



Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller	Janet Mills and Paul Anthony Mills
Property address (referred to as the “property” in this statement)	3 Boobook Court, Narangba, QLD, 4504
Lot on plan description	Lot 17 on Registered Plan 853694

Community titles scheme or BUGTA scheme: Yes No

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

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

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

Title details	The seller gives or has given the buyer the following—
	A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property. <input checked="" type="checkbox"/> Yes
	A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> Yes

Registered encumbrances	<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>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement.</p> <p>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.</p>
	<p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input type="text"/> » the amount of rent and bond payable: <input type="text"/> » whether the lease has an option to renew: <input type="text"/>
	<p>Other unregistered agreement in writing (if applicable)</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.</p>
	<p>Unregistered oral agreement (if applicable)</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: 150px; width: 100%;"></div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>
Residential tenancy or rooming accommodation agreement	<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.</p> <p>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>) <input type="text"/></p> <p>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.</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.

Zoning	The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>): <div style="border: 1px solid black; padding: 5px; text-align: center;">General residential - Suburban neighbourhood</div>
Transport proposals and resumptions	<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.</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>
Contamination and environmental protection	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.</p> <p>The following notices are, or have been, given:</p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).</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).</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).</p>
Trees	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>
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).
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 enquiries. 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. If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. Pool compliance certificate is given. OR Notice of no pool safety certificate is given.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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. <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>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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. 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. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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:	\$447.83	Date Range: 01 January 2026 - 31 March 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 <input type="checkbox"/> 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:	\$397.97	Date Range 18 July 2025 - 17 October 2025
OR		
There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:		
Amount:		Date Range

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

Part 6 – Community titles schemes and BUGTA schemes

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

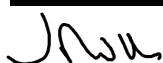
WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i>		
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. 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.	<input type="checkbox"/> 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: <ul style="list-style-type: none">» 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.	<input type="checkbox"/> Yes	<input type="checkbox"/> 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 <i>(If Yes, complete the information below)</i>		
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer. If No — An explanatory statement is given to the buyer that states: <ul style="list-style-type: none">» 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.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Signatures – SELLER



Signature of seller

Janet Mills

Name of seller

19/01/2026

Date



Signature of seller

Paul Anthony Mills

Name of seller

20/01/2026

Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	18563024	Search Date:	16/01/2026 16:59
Date Title Created:	13/07/1993	Request No:	54738823
Previous Title:	18419011		

ESTATE AND LAND

Estate in Fee Simple

LOT 17 REGISTERED PLAN 853694
Local Government: MORETON BAY

REGISTERED OWNER

Dealing No: 708699025 31/05/2005

JANET MILLS
PAUL ANTHONY MILLS

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10581124 (POR 60)
Deed of Grant No. 10893201 (POR 100)

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

853694

PLAN MUST BE DRAWN WITHIN BLACK LINES

853694

STN	TO	ORIGIN	BEARING	DIST
7	Screw in M/H		218°43'	1.555
24	PIN		AT	STN
24a	Screw in Kerb		154°57'	4.185
24b	Screw in Kerb		274°44'	3.917
25	PIN		AT	STN
25a	Screw in Kerb		188°41'	5.15
25b	Screw in Kerb		35°07'	6.621
26	PIN		AT	STN
26a	Screw in Kerb		347°30'	5.117
26b	Screw in Kerb		89°36'	4.389
27	PIN		AT	STN
27a	Screw in Kerb		27°49'	5.586
27b	Screw in Kerb		271°49'	4.189
28	PIN		AT	STN
28a	Screw in Kerb		270°39'	4.335
28b	Screw in Kerb		177°11'	4.472
29	PIN		AT	STN
29a	Screw in Kerb		108°55'	4.65
29b	Screw in Kerb		177°13'	4.475
30	Screw in Chnl		319°30'	7.31

Branded Peg placed at all new corners unless otherwise stated.Area of New Road
3058 m²This is one of four plans
from the one survey.
(RP853691 - RP853694)
For DATUM of Survey
see RP853691.

I, Michael KLEINE
hereby certify that I, the Company, have surveyed the
land comprised in this plan either personally or by
personally the Company and responsible
that the plan is accurate, that the said survey was
performed in accordance with the Surveyors Act and the
Surveyors Regulations and that the said survey
was completed on 31/5/93

Licensed Surveyor/
Director
of
RP849794
Date 31-5-93PLAN OF Lots 10, 16 & 17.

Cancelling Part of Lot 11 on RP849794

ORIGINAL Por. 60 & 100

PARISH
COUNTY
TOWN/LOCALITY
LOCAL AUTHORITY
LAND AGENTS/MINING
DISTRICT
MINING FIELDCABOOLTURE
Stanley

NARANGBA

CABOOLTURE S.C.

REGISTERED PLAN 853694

OF SAUNDERS HAWAII ASSOCIATES

6

7

8

9

10

cm

CROWN COPYRIGHT RESERVED

REF. 1700 FILE 1700-10.DWG

THE INSTITUTION OF SURVEYORS AUSTRALIA (QUEENSLAND DIVISION)
BY AUTHORITY LICENCE NUMBER 67

CISP

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

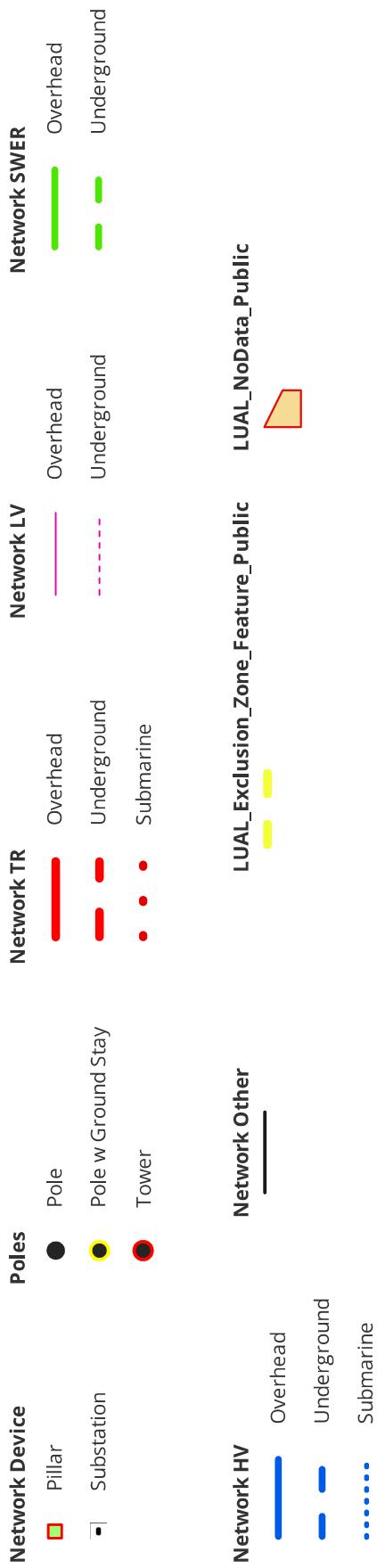
No. 853694	<p>Council of the Shire of Caboolture certifies that all the requirements of this Council, the Local Government Acts and all By-Laws have been complied with and approves this Plan of Subdivision</p> <p>Dated this 18th day of June 1993</p> <p>Patricia Cartwright PC Shire Clerk</p>		<p>Previous Title CT 8419-11 Lot 11 on RP849794</p> <p>Entire (L37985) not in Surveyor General's hands</p>																		
<p>We <i>Heritage Properties Pty. Ltd.</i></p> <p>(Names in full)</p> <ul style="list-style-type: none"> as Proprietor/s of this land. as Lessee/s of Miner's Homestead <p>agree to this plan and dedicate the new road as shown hereon to public use.</p>		<table border="1"> <tr> <td colspan="2">PORTION ALLOCATION</td> </tr> <tr> <td>LOTS</td> <td>ORIG PORTION</td> </tr> <tr> <td>10</td> <td>60</td> </tr> <tr> <td>16 & 17</td> <td>100</td> </tr> </table> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>For Additional Plan & Document Notings Refer to CISP</p> </div>		PORTION ALLOCATION		LOTS	ORIG PORTION	10	60	16 & 17	100										
PORTION ALLOCATION																					
LOTS	ORIG PORTION																				
10	60																				
16 & 17	100																				
<p>Signature of • Proprietor/s • Lessee/s</p> <p>• Rule out which is inapplicable.</p> <p><i>Neville Dickson Bell</i></p> <p>Neville Dickson Bell</p> <p>in the presence of</p> <p><i>Justice of the Peace</i></p> <p><i>Mary Patricia Ridgway</i></p> <p>FOLR.</p>		<p>I CERTIFY THAT THIS PLAN HAS NOT BEEN ALTERED SINCE ENDORSEMENT BY THE SURVEYOR GENERAL</p> <p><i>M. Klein</i> LICENSED SURVEYOR/DIRECTOR 23/6/93</p>																			
		<p>This survey has been examined and may be used for land dealings.</p> <p>Surveyor General Date</p> <table border="1"> <tr> <td>Lot</td> <td>Vol.</td> <td>Fol.</td> <td>Lot</td> <td>Vol.</td> <td>Fol.</td> <td>Lot</td> <td>Vol.</td> <td>Fol.</td> </tr> <tr> <td>10 16 17</td> <td>8563</td> <td>22 23 24</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.	10 16 17	8563	22 23 24						
Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.													
10 16 17	8563	22 23 24																			
<p>File Ref. 853694.</p> <p>Deposited 1/1</p> <p>Audited 23/6/93 RT</p> <p>Passed 23/6/93 RT</p> <p>Survey Records: File/Field Notes</p> <p>Charted 1/1</p> <p>Original Grant 61614 (Por 60) 82691 (Por 100) Formerly Por 104.</p>		<p>Particulars entered in Register Book</p> <p>Vol. 8419 Folio 11.</p> <p>at 8:43am</p> <p>2-7</p> <p>RECEIVED \$ 136.00 14 JULY 1993 REGISTRAR OF TITLES</p>		<p>Lodged by DAVID ROBERTS SOLICITOR GPO BOX 2484 BRISBANE Q 4001</p> <p>Received Registrar of Titles</p> <p>Fees Payable</p> <p>Postal fee and postage 58</p> <p>Logt. Exam. & Ass. 108</p> <p>New Title</p> <p>Entd. on Deeds 14</p> <p>Photo Fee 180</p> <p>Total</p> <p>Short Fees Paid</p> <p>Rec. No. 284930</p> <p>RECEIVED \$ 136.00 14 JULY 1993 DATE 4/6/93</p> <p>PLAN 8544 PLAN 1545281C 10:04 AM 30 JUN 1993 \$180.00</p>																	

REGISTERED PLAN 853694 ✓ CISP

Look up and Live - 52088349

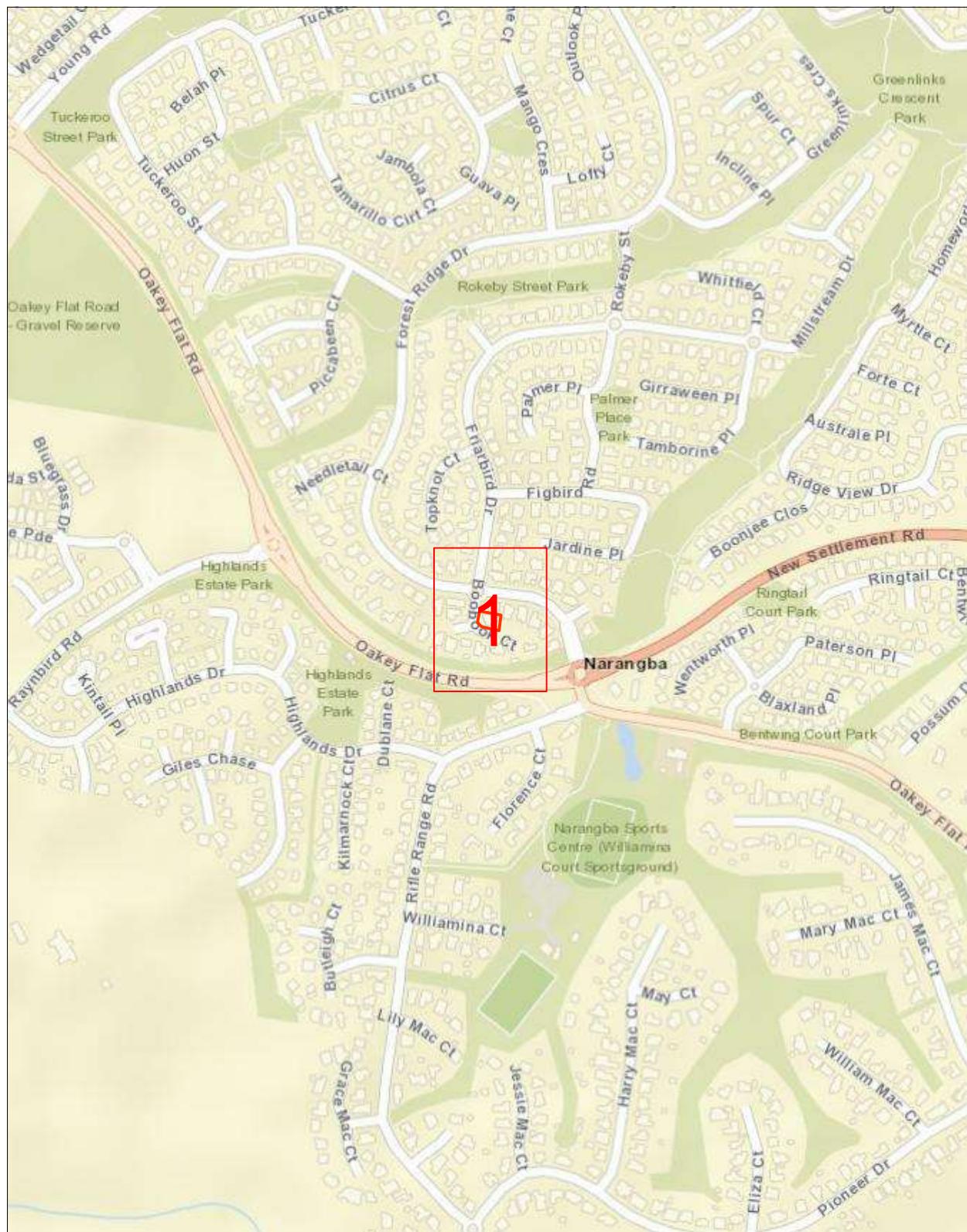


Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS, Maxar
Booboo Court



Site 3 Boobook Ct
Address: Narangba
QLD 4504

Sequence Number: 266547854



Scale 1: 6000

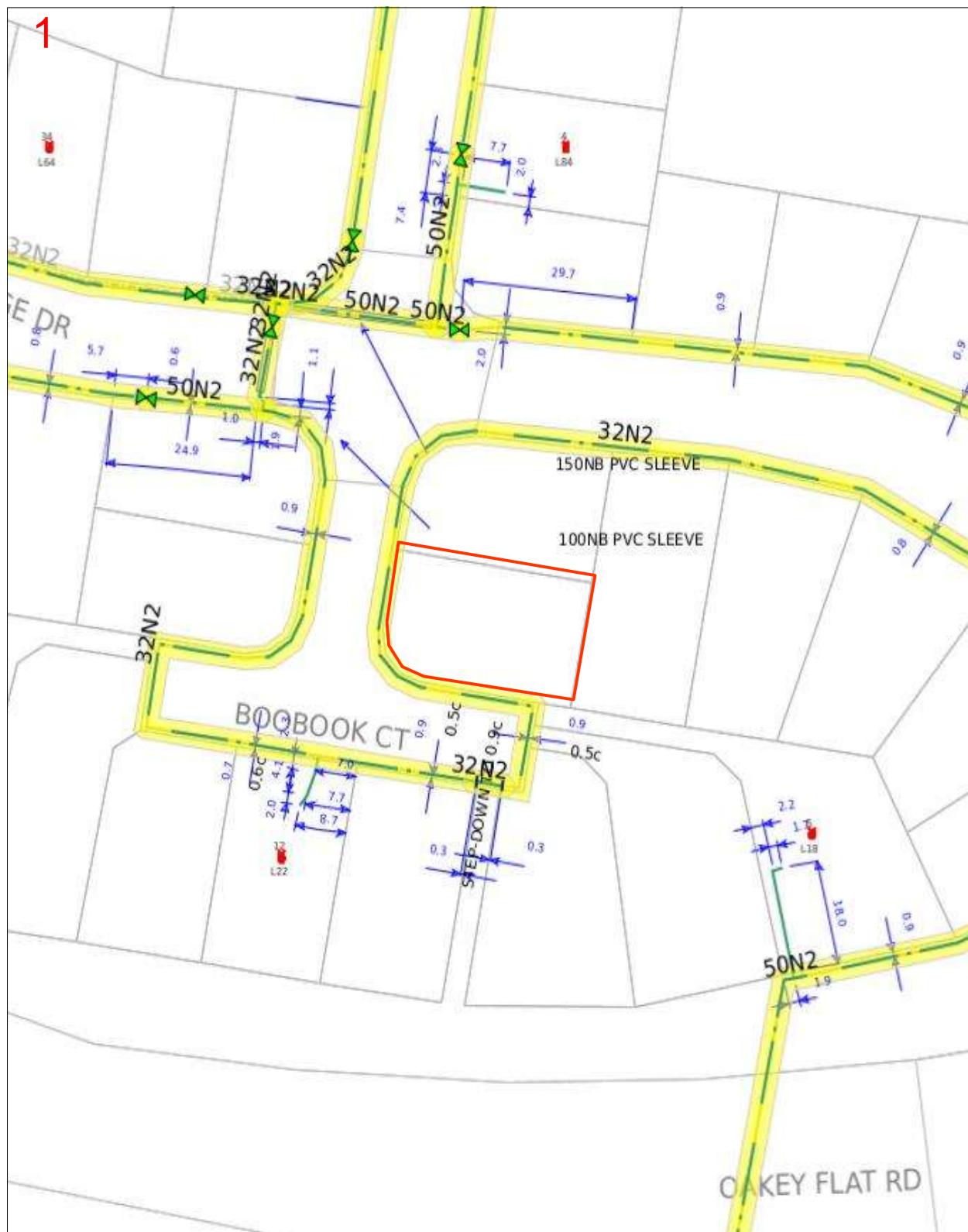
Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Enquiry Area

Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area

Map Key Area



Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas	—	—	—	—
Natural gas – proposed	····	····	····	····
LPG (yellow dash)	not applicable	—	—	not applicable
Hydrogen blended (aqua dash)	not applicable	—	—	not applicable

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)	—	—	—	—
Casing (grey highlight)	—	—	—	not applicable

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe
Idle or inactive pipe	—

BoK Back of kerb
C Depth of cover
CP Cathodic protection

FoK Front of kerb
NTI Not tied in

ABBREVIATION

BoK Back of kerb
C Depth of cover
CP Cathodic protection

FoK Front of kerb
NTI Not tied in

OBJECT SYMBOLS

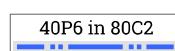
Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service^	
Gas connected property		CP rectifier terminal			

[^]A live gas service terminated underground within the property boundary, available for future extension to the gas meter.

PIPE CODE AND MATERIAL

P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

INTERPRETATION EXAMPLE



High pressure, 40 mm polyethylene in an 80 mm cast iron casing

Pipe diameter in millimetres is shown before pipe code.
40P6 = 40 mm nominal diameter



Medium pressure, 63 mm steel

This map was created in colour and should be printed in colour

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

Please Call 131962



BYDA

Sequence: 266547853
Date: 13/01/2026
Scale: 1:500
Tile No: 1

CAUTION - HIGH VOLTAGE

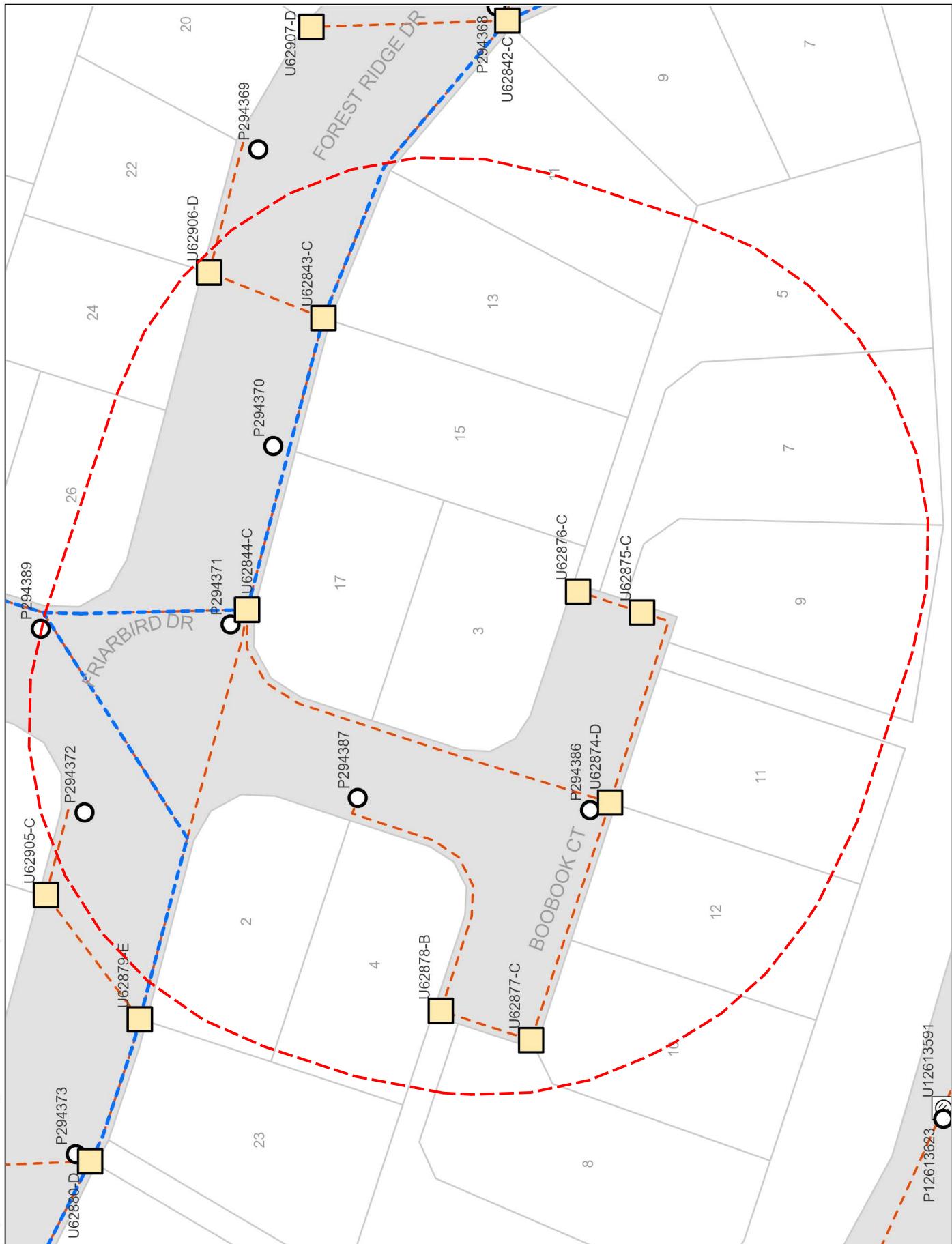
LEGEND

- 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 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 at the risk of the user and constitutes acceptance of these terms.



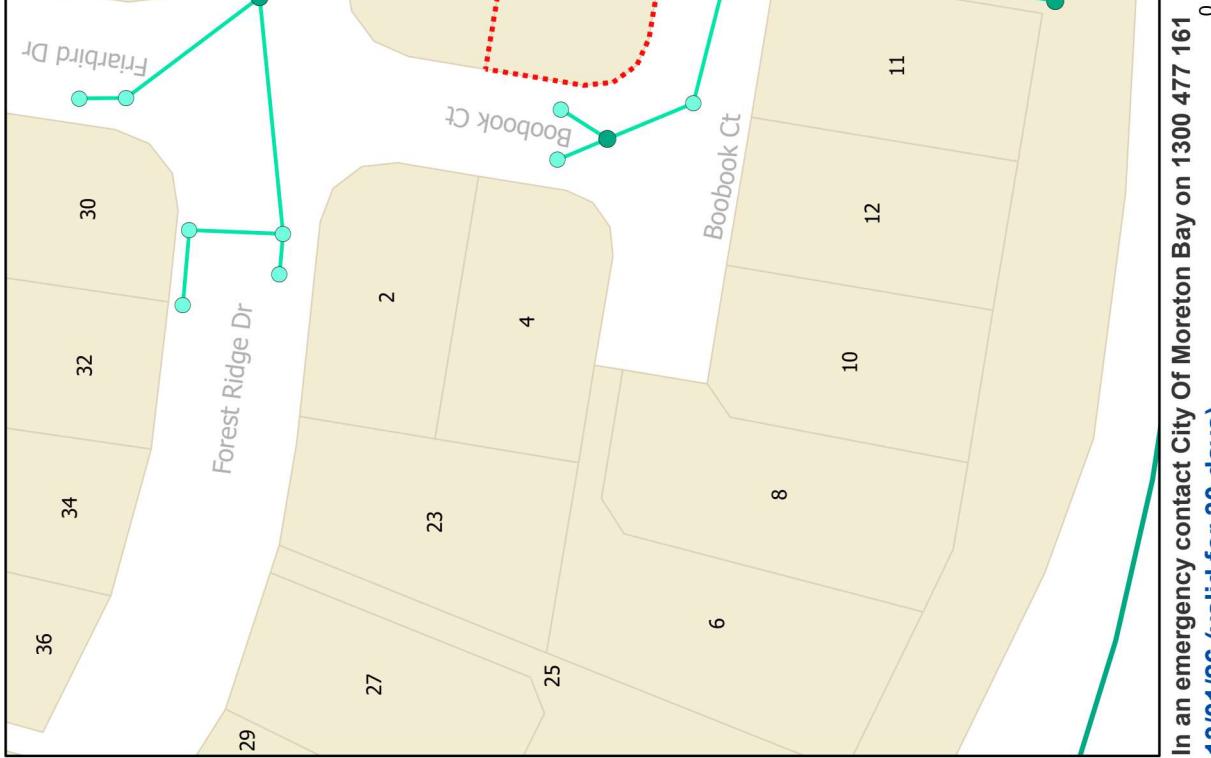


Job # 52088349
Seq # 266547851

Provided by City Of Moreton Bay



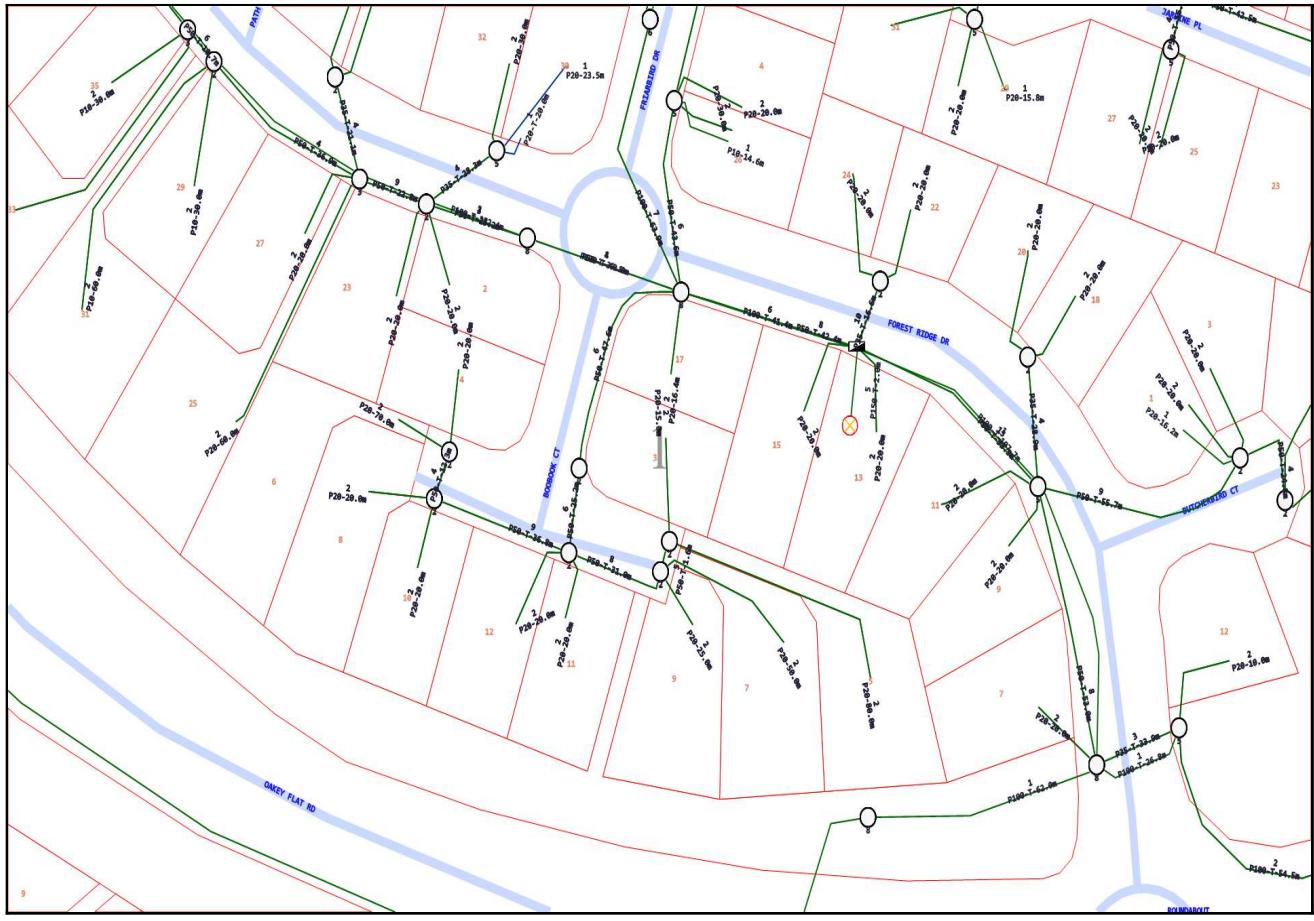
1300 477 161





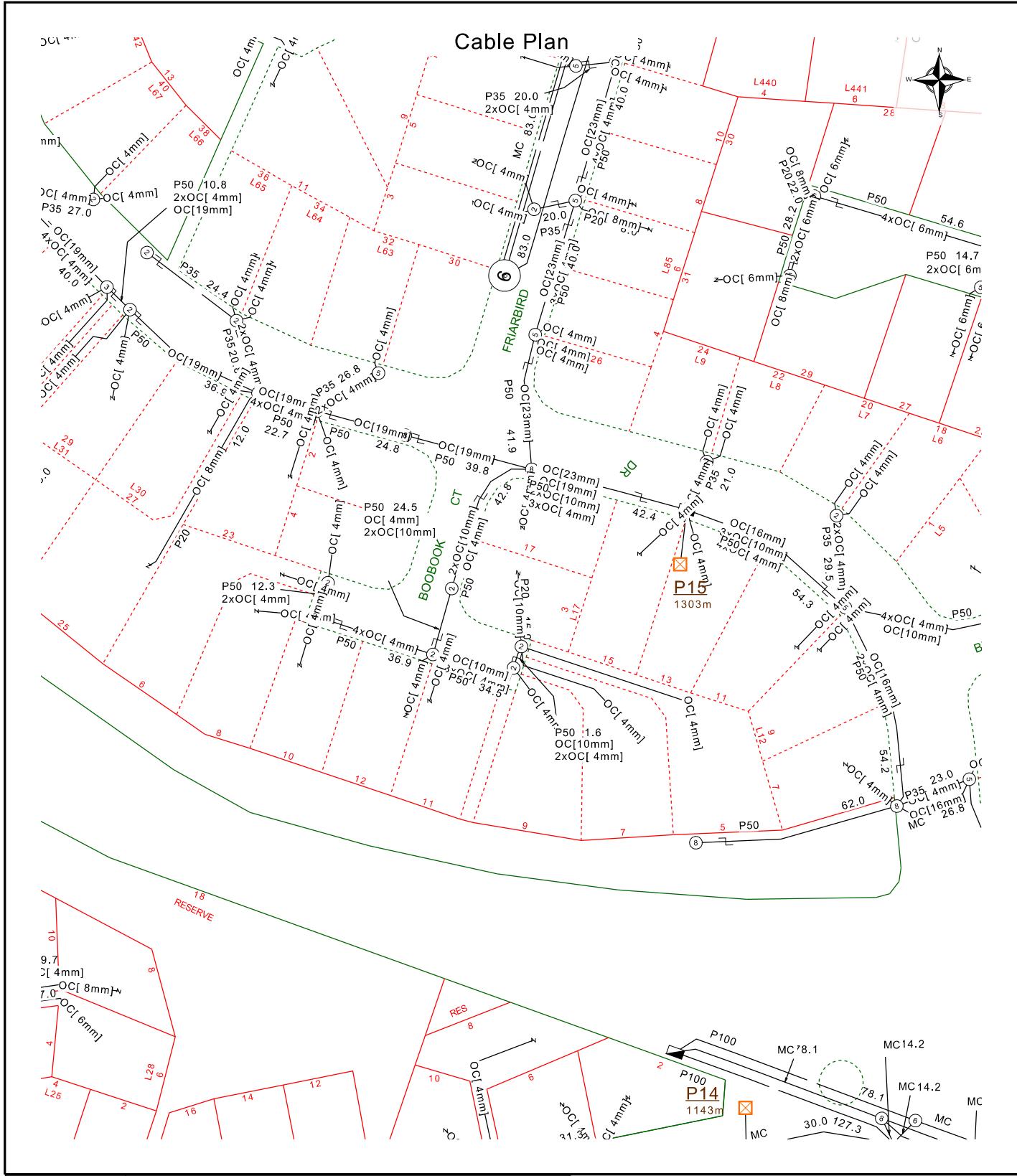
LEGEND

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



Emergency Contacts

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



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-line>
Ph - 13 22 03
Email - 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 13/01/2026 09:51:08

Sequence Number: 266547855

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

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

WARNING

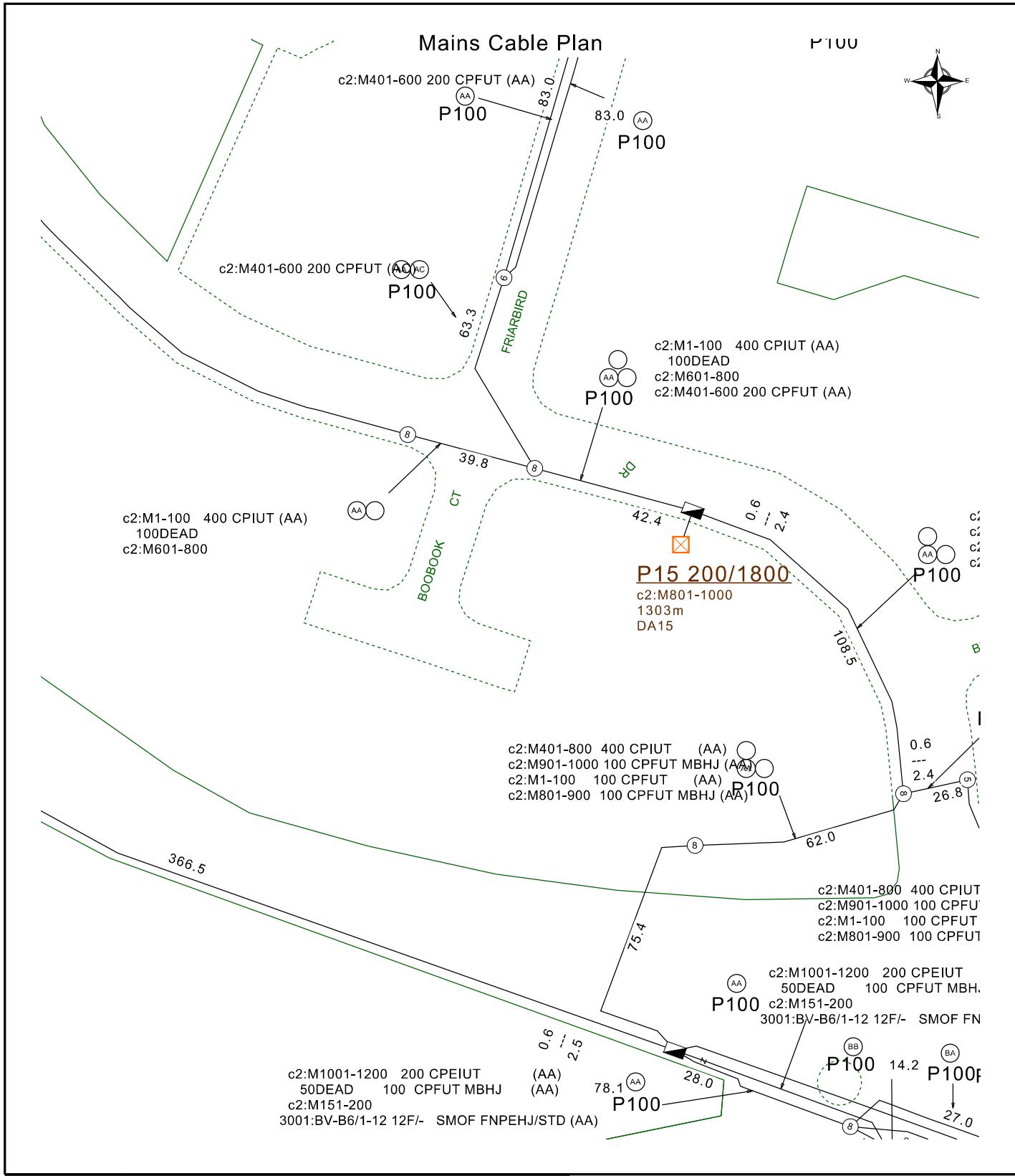
WARNING Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.

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.

Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.

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



 Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 266547855 CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
TELSTRA LIMITED A.C.N. 086 174 781	
Generated On 13/01/2026 09:51:15	

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

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.

As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D.

Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.

Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.

Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.

A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

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

LEGEND

	Leadin 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 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		
		Single to Multiple Round Conduit Configurations 1,2,4,9 respectively (attached text denotes conduit type and size)		
		Multiple Square Conduit configurations 2,4,6 respectively (attached text denotes conduit type and size)		

UNITYWATER BYDA MAP

Sequence Number: 266547852

Sequocress, Volume 1: 2000-2001
Lah Number: E30088310

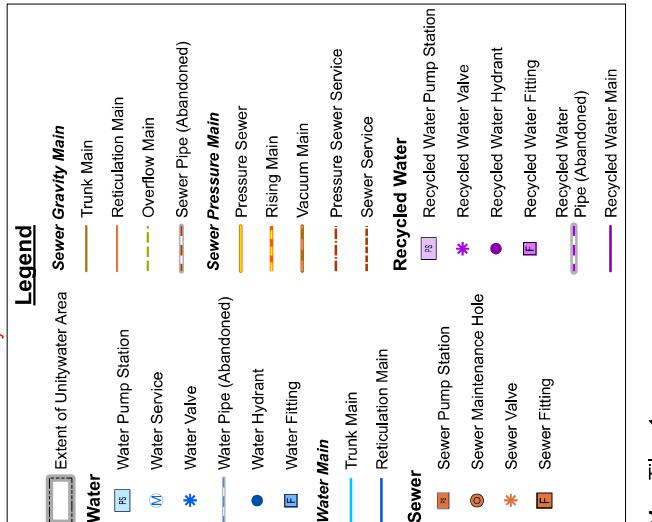
JOB Number: 32088343
Printed On: 12/01/20026

Printed On: 13/01/2026

Emergency Situations
Call Unitywater:

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

Legend



 Unitywater

Before You Dig Australia
PO Box 953

Caboulture QLD 4510
(1300 086 489) Email: db

Disclaimer These Maps are supplied under the following conditions:- Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warrant

, expressed, implied, or statutory, to the correctness, the map details or the degree of compliance with any

as per the Important Information included in the response
see that these Mans are indicative only and will not be

purpose. Persons making decisions with financial or

... upon the map certain lines and points exist and whether any particular facts or circumstances exist and

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QUEENSLAND
GOVERNMENT

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 983089

Date: 16/01/2026

Search Request reference: 183712082

Applicant details

Applicant: Tracey Roose

tracey.roose@byterules.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 17 on Plan RP853694 at 3 Boobook Ct, Narangba Qld 4504 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.



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)

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51104505 EMR Site Id: 19 January 2026

Cheque Number:

Client Reference:

This response relates to a search request received for the site:

Lot: 17 Plan: RP853694

3 BOOBOOK CT

NARANGBA

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

FORM 36 - NOTICE OF NO POOL SAFETY CERTIFICATE

EFFECTIVE OCTOBER 2022

Important information

1. Pool owners, including bodies corporate, are responsible for ensuring the barrier complies with the pool safety standard at all times, even after giving or receiving this Form 36.
2. Pool owners may be committing an offence by failing to comply with their pool safety obligations and penalties of up to 165 penalty units may be applied.
3. The owner must complete this form if a pool safety certificate is not in effect when:
 - selling a premises with a regulated pool; or
 - entering into an accommodation agreement (e.g. written, oral or implied agreement for provision of accommodation) for premises associated with a shared pool.
4. It is recommended the seller maintain a record of giving this form to the required parties.

For the seller:

When selling without a pool safety certificate, you need to fill out this Form 36. A Form 36 is completed as part of the contract of sale.

Before settlement you must give a copy to:

- the buyer; and
- the QBCC; and
- body corporate (if you are selling a home, unit or townhouse, where there is a shared pool).

For the buyer:

If you buy a property without a pool safety certificate you must get one within 90 days of settlement. The seller must have given you a Form 36 – notice of no pool safety certificate, before entering into a contract of sale.

For the lessor - non shared (private) pool:

You must get a pool safety certificate before a lease is signed for a house or townhouse with its own non-shared pool.

For the body corporate - shared pool:

The body corporate must also ensure a pool safety certificate is in effect within 90 days of settlement OR the date an accommodation agreement is entered into. A pool safety certificate must be displayed at the main entrance to the premises or at any gate or door giving access to the pool.

NOTICE OF NO POOL SAFETY CERTIFICATE
GOVERNING LEGISLATION

Applicable under Sections 246ATF and 246ATI of the *Building Act 1975*.

PRIVACY NOTICE

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*.

This information may be stored by the QBCC and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*.

Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RIGHT TO INFORMATION (RTI)

The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

COMPLETING THIS FORM

- Use BLACK pen only
- Print clearly in BLOCK LETTERS
- DO NOT use correction fluid – cross out and initial amendments

RETURN YOUR COMPLETED FORM BY

Post: GPO Box 5099 Brisbane QLD 4001.

In person: QBCC service centres are listed on our website qbcc.qld.gov.au.

Email: poolsafety@qbcc.qld.gov.au.

1. DETAILS OF PROPERTY OWNER

Title Mr Mrs Miss Ms Other

Surname

First Name

Postal Address

State Postcode

Mobile

Home
Phone

Email

2. LOCATION OF THE SWIMMING POOL

Street address

State Postcode

Lot/s on plan

Local
Government
Area

3. SHARED OR NON-SHARED POOL

Shared pool Non-shared pool

OFFICE

CRN:

USE
ONLY

Receipt no:
Assignee:

Licence no:

Container:

Receipt amount: \$
Received by:

4. DETAILS OF PROPERTY PURCHASER

Title Mr Mrs Miss Ms Other

Surname First Name Postal Address State Postcode Mobile Home Phone Email

5. PROPOSED DATE OF SETTLEMENT OR ACCOMMODATION AGREEMENT

 Sale Lease

Date can be amended and initiated by the owner if the statement or accommodation agreement date changes after this form is completed.

Date

6. PROPERTY OWNER'S DECLARATION

I declare that the information provided in this form is true and correct to the best of my knowledge; there is no pool safety certificate in effect for the pool; and I will give this form to the required parties in accordance with the *Building Act 1975*.

Name of Owner

Janet Mills

Signature of Owner Date D D M M Y Y Y Y

FORM 36 IS NOT PROPERLY COMPLETED UNLESS ALL RELEVANT DETAILS ARE PROVIDED.
It is recommended the seller maintain a record of giving this form to the required parties.



The owner or authorised person acting on behalf of the owner must submit completed form to:

Email - poolsafety@qbcc.qld.gov.au

Post - GPO Box 5099, Brisbane, QLD. 4001

In person - QBCC service centres are listed on our website qbcc.qld.gov.au.