

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	MICHAEL VINCENT ZEPEDA and REBECCA JANE ZEPEDA
Property address (referred to as the “property” in this statement)	6 Hollyhock Place, Caboolture Qld 4510
Lot on plan description	LOT 667 ON SP 303643

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme:	
	☐ Yes	☒ No
	<i>If Yes, refer to Part 6 of this statement for additional information</i>	<i>If No, please disregard Part 6 of this statement as it does not need to be completed</i>

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 <i>Land Title Act 1994</i> 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: Insert date range » the amount of rent and bond payable: Insert amount of rent and bond » whether the lease has an option to renew: Insert option to renew information 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: Not Applicable
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> All statutory rights relating to water supply, sewerage, drainage, electricity, telephone and other services in passing through or over the property whether or not protected by registered easements.
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> 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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>): General residential - Next generation 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: \$525.65 Date Range: 01/04/26 - 30/6/26
	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: \$463.88 Date Range: 24/01/26-22/04/26
	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: Not Applicable Date Range: Not Applicable

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

Part 6 – Community titles schemes and BUGTA schemes

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

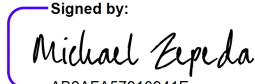
WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below)	☐ Yes	☒ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. 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.	☐ Yes	
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. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <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.	☐ Yes	☐ No
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 (If Yes, complete the information below)	☐ Yes	☒ No
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. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <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.	☐ Yes	☐ No

Signatures – SELLER

Signed by:

AB2AFA57910041E...
Signature of seller

MICHAEL VINCENT ZEPEDA
Name of seller

14 July 2026 | 6:51:54 PM AEST
Date

Signed by:

18E667363C16422...
Signature of seller

REBECCA JANE ZEPEDA
Name of seller

14 July 2026 | 6:26:09 PM AEST
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

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 56814554

Search Date: 09/07/2026 09:44

Title Reference: 51172870

Date Created: 29/01/2019

Previous Title: 51164475

REGISTERED OWNER

Dealing No: 719550196 06/08/2019

MICHAEL VINCENT ZEPEDA

REBECCA JANE ZEPEDA JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 667 SURVEY PLAN 303643

Local Government: MORETON BAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11967221 (POR 228)

2. MORTGAGE No 724164729 30/06/2025 at 13:36
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
712397412	VEG NOTICE	11/05/2009 12:06	CURRENT
VEGETATION MANAGEMENT ACT 1999			

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

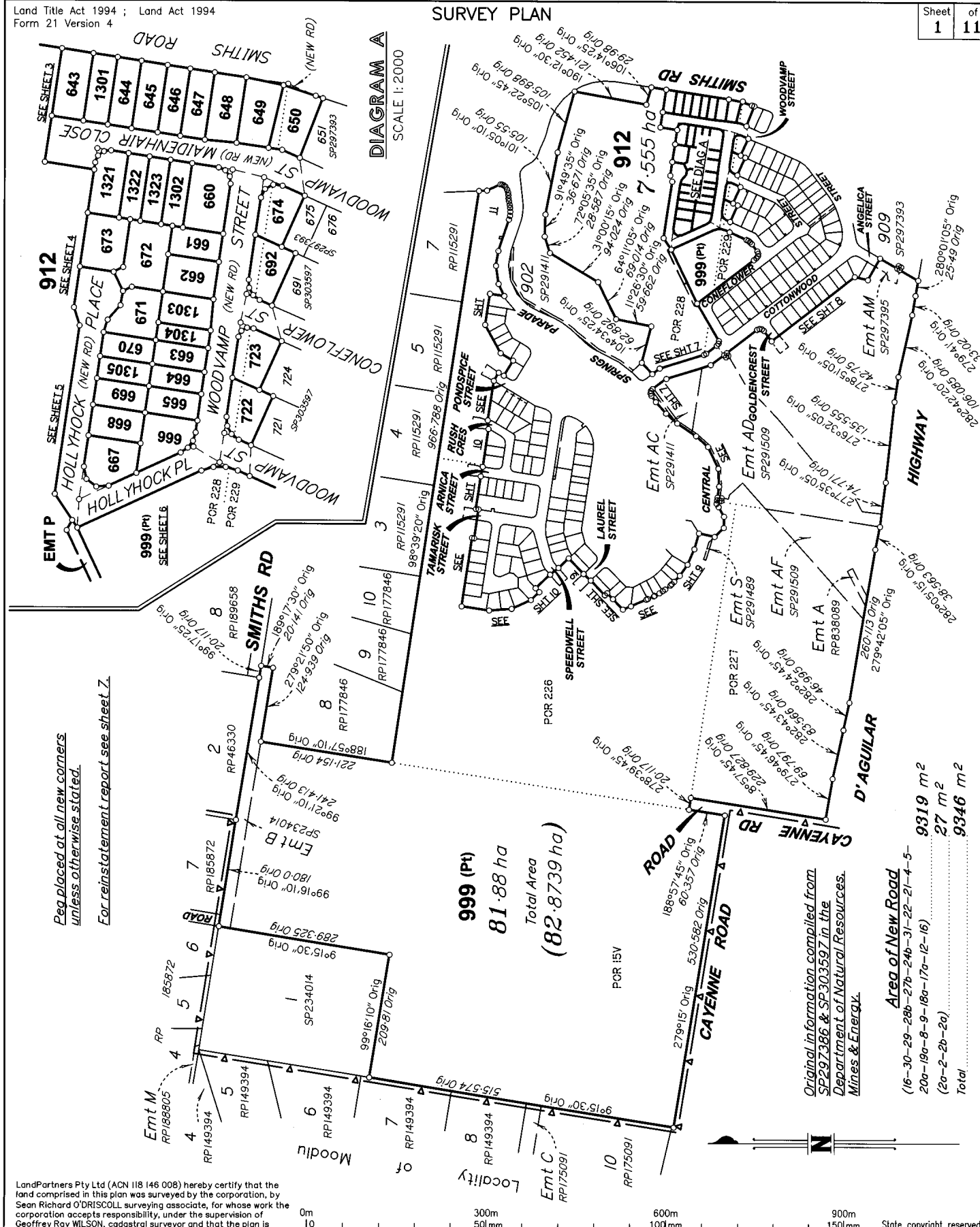
** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]

Requested By: D-ENQ DYE & DURHAM (S)

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

Sheet 1 of 11



Peg placed at all new corners
unless otherwise stated.
For reinstatement report see sheet Z.

Original information compiled from
SP297386 & SP303597 in the
Department of Natural Resources,
Mines & Energy.

Area of New Road

(16-30-29-28b-27b-24b-31-22-21-4-5-20a-19a-8-9-8a-17a-12-16)	9319 m ²
(2a-2-2b-2a)	27 m ²
Total	9346 m ²

LandPartners Pty Ltd (ACN 118 146 008) hereby certify that the land comprised in this plan was surveyed by the corporation, by Sean Richard O'DRISCOLL surveying associate, for whose work the corporation accepts responsibility, under the supervision of Geoffrey Ray WILSON, cadastral surveyor 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 27/11/2018.

Director
Date 10/12/2018

Plan of Lots 643-650, 660-674, 692, 722, 723, 912, 999, 1301-1305, 1321-1323 & Easement P in Lot 912

Cancelling Lot 999 on SP303597

LOCAL GOVERNMENT: MORETON BAY R.C. LOCALITY: CABOOLTURE
Meridian: MGA (Zone 56) vide SP303597

Scale: 1:6000
Format: STANDARD
SP303643

BRD3124.013-4-4

Land Title Act 1994 ; Land Act 1994
Form 21B Version 1**719219141****\$3930.00**
21/01/2019 09:27**BE 400 NT****WARNING : Folded or Mutilated Plans will not be accepted.**Sheet
2 of
11**Plans may be rolled.****Information may not be placed in the outer margins.**

5. Lodged by

Quinn & Scattini Lawyers
GPO Box 2612
Brisbane QLD 4001**BE 273A**

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We **NORFOLK ESTATES PTY LTD A.C.N. 010 355 138**

(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

NORFOLK ESTATES PTY LTD by it's duly constituted
Attorney MICHAEL ANDREW RUSSELL pursuant
to Power of Attorney No. 707281126 and who
declares that he has received no notice of
revocation of the said Power of Attorney.

* Rule out whichever is inapplicable

2. Planning Body Approval.

* **MORETON BAY REGIONAL COUNCIL**

hereby approves this plan in accordance with the :

% **PLANNING ACT 2016**

Dated this

17th

day of

JANUARY 2019**Tina Malby-Wells**
Delegated Officer
Team Leader Planning

* Insert the name of the Planning Body.

• Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt : **DA/2433/2019/175**Surveyor : **BRJD3124.013**

6. Existing

Created

Title Reference	Description	New Lots	Road	Secondary Interests
51164475	Lot 999 on SP303597	643-650, 660-674, 692, 722, 723, 912, 999, 1301-1305 & 1321-1323	New Rd	Emt P

ENCUMBRANCE EASEMENT ALLOCATION

Easement	Lots To Be Encumbered
601362744 (Emt A on RP838089)	999
713348527 (Emt B on SP234014)	999
718162323 (Emts I & K on SP291411)	999
718162325 (Emt AC on SP291411)	999
718162365 (Emt N on SP291509)	999
718162366 (Emts AD & AF on SP291509)	999
718233571 (Emts AG-AK on SP297385)	999
718497136 (Emts R & S on SP291489)	999
718497216 (Emt AN on SP291522)	999
718857321 (Emt Q on SP297386)	912
718857324 (Emt AQ on SP297386)	999
718857335 (Emt AM on SP297395)	999
718969393 (Emt AU on SP297393)	646-650

ADMINISTRATIVE ADVICE ALLOCATION

Administrative Advice	Lots to be Encumbered
712397412	643-650, 660-674, 692, 722, 723, 912, 999, 1301-1305, & 1321-1323

Easements AR on SP297393 and AB & AT on SP303597 fully absorbed by new road.**Easement AA on SP291411, Easement AL on SP297386, Easement AS on SP297393 and Easement AE on SP303597 to be surrendered prior to registration of plan.****Easement AU on SP297393 partially absorbed by new road.****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 road

Cadastral Surveyor/Director* Date
* delete words not required**10. Lodgement Fees :**

Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

11. Insert
Plan
Number**SP303643**

643-649, 660-673, 1301-1305 & 1321-1323	Por 228
650, 674, 692, 722, 723 & 912	Pors 228 & 229
999	Pors 15V, 226, 227, 228 & 229
Lots	Orig

7. Orig Grant Allocation :**8. Passed & Endorsed :**By: **LandPartners Pty Ltd**Date: **10.12.2018**

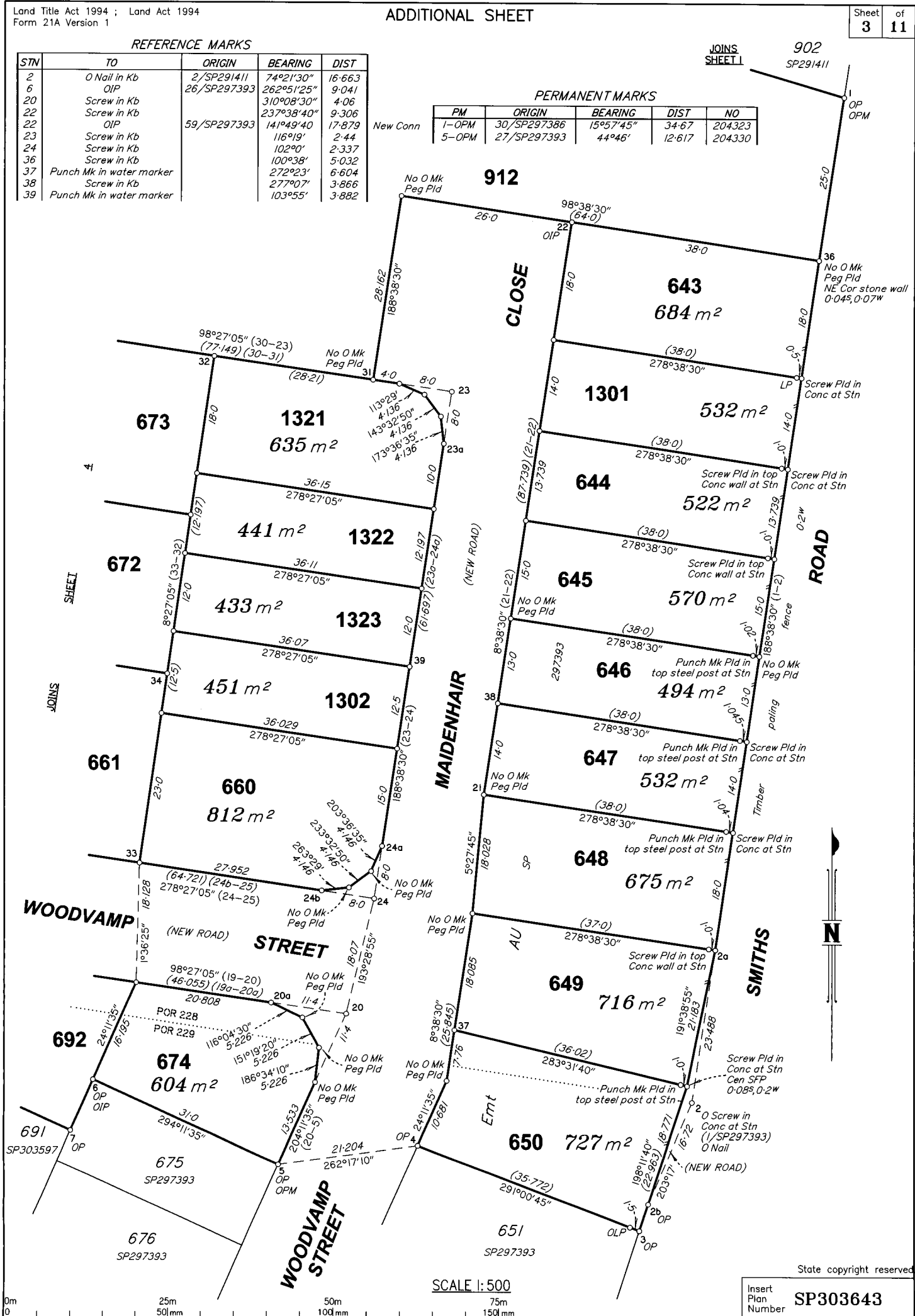
Signed:

Designation: **Liaison Officer**

Sheet 3	of 11
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STN	TO	ORIGIN	BEARING	DIST
2	O Nail in Kb	2/SP291411	74°21'30"	16.663
6	OIP	26/SP297393	262°51'25"	9.041
20	Screw in Kb		310°08'30"	4.06
22	Screw in Kb		237°38'40"	9.306
22	OIP	59/SP297393	141°49'40"	17.879
23	Screw in Kb		116°19'	2.44
24	Screw in Kb		102°00'	2.337
26	Screw in Kb		100°38'	5.032
37	Punch Mk in water marker		272°23'	6.604
38	Screw in Kb		277°07'	3.866
39	Punch Mk in water marker		103°55'	3.882

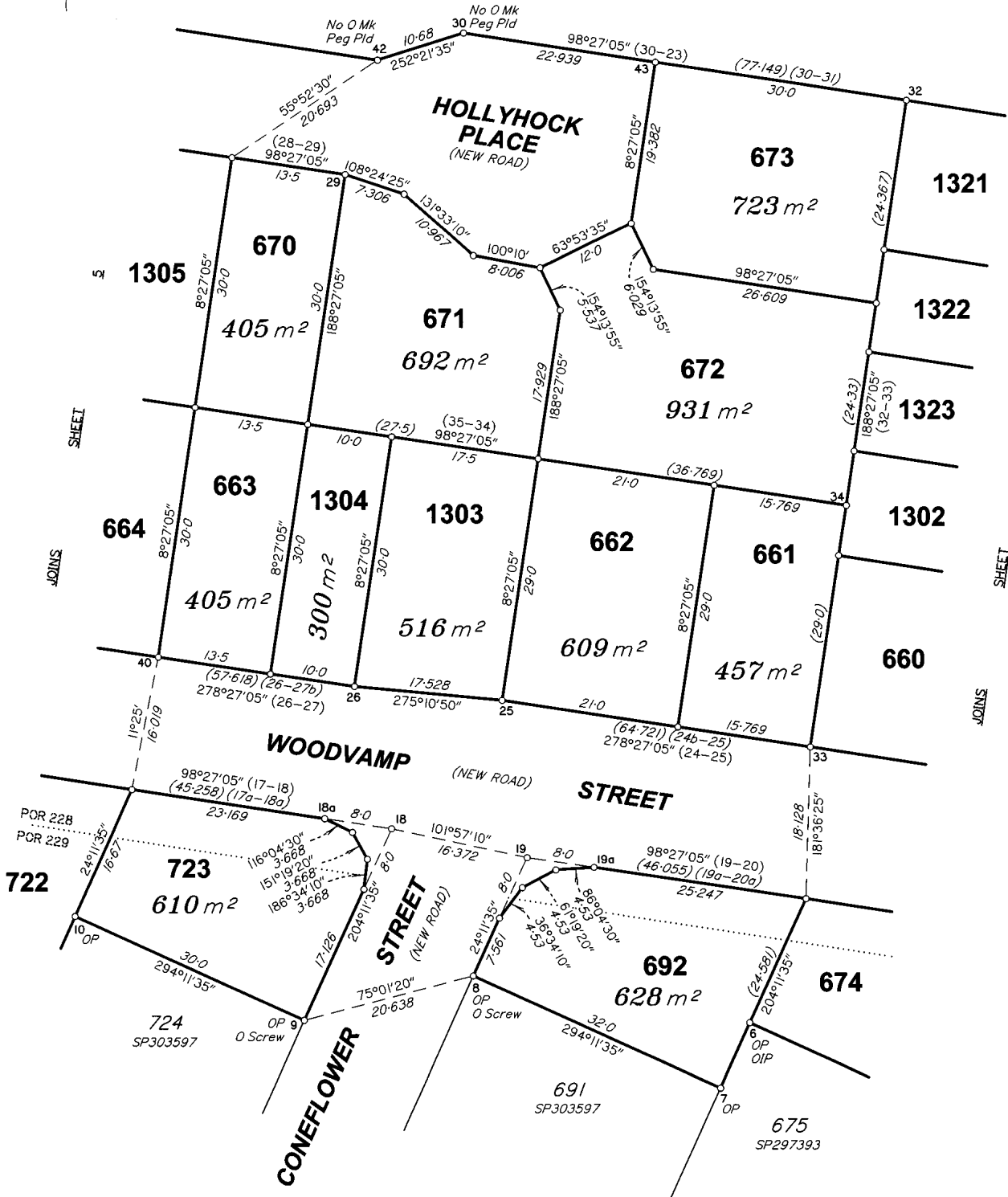
PM	ORIGIN	BEARING	DIST	NO
1-OPM	30/SP297386	15°57'45"	34.67	204323
5-OPM	27/SP297393	44°46'	12.617	204330



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
6	OIP	26/SP297393	262°51'25"	9.041
8	O Screw in Kb	11/SP303597	294°28'	3.678
9	O Screw in Kb	12/SP303597	112°47'	3.88
18	Screw in Conc		266°08'	0.413
19	Screw in Kb		51°02'	6.46
25	Screw in Kb		180°58'	4.9
29	Punch Mk in water marker		8°28'	3.842
34	Pin		349°23'20"	21.947
40	Punch Mk in water marker		189°41'	3.846
42	Screw in Kb		187°03'	3.887
43	Screw in Kb		242°26'30"	10.041

912



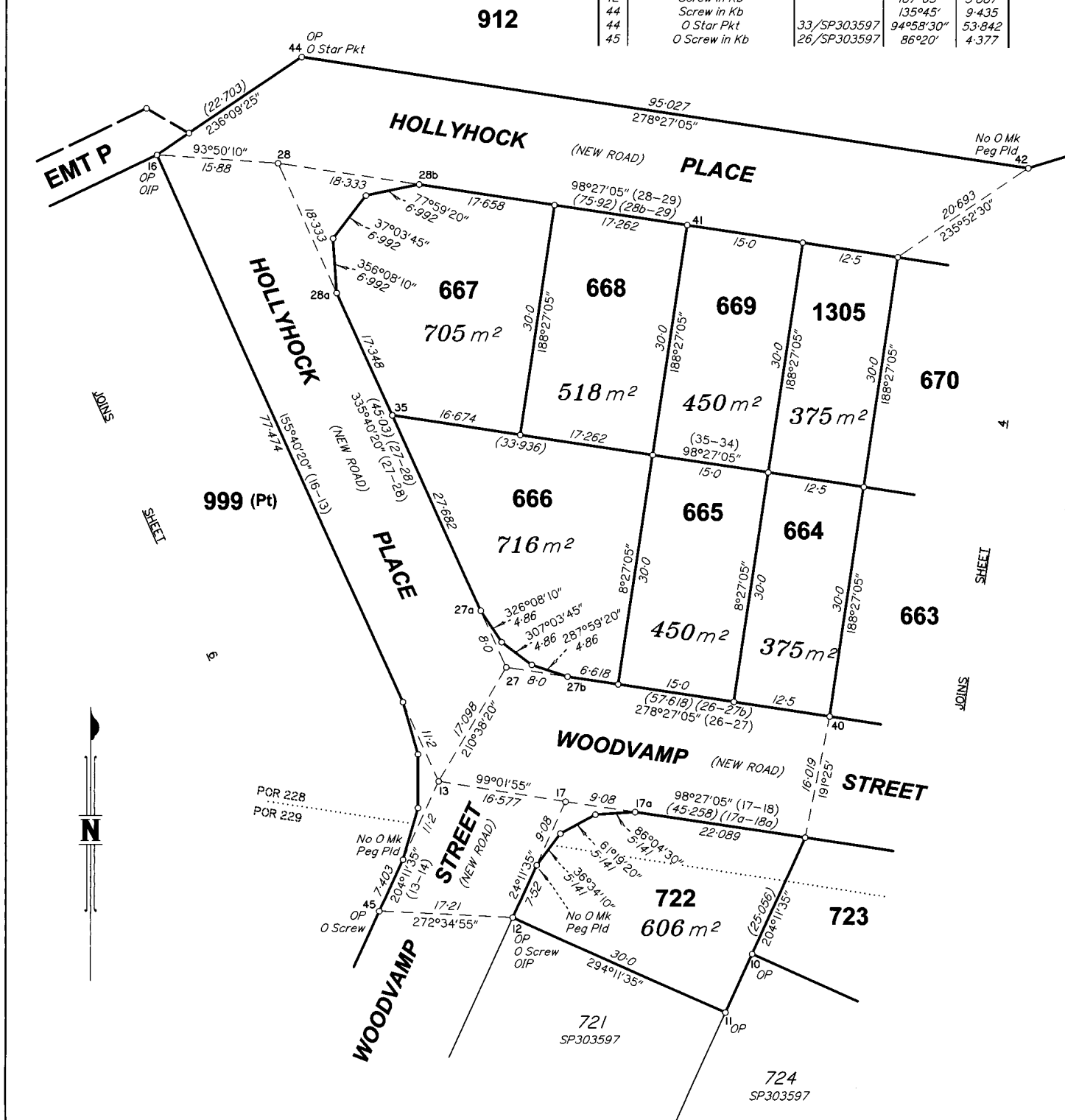
SCALE 1:500

State copyright reserved

Insert Plan Number
SP303643

0m 25m 50m 100m 150m

REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST
12	O Screw in Kb	18/SP303597	244°58'	5.91
12	OIP	18/SP303597	93°32'20"	14.06
13	Screw in Kb		359°02'	10.232
16	Screw in Kb		124°28'	14.7
16	OIP	32/SP303597	171°10'30"	32.484
17	Screw in Kb		22°42'	1.026
27	Screw in Conc		195°39'	3.89
28a	Screw in Kb		233°03'	3.935
28b	Screw in Kb		338°54'	4.175
40	Punch Mk in water marker		189°41'	3.846
41	Screw in Kb		10°41'	3.885
42	Screw in Kb		187°03'	3.887
44	Screw in Kb		135°45'	9.435
44	O Star Ptak	33/SP303597	94°58'30"	53.842
45	O Screw in Kb	26/SP303597	86°20'	4.377

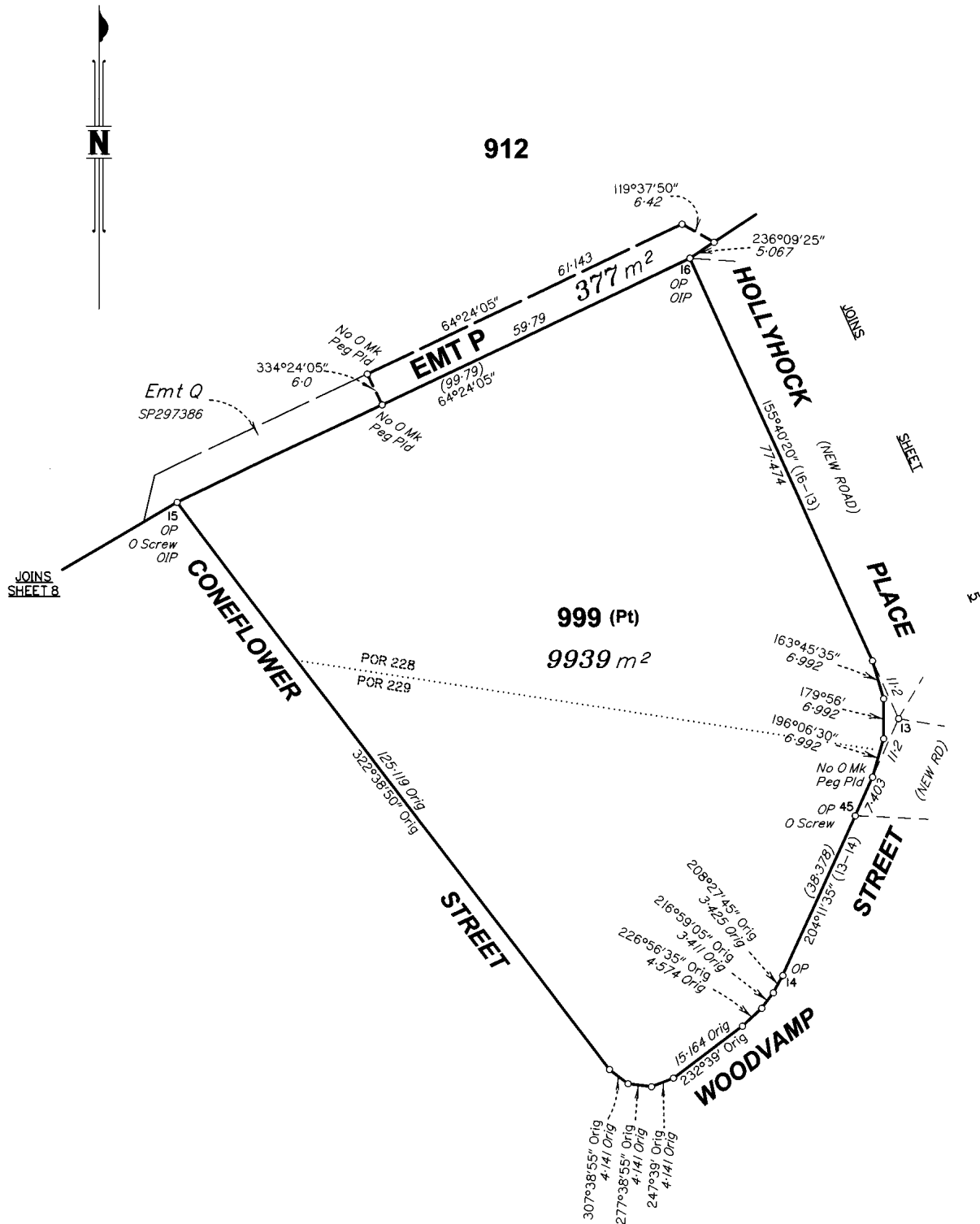


State copyright reserved

SCALE 1: 500

Insert
Plan
Number **SP303643**

BR.D3124.013-4-4



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
13	Screw in Kb		359°02'	10.232
15	O Screw in Kb	21/SP297386	188°26'50"	12.057
15	OIP	21/SP297386	343°07'20"	27.552
16	Screw in Kb		124°28'	14.7
16	OIP	32/SP303597	171°10'30"	32.484
45	O Screw in Kb	26/SP303597	86°20'	4.377

SCALE 1:750

State copyright reserved

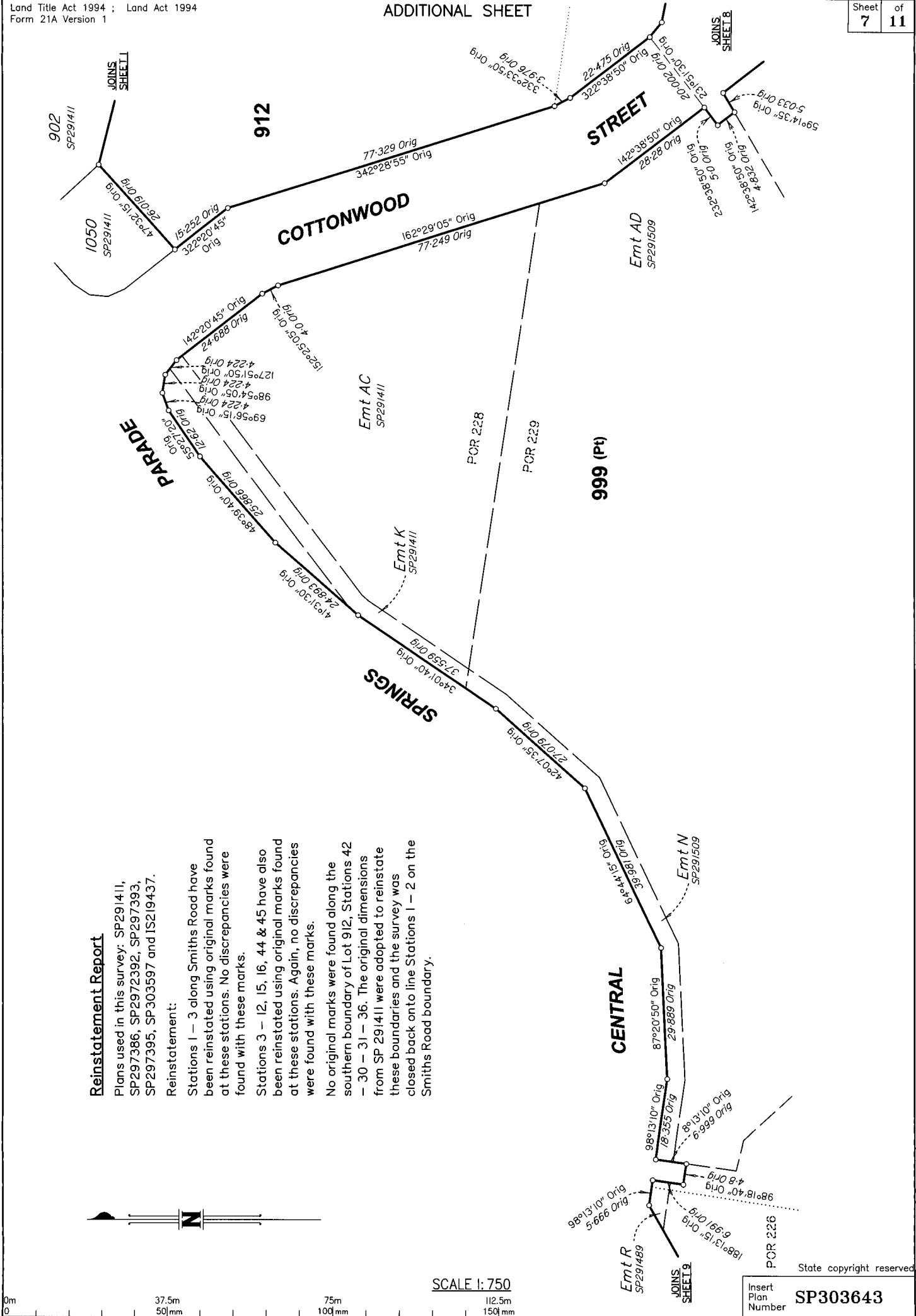
0m 37.5m 75m 112.5m
0 50mm 100mm 150mm

Insert Plan Number
SP303643

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

ADDITIONAL SHEET

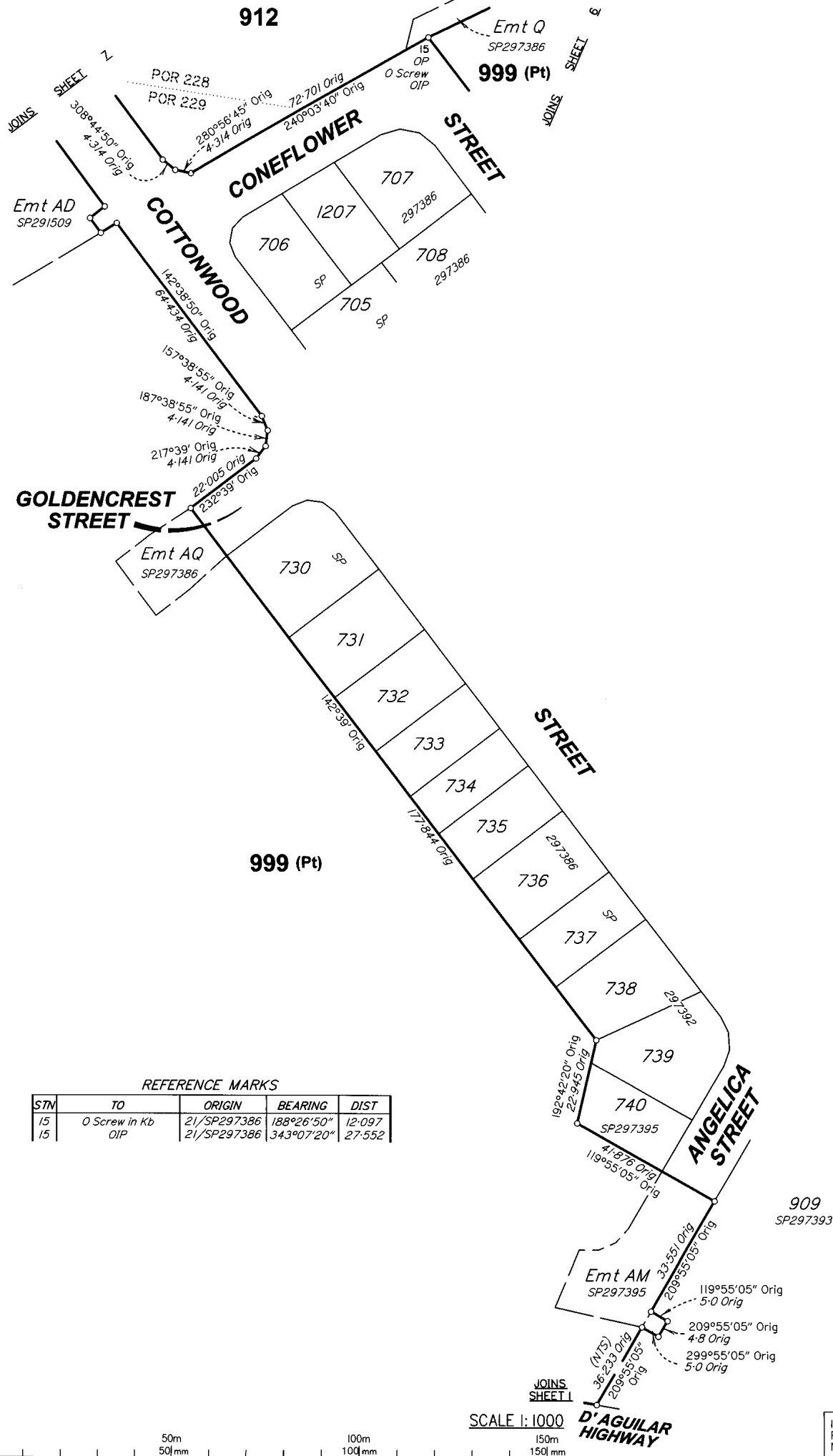
Sheet 7 of 11

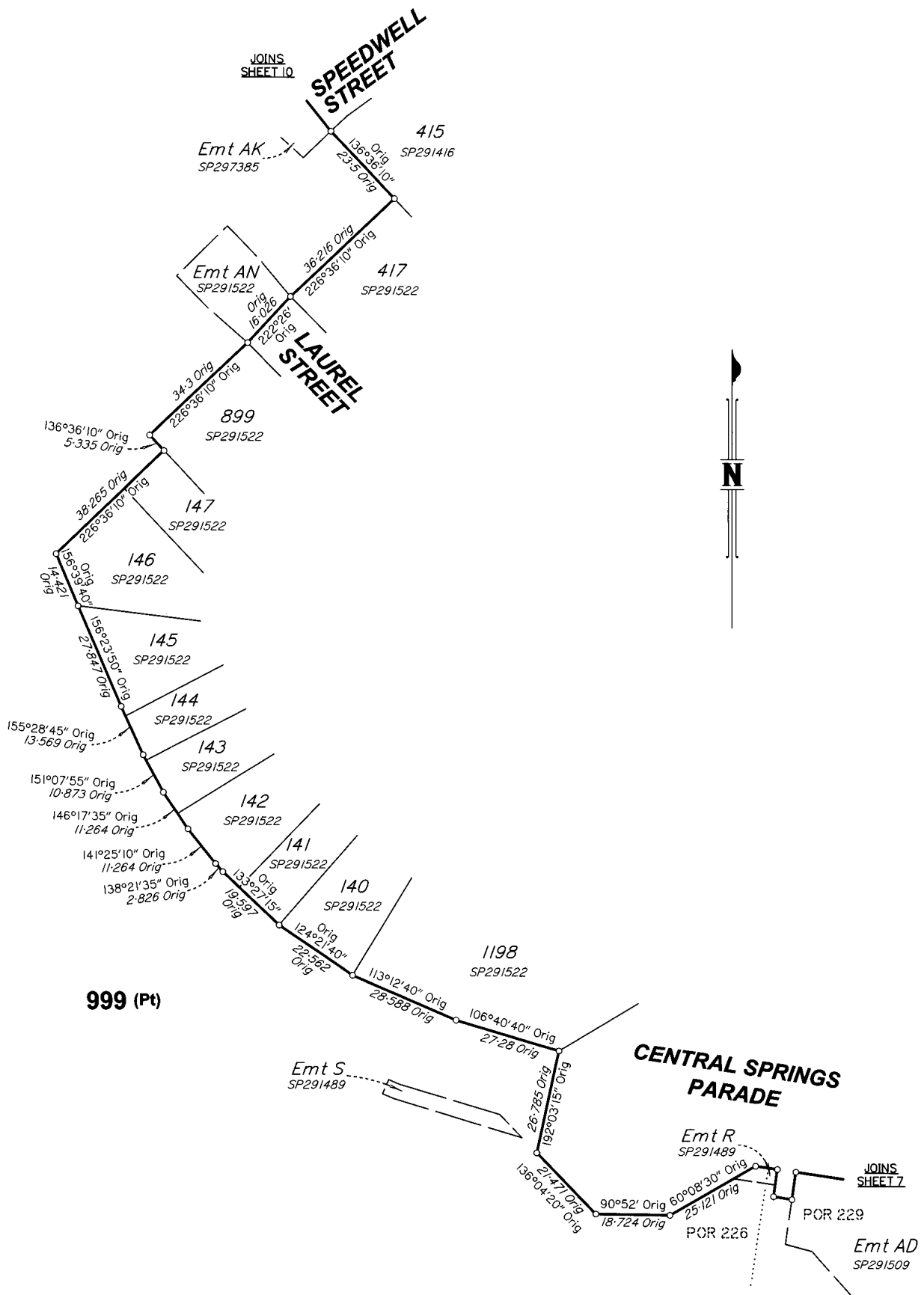


Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 8 of 11



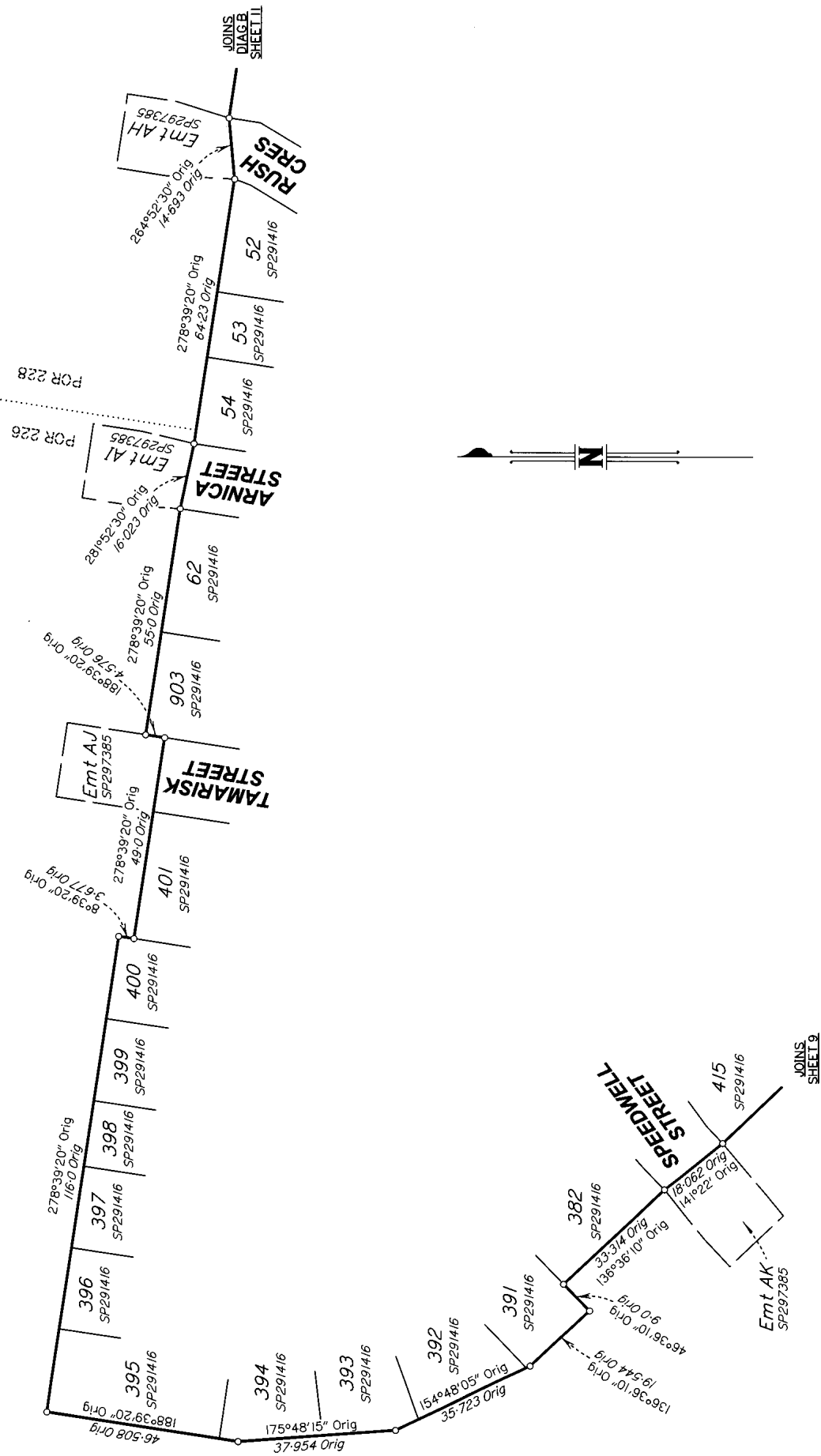


SCALE 1:1000

State copyright reserved

Insert
Plan
Number
SP303643

999 (Pt)



SCALE 1:1000

0m 50m 100m 150m

State copyright reserved

Insert Plan Number
SP303643

To: Rebecca Bradley
Phone: Not Supplied
Fax: Not Supplied
Email: conveyancing@everinghamwallace.com.au

Before You Dig Australia Job #:	53646080	
Sequence #	275847997	
Issue Date:	08/07/2026	
Location:	6 Hollyhock Pl , Caboolture , QLD , 4510	

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

Location of nbn™ Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Before You Dig Australia Service. For any enquiries related to moving assets or Planning and Design activities, please visit the **nbn Commercial Works** website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

Notes:

1. You are now aware that there are **nbn™** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn™** Facilities follow straight lines or are installed at uniform depths

along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.

4. In carrying out any works in the vicinity of **nbn** Facilities, you must maintain the following minimum clearances:
 - 300mm when laying assets inline, horizontally or vertically.
 - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
 - 1000mm when operating mechanical excavators.
 - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn**™ fibre optic, copper and coaxial cables, and power cable feed to **nbn**™ assets). Damage to underground electric cables may result in:
 - Injury from electric shock or severe burns, with the possibility of death.
 - Interruption of the electricity supply to wide areas of the city.
 - Damage to your excavating plant.
 - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn**™ Facilities. These precautions may include but not limited to the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, notify **nbn** immediately.
 - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
 - The safety of the public and other workers must be ensured.
 - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn**™ Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
8. You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.
9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans (including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans (including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)

	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,

nbn BYDA

Date: 08/07/2026

This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co.

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To:

Phone:

Fax:

Email:

Rebecca Bradley

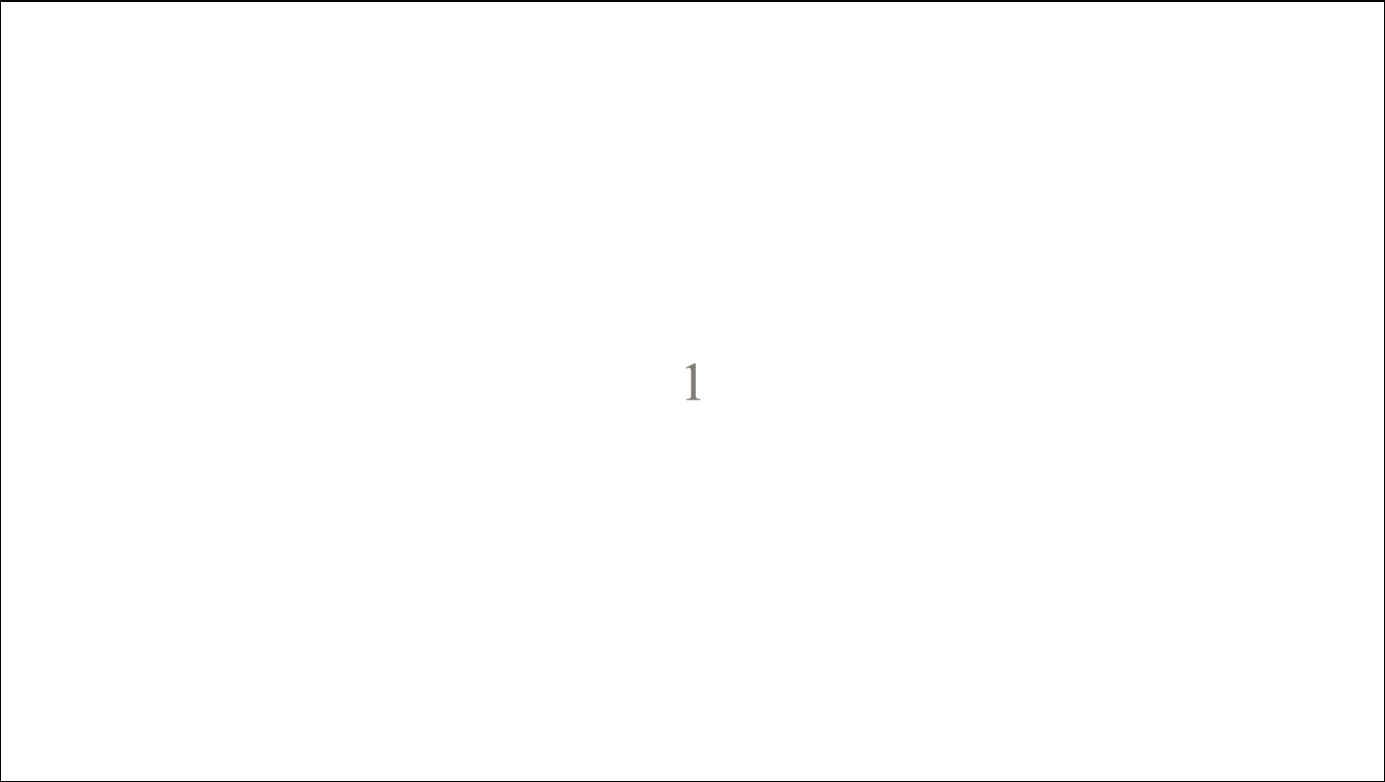
Not Supplied

Not Supplied

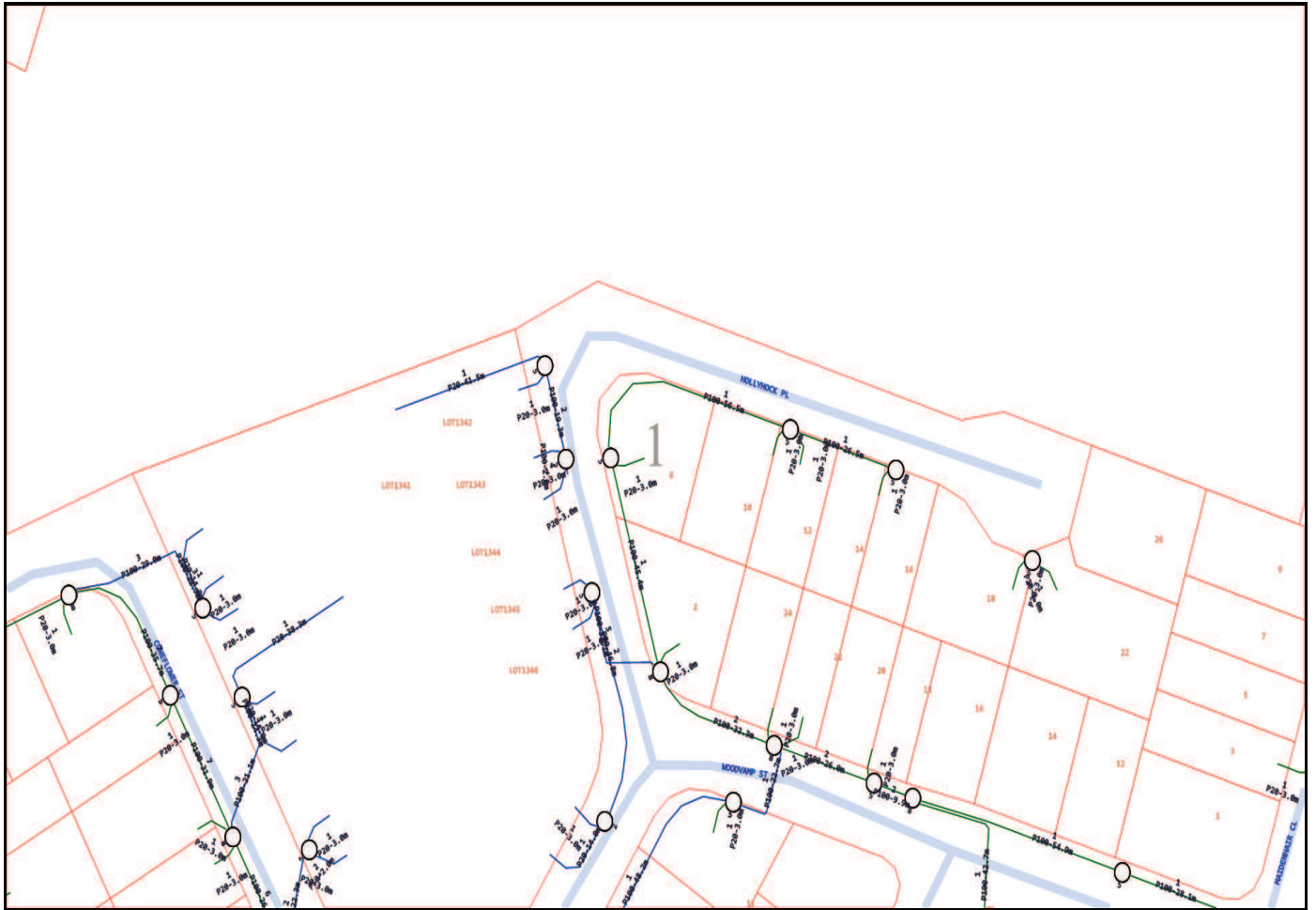
conveyancing@everinghamwallace.com.au

Dial before you dig Job #:	53646080	
Sequence #	275847997	
Issue Date:	08/07/2026	
Location:	6 Hollyhock Pl , Caboolture , QLD , 4510	

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	0204060  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.



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Search Team
GPO Box 1612
Brisbane QLD 4000

Transaction ID: 51180602 EMR Site Id: 09 July 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 667 Plan: SP303643
6 HOLLYHOCK PL
CABOOLTURE

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 1031515

Date: 08 July 2026

Search Request reference: OR-1ECTBSKFQPC8EN

Applicant Details

Applicant: Bobby Kratzmann, Everingham Wallace Lawyers

bobby@everinghamwallace.com.au

Buyer: TBA TBA

Search Response:

Your request for a property search on Lot **667** on Plan **SP303643** at **6 HOLLYHOCK PL CABOOLTURE 4510** has been processed.

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

Note:

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

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.



BYDA

Sequence: 275848000
Date: 09/07/2026
Scale: 1:500
Tile No: 1

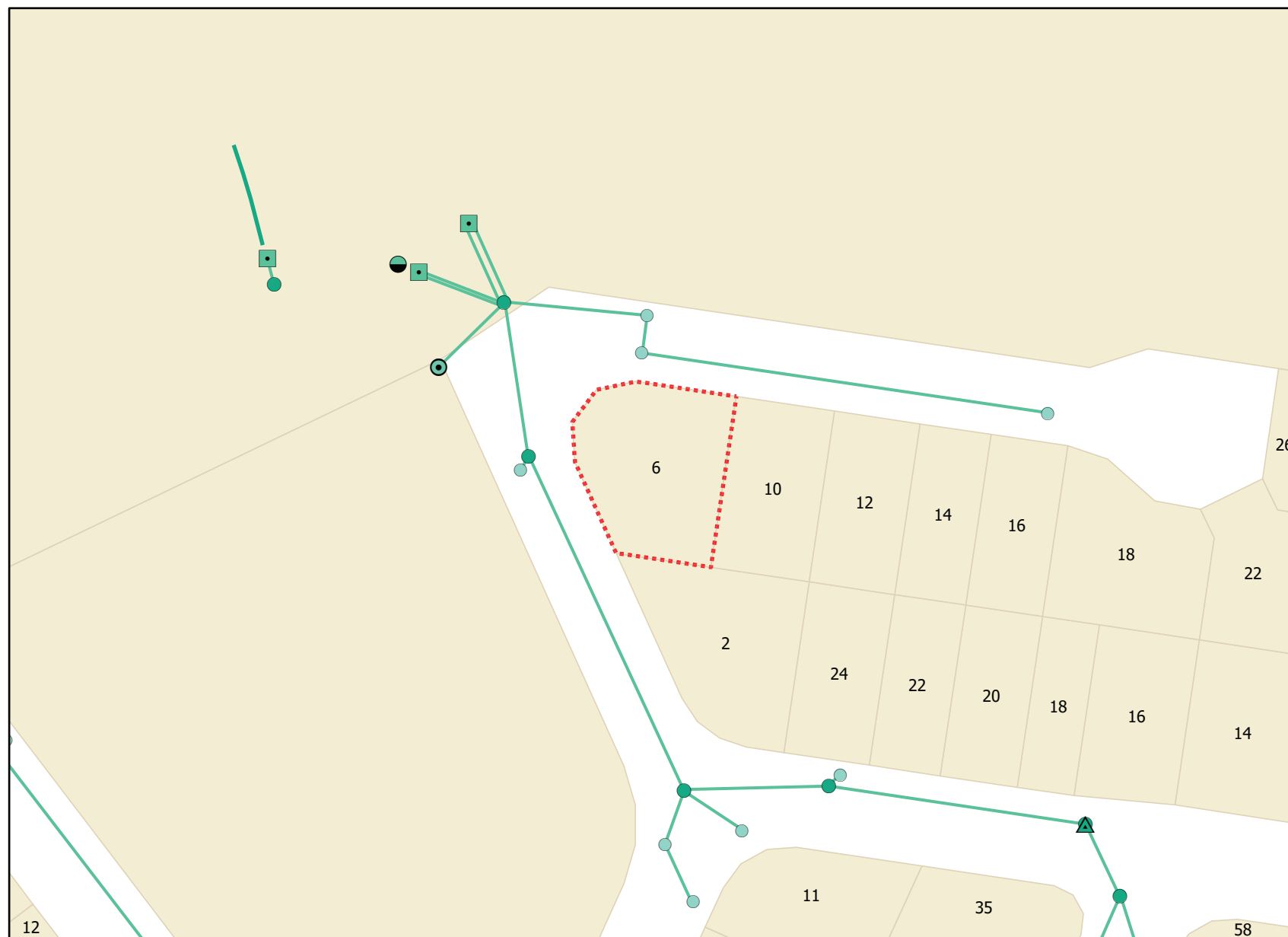
LEGEND

- 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 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.



Legend

- BYDA Enquiry
-  Sediment Trap
-  Field Inlet
-  Headwall
-  Kerb Inlet
-  Manhole
-  Node
-  Channels
-  Pipes

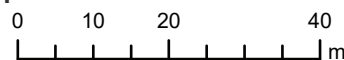
Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City Of Moreton Bay infrastructure. The information provided may 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.

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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

