

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller

Property address

(referred to as the
“property” in this
statement)

Lot on plan description

Community titles scheme
or BUGTA scheme:

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

☐ **Yes**

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

☒ **No**

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

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

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *Land Title Act 1994*
showing interests registered under that Act for the property.

☒ **Yes**

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

☒ **Yes**

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue ☐ 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: \$0.00 » 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 <i>If Yes, the details of any statutory encumbrances are as follows:</i>
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. ☒ Yes ☐ No If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) 24/07/2025 Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. 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 <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>: General Residential - Suburban Neighbourhood		
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 <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. ☐ Yes ☒ No The following notices are, or have been, given: A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No		
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. ☐ Yes ☒ No <i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). ☐ 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 1,000m ² , 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: \$601.40 Date Range: 01/07/2026 to 30/09/2026
	OR
	The property is currently a rates exempt lot.** ☐
	OR
	The property is not rates exempt but no separate assessment of rates ☐ is issued by a local government for the property.

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

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

Water	Whichever of the following applies—
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: \$421.83 Date Range: 6/02/2026 to 06/05/2026
	OR
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:
	Amount: \$0.00 Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. ☐ Yes ☒ No <i>(If Yes, complete the information below)</i>
Community Management Statement	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. ☐ 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 <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. ☐ Yes ☒ No <i>If No</i>— 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 <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.
Statutory Warranties	Statutory Warranties—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.

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme ☐ Yes ☒ No <i>(If Yes, complete the information below)</i>
Body Corporate Certificate	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. ☐ Yes ☒ No <i>If No</i>— 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 <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. 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

Malcolm McDonnell

Malcolm McDonnell (Jul 28, 2026 18:16:38 GMT+10)

Signature of seller

Signature of seller

Malcolm John McDonnell

Name of seller

Name of seller

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50741025	Search Date:	09/07/2026 11:21
Date Title Created:	13/10/2008	Request No:	56817226
Previous Title:	50730683		

ESTATE AND LAND

Estate in Fee Simple

LOT 34 SURVEY PLAN 207375

Local Government: MORETON BAY

REGISTERED OWNER

Dealing No: 712033305 07/11/2008

MALCOLM JOHN MCDONNELL

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10366132 (POR 44)
2. EASEMENT IN GROSS No 711977636 10/10/2008 at 10:52
burdening the land
MORETON BAY REGIONAL COUNCIL
over
EASEMENT Z ON SP207375
3. MORTGAGE No 712033306 07/11/2008 at 09:57
PIONEER FIRST AUSTRALIA LIMITED A.C.N. 086 092 613

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

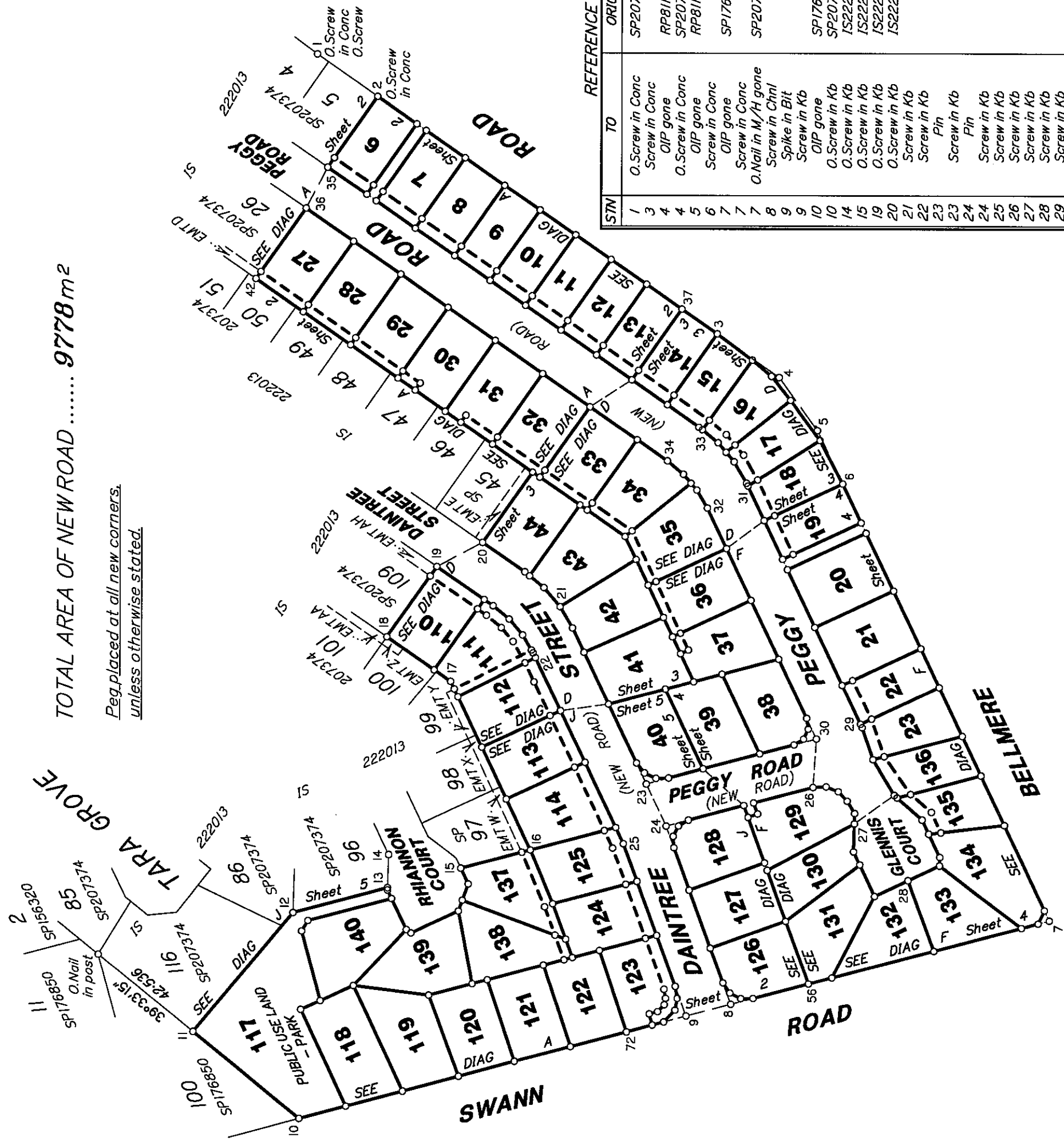
SURVEY PLAN

Sheet
1 of
6

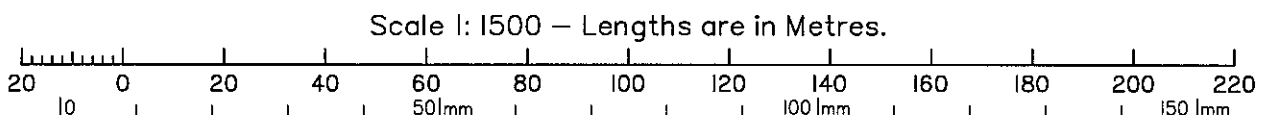


STN	TO	ORIGIN	BEARING	DIST
1	O.Screw in Conc	SP207374	132°46'	27.744
3	Screw in Conc	RP81947	124°01'	1.669
4	OIP gone	SP207374	296°43'	3.125
4	O.Screw in Conc	RP81947	153°12'	29.682
5	OIP gone	SP207374	228°30'	0.5
6	Screw in Conc	SP176850	151°55'	2.734
7	OIP gone	SP207374	64°46'	0.045
7	Screw in Conc	SP207374	199°23'	1.392
8	O.Nail in M/H gone	SP207374	110°33'	9.291
9	Screw in Chnl	at Station	at Station	2.962
9	Spike in Bit	at Station	310°08'	0.966
10	Screw in Kb	SP176850	219°33'15"	10.336
10	OIP gone	SP207374	311°21'40"	3.959
14	O.Screw in Kb	IS222013	156°06'	3.835
15	O.Screw in Kb	IS222013	338°24'	3.69
19	O.Screw in Kb	IS222013	126°28'	12.653
20	O.Screw in Kb	IS222013	180°7'30"	4.568
21	Screw in Kb	IS222013	352°04'	3.868
22	Screw in Kb	IS222013	137°48'	1.887
23	Screw in Kb	Pin	292°36'	0.875
24	Screw in Kb	Pin	22°23'	3.665
24	Screw in Kb	Pin	148°18'	3.955
25	Screw in Kb	Pin	73°44'	4.432
26	Screw in Kb	Pin	168°53'	4.236
27	Screw in Kb	Pin	70°10'	9.102
28	Screw in Kb	Pin	309°17'	3.94
29	Screw in Kb	Pin	350°04'	3.733
31	Screw in Kb	Pin	156°47'	3.702
32	Screw in Kb	Pin	311°52'	3.749
33	Screw in Kb	Pin	128°46'	4.0
34	Screw in Kb	Pin	283°01'	4.257
35	Screw in Kb	Pin	154°33'	
36	O.Screw in Kb	IS222013		

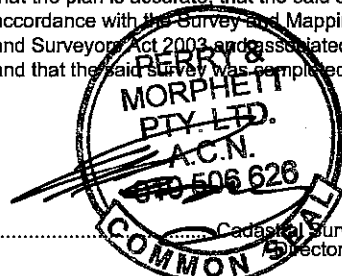
PM	ORIGIN	BEARING	DIST	NO	TYPE
7-OPM	SP183969	158°46'30"	23.282	161299	Screw in Kb
9-PM Fd	IS222013	289°16'40"	17.779	167996	Screw in Conc
13-OPM	IS222013	166°17'	3.534	165159	Standard



TOTAL AREA OF NEW ROAD 9778 m²
Peg placed at all new corners.
unless otherwise stated.



PERRY & MORPHETT PTY. LTD. ACN 010 506 626
hereby certify that the land comprised in this plan was surveyed by
the corporation, by Frederick Lyall WAKEFIELD, Cadastral
Surveyor, for whose work the corporation accepts 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 22/09/2008.



Plan of Lots 6 to 23, 27 to 44, 110 to 114, 117 to 140, Emt A in Lot 6, Emt B in
Lot 7, Emt C in Lot 8, Emt D in Lot 9, Emt E in Lot 10, Emt F in Lot 11, Emt G in
Lot 12, Emt H in Lot 13, Emt J in Lot 14, Emt K in Lot 15, Emt L in Lot 16, Emt M in
Lot 17, Emt N in Lot 18, Emt P in Lot 19, Emt Q in Lot 22, Emt R in Lot 23, Emt S
in Lot 27, Emt T in Lot 28, Emt U in Lot 29, Emt V in Lot 30, Emt W in Lot 31,
Emt X in Lot 32, Emt Y in Lot 33, Emt Z in Lot 34, Emt AA in Lot 35, Emt AB in
Lot 36, Emt AC in Lot 37, Emt AD in Lot 110, Emt AE and Emt AF in Lot 111,
Emt AG in Lot 112, Emt AH in Lot 113, Emt AJ in Lot 114, Emt AK in Lot 123,
Emt AL in Lot 124, Emt AM in Lot 125, Emt AN in Lot 135, Emt AP in Lot 136,
Emt AQ in Lot 137 and Emt AR in Lot 138.
Cancelling Lot 901 on SP 207374.

PARISH: **CANNING** COUNTY: **Canning**
Meridian: SP 207374 F/N's: No

Scale: **1:1500**
Format: **STANDARD**

SP207375
Plan Status:

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

711977575

BE 400 NT

\$5605.10
10/10/2008 10:43

Registered

5. Lodged by
HWL EBSWORTH LAWYERS
GPO BOX 2033
BRISBANE QLD 4001
PH: (07) 3002 6700
REF: AVT: 96290
LODGER CODE: 88A
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We DEVINE LIMITED ACN 010 769 365

(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



DEVINE LIMITED ACN 010 769 365

* Rule out whichever is inapplicable

2. Local Government Approval.

* Moreton Bay Regional Council

hereby approves this plan in accordance with the :

% Integrated Planning Act 1997

Dated this Tenth day of October 2008

D STRATEK Planning & Dev. # Delegated Officer

[Signature] #

* Insert the name of the Local Government.

Insert designation of signatory or delegation

% Insert Integrated Planning Act 1997 or

Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt : CDE-445

IMP-124

Surveyor : 467

6. Existing

Title Reference	Description	New Lots	Road	Emts	Cov.	Profit a prendre
50730683	Lot 901 on SP207374	6-23, 27-44, 110-114 & 117-140	New Rd	A-H, J-N, P-Z, AA-AH, AJ-AN & AP-AR		

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
711165345	6-23, 27-44, 110-114 & 118-140	

6 - 23,
27 - 44,
110 - 114,
117 - 140

Por.44

Lots

Orig

7. Portion Allocation :

8. Map Reference :

9443-11312

9. Locality :

BELLMERE

10. Local Government :

Moreton Bay Regional Council

11. Passed & Endorsed :

By : PERRY & MORPHEIT Pty Ltd

Date : 24/09/2008

Signed : [Signature]

Designation : Cadastral Surveyor

/ Liaison Officer

12. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;

* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date
* delete words not required

13. Lodgement Fees :

Survey Deposit \$.....

Lodgement \$.....

..... New Titles \$.....

Photocopy \$.....

Postage \$.....

TOTAL \$.....

14. Insert Plan Number

SP207375

PM080847



diagram C
Not to Scale

diagram A
Scale 1: 600

diagram B
Not to Scale

State copyright reserved.

Insert
Plan
Number

SP207375

PM080847

467

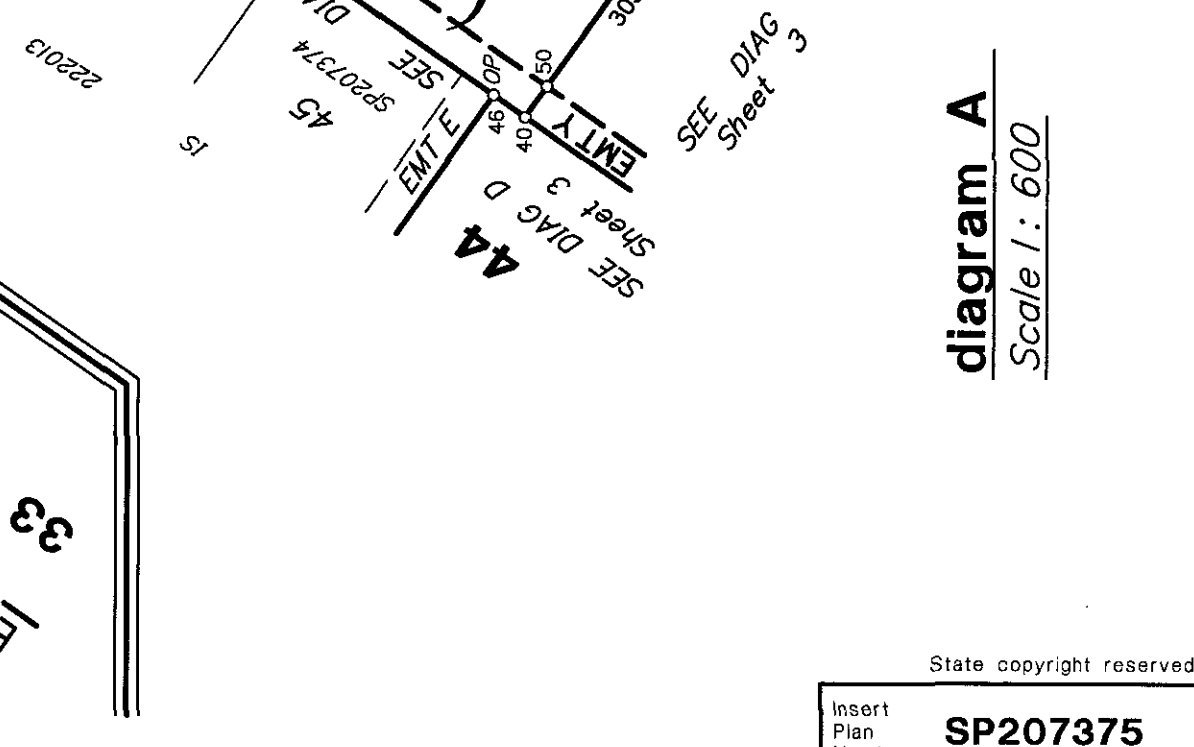
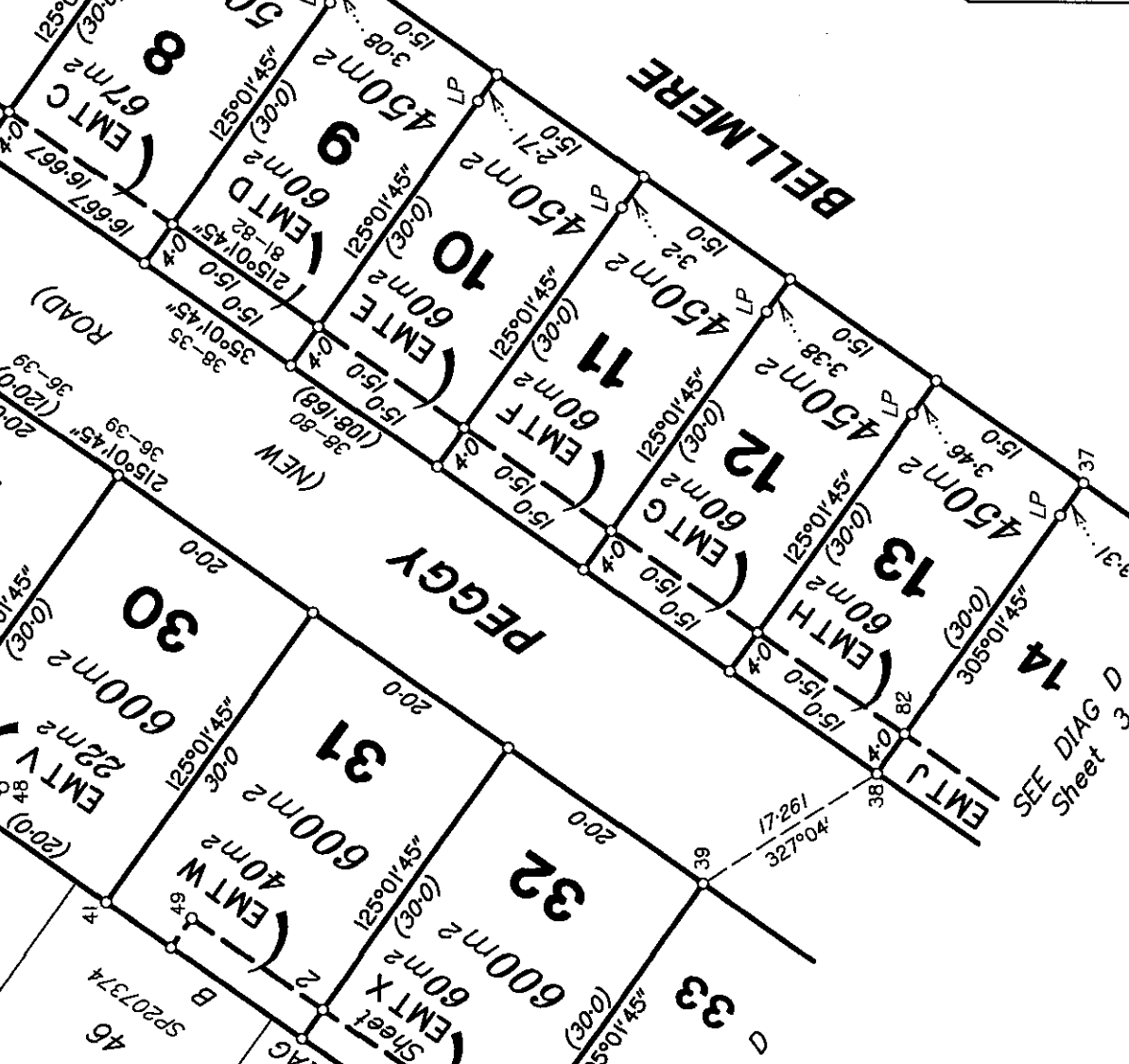
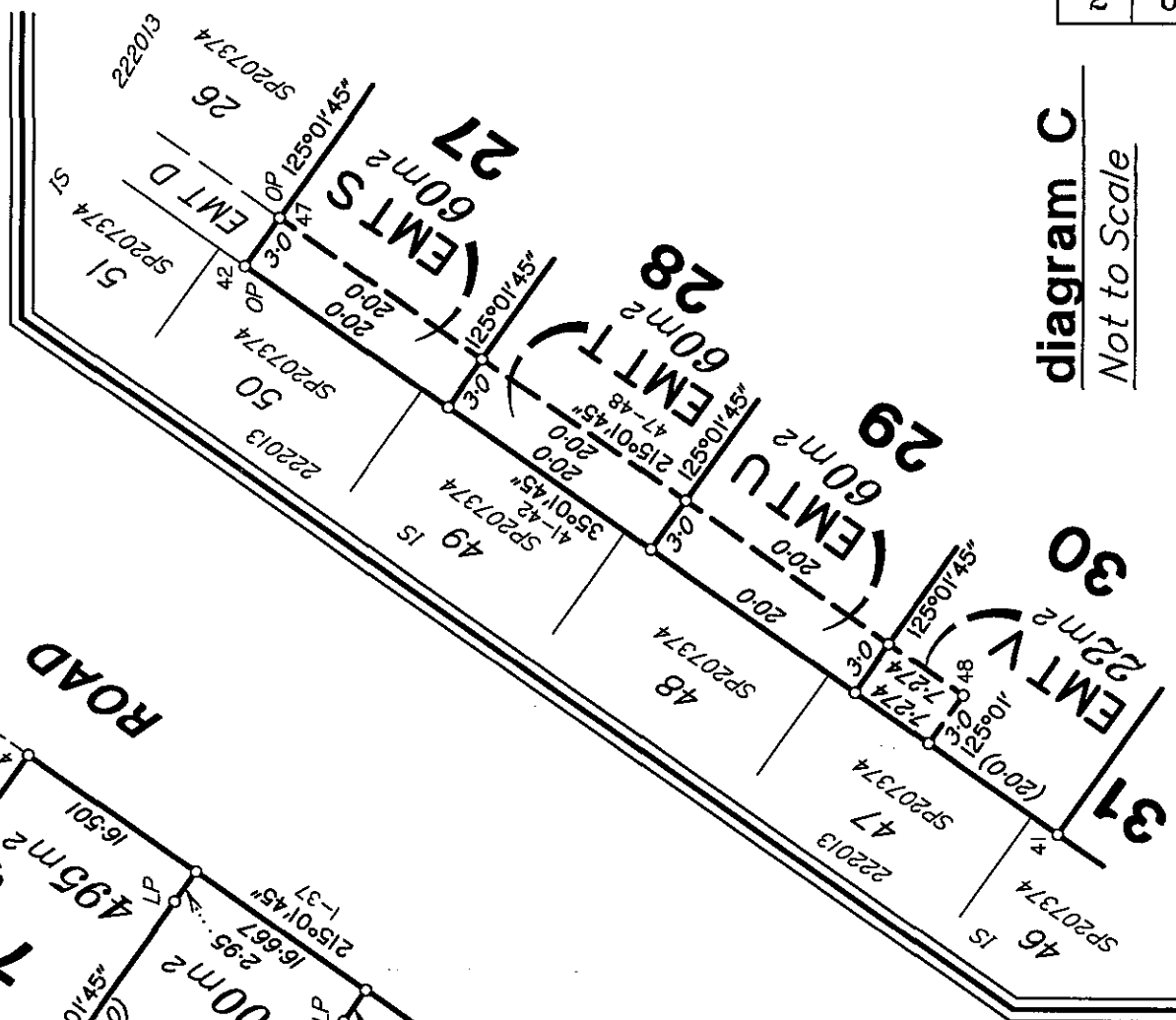


diagram E
Scale 1:500

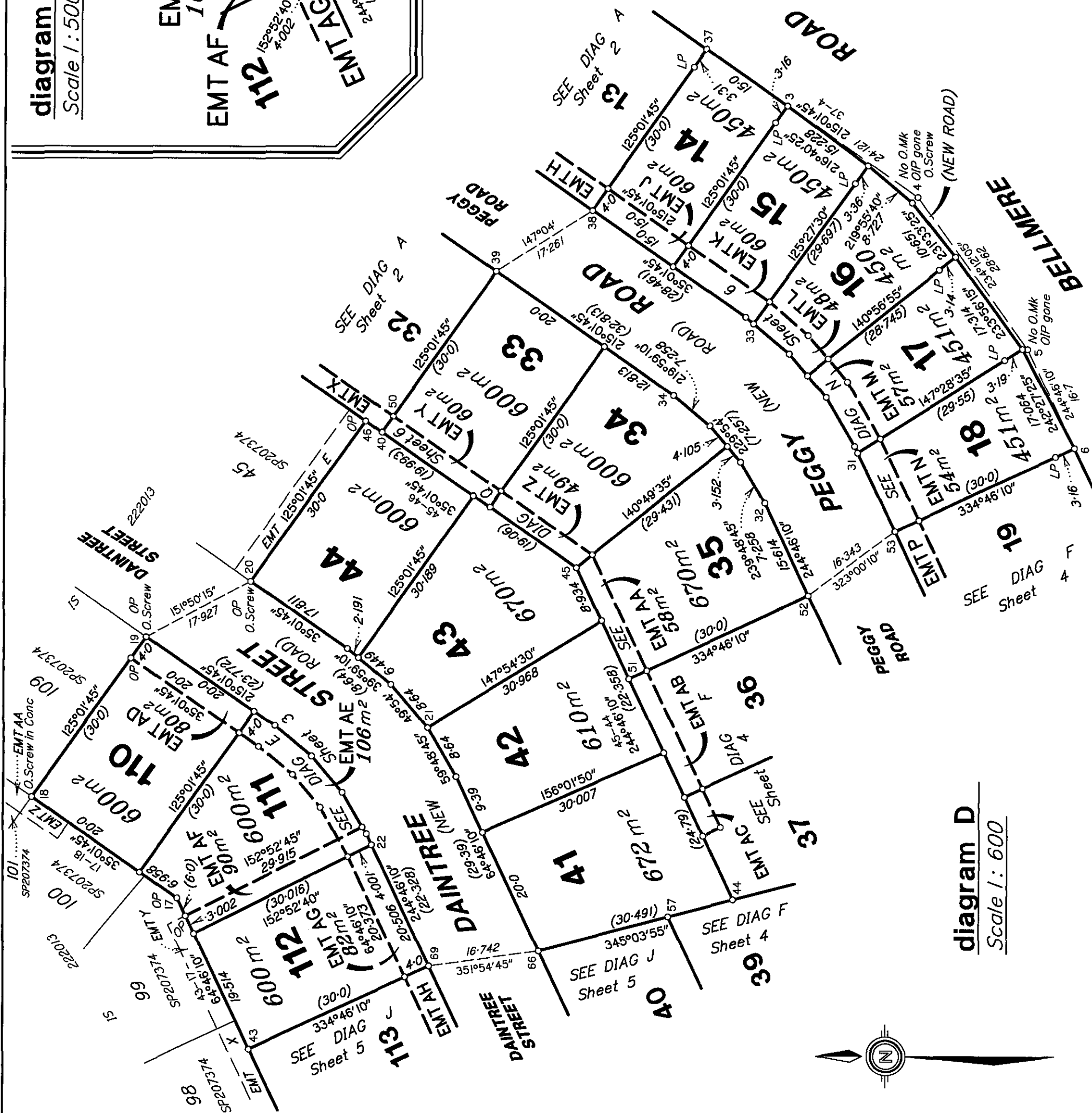
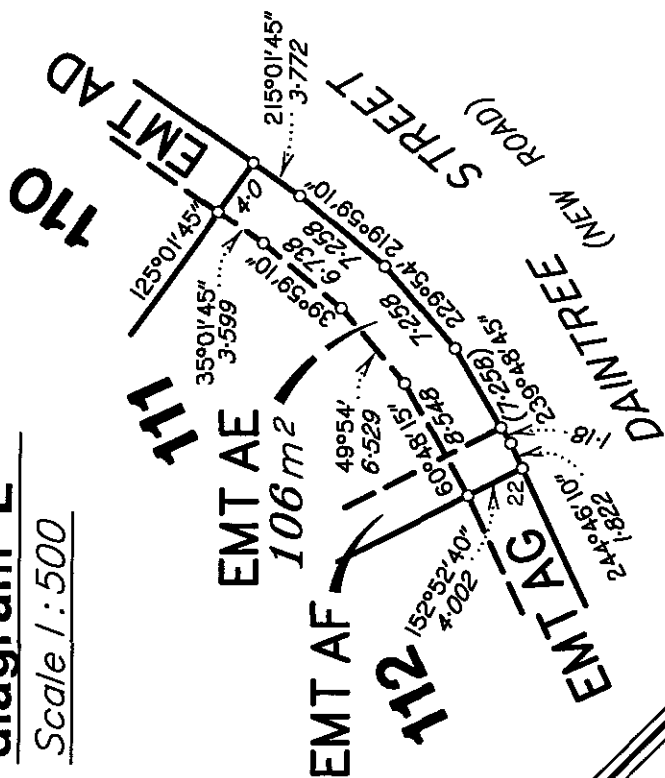


diagram D
Scale 1:600





diagram H

Scale 1:400

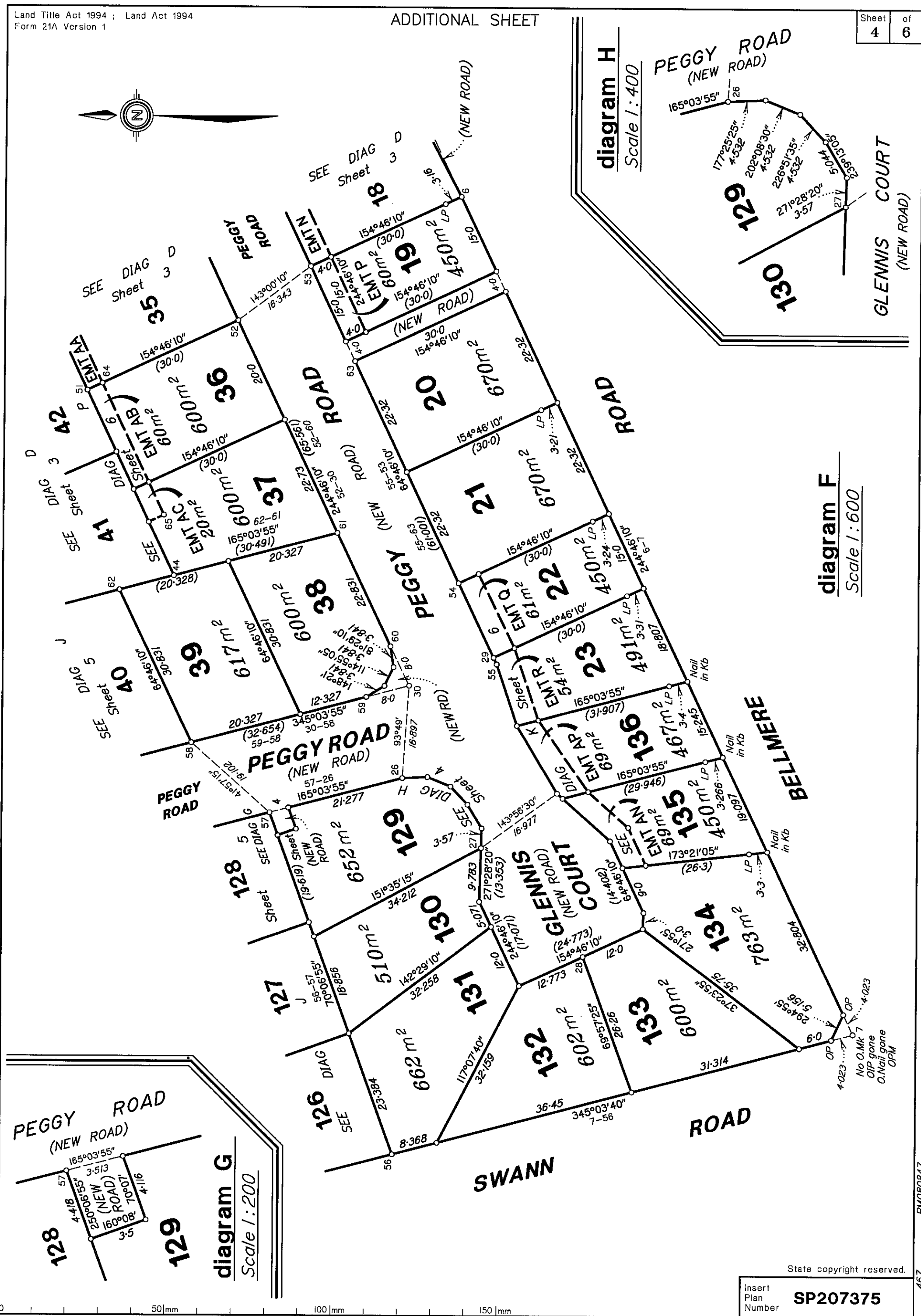
PEGGY ROAD
(NEW ROAD)

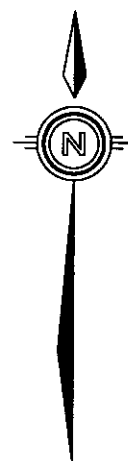
129
130

GLENNIS COURT
(NEW ROAD)

diagram F

Scale 1:600





ROAD

6
DAINTREE
8-24
-155

**DAINTREE
STREET**

SEE DIAG D
Sheet 3

39

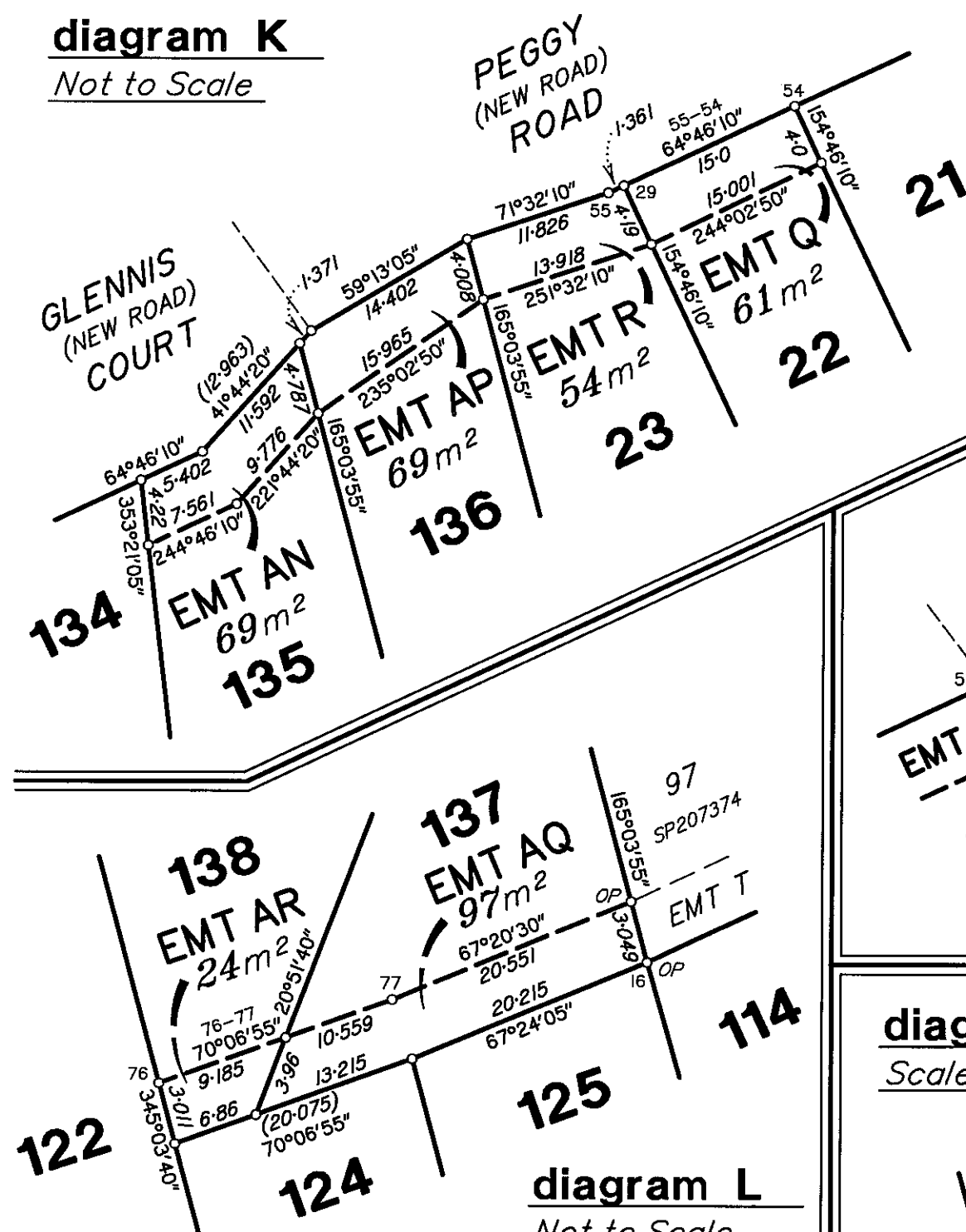
State copyright reserved.

SP207375

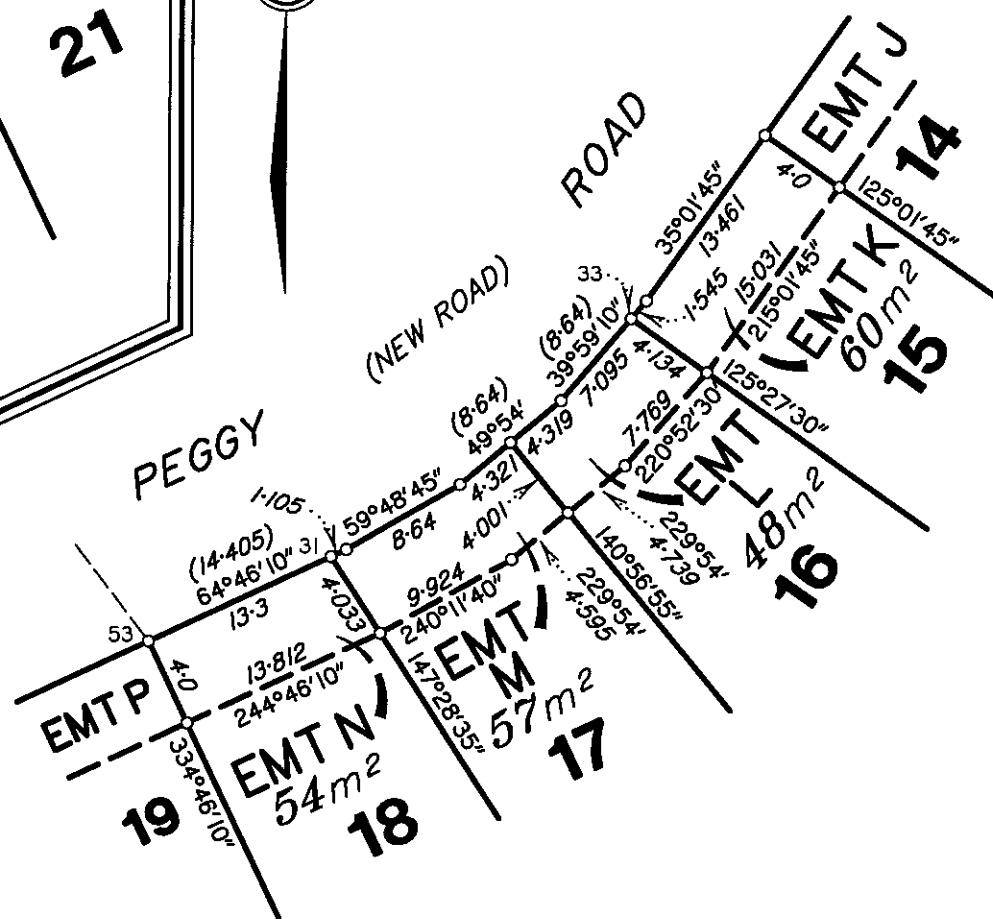
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467

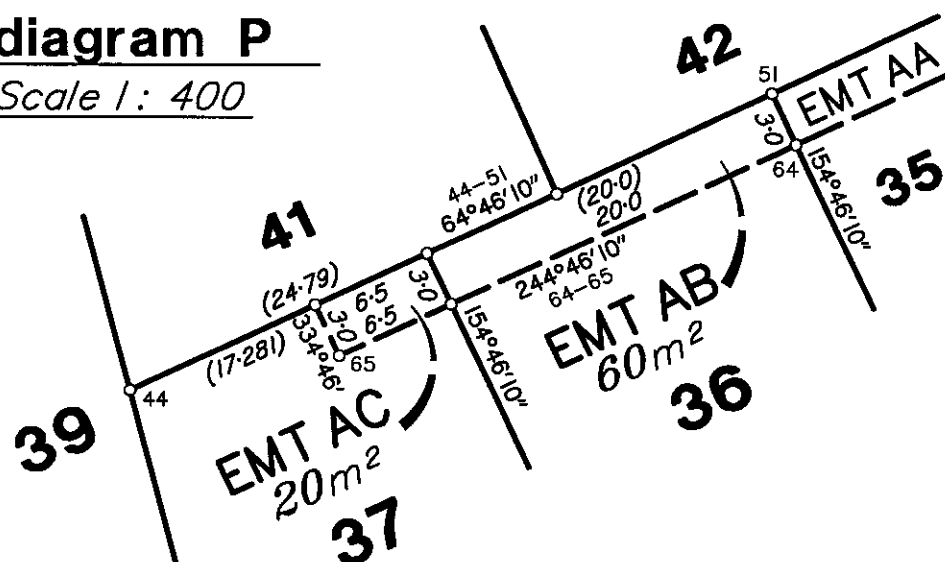
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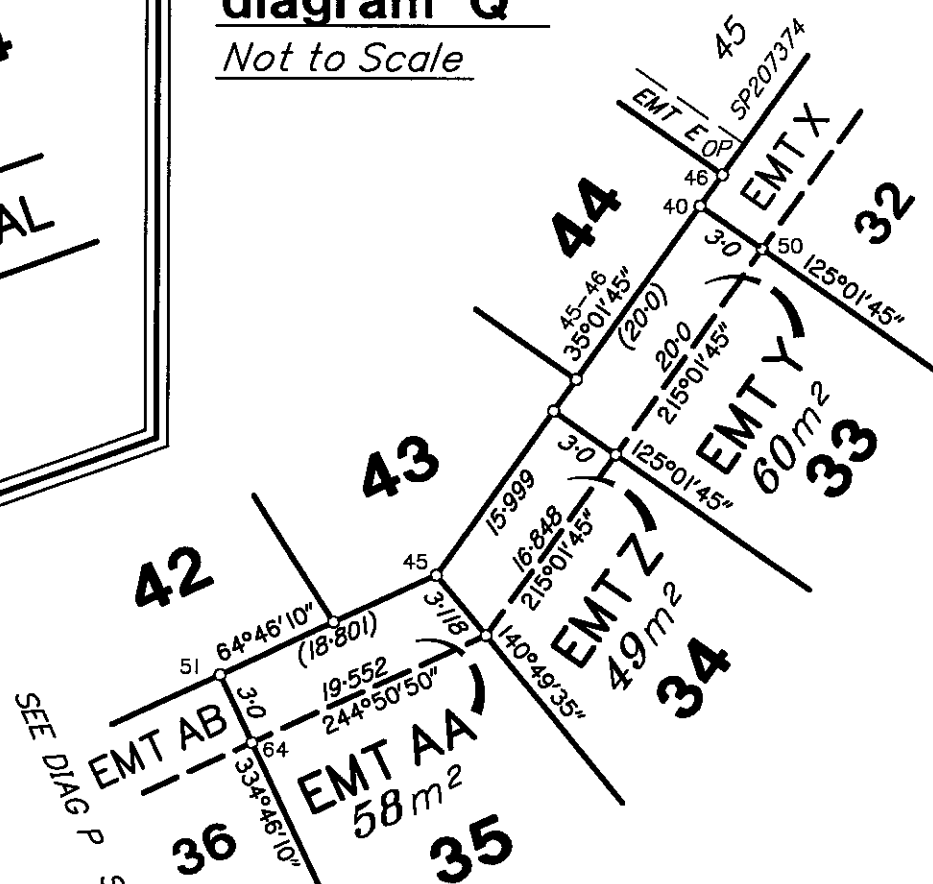
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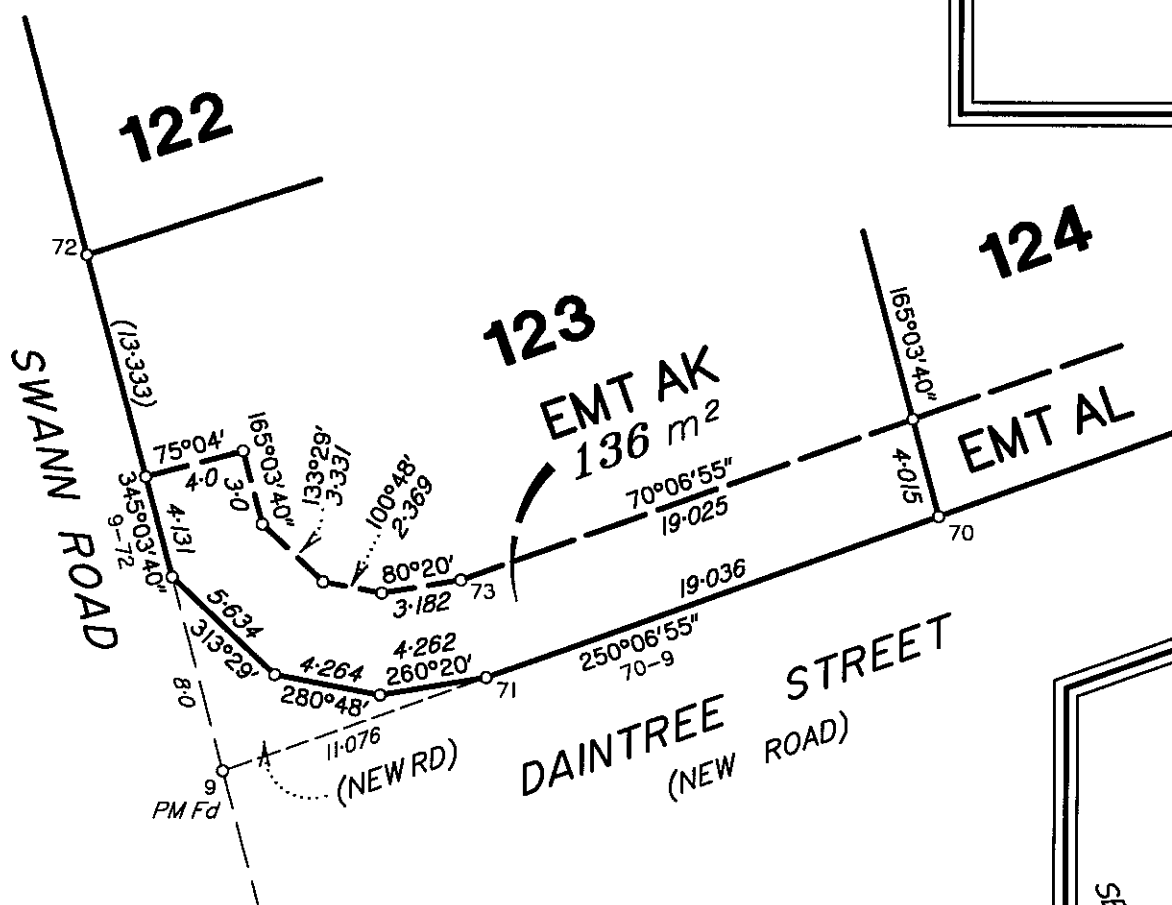
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Not to Scale



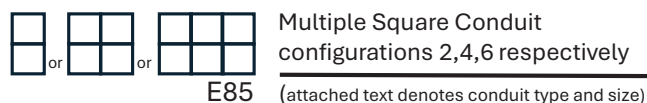
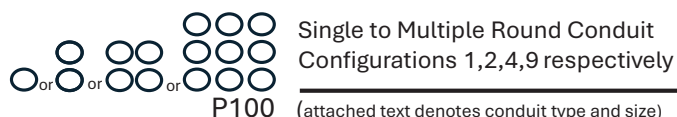
Not to Scale



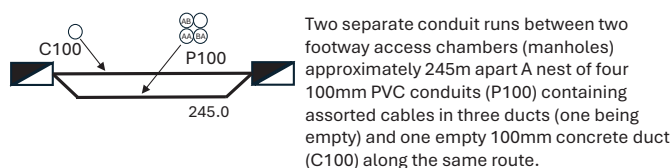
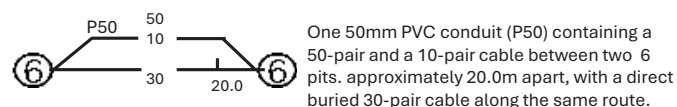
LEGEND



	Lead-in terminates at a Customer Address		Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network

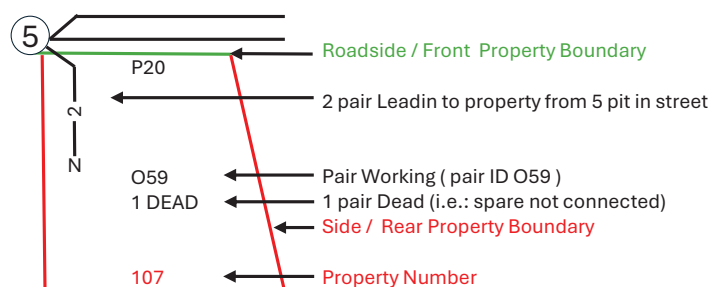


Some Examples of how to read Telstra Plans



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware
Conduit sizes nominally range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit



The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

General Information



Telstra highly recommends using Certified Locators.

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935



Before you Dig Australia – BEST PRACTISE GUIDES
<https://www.byda.com.au/before-you-dig/best-practice-guides/>



OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.



DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for DWF files.
(Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



Telstra New Connections / Disconnections
13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
[Email](#)
Telstra Protection & Relocation Fact Sheet: [Link](#)
Telstra Protection & Relocation Home Page [Link](#)

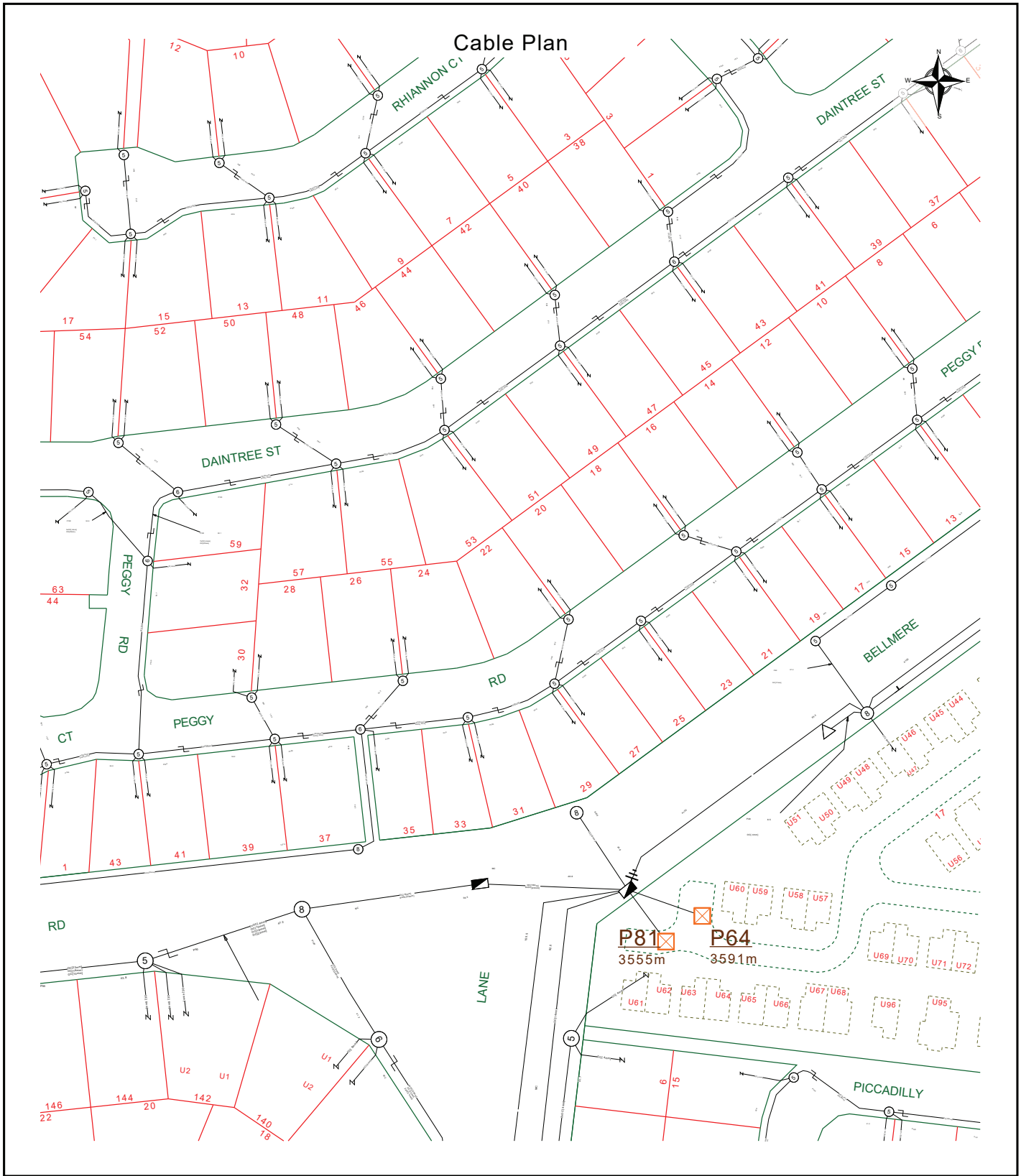


Telstra Aerial Assets Group (overhead network)
1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)



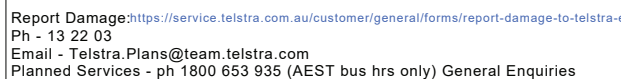
	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 275852572
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 10/07/2026 09:08:00		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.

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

[illegible]

Generated On 10/07/2026 09:08:02

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.

WARNING

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.



LEGEND



Parcel and the location



Pit with size "5"



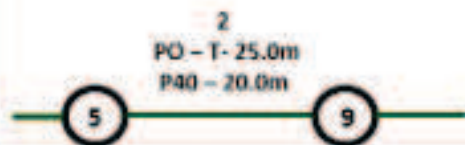
Power Pit with size "2E".
Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.



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.



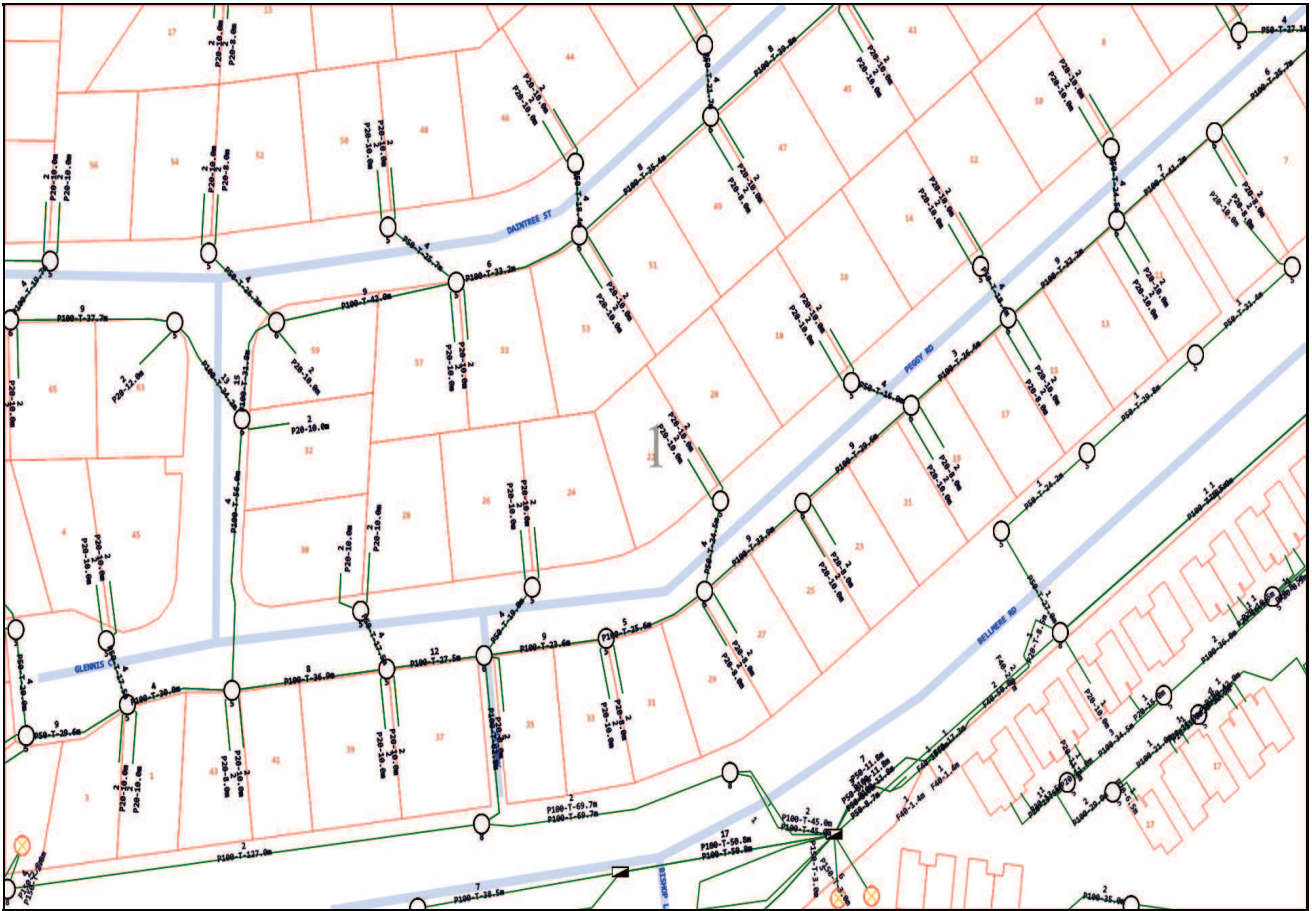
Trench containing any **INSERVICE/CONSTRUCTED** (Power) cables.

BROADWAY ST

Road and the street name "Broadway ST"

Scale

0 20 40 60 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.



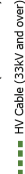
BYDA

Sequence: 275852571
Date: 09/07/2026

Scale: 1:500
Tile No: **Title No: 1**

CAUTION - HIGH VOLTAGE

LEGEND



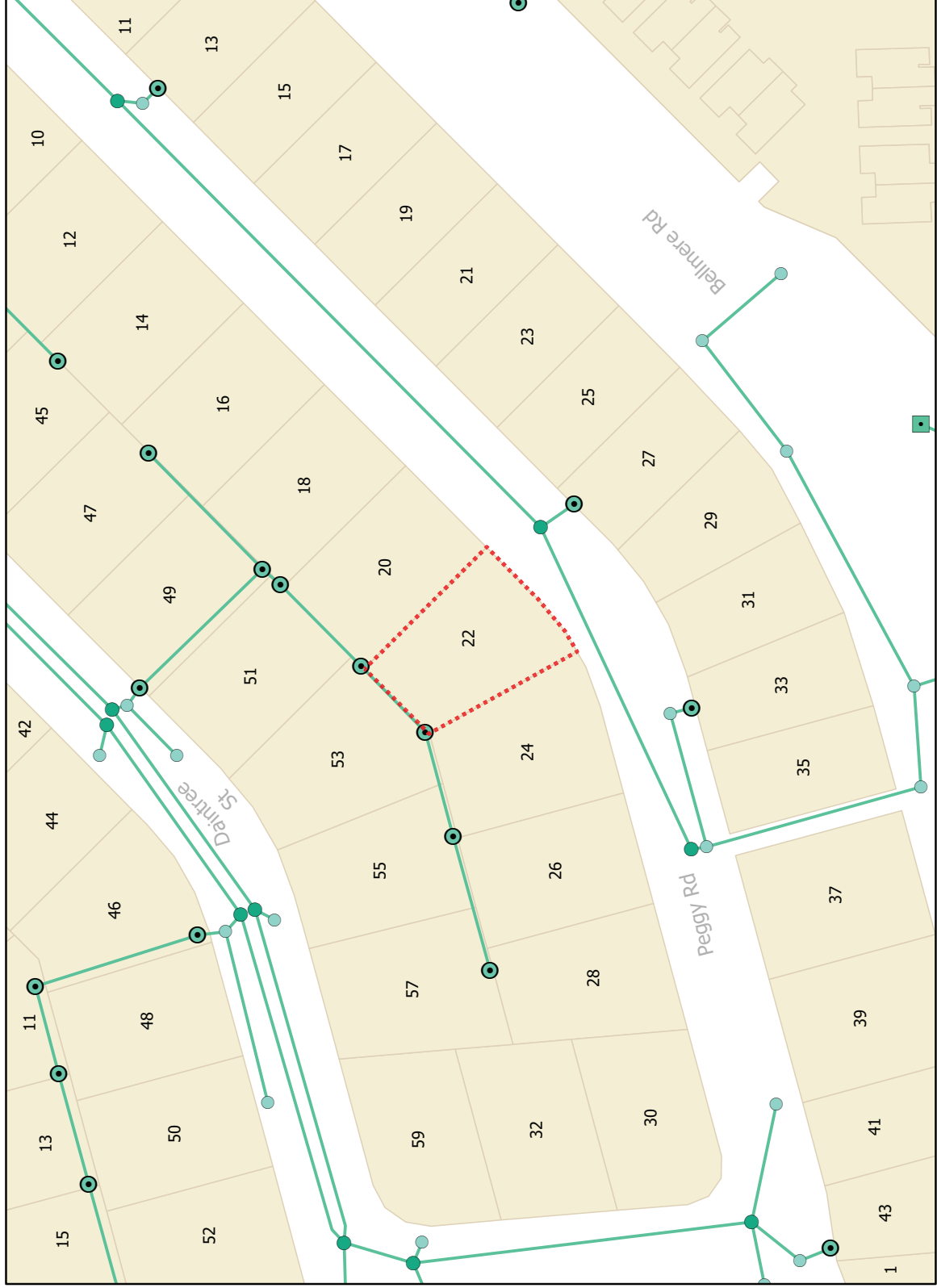
AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex 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.

This output provides details of the aircraft's location and movement. It also provides information on the responsibility for monitoring of aircraft tasks. The accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

Plans generated 09 Jul 2026 by PelicanCorp TicketAccess Software | www.pellicanCorp.com



Legend



BYDA Enquiry



Field Inlet



Headwall



Kerb Inlet



Manhole



Pipes

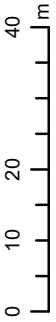
Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City Of Moreton Bay infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

© Moreton Bay Regional Council 2021

In an emergency contact City Of Moreton Bay on 1300 477 161

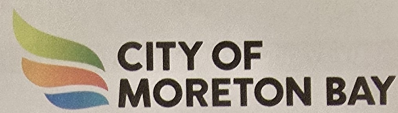
09/07/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate



Scale 1:1,000

Rate notice

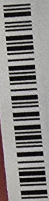


Customer Service Centres
Caboolture - 2 Hasking Street, Caboolture
Redcliffe - 1 Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address
PO Box 159
CABOOLTURE QLD 4510

Customer Service
Ph: 1300 522 192

ABN: 92 967 232 136
www.moretonbay.qld.gov.au



P183MBCRAT18_A4MA02/E-4927/S-5343/-10685/036

Malcolm J McDonnell
6 Chantilly Court
ALBANY CREEK QLD 4035

This information was prepared on 30 June 2026 for the period
01 July 2026 to 30 September 2026

Property number: 489188

Property location:
22 Peggy Road
BELLMEERE QLD 4510

Property description: Lot 34 SP 207375

Valuation: \$305,000

Rating category: General Rate - Category R2 (Single Residential - Otherwise occupied)

Rate notice summary Issue date: 09 July 2026

Your last bill	\$603.90
Payments / adjustments	\$-603.90
	=
Opening balance	\$0.00
	+
New rates and charges	\$667.00
	=
Total due	\$667.00
Due date	11 August 2026

If you have established a flexible payment plan, your scheduled amount will continue to be debited as arranged.

To view or change an existing flexible payment plan, or to set up a new plan, please visit payable.moretonbay.qld.gov.au

Go paperless!

Receive your rates and reminders via email



Easy



Convenient



Sustainable

A \$2.50 paper notice fee will apply to all quarterly rate notices* received by post.



To register now scan the QR code
or visit moretonbay.qld.gov.au/eRates.

*Ratepayers who receive a Council pensioner rebate or self-funded retiree rebate will be exempt from the fee for the rate notice issued for their principal place of residence.

Easy ways to pay



BPAY
Biller code: 339457
Reference number: 50 0489 1880 0489 1885



PHONE
Call (07) 3480 6349 (Mastercard and Visa only)
Reference number: 50 0489 1880 0489 1885



ONLINE
Scan the QR code or visit
www.moretonbay.qld.gov.au/pay-your-rates
Reference number: 50 0489 1880 0489 1885



Pay in-store at Australia Post



*2471 500489188004891885



IN PERSON
Pay at any of Council's Customer Service Centres
Mon to Fri 8.30am - 5pm



MAIL
Send your payment and remittance slip to:
Moreton Bay City Council
PO Box 159
CABOOLTURE QLD 4510

If you are having difficulty paying, please call Council as soon as possible so we can assist you in setting up a payment plan schedule or visit www.moretonbay.qld.gov.au/rates

Activity since last bill

Last bill	\$603.90
Payment / adjustments	
14-May-2026	Payment Received Thank You \$-603.90
Account balance	\$0.00 A

New charges

Council rates and charges

Description	Amount
General Rate - Category R2 (Single Residential - Otherwise occupied) (Minimum General Rate Applied)	\$425.25
City Environment Charge (26.00 [Fixed Amount]) / 4 [Bills per year]	\$6.50
City Infrastructure Charge (125.00 [Fixed Amount]) / 4 [Bills per year]	\$31.25
Garden Organics Bin Charge - Residential (240L) (74.00 [Fixed Amount]) / 4 [Bills per year]	\$18.50
Waste Charge - Residential (240L refuse / 240L recycling) (1 [Number of Domestic Bin Units] * 472.00 [Unit Rate]) / 4 [Bills per year]	\$118.00
Paper Notice Fee (\$2.50 per quarter)	\$2.50
Total Council rates and charges	\$602.00

State Government charges

Description	Amount
Emergency Management Levy - Group 2A	\$65.00
Total State Government charges	\$65.00
Total new charges	\$667.00 B

A + **B** = Total due

State Government Waste Levy

- Council will pay an estimated \$25,400,000 in waste levy payments to the Queensland Government during 2026/27 for household waste to landfill.
- The Queensland Government waste levy for general waste has increased to \$135 per tonne.
- The Queensland Government has paid an amount of \$13,710,111 in the 2026/27 Financial Year to Council to mitigate the impact of the Queensland Waste Levy on households. This will only partially cover the expected cost of the waste levy for household waste in 2026/27.
- Council's Waste Management Utility and Special Charges cover costs associated with managing waste in the City of Moreton Bay, including the gap between the Queensland Government levy charged to Council and the partial rebate received by Council.

Important information

Interest

From 1 July 2026 to 30 June 2027 interest charges of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Valuations

The valuation used for rating purposes is provided by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development. For further information about the valuation that has been applied to your property visit: www.resources.qld.gov.au/land-property

Rebates

Rebates may be available to eligible pensioners and self funded retirees. Please visit www.moretonbay.qld.gov.au or contact Council for more information.

Translating and Interpreting Services

If you require an interpreter, please call TIS National on 131450. For people with hearing or speech difficulties please contact Moreton Bay City Council through the National Relay Service (NRS). For more information, visit the NRS website to choose your preferred access point; or call the NRS Helpdesk on 1800 555 660 or text 0416 001 350 for assistance.



Payment remittance slip

Please send this remittance slip with your cheque/money order payable to:

Moreton Bay City Council
PO Box 159
CABOOLTURE QLD 4510

Property Number: 489188
Property Location: 22 Peggy Road BELLMERE QLD 4510

Barcode:



*2471 500489188004891885

Payment Amount: \$667.00

MORETONBAY.QLD.GOV.AU | 1300 522 192 | ABN: 92 967 232 136





Mr Malcolm J McDonnell
143 Sutton St
REDCLIFFE QLD 4020

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number 1055201
Payment reference 0010 5520 16
Property 22 Peggy Rd, BELLMERE, QLD

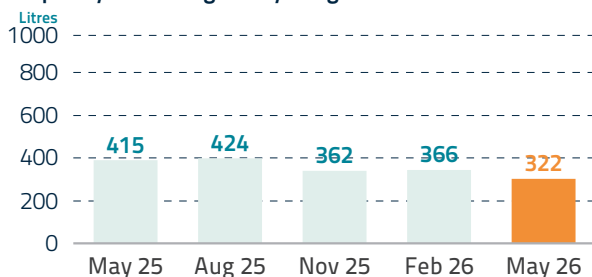
Bill number 7128672922
Billing period 06 Feb 2026
90 days to 6 May 2026
Issue date 11 May 2026
Approximate date
of next meter reading 29 Jul 2026

Your account activity

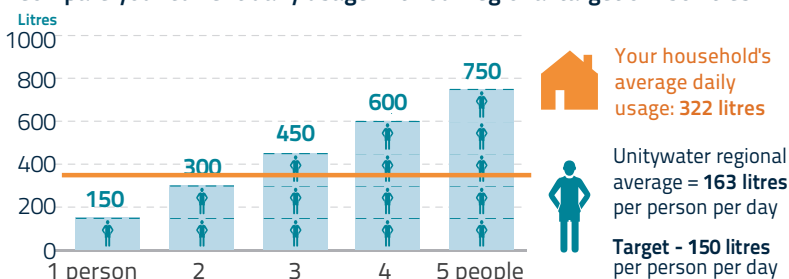
Your last bill	Payments/ adjustments	Balance	New charges	Total due
\$456.11	\$456.11	\$0.00	\$421.83	\$421.83
				Due date
				10 Jun 2026

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



What does *your water* bill pay for?

Your investment in safe and reliable water and wastewater services.

Learn more at unitywater.com/yourwaterbill



Easy ways to pay For other payment options - see over



BPAY®
Biller Code: 130393
Ref: 0010 5520 16
Contact your bank or financial institution
to pay from your cheque, savings, debit,
credit card or transaction account.
Find out more at bpay.com.au
© Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit
Login to My Account at
unitywater.com to set up
automatic payments from your
bank account or credit card or
call us for assistance.

SmoothPay

Smooth out your bill payments across
the year with regular fortnightly or
monthly payments, interest free.
Find out more at
unitywater.com/smoothpay

Your account details



1300 086 489

Account enquiries

8am-5pm Mon-Fri

Water meter details

1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UE1900442W	5 Feb 26	1031	6 May 26	1060	29	90	322.2
Total water usage					29	90	322.2
Total sewerage usage (waste and greywater) = 90% of water usage					26.10	90	290.0

Activity since last bill

Last bill	\$456.11
Payments / adjustments	
9 Mar 2026 CBA BPAY BPAY 09/03/2026	-\$456.11
Account balance	\$0.00

Water and Sewerage Charges

Lot 34 Plan SP207375 Installation ID 85032

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	06 Feb 26 to 06 May 26	0.3222	90	\$3.517	\$101.99

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	06 Feb 26 to 06 May 26	0.3222	90	\$0.787	\$22.82
Sewerage up to 740 L/day	06 Feb 26 to 06 May 26	0.2900	90	\$0.787	\$20.54
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	06 Feb 26 to 06 May 26	1	90	\$1.025	\$92.25
Sewerage Access	06 Feb 26 to 06 May 26	1	90	\$2.047	\$184.23
Water subtotal					\$217.06
Sewerage subtotal					\$204.77

New water and sewerage charges \$421.83

Total Due = ① + ② \$421.83

Important information

Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details

Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts

Interest of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Water efficiency

For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

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

Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls

+ 61 7 5431 8333

unitywater.com

PO Box 953

Caboolture QLD 4510

1300 086 489

More payment options



Credit card by phone or online

To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0010 5520 16



Cheques by mail

Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online

Billpay Code: 4028

Ref: 0010 5520 16

Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0010552016 00042183

Account number 1055201

Payment reference 0010 5520 16

Total due \$421.83

Due date 10 Jun 2026

Form 2 and Prescribed Certificates

Final Audit Report

2026-07-28

Created:	2026-07-28
By:	Otto Fischer (otto@premierconveyancinglawyers.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAb-N6x9KNu0sr8U0FGew1gYD03cuJxGbt

"Form 2 and Prescribed Certificates" History

-  Document created by Otto Fischer (otto@premierconveyancinglawyers.com)
2026-07-28 - 7:00:50 AM GMT- IP address: 101.183.216.206
-  Document emailed to malcolm.mcdonnell@hotmail.com for signature
2026-07-28 - 7:02:14 AM GMT
-  Email viewed by malcolm.mcdonnell@hotmail.com
2026-07-28 - 7:02:59 AM GMT- IP address: 180.150.110.242
-  Signer malcolm.mcdonnell@hotmail.com entered name at signing as Malcolm McDonnell
2026-07-28 - 8:16:36 AM GMT- IP address: 180.150.110.242
-  Document e-signed by Malcolm McDonnell (malcolm.mcdonnell@hotmail.com)
Signature Date: 2026-07-28 - 8:16:38 AM GMT - Time Source: server- IP address: 180.150.110.242 - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-07-28 - 8:16:38 AM GMT