

# 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                                                                      | Juliet Christine Hough and Gregory Andrew Hough |
| Property address<br>(referred to as the<br>“property” in this<br>statement) | 26-28 Comet Court, Delaneys Creek QLD 4514      |
|                                                                             |                                                 |
| Lot on plan description                                                     | Lot 36 on RP 818311                             |

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**

|                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Registered encumbrances</b>                                      | <p>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.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Unregistered encumbrances (excluding statutory encumbrances)</b> | <p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after <b>settlement</b>.</p> <p><b>Note</b>—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 <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text"/></p> <p>» the amount of rent and bond payable: <input type="text" value="\$0.00"/></p> <p>» whether the lease has an option to renew: <input type="text"/></p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>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. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> |
| <b>Statutory encumbrances</b>                                       | <p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If <b>Yes</b>, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>Assets located on the lot for Telstra and NBN. Assets located near the lot for Unitywater and Council. Relevant plans supplied and attached to this form.</p> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Residential tenancy or rooming accommodation agreement</b>       | <p>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. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, 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> <input type="text"/></p> <p><b>Note</b>—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.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

## 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.

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>Zoning</b>                                     | <p>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>:</p> <div style="border: 1px solid black; padding: 2px;">Rural Residential</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| <b>Transport proposals and resumptions</b>        | <p>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. <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p><i>If <b>Yes</b>, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |
| <b>Contamination and environmental protection</b> | <p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p><b>The following notices are, or have been, given:</b></p> <p>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). <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p>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). <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p>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). <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> |  |  |
| <b>Trees</b>                                      | <p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p><i>If <b>Yes</b>, a copy of the order or application must be given by the seller.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |
| <b>Heritage</b>                                   | <p>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). <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |
| <b>Flooding</b>                                   | <p>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 <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |
| <b>Vegetation, habitats and protected plants</b>  | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |

## Part 4 – Buildings and structures

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

|                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                     |                                               |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------|
| <b>Swimming pool</b>                                       | There is a relevant pool for the property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> <b>Yes</b> | <input checked="" type="checkbox"/> <b>No</b> |
|                                                            | If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> <b>Yes</b> | <input checked="" type="checkbox"/> <b>No</b> |
|                                                            | Pool compliance certificate is given.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> <b>Yes</b> | <input checked="" type="checkbox"/> <b>No</b> |
|                                                            | OR<br>Notice of no pool safety certificate is given.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> <b>Yes</b> | <input checked="" type="checkbox"/> <b>No</b> |
| <b>Unlicensed building work under owner builder permit</b> | Building work was carried out on the property under an owner builder permit in the last 6 years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> <b>Yes</b> | <input checked="" type="checkbox"/> <b>No</b> |
|                                                            | <i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>                                                                                                                                                                                                                                                                                                                                                       |                                     |                                               |
| <b>Notices and orders</b>                                  | There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> <b>Yes</b> | <input checked="" type="checkbox"/> <b>No</b> |
|                                                            | The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> <b>Yes</b> | <input checked="" type="checkbox"/> <b>No</b> |
|                                                            | <i>If <b>Yes</b>, a copy of the notice or order must be given by the seller.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                                               |
| <b>Building Energy Efficiency Certificate</b>              | If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.                                                                                                                                                                                                                                                                                                                                                                                                     |                                     |                                               |
| <b>Asbestos</b>                                            | The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website ( <a href="https://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) including common locations of asbestos and other practical guidance for homeowners. |                                     |                                               |

## Part 5 – Rates and services

**WARNING TO BUYER** – The amount of charges imposed on you may be different to the amount imposed on the seller.

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Rates</b> | <b>Whichever of the following applies—</b>                                                                                                      |
|              | 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: <input type="text" value="\$558.82"/> Date Range: <input type="text" value="1/10/2026 to 31/12/2026"/>                                  |
|              | OR                                                                                                                                              |
|              | The property is currently a rates exempt lot.** <input type="checkbox"/>                                                                        |
|              | OR                                                                                                                                              |
|              | The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. <input type="checkbox"/> |

\*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*.

|              |                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Water</b> | <b>Whichever of the following applies—</b>                                                                                             |
|              | The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:     |
|              | Amount: <input type="text" value="\$143.09"/> Date Range: <input type="text" value="24/06/2026 to 16/09/2026"/>                        |
|              | 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: <input type="text" value="\$0.00"/> Date Range: <input type="text"/>                                                           |

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

## Part 6 – Community titles schemes and BUGTA schemes

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

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

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

|                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Body Corporate and Community Management Act 1997</b> | <p><b>The property is included in a community titles scheme.</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>(If Yes, complete the information below)</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Community Management Statement</b>                   | <p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <input type="checkbox"/> <b>Yes</b></p> <p><b>Note</b>—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>                                                                                                                                                                        |
| <b>Body Corporate Certificate</b>                       | <p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul> |
| <b>Statutory Warranties</b>                             | <p><b>Statutory Warranties</b>—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>                                                                                                   |

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Building Units and Group Titles Act 1980</b> | <p><b>The property is included in a BUGTA scheme</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>(If Yes, complete the information below)</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Body Corporate Certificate</b>               | <p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul> <p><b>Note</b>—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p> |

# Signatures – SELLER

  
Juliet (Oct 16, 2026 14:54:42 GMT+10)

Signature of seller

Juliet Christine Hough

Name of seller

Juliet Hough

Date

  
Gregory (Oct 16, 2026 15:10:57 GMT+10)

Signature of seller

Gregory Andrew Hough

Name of seller

16/10/2026

Date

# Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

16/10/2026

Date

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

|                            |                 |                     |                  |
|----------------------------|-----------------|---------------------|------------------|
| <b>Title Reference:</b>    | <b>50023530</b> | <b>Search Date:</b> | 16/10/2026 10:19 |
| <b>Date Title Created:</b> | 19/10/1994      | <b>Request No:</b>  | 57989296         |
| <b>Previous Title:</b>     | 50012527        |                     |                  |

#### ESTATE AND LAND

Estate in Fee Simple

LOT 36 REGISTERED PLAN 818311  
Local Government: MORETON BAY

#### REGISTERED OWNER

Dealing No: 718678307 09/04/2018

JULIET CHRISTINE HOUGH  
GREGORY ANDREW HOUGH

JOINT TENANTS

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10704230 (POR 78A)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

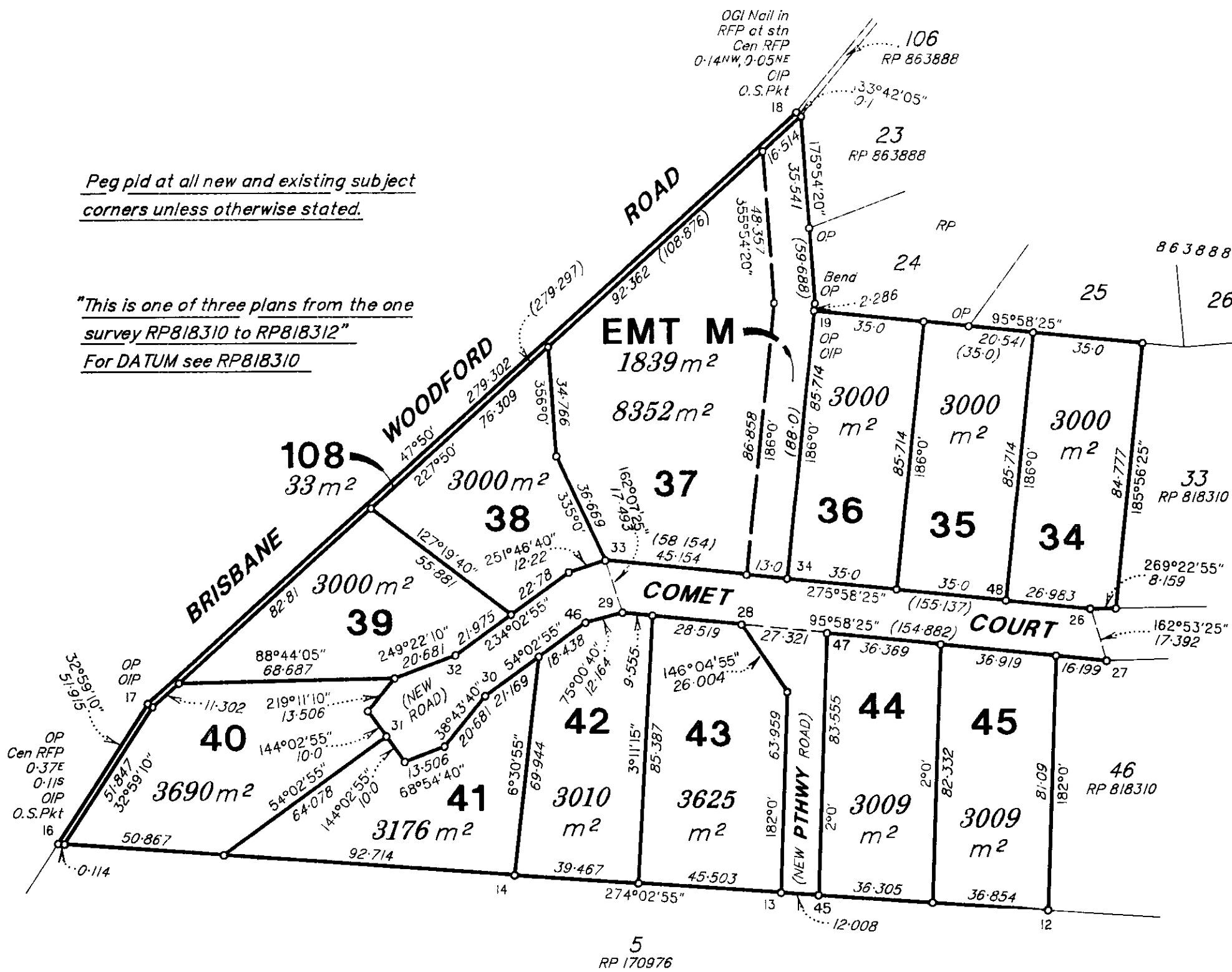
WARNING — PLAN MAY BE ROLLED — A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED

REFERENCE MARKS

| STN | TO          | ORIGIN       | BEARING    | DIST   |
|-----|-------------|--------------|------------|--------|
| 16  | OIP         | 3/RP170976   | 94°02'55"  | 1.0    |
| 16  | O.S.Pkt     | 2/L.S.106336 | 74°49'05"  | 133.08 |
| 17  | OIP         | 2/RP170976   | 310°25'    | 1.006  |
| 18  | OIP         | 20/RP863888  | 328°58'26" | 1.259  |
| 18  | O.S.Pkt     | 5/L.S.106336 | 171°38'30" | 21.606 |
| 19  | OIP         | 42/RP863888  | 183°23'53" | 0.962  |
| 14  | Pin         |              | 334°37'    | 1.278  |
| 30  | Screw in kb |              | 307°18'55" | 5.092  |
| 31  | Screw in kb |              | 55°58'20"  | 3.763  |
| 32  | Screw in kb |              | 165°13'15" | 5.084  |
| 33  | Screw in kb |              | 177°27'35" | 5.504  |
| 45  | Pin         |              | 324°13'15" | 1.88   |
| 46  | Screw in kb |              | 1°13'      | 5.652  |
| 48  | Screw in kb |              | 186°13'25" | 4.815  |

Peg pid at all new and existing subject corners unless otherwise stated.

"This is one of three plans from the one survey RP818310 to RP818312"  
For DATUM see RP818310



PERMANENT MARKS

| PM    | ORIGIN | BEARING    | DIST  | NO     |
|-------|--------|------------|-------|--------|
| 47-PM |        | 343°13'25" | 1.136 | 106012 |

AREA OF NEW ROAD  
(Including Pathway)  
5256 m²

Keilar Fox & McGhie Pty.Ltd. ACN 010 162 197  
hereby certify that the Company have surveyed the land comprised in this plan (either personally or by Dennis Michael Lee (Licensed Surveyor) for whose work the Company accept responsibility), that the plan is a true and correct copy of the survey performed in accordance with the Surveyors Act and the Surveyors Regulations, and that the said survey was completed on 23-8-94

Licensed Surveyor/  
Director  
Date 24-08-94

PLAN OF LOTS 34-45, 108 & PROPOSED EMT. M in Lot 37

Cancelling part of Lot 107 on RP863889

ORIGINAL

Por. 78A

MERIDIAN  
Vide  
RP863889

MAP REF  
9443-14

SCALE  
1:1500

FILE REF  
JD 0273-03

ENDORSED  
7-10-94

REGISTERING DIST  
ARCHIVED  
BRISBANE

PARISH  
COUNTY

DURUNDUR  
Canning

TOWN/LOCALITY

DELANEY CREEK

LOCAL AUTHORITY

CABOOLTURE S.C.

LAND AGENTS/MINING

SUNSHINE COAST

DISTRICT REGION

MINING FIELD

REGISTERED PLAN 818311

Council of the Shire of Caboolture certifies that all the requirements of this Council, the Local Government Acts and all By-Laws have been complied with and approves this Plan of Subdivision SUBJECT TO Lot 108 being transferred to Council of the Shire of Caboolture as trustee for Town Planning purposes and to the registration of easement documents in Council's favour for drainage easement M in Lot 37.

Dated this 3RD day of OCTOBER 1994.

Mayor or  
Chairman

Town or  
Shire Clerk  
Chief Executive Officer

Previous Title  
50012527

LOT 107

RP 863889

I/We Q M PROPERTIES PTY LTD (ACN 010 716 935)

Registered  
Owner/s

(Names in full)

• as Proprietor/s of this land.

• as Lessee/s of Miner's Homestead

Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

Q M PROPERTIES PTY LTD. by its duly constituted Attorneys RONALD JOSEPH GEORGE MORRISON and KERRY FRANCES COOK pursuant to Power of Attorney No. J962734C and who declare that they have received no notice of revocation of the said Power of Attorney.

Signature of • Proprietor/s • Lessee/s  
Owner/s

• Rule out which is inapplicable.

For Additional Plan &  
Document Notings  
Refer to CISP

This survey has been examined and may be used for land dealings.

Surveyor General

Date

| Lot | Vol. | Fol. | Lot | Vol. | Fol. | Lot | Vol. | Fol. |
|-----|------|------|-----|------|------|-----|------|------|
|     |      |      |     |      |      |     |      |      |
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|     |      |      |     |      |      |     |      |      |
|     |      |      |     |      |      |     |      |      |

Lodged by  
QM PROPERTIES PTY. LTD.  
G.P.O. Box 2414  
BRISBANE QLD 4001  
Phone No.: (07) 221 0788

Received  
Registrar of Titles

#### Fees Payable

Postal fee and postage

Logt. Exam. & Ass.

13 New Title

Entd. on Deeds

Photo Fee

Total

Short Fees Paid

REG. NO. 518281

RECEIVED \$ 325

DATE 16.10.94

#### File Ref.

Deposited / /

Audited 3 / 10 / 94 JJC

Passed 3 / 10 / 94 JJC

Survey Records: File/Field Notes

Charted / /

Original Grant

10704230 (Por. 78A)

#### Particulars entered in Register Book

Vol.

Folio

1

50012527

1

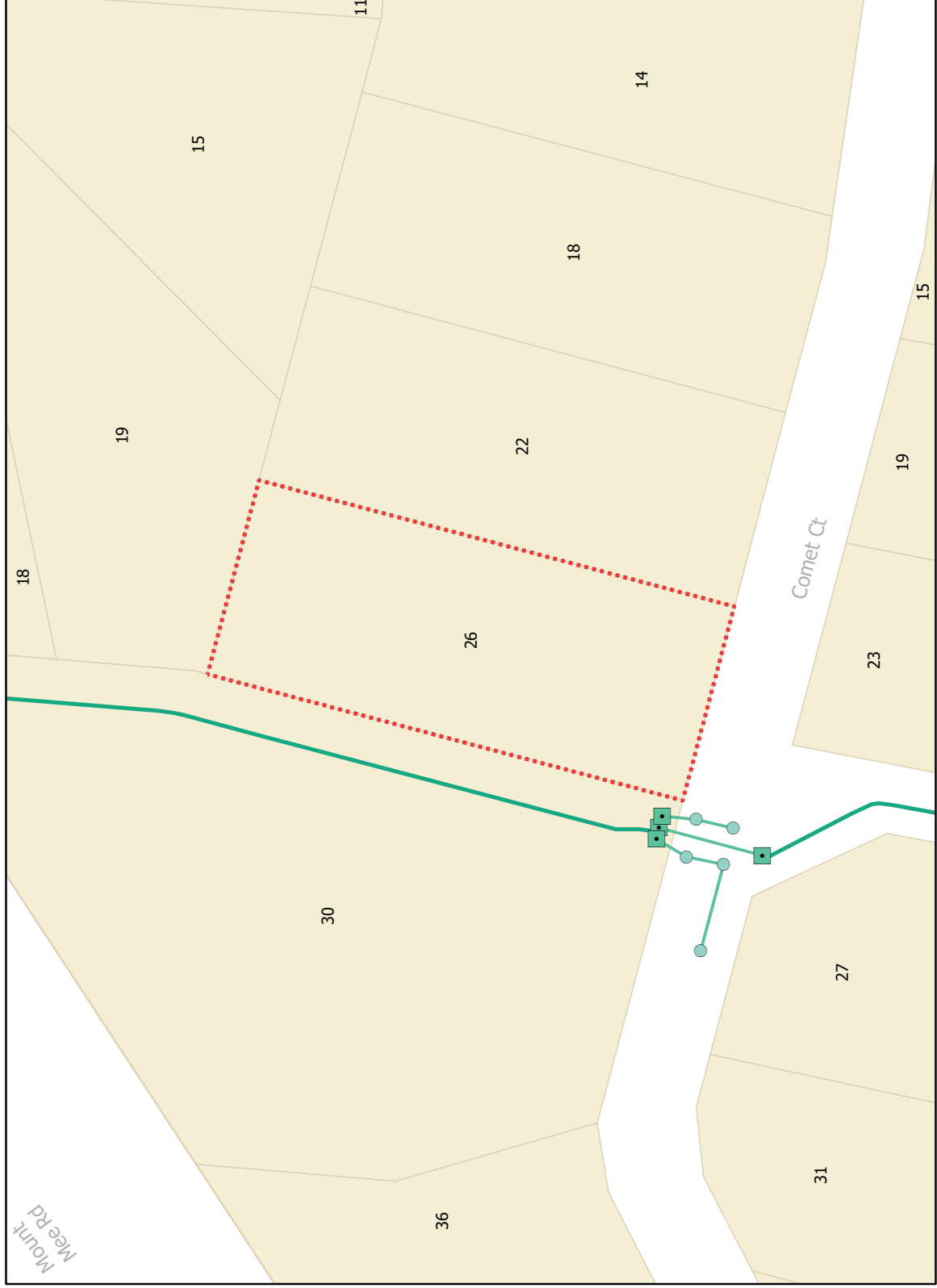


REGISTRAR OF TITLES

700274573  
BE 400 NT PLAN OF SURV ORIG  
10/10/1994  
\$621.00

REGISTERED

PLAN 818311



- Legend**
- ⋯ BYDA Enquiry
  - Headwall
  - Kerb Inlet
  - 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.

© Moreton Bay Regional Council 2021

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

**16/10/26 (valid for 30 days)**

Plans generated by SmarterWX™ Automate



## LEGEND



Parcel and the location



Pit with size "5"



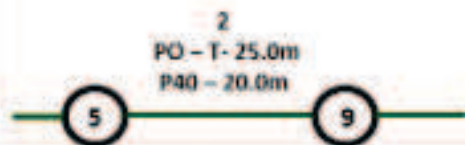
Power Pit with size "2E".  
Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.



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.



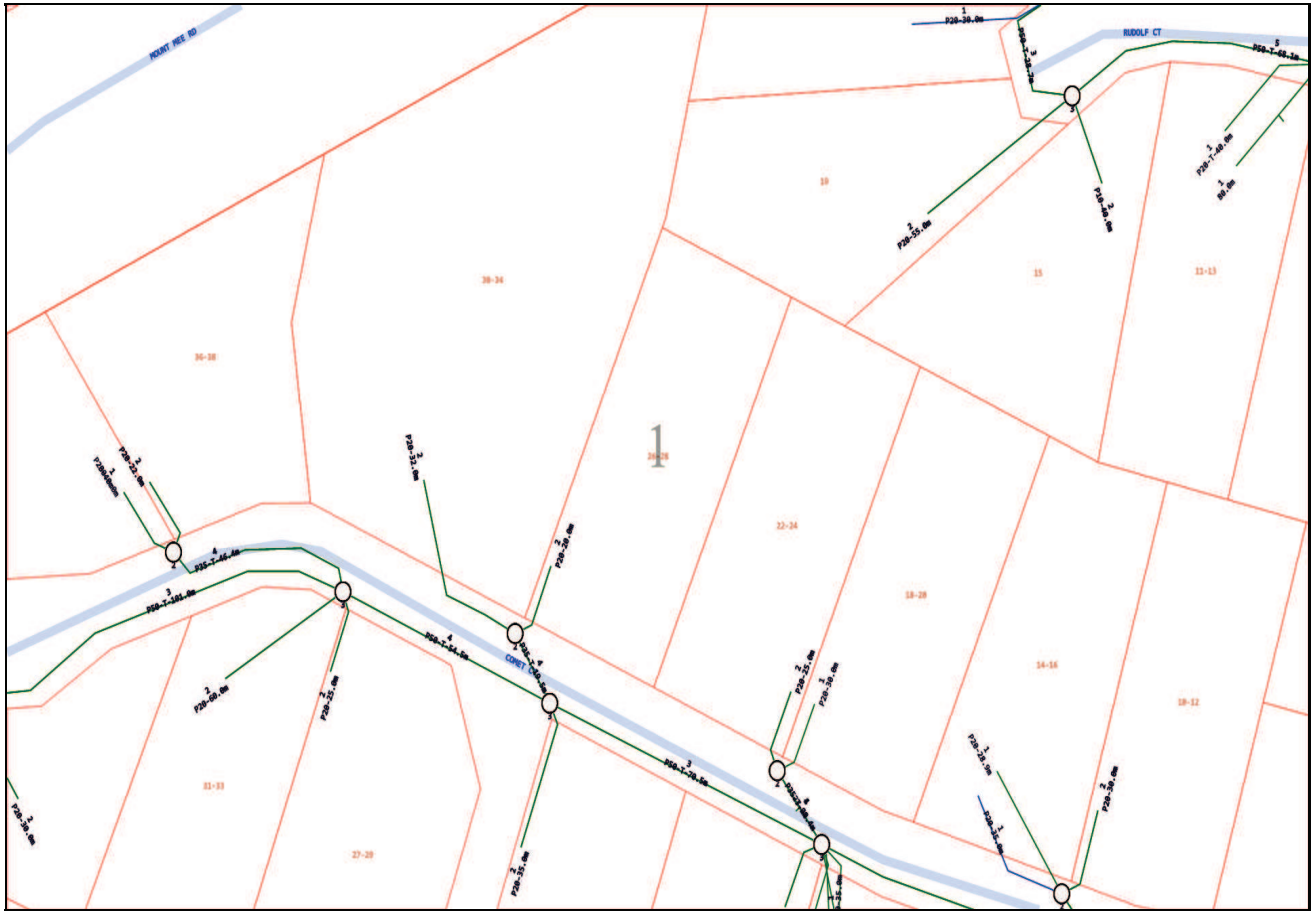
Trench containing any **INSERVICE/CONSTRUCTED** (Power) cables.

BROADWAY ST

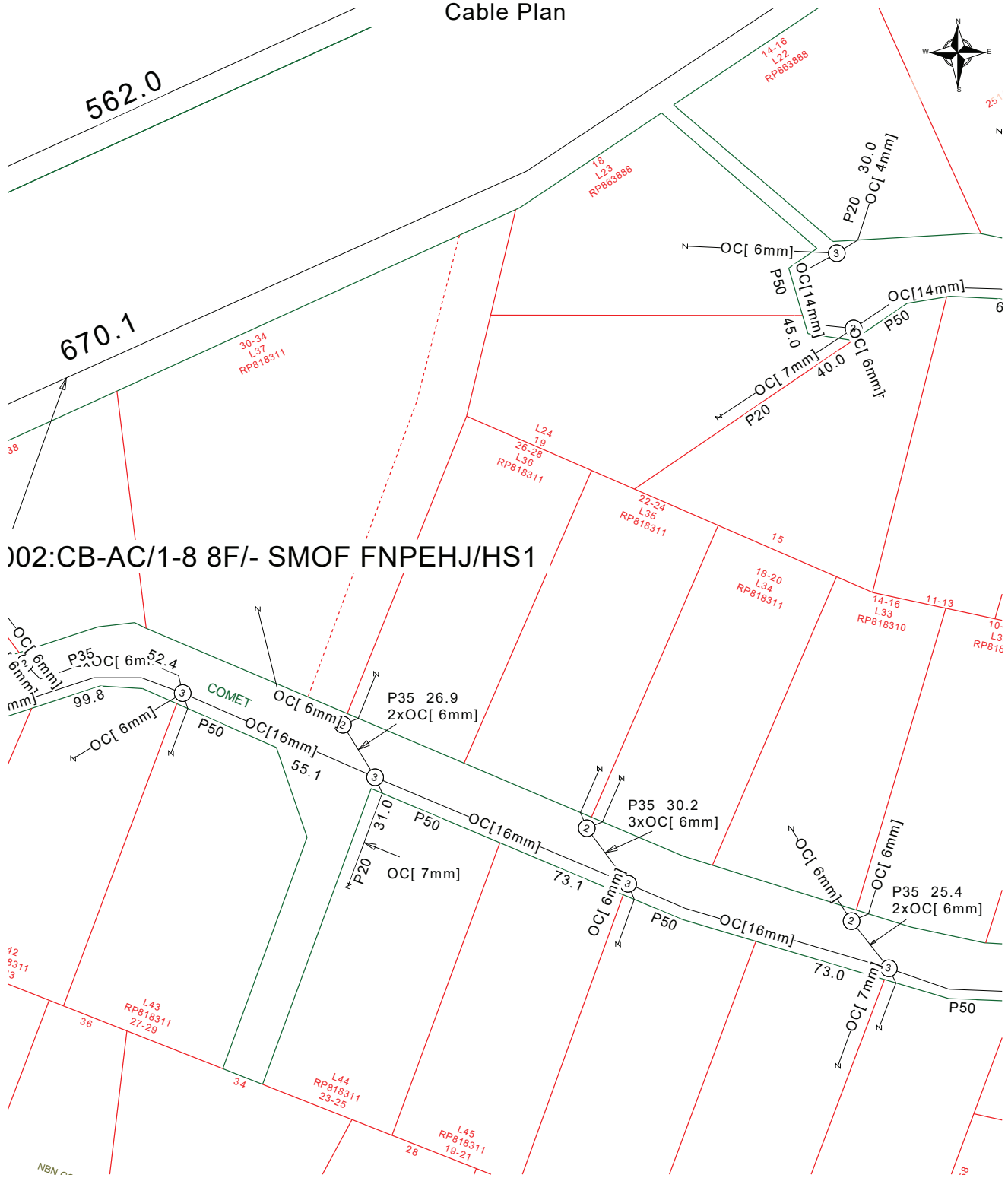
Road and the street name "Broadway ST"

Scale

0 20 40 60 Meters  
1:2000  
1 cm equals 20 m



# Cable Plan



002:CB-AC/1-8 8F/- SMOF FNPEHJ/HS1



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>  
Ph - 13 22 03  
Email - [Telstra.Plans@team.telstra.com](mailto:Telstra.Plans@team.telstra.com)  
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 16/10/2026 12:15:08

Sequence Number: 281023552

**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

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.

## General Information

Telstra highly recommends using Certified Locators.

For more info visit <https://certloc.com.au/find-a-certified-locator/>

or Telstra Location Intelligence Team 1800 653 935

**Before you Dig Australia – BEST PRACTICE 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/>



Report Damage to Telstra equipment.  
**Call** 13 22 03 and say, "Report Damage".  
**Online:** <https://www.telstra.com.au/consumer-advice/digging-construction/report-damages>



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)

# Before You Dig Australia

## Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

**If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.**

Please read this document carefully. Taking your time now and following the BYDA's Best Practices and 5 Ps of Safe Excavation <https://www.byda.com.au/before-you-dig/best-practice-guides/>

can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.



# Disclaimer and legal details

\*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of Telstra's networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near Telstra's network and the importance of taking all the necessary steps to confirm the presence, alignments and various depths of Telstra's network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities arranging for the works to be performed, supervising the works, and undertaking the works to protect Telstra network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details. If the Applicant is aware of another party or parties about to perform or performing works at the location, it should ensure that the other party or parties have lodged a BYDA enquiry and obtained plans for that location. If you are undertaking excavations works you must follow the 5Ps of Safe Excavation. The 5 Ps of Safe Excavation are set out in the video in the below link.

<https://www.byda.com.au/education/resources/>

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

## Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Location Intelligence Team.

Telstra does not accept any liability or responsibility for the performance of, or advice given by a CERTLOC Certified Locating Organisation (CLO). Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra.

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines

**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. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. **FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK.** A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

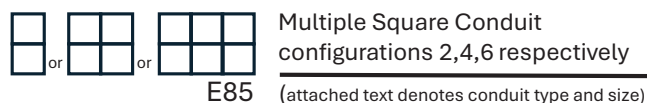
## Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at [www.telstra.com.au/privacy](http://www.telstra.com.au/privacy) or by calling us at 1800 039 059 (business hours only).

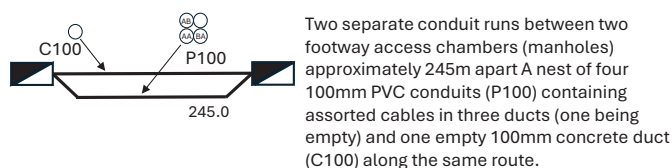
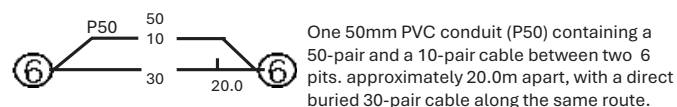
## LEGEND



|      |                                                                         |  |                                                             |
|------|-------------------------------------------------------------------------|--|-------------------------------------------------------------|
|      | 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                                           |

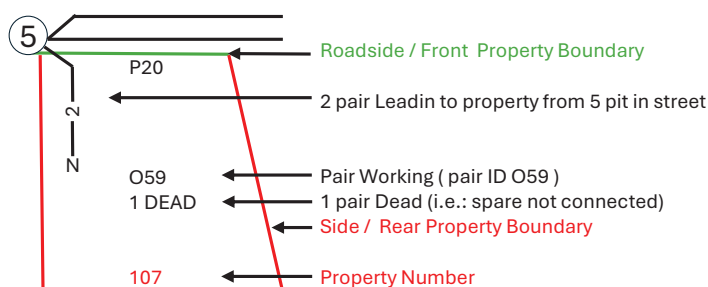


### Some Examples of how to read Telstra Plans



### 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.

# UNITYWATER BYDA MAP

Sequence Number: 281023551

Job Number: 54508136

Printed On: 16 Oct 2026

Emergency Situations

Call Unitywater:

1300 086 489

This information on this plan is valid  
for 30 days from "Printed On" date.

| Legend                                                                                |                                                                                                                       |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|    | <b>Water</b>                                                                                                          |
|                                                                                       |  Water Pump Station                |
|                                                                                       |  Water Service                     |
|                                                                                       |  Water Valve                       |
|                                                                                       |  Water Pipe (Abandoned)            |
|                                                                                       |  Water Hydrant                     |
|                                                                                       |  Water Fitting                     |
|                                                                                       | <b>Water Main</b>                                                                                                     |
|                                                                                       |  Trunk Main                        |
|                                                                                       |  Reticulation Main                 |
|    | <b>Sewer</b>                                                                                                          |
|                                                                                       |  Sewer Pump Station                |
|                                                                                       |  Sewer Maintenance Hole            |
|                                                                                       |  Sewer Valve                       |
|                                                                                       |  Sewer Fitting                     |
|                                                                                       |  Recycled Water Pump Station       |
|                                                                                       |  Recycled Water Valve            |
|                                                                                       |  Recycled Water Hydrant          |
|                                                                                       |  Recycled Water Fitting          |
|                                                                                       |  Recycled Water Pipe (Abandoned) |
|  | <b>Recycled Water</b>                                                                                                 |
|                                                                                       |  Recycled Water Pump Station     |
|                                                                                       |  Recycled Water Valve            |
|                                                                                       |  Recycled Water Hydrant          |
|                                                                                       |  Recycled Water Fitting          |
|                                                                                       |  Recycled Water Pipe (Abandoned) |
|                                                                                       |  Recycled Water Main             |
|                                                                                       |  Sewer Pump Station              |
|                                                                                       |  Sewer Maintenance Hole          |
|                                                                                       |  Sewer Valve                     |

Scale: 1:1000  
(if printed at 100%  
on A3 size paper)



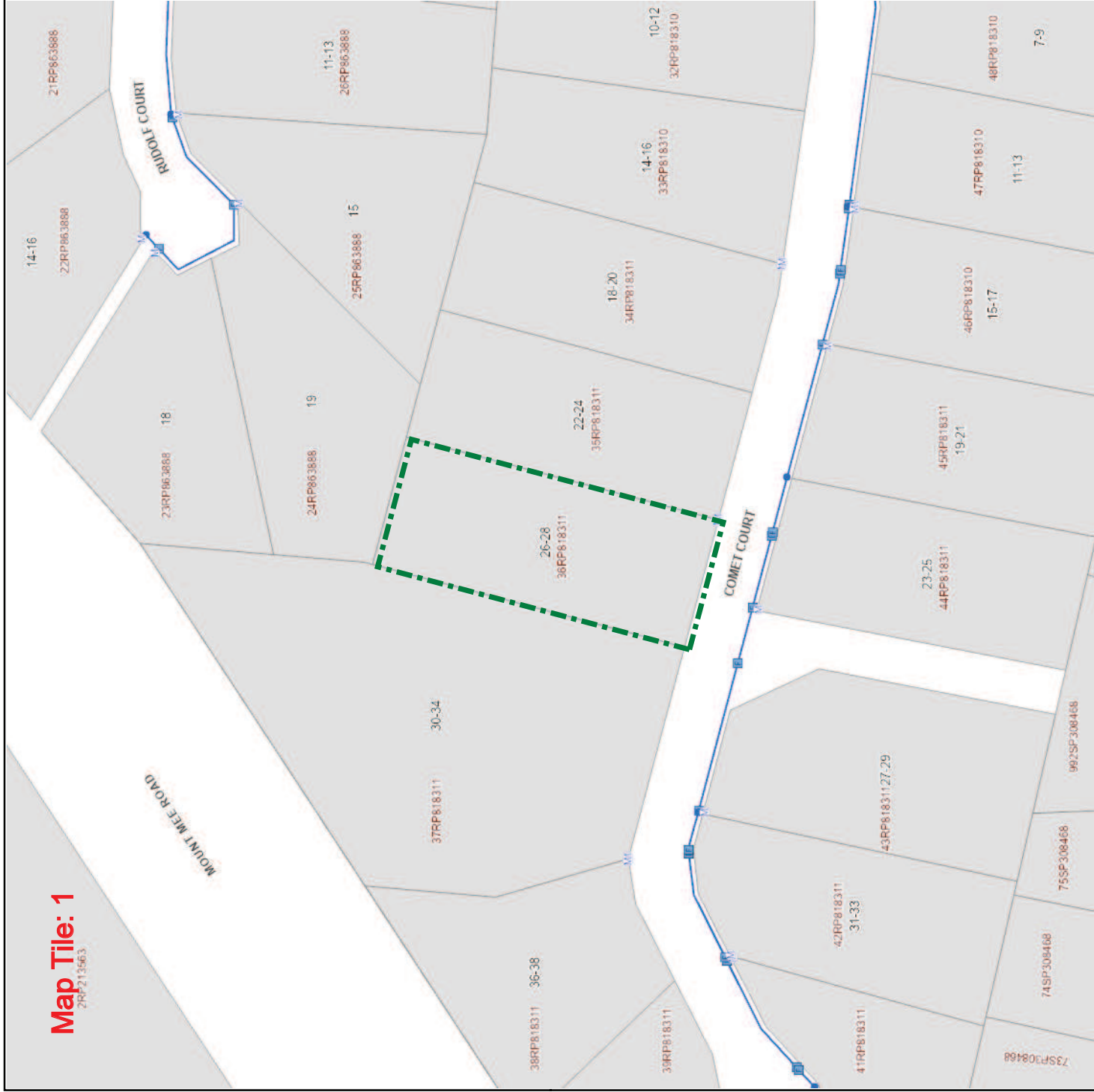
Before You Dig Australia  
PO Box 953  
Caboolture QLD 4510

Inquiries: 1300 0 Unity (1300 086 489) Email: [dbvd@unitywater.com](mailto:dbvd@unitywater.com)

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Map Tile: 1

281023551



# Form 2 and prescribed certificates v2

Final Audit Report

2026-10-16

|                 |                                                    |
|-----------------|----------------------------------------------------|
| Created:        | 2026-10-16                                         |
| By:             | Otto Fischer (otto@premierconveyancinglawyers.com) |
| Status:         | Signed                                             |
| Transaction ID: | CBJCHBCAABAAACcdpPuJ6JpNjLt7x12GmB-cVCjOk-YH       |

## "Form 2 and prescribed certificates v2" History

-  Document created by Otto Fischer (otto@premierconveyancinglawyers.com)  
2026-10-16 - 4:38:03 AM GMT- IP address: 101.183.216.206
-  Document emailed to Juliet (juliethough@hotmail.com) for signature  
2026-10-16 - 4:38:53 AM GMT
-  Email viewed by Juliet (juliethough@hotmail.com)  
2026-10-16 - 4:51:20 AM GMT- IP address: 101.189.154.203
-  Document e-signed by Juliet (juliethough@hotmail.com)  
Signature Date: 2026-10-16 - 4:54:42 AM GMT - Time Source: server- IP address: 101.189.154.203 - Signature Appearance Selected: MOBILE\_DRAW
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2026-10-16 - 5:08:09 AM GMT- IP address: 172.225.64.43
-  Document e-signed by Gregory (everythingupholstery@hotmail.com)  
Signature Date: 2026-10-16 - 5:10:57 AM GMT - Time Source: server- IP address: 101.189.154.203 - Signature Appearance Selected: MOBILE\_DRAW
-  Agreement completed.  
2026-10-16 - 5:10:57 AM GMT