the placement of formwork and reinforcement for the slab but before the concrete for the slab is poured (slab stage).
- the final stage of the work (for swimming pools, the final stage is at the completion of the pool and its fencing and, if no temporary fence for the pool was constructed, before the pool is filled with water to a depth of 300mm or more).

In addition to the stages above for a building development approval, if the structure is a swimming pool that includes a temporary fence, only the building certifier for the assessable building work, or another building certifier, can sign the certificate of inspection (Form 16) for the following stages:

- on the completion of the construction of the temporary fence and before the pool is filled with water to a depth of 300mm or more
- before an extension is given to extend the period within which the temporary fence must be constructed.

The relevant building certifier can use another building certifier to inspect the stages mentioned above, without assessing and appointing the person as a competent person.

While the building certifier can accept a competent person's aspect inspection certificate (Form 12) as part of their compliance assessment for the stage of work, it remains the building certifier's responsibility to complete and sign the Form 16 for the stages of work mentioned above.

Nothing prevents a competent person (inspection) who is not a building certifier from giving inspection help for an aspect of a stage mentioned above. However, for a single detached class 1a building or a class 10 building or structure, the building certifier must not accept an aspect inspection certificate for all aspects of the final stage.

Competent person (section 10 of the Building Act and Part 6 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give inspection help. The building certifier is required to keep detailed records about what was considered when appointing a competent person.

A competent person cannot give inspection help to a building certifier until they have been appointed by the building certifier. For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

Inspection help (section 34 of the BR 2021)

A building certifier must be satisfied that an individual is competent to give the type of inspection help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

For further information about conducting inspections for class 2 to 9 buildings, refer to the **Guideline for inspection of class 2 to 9 buildings**.

For further information about conducting inspections for detached class 1a and 10 buildings or structures refer to the **Guideline for inspections of class 1 and 10 buildings and structures**.

Additional information

It is considered good practice for a building certifier or appointed competent person who is accepting and relying on this form and any attached certificates i.e. aspect certificates, to check the information or details contained in the form.

This form is also the inspection certificate to be used for temporary swimming pool fencing.

Aspect certificates - go to the Business Queensland website to access all building forms

Form 43 – Aspect certificate (QBCC licensee) – for aspect work for a single detached class 1a building and class 10 buildings and structures a building certifier or the appointed competent person can accept and rely on Form 43, the approved form from a QBCC licensee with the appropriate licence class that the work is compliant with the building development approval.

Form 12 – Aspect Inspection Certificate (appointed competent person) – for aspects of a stage or other aspect work for all classes of buildings and structures the building certifier may accept and rely on a Form 12 from an appointed competent person stating the aspect work is compliant with the building development approval.

Form 30 – QBCC licensee aspect certificate for accepted development (self-assessable) section 70 allows the QBCC licensee to give a Form 30 to the builder for the building work or the owner of the building, stating the subject aspect work complies with the relevant provisions, standards and codes.

PRIVACY NOTICE

The Department of Energy and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

Reference Documents

Structural Engineering -	Newport Consulting Engineers Form 15 Matthew Yourell (02/04/2025) Job No-23-2576 Drawing No-P01 - P03 Rev-1
Architectural -	Century Pools-Site Plans (20/05/2025)

Form 17

Final inspection certificate – swimming pools and swimming pool fencing

This form is the approved form that must be used in accordance with sections 98 and 99 of the *Building Act 1975*.

Note: The building certifier for the work must give this signed form to the owner as the final inspection certificate for a swimming pool or swimming pool barrier certifying the work is compliant with the building development approval.

1. Swimming pool owner details

If the owner is a company, a contact person must be shown.

Name (<i>natural person or company</i>)	Chris & Danielle Temple
---	-------------------------

2. Property description where swimming pool is located

The description must identify all land the subject of the application.

The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address	14A Cawdor Drive Highfields		
	Suburb/locality		
State		Postcode	4352

Lot and plan details (*attach list if necessary*)

Lot 12 on SP 304653

Local government area the land is situated in

Toowoomba Regional Council

3. Type of swimming pool

A shared pool is one in which the residents of two or more dwellings will have a right to use the pool.

☒ Non-shared pool	☐ Shared pool
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4. Exemptions granted by local government (if applicable)

Details of exemption
Nil
Date exemption granted

5. Restrictions on the use or occupation of the swimming pool or swimming pool barrier

If the building work uses a building solution restricting the use or occupation of the swimming pool or swimming pool barrier, state the restriction.

For example, a restriction requiring a minimum depth for a permanent body of water forming part of a swimming pool barrier to be maintained.

Restrictions

The following restrictions apply to the use or occupation of the swimming pool or swimming pool barrier:

6. Performance solution

If the building work uses a performance solution, state the applicable materials, systems, methods of building, procedures, specifications and other relevant requirements.

This will provide swimming pool owners and occupiers with a concise and practical explanation of performance solutions that may have some operational implications on the use of the swimming pool or swimming pool barrier. This will also help ensure the ongoing use of the swimming pool or swimming pool barrier and any future modifications do not compromise compliance with the performance requirements of the applicable Queensland Development Code.

Performance solution requirements

The following systems and procedures form part of the performance solution:

7. Certification

This form must be used by building certifiers to certify compliance of swimming pools and swimming pool barriers pursuant to section 10 of the *Building Act 1975* for the performance of building certification functions.

I certify that on an inspection carried out in accordance with best industry practice, the building work complies with the building approval and/or certificates of inspection were accepted from competent persons.

Stage	Date of inspection	Date of certificate
Temporary Pool Fence Stage	27/08/2025	27/08/2025
Swimming Pool Final-07-Jul-2026 §	07/07/2026	21/07/2026
Swimming Pool Final 1 Stage	26/08/2026	26/08/2026

8. Building certifier

If the certifier is a company, a contact person must be shown.

Name of building certifier (<i>in full</i>)	Greg Dempster		
Licence number	A461735		
Signature			
Building approval reference number	115852	Date	26/08/2026

OFFICE USE ONLY

Fee payable \$		Date received		Receiving Officer's signature	
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PRIVACY NOTICE

The Department of Energy and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RATE NOTICE

P 131 872 | F 1800 448 882 | info@tr.qld.gov.au | www.tr.qld.gov.au
 PO Box 3021 Toowoomba QLD 4350 | Toowoomba Regional Council | ABN 99 788 305 360



This information was prepared as at 31 JUL 2026

094664-016813-TV1
CHRISTOPHER TEMPLE AND DANIELLE LOUISE TEMPLE
 14A CAWDOR DRIVE
 HIGHFIELDS QLD 4352

REFERENCE NO: **7590226**
 ISSUE DATE: **7 AUG 2026**
 DUE DATE: **9 SEP 2026**
 AMOUNT DUE: **494.48**
 VALUATION: **Averaged Value 276,666**

PROPERTY LOCATION: 14A Cawdor Drive, HIGHFIELDS QLD 4352
 PROPERTY DESCRIPTION: Lot 12 SP304653

SUMMARY OF CHARGES

Rates and Charges for the half-year ending 31 DEC 2026

Opening Balance as at 31 JUL 2026	733.35 CR
Rates and Charges (see over)	1,141.72
Discount (see over)	43.89 CR
State Emergency Management Levy (see over)	130.00

Total amount payable if received by 9 SEP 2026

494.48

Total amount payable if not received by the due date

538.37

FREQUENTLY ASKED QUESTIONS**I've recently purchased this property, why do I have to pay full rates?**

Most likely your solicitor has allowed for the rates in your settlement. Please check your settlement statement to confirm this or contact your solicitor and/or agent.

How to view my rates account online?

Your rate notice may show an opening balance (debit or credit). The opening balance is made up of any unpaid rates and charges and/or payments made since your last notice. You can view receipts, rate notices or water rate notices, create an arrangement to pay or check your current balances online as a registered user at www.tr.qld.gov.au/propertydetails

Do I need to call to change my postal address?

You can update your postal address as well as other details and services here at: www.tr.qld.gov.au/requests or contact the customer service centre on **131 872**.

HOW TO PAY - for a full list of payment options please see over the page

Biller Code: 18366
Ref: 7590226

BPAY® this payment via Internet or phone banking.
 BPAY View® - View and pay this bill using internet banking.
 BPAY View Registration No.: 7590226

® Registered to BPAY Pty Ltd ABN 69 079 137 518



Are you using the right Biller Code and Reference Number?



Pay using your smartphone



Download the Sniip App and scan the code to pay now.



Post Billpay

Pay in-store at Australia Post



*414 007590226



24/7 phone payment

Phone
 1300 451 206

DETAILED RATES AND CHARGES

DESCRIPTION:	BASIS:		RATE / CHARGE:	AMOUNT:
General Rate - Category 1.3*	Rateable Value	276,666	0.006345	877.72
Public Transport Levy	Units	1	43.580000	21.79
Domestic Waste/Recycling Service	Units	1	327.420000	163.71
Domestic Greenwaste Service	Units	1	75.000000	37.50
Waste Facilities & Landfill Rehabilitation Levy	Units	1	82.000000	41.00
Total Council Rates and Charges				1,141.72
State Emergency Management Levy 2(A)	Units	1	260.000000	130.00
Total State Emergency Management Levy				130.00

* 5% Discount applies if paid by the due date

Council has received an annual payment of \$3,295,971 from the State Government to mitigate any direct effects of the State Waste Levy on households in Council's area.

METHODS OF PAYMENT



Paying online - Visit www.tr.qld.gov.au/payments



Direct debit (rates easy-pay) - You may have your rate notice paid directly from your nominated cheque or savings account on the due date or in small, regular payments in advance. Allow 7 days for the direct debit to be set up. For more information please contact Council on 131 872.



PHONE*

Paying by phone - 24/7, pay by phone using your Visa or Mastercard. Phone **1300 451 206**.



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.*)



Biller Code: 18366
Ref: 7590226

Telephone & 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: www.bpay.com.au

® Registered to BPAY Pty Ltd ABN 69 079 137 518



In-store

Australia Post - Payments can be made at any Australia post office with a copy of your rate notice. Cash, cheque or eftpos payments are accepted.



Paying in person - Cash, cheque, money order, eftpos, Visa or Mastercard. Present this notice to Council's customer service centres, 8.30am to 5pm weekdays (except public holidays). Service Centres are in Clifton, Crows Nest, Goombungee, Highfields, Millmerran, Oakey, Pittsworth and Toowoomba.



Services Australia

Centrepay - Go to servicesaustralia.gov.au/centrepay for more information. Centrepay Reference: 555 071 719T.



Mail - Mail your payment to Toowoomba Regional Council, PO Box 3021 Toowoomba Qld 4350. (*Payment must be received by the due date*).

Visa and Mastercard payments will attract 0.33% surcharge.

Council cannot accept cheques issued by financial institutions that have discontinued cheque services. Please contact your financial institution about any change in cheque services that may impact you.

IMPORTANT INFORMATION

Rates and charges for the property described in this notice are due and payable by the owner(s) of the property by the due date specified on the front of this notice.

Discount, if applicable, will only be allowed if the Amount Due is received at Council by the due date. If you post your payment, please ensure that the date of posting allows sufficient time for delivery to Council by the due date. Discount will not be allowed if your payment is received after the due date.

Valuations are used in the calculation of the general rate. Any enquiries concerning valuations and objections should be addressed to the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, 203 Tor Street, Toowoomba - phone 137 468.

Pensioners who hold a pensioner concession card or Veterans Affairs gold card are eligible for a remission of rates. An application form must

be completed at your local service centre on or before the due date for payment of this rate notice.

Interest is charged quarterly on all overdue rates and charges at the rate of 12.19% per annum (at the end of September, December, March and June).



Are you moving? Please ensure that you advise Council of your new postal address.



Please quote your Reference Number when writing or phoning.



If you are unable to pay this notice by the due date, please contact Council immediately to arrange a payment schedule.

To view the Rating Category Statement 2026/27 which includes information as to your right to object to the categorisation of your land please visit www.tr.qld.gov.au/ratecategories or contact us.

RECEIVE THIS NOTICE ELECTRONICALLY



BPAY VIEW NOTICES

By using BPAY View, you can receive, pay and store your rate notices in your online banking account. You will be notified when your next notice arrives by email, SMS or internet bank notification, depending on your preference and Financial Institution.



EMAIL NOTICES

You can now choose to receive your rates notices via email rather than through the post. Please help save our environment and register today.

Follow these steps:

- go to www.tr.qld.gov.au/emailmyrates
- register using information from the front of this notice.



GO PAPERLESS WITH SNIIP

Simply register for **m-Billing™** in the Sniip app, and receive your bills directly into your mobile via a push notification.

BOLD

BUDGET EDITION

Our Region's 2026-27 Budget

Today's priorities

and

tomorrow's opportunities

Mayor's message

This year's \$728 million Budget focuses on what matters most to our community — keeping essential services strong, easing pressure where we can and investing in the projects that shape our Region's future.

We've worked hard to keep costs manageable. The base general rate rise is 6.9 per cent. Individual circumstances will vary, and Council continues to offer discounts and rebates for eligible residents, including pensioners, to help ease financial pressure.

Importantly, there will be no increase to the Public Transport Levy. The State Government's long term funding commitment to public transport — secured through sustained Council advocacy — recognises the value of the levy and the strong case we've made on behalf of our community.

We also achieved a major win with the State Government's decision to transition our Region into the regional waste levy zone. This means no increase to waste charges this financial year. Without this change, Council would have needed to recover an additional \$3 million to offset the State's Waste

Disposal Levy. This outcome supports households and reflects the realities of delivering services across a large regional area.

Our advocacy continues to deliver results. Recent commitments to water infrastructure and public transport improvements show what can be achieved when we work together with our community and government partners.

Over the next 12 months, Council will stay focused on strengthening our foundations, improving the way we deliver services and continuing the reform journey that has positioned us to adopt a responsible, future focused Budget for 2026–27. This financial plan addresses today's priorities for tomorrow's opportunities.



Geoff McDonald,
Toowoomba Regional Council Mayor

Budget highlights

\$728 million
budget

\$492 million
operational expenditure

\$236 million
capital projects

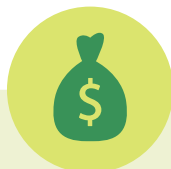
Your rates at a glance



Rates

A 6.9% general rate rise.

Changes will vary depending on individual circumstances.



Council levies

There will be no increase to the public transport levy, which remains at \$43.58.

Waste facilities and landfill rehabilitation charge remains unchanged at \$82. The waste collection service is \$327.42 and the green waste collection service is \$75 (no change).



Discounts

A 5% pay-on-time discount for residential ratepayers is available.

Pensioner rebates of \$120 per year for general rates for 11,000 households and a further rebate of \$70 per year for water infrastructure charges for 10,000 pensioner households.

Key regional projects



Cressbrook Dam Safety Improvement Project

\$81.4M

This project will raise the dam wall and widen the ungated spillway to improve flood resilience and water security.



Highfields Intersection Upgrade

\$6.8M

This multi-year project will upgrade the existing intersection at Highfields Road, O'Brien Road and Kratzke Road to accommodate the predicted increase in traffic in Highfields.



Four Communities Project

\$4M

This project will deliver a new Water Treatment Plant at Greenmount and water pipelines to provide a secure water supply to the townships of Cambooya, Greenmount, Nobby and Clifton.



Toowoomba Escarpment Mountain Bike Trails

\$5.7M

Following the development of design documentation, works will continue to create new trails, upgrade existing trails and develop the supporting infrastructure needed to sustain mountain biking into the future.

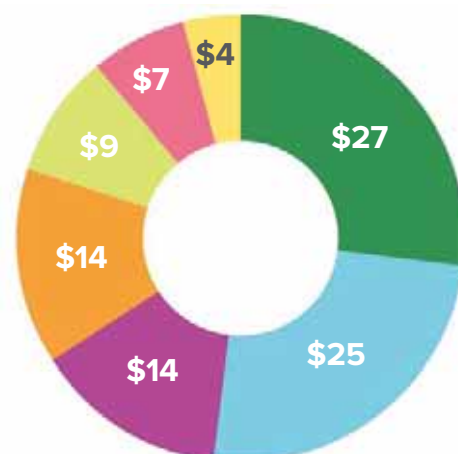
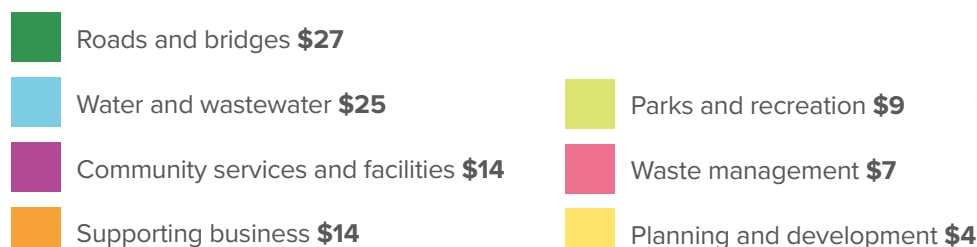


Greenmount Waste Management Facility

\$4.5M

This project will upgrade the Greenmount Waste Management Facility.

How your rates are spent (for every \$100)



Advocacy news

Wins for our Region

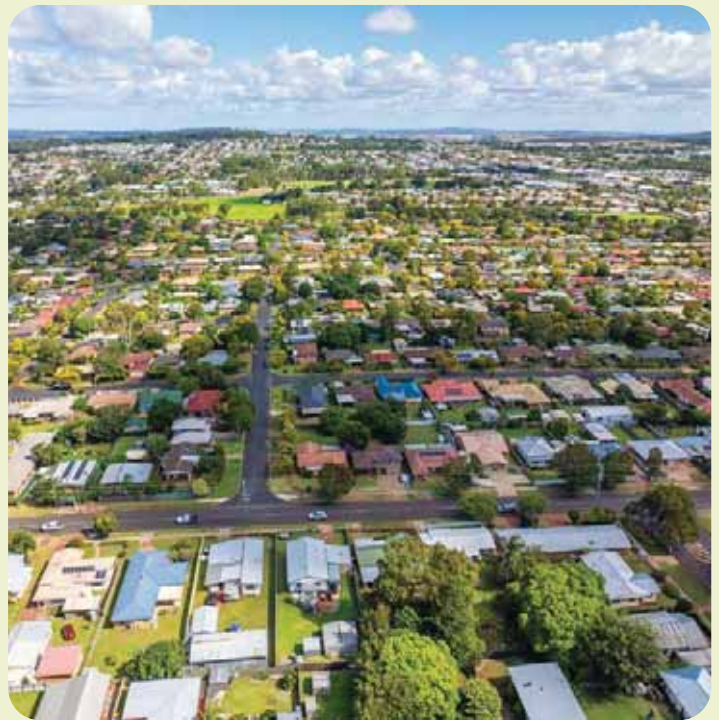
Water infrastructure investment to support future housing

A major win for our community has been secured, with the Queensland Government investing \$145 million to fast track the new Southern Water Treatment Plant at Westbrook. This is the largest single project grant ever received by Toowoomba Regional Council.

What it means for you:

- More housing supply across the Region, helping ease long term pressure on availability
- Stronger water security for current and future residents
- Infrastructure that supports new neighbourhoods, jobs and long term growth.

This funding is the result of sustained Council advocacy and will help ensure our Toowoomba Region remains one of Queensland's most liveable regional centres.



Waste levy change to ease pressure on households

After years of advocacy, the Queensland Government has agreed to move Toowoomba from the metropolitan zone to the regional waste levy zone from 1 July 2026. This change recognises the unique challenges of delivering waste services across a large regional area.

What it means for you:

- Lower pressure on future waste charges
- Potential savings of tens of millions of dollars over the next decade for the community
- A fairer system that reflects the realities of regional living.

This outcome ensures households aren't paying the same levy rates as inner city councils and gives Council more room to invest in waste education and improved resource recovery.



Better public transport for a growing Region

Council's long term push for improved public transport has paid off, with new State Budget funding now locked in to deliver practical upgrades across the Toowoomba Region. Combined with Council's Public Transport Levy, this partnership will deliver better bus stops, expanded services and new transport trials.

What it means for you:

- Safer, more accessible bus stops with better shade and shelter
- More reliable services connecting residents to schools, hospitals, shops and community facilities
- New transport options to support a growing Region.

This is a direct result of Council's advocacy for a transport network that meets the needs of our fast growing Region.

Simple ways to save

Waste savings

Council offers several free or low cost waste services that help households save money.



Tip: Use recycling drop-offs, sort waste correctly and check Council updates for service changes. These simple habits reduce landfill costs and keep future waste charges down.

Easy water saving wins

With major water projects underway, residents can still cut everyday water use.



Tip: Fix leaks, water gardens at cooler times and use Council's online water tips. Small changes at home help lower your bill.

Cheaper ways to get around

Permanent 50 cent fares and upcoming transport upgrades make public transport a smart budget choice.



Tip: Swap one car trip a week for a bus trip (or car pool if possible) and follow Council updates on new public transport services. Affordable transport options help ease cost of living pressures.

Free Council programs and facilities

Council regularly promotes free workshops, activities and upgraded parks.



Tip: Make use of free events and facilities for low cost family outings and learning opportunities. These programs help households stay active and connected at no extra cost.

Flexible ways to pay your rates

Council offers several flexible payment options to help households stay on top of their budget and avoid bill stress.

Some options include:

- **Direct debit:** Consider setting up automatic payments so you never miss a due date.
- **BPAY and online payments:** Quick, secure options you can manage anytime.
- **In person payments:** Available at Council's Customer Service Centres if you prefer face to face support.
- **Payment plans:** Set up regular weekly, fortnightly or monthly payments to smooth out costs.



If you're finding it hard to keep up with rates payments, Council can work with you to set up a plan that suits your circumstances. Staying ahead of your rates is one of the simplest ways to keep your household budget on track.

To update your payment options call 131 872 or scan the QR code



131 872 | www.tr.qld.gov.au
PO Box 3021 Toowoomba QLD 4350

Visit our pages for all the latest news.



#toowoombaregion

Finished reading?



You can recycle or shred and use in your compost.



PLANTS 2026

from Toowoomba Regional Council



This is your free plant voucher! It's worth two free plants to you or as your donation to a local community group.

Present this voucher at your local collection point. Our collection points and opening times are listed over the page.

These plants are provided to every residential or rural property each year. Plants are to be grown within your property boundary (footpath plantings are not permitted).

If conditions are not suitable for planting at this time in your area, you may save and redeem this voucher at one of our next programs.

Please bring your own bag or box.

Plants are subject to availability.

Collection points & opening times

OCTOBER & NOVEMBER 2026

- **Crows Nest Community Nursery, Depot St**
Thursdays 8.30am - 1pm during October
Saturday 7 November, 8.30am - noon
- **Highfields, Peacehaven Botanic Park, Kuhls Rd**
Saturday 10 October, 8.30am - 1pm
Thursday 15, 22, 29 October, 8.30am - noon
- **Yarraman depot, Barr Smith St**
Wednesdays 8.30am - noon during October
- **Goombungee Service Centre, (rear of centre), Mocatta St**
Wednesdays 8.30am - noon during October
- **Pittsworth Town Hall, courtyard area**
Wednesdays 9am - noon during October
- **Charlton, Kuhrt Crt (off Nass Rd)**
(Toowoomba collection point)
Saturdays 8am - noon during
October/November



**TOOWOOMBA
REGION**

PO Box 3021 Toowoomba QLD 4350
131 872 | www.tr.qld.gov.au

Plants are subject to availability.

WATER RATE NOTICE

P 131 872 | F 1800 448 882 | info@tr.qld.gov.au | www.tr.qld.gov.au
 PO Box 3021 Toowoomba QLD 4350 | Toowoomba Regional Council | ABN 99 788 305 360



This information was prepared as at 17 APR 2026



093741 - 013823 - 1/2 - BD 042 4352

CHRISTOPHER TEMPLE AND DANIELLE LOUISE
 TEMPLE
 14A CAWDOR DRIVE
 HIGHFIELDS QLD 4352

REFERENCE NO: **7590226**
 ISSUE DATE: **24 APR 2026**
 DUE DATE: **27 MAY 2026**
 AMOUNT DUE: **733.35**

PROPERTY LOCATION: 14A Cawdor Drive, HIGHFIELDS QLD 4352
 PROPERTY DESCRIPTION: Lot 12 SP304653

SUMMARY OF CHARGES

Water Infrastructure Charge for period ending 30 JUN 2026	
Water Infrastructure Charge (See Over)	397.27
Water Consumption Charge (See Water Advice)	355.94
Discount on Water Infrastructure Charge @ 5%	19.86CR

Total amount payable if received by 27 MAY 2026 **733.35**

Total amount payable if not received by the due date **753.21**

FREQUENTLY ASKED QUESTIONS**I've recently purchased this property, why do I have to pay full rates?**

Most likely your solicitor has allowed for the rates in your settlement. Please check your settlement statement to confirm this or contact your solicitor and/or agent.

What period does this water consumption charge cover?

Where applicable a detailed water advice is included. This provides a breakdown of when your meter was read and the period these charges cover.

How to view my rates account online?

Your rate notice may show an opening balance (debit or credit). The opening balance is made up of any unpaid rates and charges and/or payments made since your last notice. You can view receipts, rate notices or water rate notices, create an arrangement to pay or check your current balances online as a registered user at www.tr.qld.gov.au/propertydetails

Do I need to call to change my address?

You can update your postal address as well as other details and services here at: www.tr.qld.gov.au/requests or contact the customer service centre on **131 872**.

093741 - 013823

HOW TO PAY - for a full list of payment options please see over the page

Billers Code: 18366
Ref: 7590226

BPAY® this payment via Internet or phone banking.
 BPAY View® – View and pay this bill using internet banking.
 BPAY View Registration No.: 7590226

® Registered to BPAY Pty Ltd ABN 69 079 137 518



Are you using the right biller code and reference number?



Pay using your smartphone



Download the Sniip App and scan the code to pay now.



Post Billpay

Pay in-store at Australia Post



*414 0007590226



24/7 phone payment
 phone
 1300 451 206

DETAILED RATES AND CHARGES

DESCRIPTION:	BASIS:	HALF YEAR CHARGE:	AMOUNT:
Residential Infrastructure Charge 20mm *	Units 1	397.27	397.27
Total Water Infrastructure Charges			397.27

*5% Discount applies if paid by due date

METHODS OF PAYMENT



Paying online - Visit www.tr.qld.gov.au/payments



Direct debit (rates easy-pay) - You may have your rate notice paid directly from your nominated cheque or savings account on the due date or in small, regular payments in advance. Allow 7 days for the direct debit to be set up. For more information please contact Council on 131 872.



Paying by phone - 24/7, pay by phone using your Visa or Mastercard. Phone **1300 451 206**.



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.*)



Biller Code: 18366
Ref: 7590226

Telephone & 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: www.bpay.com.au

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In-store

Australia Post - Payments can be made at any Australia Post office with a copy of your rate notice. Cash, cheque or eftpos payments are accepted.



Paying in person - Cash, cheque, money order, eftpos, Visa or Mastercard. Present this notice to Council's customer service centres, 8.30am to 5pm weekdays (except public holidays). Service Centres are in Clifton, Crows Nest, Goombungee, Highfields, Millmerran, Oakey, Pittsworth and Toowoomba.



Services Australia

Centrepay - Use Centrepay to arrange regular deductions from your Centrelink payment. Call Centrelink to request a Centrepay deductions form. Centrepay reference: 555 071 719T.



Mail - Mail your payment to Toowoomba Regional Council, PO Box 3021 Toowoomba Qld 4350. (*Payment must be received by the due date.*)

Visa and Mastercard payments will attract 0.33% surcharge.

Council cannot accept cheques issued by financial institutions that have discontinued cheque services. Please contact your financial institution about any change in cheque services that may impact you.

IMPORTANT INFORMATION

Rates and charges for the property described in this notice are due and payable by the owner(s) of the property by the due date specified on the front of this notice.

Discount, if applicable, will only be allowed if the Amount Due is received at Council by the due date. If you post your payment, please ensure that the date of posting allows sufficient time for delivery to Council by the due date. Payment will not be allowed if your payment is received after the due date.

Pensioners who hold a pensioner concession card or Veterans Affairs gold card are eligible for a remission of rates. An application form must be completed at your local service centre on or before the due date for payment of this rate notice.

Interest is charged on all overdue rates and charges six monthly in arrears (ie. at the end of the previous half-year in which same became due and payable) at the rate of 8.5% per annum, calculated and charged half yearly.



Are you moving? Please ensure that you advise Council of your new postal address.



Please quote your reference number when writing or phoning.



If you're unable to pay this notice by the due date, please contact Council immediately to arrange a payment schedule.

RECEIVE THIS NOTICE ELECTRONICALLY



BPAY VIEW NOTICES

By using BPAY View, you can receive, pay and store your rate notices in your online banking account. You will be notified when your next notice arrives by email, SMS or internet bank notification, depending on your preference and Financial Institution.



EMAIL NOTICES

You can now choose to receive your rates notices via email rather than through the post. Please help save our environment and register today.

Follow these steps:

- go to www.tr.qld.gov.au/emailmyrates
- register using information from the front of this notice.



GO PAPERLESS WITH SNIIP

Simply register for **m-Billing™** in the Sniip app, and receive your bills directly into your mobile via a push notification.



WATERWISE TIP:

The Toowoomba Water app can help you keep an eye on your usage and detect leaks.

LOCATION: 14A Cawdor Drive, HIGHFIELDS QLD 4352

TIER LIMIT: 1st Tier - up to 100kL
2nd Tier - Above 100kL

PROPERTY

DESCRIPTION: Lot 12 SP304653

Meter	Meter Size	Readings	
		Start	End
TRC2101S020631	20mm Bulk Res	13 Aug 2025 275	11 Feb 2026 382

**Consumption
(Kilolitres)**

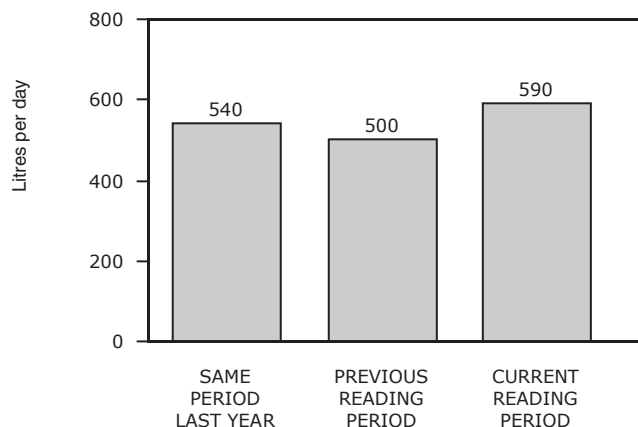
Total Consumption →	
100	kL 1st Tier Consumption @ \$3.18/kL
7	kL 2nd Tier Consumption @ \$5.42/kL
107	kL Total

107
107
318.00
37.94
355.94



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YOUR AVERAGE DAILY USAGE





IS YOUR **WATER USAGE** HIGHER THAN YOU EXPECTED?

The Toowoomba Water app can help!

For households with a smart water meter installed, the Toowoomba Water app is the most convenient way to keep across your water habits.

Don't wait until water rates time to see how much water your household is using! Track your household's water usage, get notified of leaks, find tips on how to save water and more on the app.

Download the Toowoomba Water app from the App Store or Google Play store, or access it online at **water.tr.qld.gov.au**



To learn more about the app, visit **www.tr.qld.gov.au/waterapp** or scan the QR code.



For households with a mechanical water meter, here's how to read your usage:

- Read your meter from left to right.
- Black digits are kilolitres (1000L) and red digits are litres.
- Record your meter reading regularly to help gauge your water use and detect leaks early!

An example of a meter reading is

Kilolitres (figures in black)				Litres (figures in red)			
thousands	hundreds	tens	kilolitres	hundreds	tens	litres	tenths/ litre
0	3	4	6	9	1	2	5

