



PROPERTY SEARCH REPORT

8 Epala Street Carina QLD 4152

22 June 2024

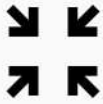
Requested by: Tranzact

Property Snapshot

The Property at a glance

Property Related Information

LOT 1
on
RPI27926



0.41ha



Brisbane City



is the property impacted?

Property Spatial Data

Y Impacted **N** Not Impacted **?** Inconclusive



EASEMENT



FLOOD



FIRE



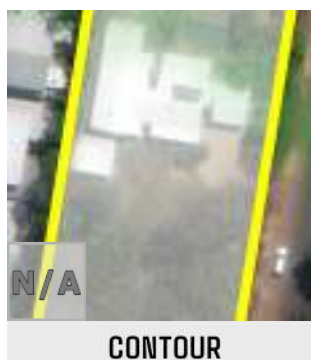
UNDERGROUND ASSETS



NOISE IMPACT



VEGETATION PROTECTION



CONTOUR



AIRPORT

IMPORTANT NOTICE: The information and materials presented in this report are provided for general informational purposes only and should not be considered professional or specific advice. It is essential to consult with a professional for interpretation and verification of the information, especially in specific instances. The raw data should not be used without considering the property's unique circumstances. This report does not account for individual land parcels, investment goals, personal or professional financial situations, or personal needs. The information provided may be incomplete or, in certain cases, inaccurate. We strongly advise conducting your own research and seeking independent professional advice tailored to your specific situation before making any decisions related to property acquisition, development, or other related matters. Please note that the aerial imagery used for the information may not always align perfectly with the spatial data used in the report, including property boundaries and overlays. It should be used as a general guide and not relied upon when specific professional advice is necessary.

EASEMENTS

Access rights over the property

NO Asset not identified on Property



Easements

An easement is a legal right to use someone else's land for a specific purpose. Easements are common in situations where two properties share a boundary and one property owner needs to cross the other property to access essential services like water, electricity, or gas.

Easements can also be for utilities, such as allowing a telecommunications company to run cables under private land. These easements are usually recorded on the property title and are legally binding for both the current and future property owners.

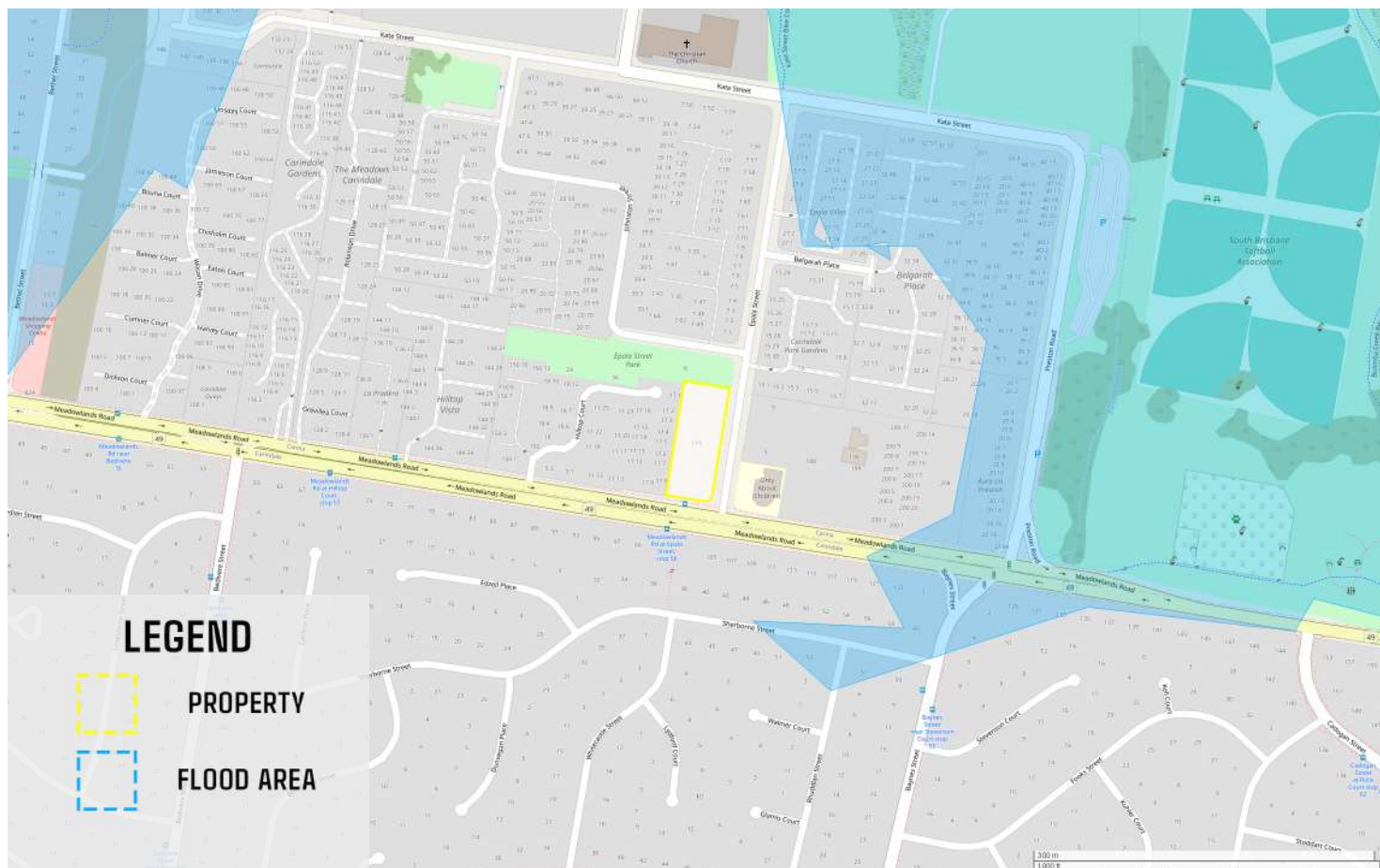
It is important to understand the positive and neutral obligations of an easement (or easements) as building, renovation and use restrictions may apply. It's essential for buyers and sellers to be aware of any existing easements on a property, as they can significantly impact its use and value.

Note: Only publicly resgistered easements are shown - private agreements may apply. Contact a solicitor or surveyor for advice.

FLOOD

Is the Property in or near a flood zone?

NO Asset not identified on Property



SOURCE: Local Government Authority

Flooding

For potential property buyers, understanding a property's location within a potential flood area is paramount. It's crucial to comprehend the potential implications, such as how often flooding might occur and how deep it could get during severe weather events. Remember, residing in a flood-prone zone doesn't automatically mean your property will flood, but it does signal a risk.

Here are three key types of flooding to be mindful of:

- **River, Creek, or Waterway Flooding:** This happens when continuous rainfall causes water levels to rise, spilling over into nearby properties.
- **Local Overland Flow Flooding:** This involves rapid water flow across the ground after heavy rains, posing an immediate flooding threat.
- **Storm Surge:** Intense storm winds can push seawater inland, leading to elevated sea levels that affect low-lying areas near tidal waterways and shores.

It's important to note that while general flooding information is available on maps, these details are based on broad assumptions and do not account for individual site assessments. Consequently, they can't guarantee immunity from flooding. To obtain personalized and precise information regard-

BUSHFIRE

Is the Property in or near a fire hazard zone?

NO Asset not identified on Property



Bushfire

Understanding the potential impact of bushfires on a property is crucial for anyone considering a home in a potential bushfire area. While being in such an area doesn't guarantee a nearby bushfire, it does mean the conditions exist to support one. Factors such as a dry climate, dense surrounding trees, and steep landscapes can intensify the impact of a bushfire if it does occur.

If you plan to build or develop in a bushfire area, your construction might need to meet specific safety standards to protect residents. These standards are designed to ensure the safety of the inhabitants. It's advisable to reach out to the local Council or a building certifier to understand the safety requirements applicable to your site. Insurance considerations are to be made.

Please be aware that the map provided offers a general overview based on modeling assumptions and does not assess each site individually, making it unable to guarantee immunity from bushfires. To obtain personalized and accurate information about bushfire risks in your specific area, it's essential to directly contact the relevant government authority. This proactive approach ensures you have precise knowledge, empowering you to make an informed decision about your potential property and safeguarding your investment against potential challenges related to bushfires.

UNDERGROUND ASSETS

What is underneath the property?

YES

Asset identified on Property



Position shown only. Asset size not to scale

SOURCE: Energex

Underground Assets

Understanding the presence of underground assets, such as stormwater pipes, sewerage pipes, and gas lines, is vital for property buyers and developers. These utilities are often hidden beneath the ground, impacting construction plans and landscaping decisions significantly.

Knowing the exact locations of these underground assets is essential to prevent accidental damage during excavation or construction activities, ensuring both safety and cost-effectiveness. Property buyers should also consider these underground elements as they could influence future modifications or extensions to the property.

While general information about underground assets can be found on maps and utility plans, these documents may not provide specific details for individual properties. To obtain accurate and site-specific information, it's recommended to directly contact local utility companies or relevant authorities. This proactive step allows you to plan your construction or landscaping projects effectively, safeguarding your investment from potential underground utility-related challenges.

NOISE CORRIDOR

Is your property expected to endure excessive noise?

NO Asset not identified on Property



SOURCE: Transport and Main Roads

Noise Corridors

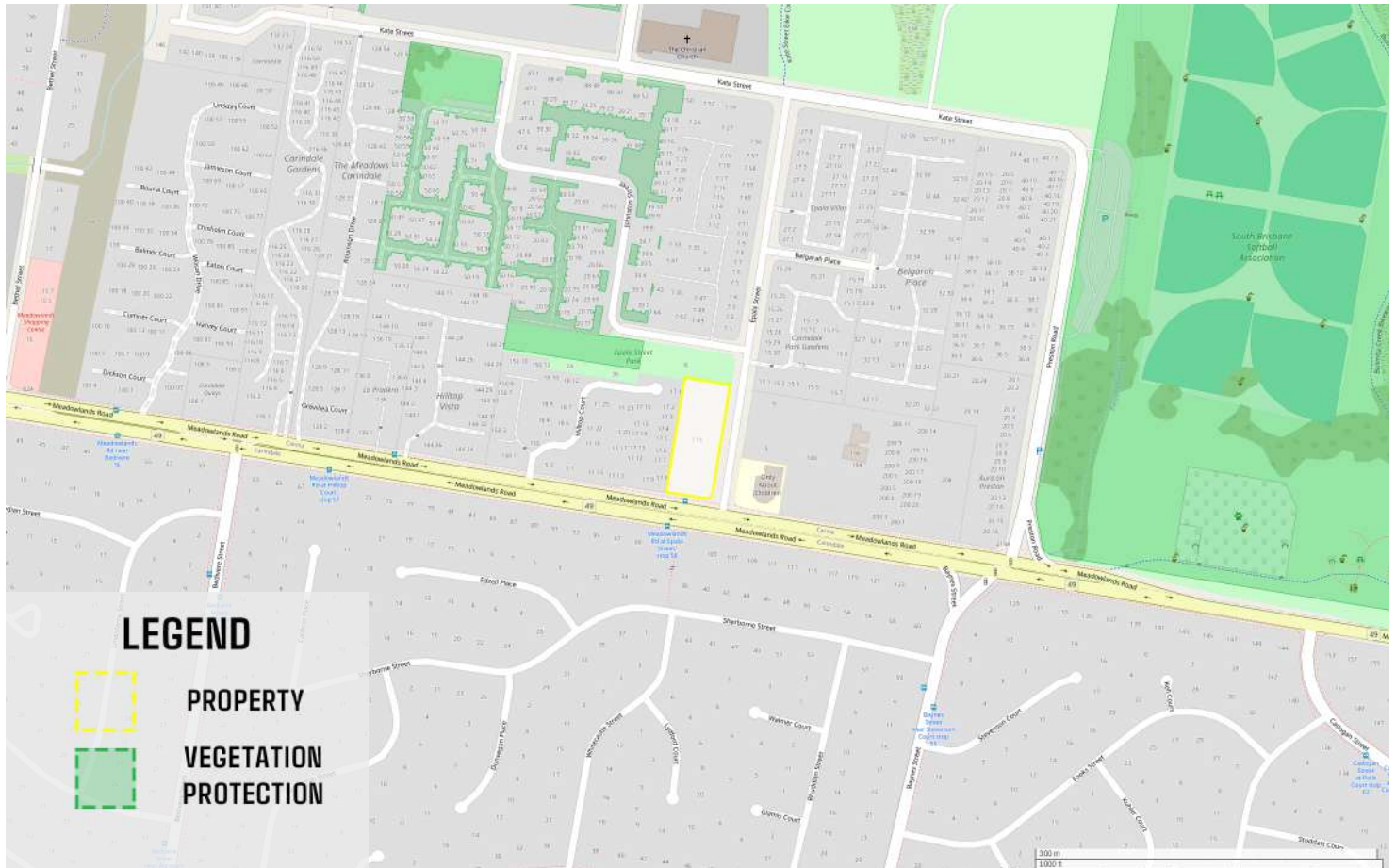
Noise corridors refer to areas near highways, busy roads, or railways where properties are exposed to elevated noise levels due to vehicle traffic. These corridors are significant considerations for property buyers because excessive noise can impact residents' quality of life and property value. Understanding motor noise corridors is crucial, especially for homes, schools, or businesses located nearby.

Buyers need to assess noise pollution levels, considering factors like traffic volume, vehicle speed, and noise barriers. Noise insulation, double-glazed windows, or landscaping features can help mitigate these disturbances. Additionally, zoning regulations often dictate noise level limits, influencing potential developments or modifications to properties within these corridors.

VEGETATION PROTECTION

Is the Property managed under a 'protection' Act?

NO Asset not identified on Property



SOURCE: Department of Resources

Vegetation Protection

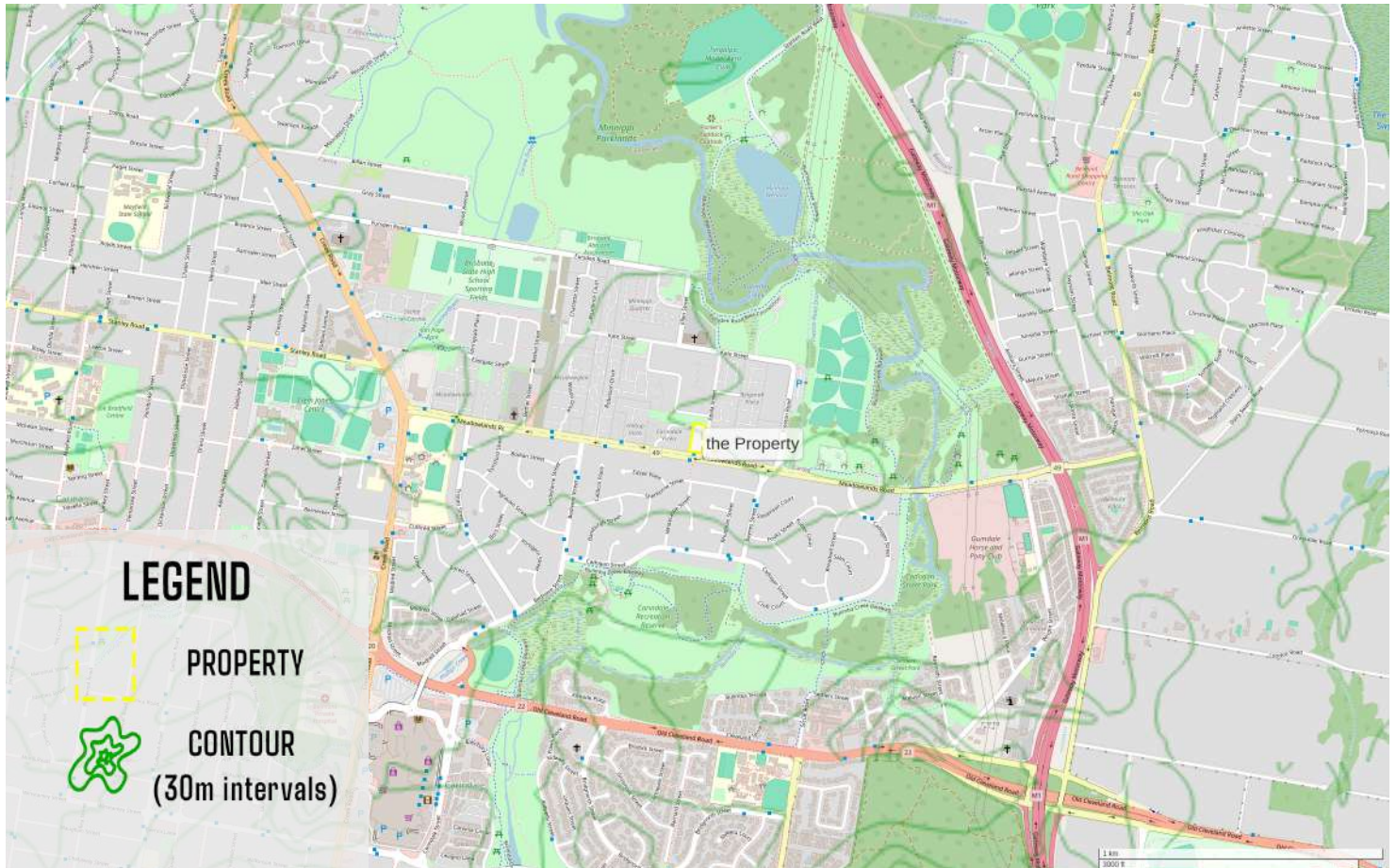
Vegetation Protection Management Areas preserve nature. Buyers must know rules about tree removal, land clearing. Vital for eco-friendly, responsible property use as subversion can be financially costly.

Vegetation Protection Management Areas are designated zones aimed at conserving natural habitats, biodiversity, and ecological balance. These areas are crucial in preserving native flora and fauna, preventing soil erosion, and maintaining water quality. When buying property within these zones, it's vital to understand the regulations and restrictions in place. Property owners typically need approvals for tree removal, land clearing, or any alterations that might impact the existing vegetation.

Buyers should research the specific guidelines governing these areas, as they vary by region. Proper management ensures the preservation of the environment while allowing for responsible land use. It's essential to consider these regulations when planning construction, landscaping, or any modifications to the property.

CONTOUR MAPPING

Quickly interpret the shape of the terrain!



SOURCE: Department of Resources

Contour Mapping

Contour maps are key for property buyers. They reveal land slopes, drainage, and suitability for construction or landscaping. Flat terrain is ideal; steep slopes pose challenges. Contour mapping plays a significant role in property buying decisions, offering valuable insights into the land's topography. By studying contour maps, potential buyers can understand the terrain's slope, elevation changes, and drainage patterns.

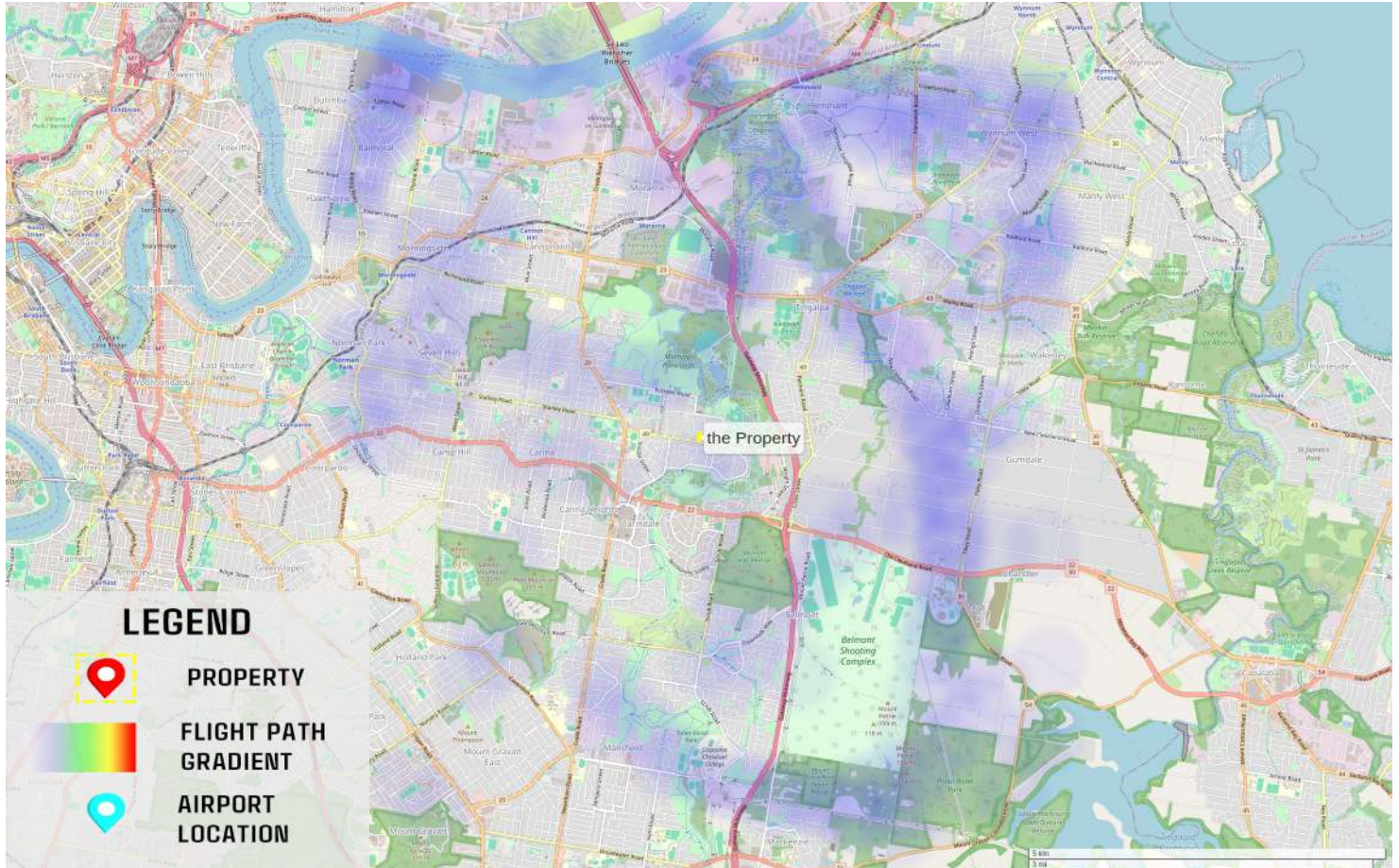
For instance, flat or gently sloping land might be ideal for building a house or setting up a garden, while steep slopes could pose challenges for construction and may require additional costs for site preparation. Contour maps also provide information about water flow, helping buyers assess flood risks and plan drainage systems effectively.

Contour lines indicate the steepness of terrain. Contour lines connect points that share the same elevation: Where they're close together (they never intersect), elevation is changing rapidly in short distance and the terrain is steep. Where contour lines are wide apart, elevation is changing slowly, indicating a gentle slope.

AIRPORT OVERLAY

Is the property within a potential flight zone?

Currently only services parts of South East Queensland due to infrastructure limitations.
Plans underway to expand coverage.



SOURCE: Opensky Network, Tranzact

Airport Overlay

Know the airport overlay: rules on noise, flight paths shift with weather. Research, plan, ensure peace.

Understanding the airport overlay is crucial for property buyers and developers, especially concerning noise considerations and potential changes in flight paths due to weather conditions. Properties located within airport overlays are subject to specific regulations and restrictions, primarily aimed at managing noise pollution from aircraft.

In these areas, flight paths can vary based on weather conditions, affecting noise levels experienced by residents. Therefore, it's essential for buyers and developers to be aware of these factors when considering properties within airport overlays. Noise insulation requirements and building height restrictions are common regulations in these zones, ensuring the comfort and safety of residents.

Additionally, being mindful of the potential changes in flight paths due to weather conditions is vital. Flight patterns might shift, leading to fluctuations in noise levels. Buyers and developers should research the airport's plans and consult relevant authorities to understand these variations thoroughly.

GENERAL INFORMATION

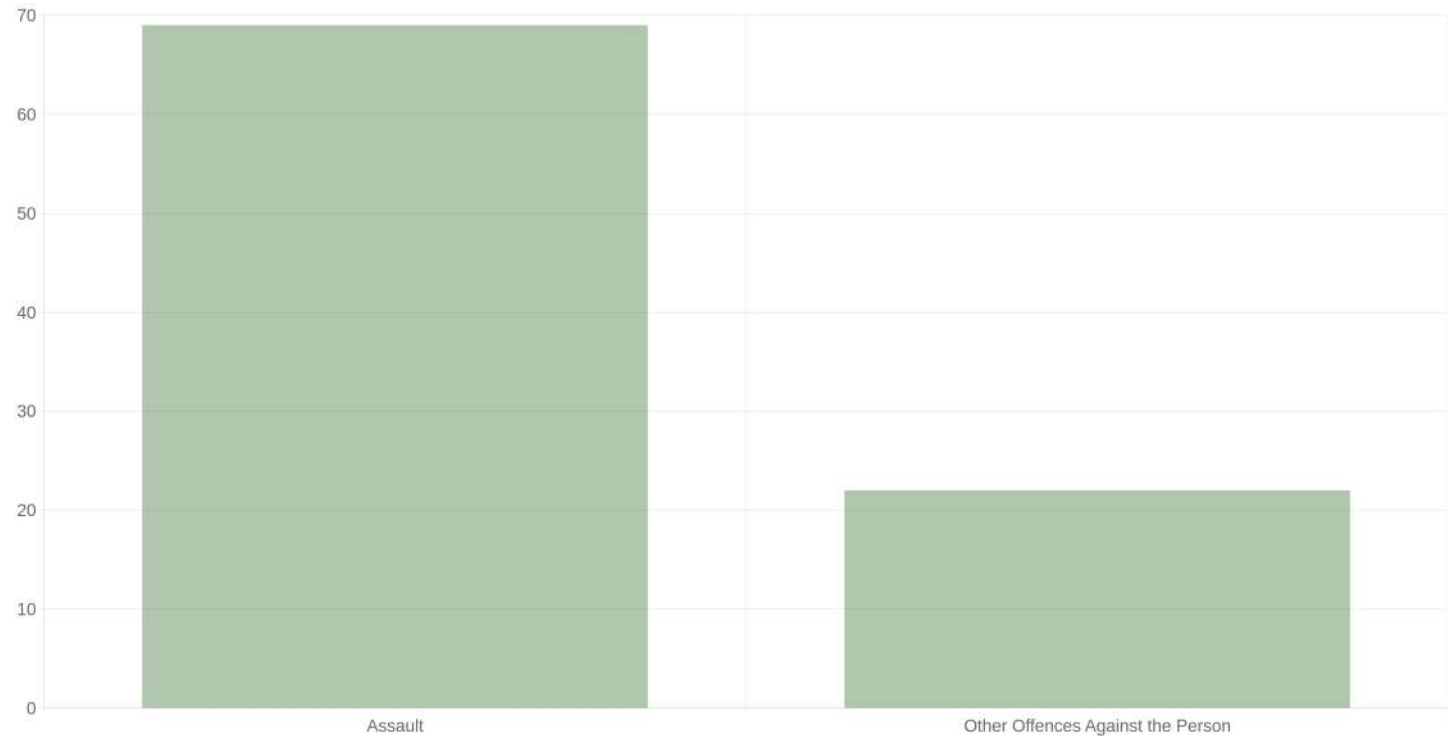
Related Data - Crime - Per Suburb (Year To Date)

Past result is no indication of future performance.

Source: Queensland Police Service

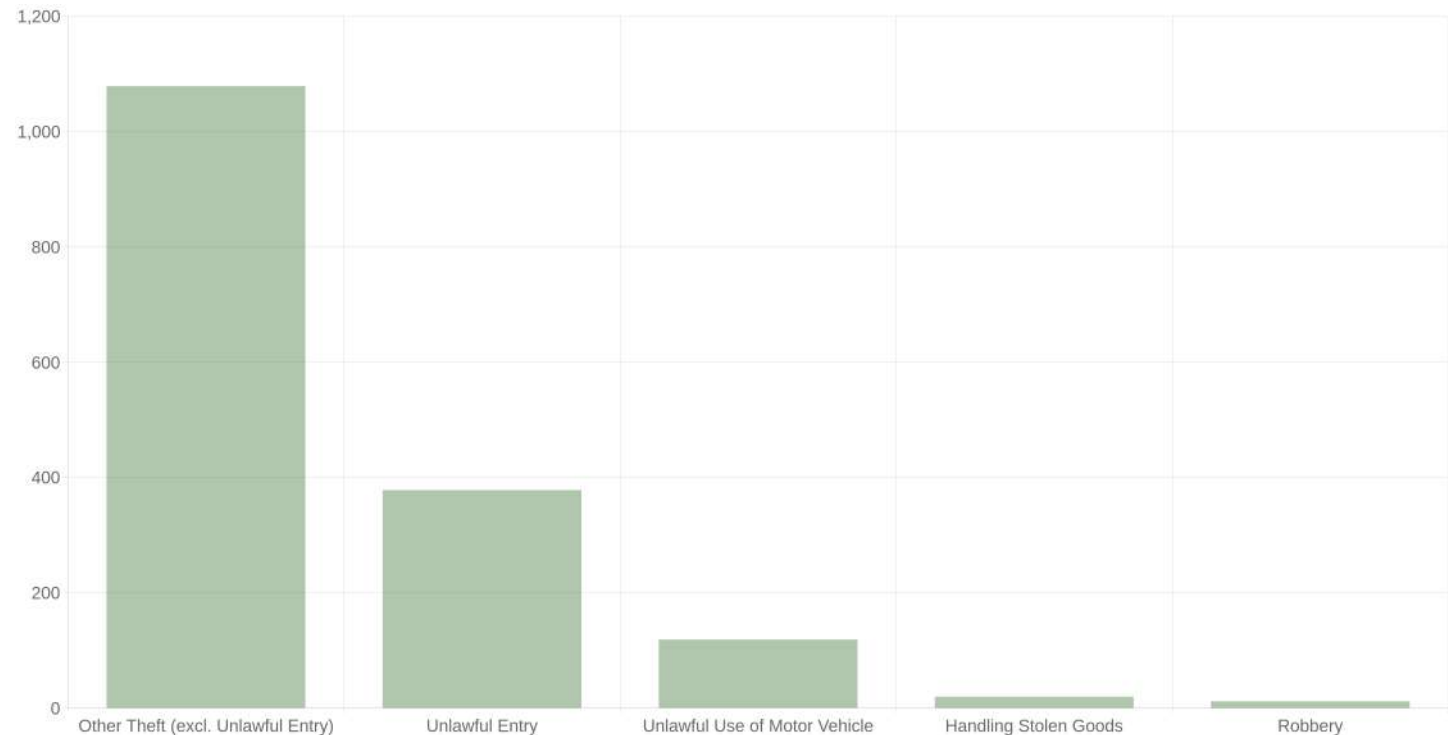
YTD: 21-06-2023 - 21-06-2024

Violent Crimes



Projected Annual Violent Crime (Jan 1 - Dec 30): 97 Annual **State** Violent Crime Avg: 101.78

Theft Crimes



Projected Annual Theft Crime (Jan 1 - Dec 30): 1466 Annual **State** Theft Crime Avg: 465.65

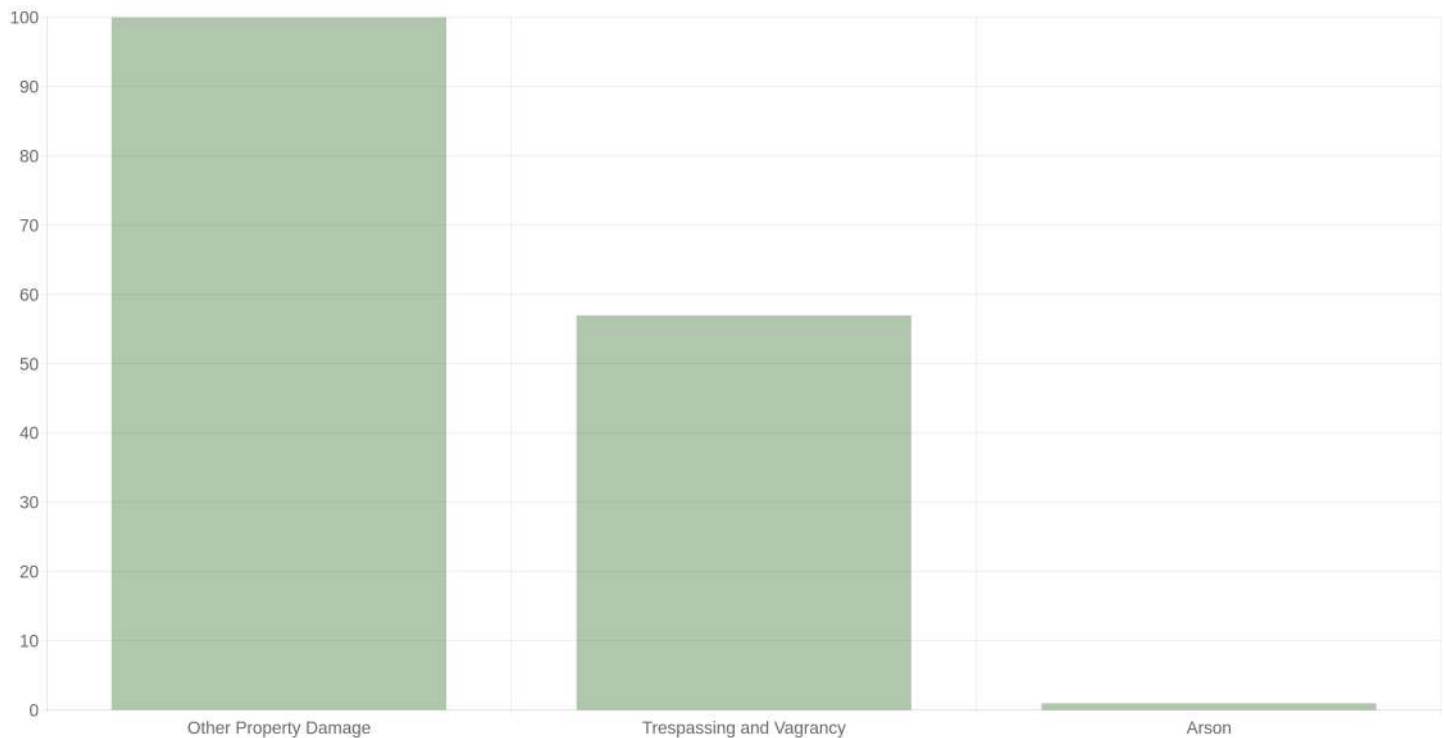
GENERAL INFORMATION

Related Data - Crime - Per Suburb (Year To Date)

Source: Queensland Police Service

YTD: 21-06-2023 - 21-06-2024

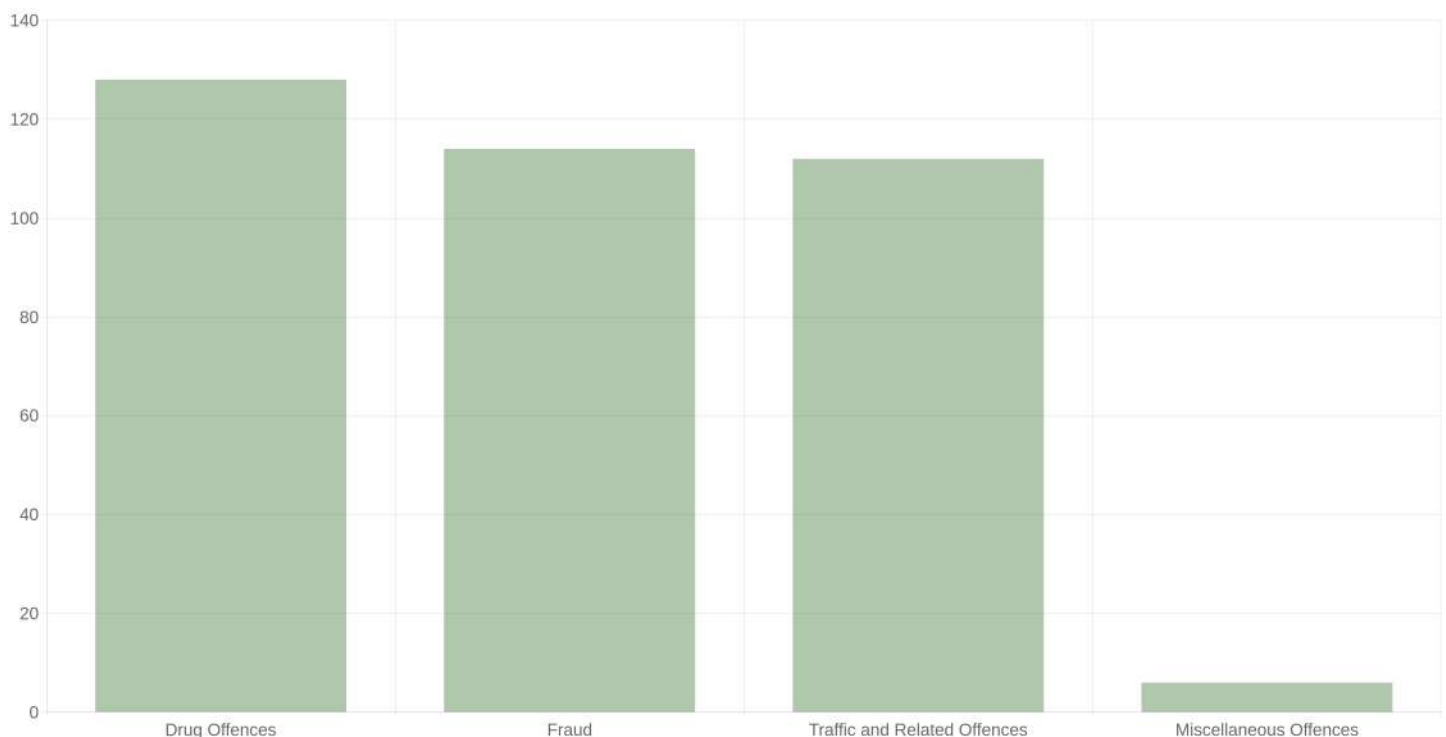
Property Crimes



Projected Annual Property Crime (Jan 1 - Dec 30): 131

Annual **State** Property Crime Avg: 96.25

Miscellaneous Crimes



Projected Annual Misc Crime (Jan 1 - Dec 30):

300

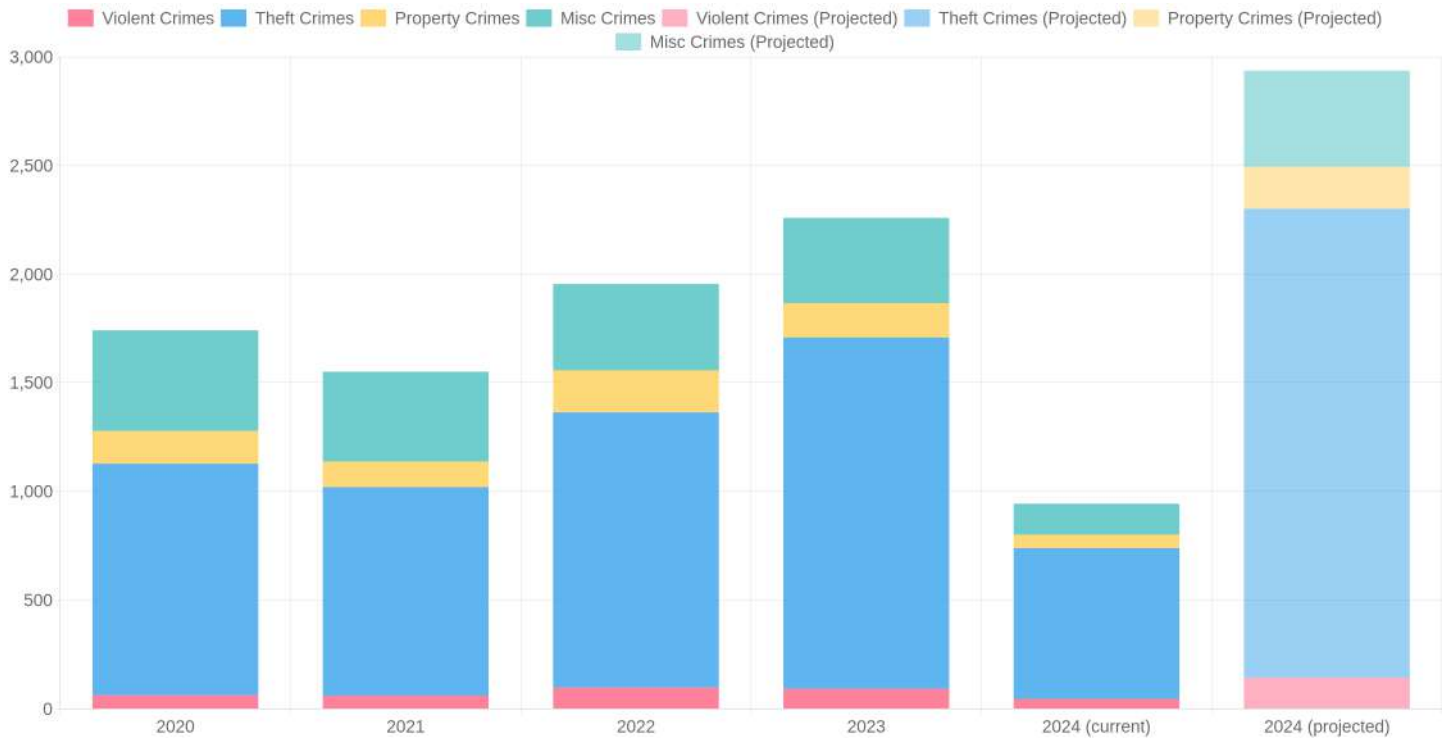
Annual **State** Misc Crime Avg: 274.83

GENERAL INFORMATION

Related Data - Crime - Per Suburb

Source: Queensland Police Service

Crime Rate Trend - Category



Overall Crime Rate Trend



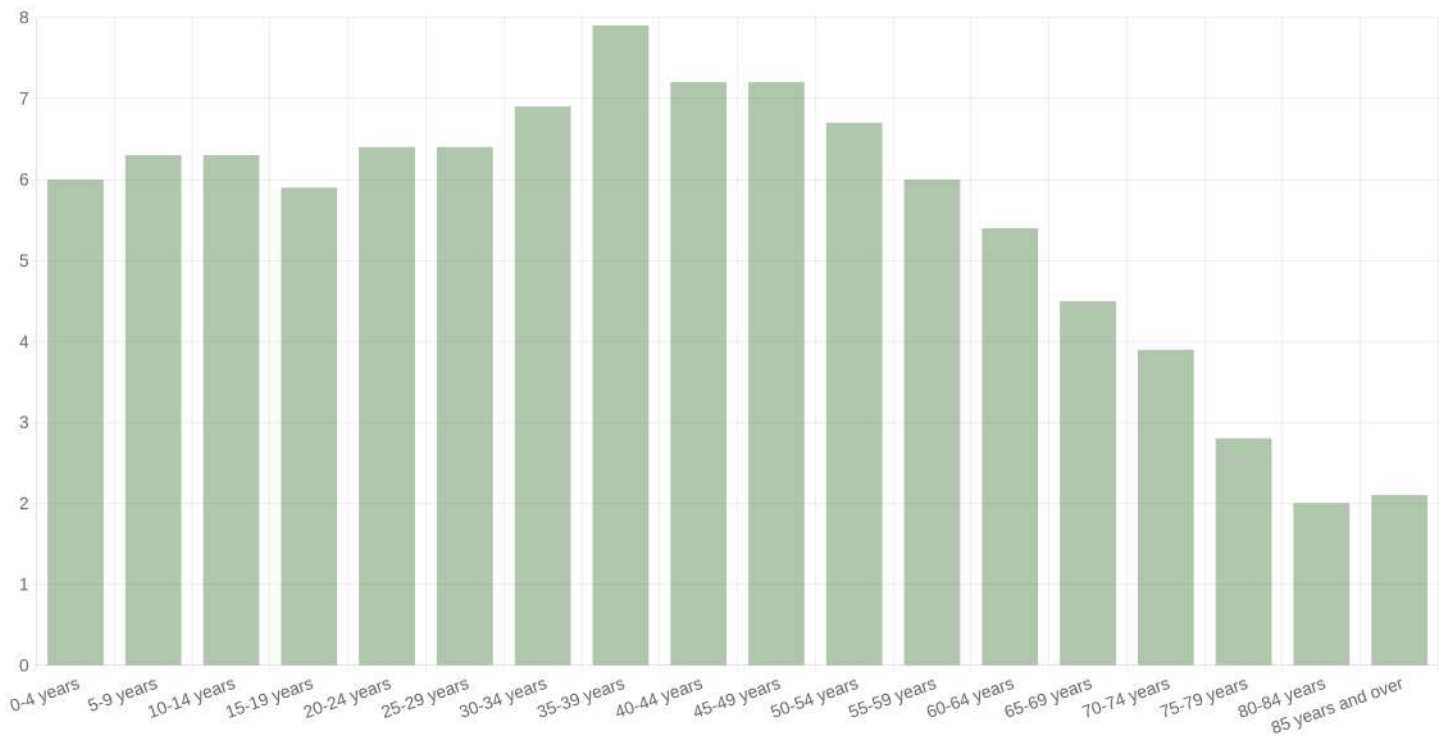
Annual State Total Crime Avg: 1050.72

GENERAL INFORMATION

Related Data - Other - Per Suburb

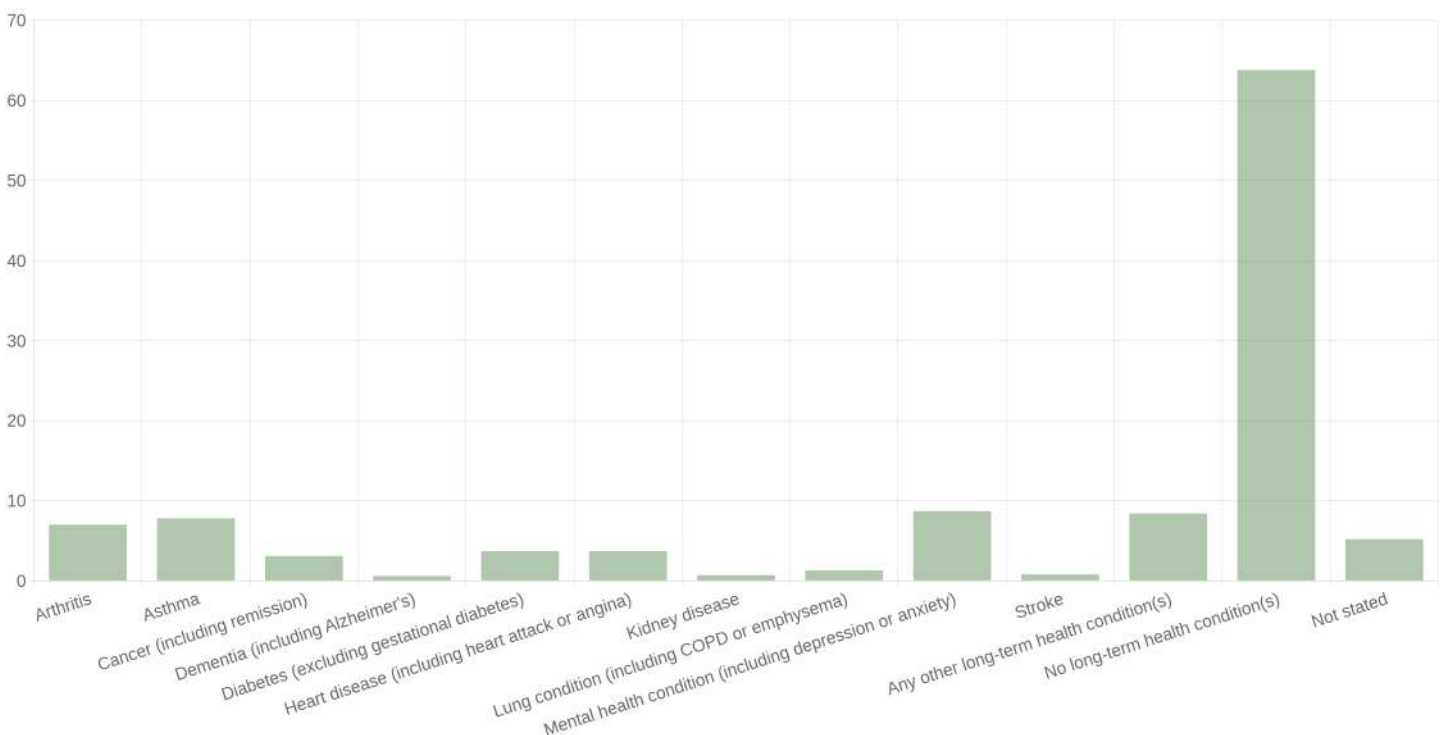
Source: Australian Bureau of Statistics

Age



Australia Age Avg: 36.7 years

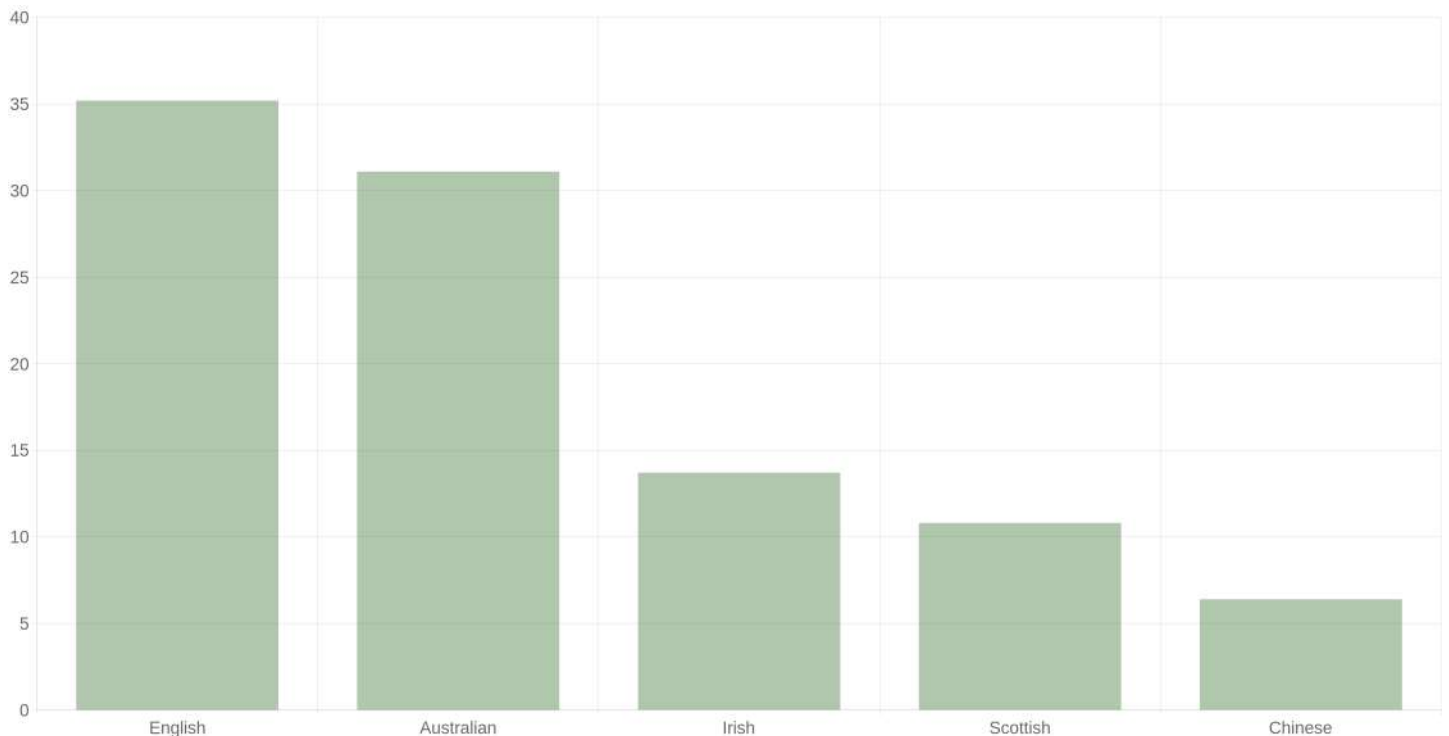
Health



GENERAL INFORMATION

Related Data - Other - Per Suburb

Cultural Diversity



Source: Australian Bureau of Statistics

Contaminated Land

ACTIVITY	DISTANCE (km)
Bakeries - Bread, Bread Rolls, Pies, Cakes & Pikelets	0.34km
A Bus Depot, including storage of buses and refuelling facility	1.05km
Gas Gatestation (ie. Gas pressure reduction facility)	1.78km
Plastics converting into moulded products	2.08km

Source: Australian Government Department of Climate Change, Energy, the Environment and Water

Heritage Sites

Source: Australian Government Department of Climate Change, Energy, the Environment and Water



Council



Scan to search the relevant Council's development application information

if blank, the council may not have a relevant development information portal

NBN

Status:
Connected
Connection Type:
FTTP

Source: nbn co ltd

REPORT WRAP UP

Where to from here?

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This report is intended to serve as a general guide, providing information about common requirements applicable to properties. Tranzact does not guarantee the accuracy of the provided information, such as map scales and distances from services.

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