



# 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 **Daniel Alexander Edwards, Hope Ellen Dixon**

Property address  
(referred to as the  
"property" in this  
statement)

**37 TIBROGARGAN DRIVE, NARANGBA QLD 4504**

Lot on plan description

**158/RP880919**

Community titles scheme  
or BUGTA scheme:

Is the property part of a community titles scheme or a 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 *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> <ul style="list-style-type: none"> <li>» the start and end day of the term of the lease: <input style="width: 150px; height: 20px;" type="text"/></li> <li>» the amount of rent and bond payable: <input style="width: 150px; height: 20px;" type="text"/></li> <li>» whether the lease has an option to renew: <input style="width: 150px; height: 20px;" type="text"/></li> </ul> <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 Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>Council Assets, NBN Assets, Unity Water Assets - as per attached asset maps</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 style="width: 100px;" 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>	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; width: fit-content;">General Residential</div>		
<b>Transport proposals and resumptions</b>	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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
<b>Contamination and environmental protection</b>	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<b>The following notices are, or have been, given:</b>		
	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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Trees</b>	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <i>If Yes, a copy of the order or application must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Heritage</b>	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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Flooding</b>	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.		
<b>Vegetation, habitats and protected plants</b>	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.

<b>Swimming pool</b>	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<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"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
<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"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, 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="http://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.

### 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:

Date Range:

OR

The property is currently a rates exempt lot.\*\*

OR

The property is not rates exempt but no separate assessment of rates  is issued by a local government for the property.

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

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

### Water

#### Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice\* is:

Amount:

Date Range:

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

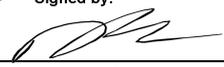
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

**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.**

<p><b>Body Corporate and Community Management Act 1997</b></p>	<p><b>The property is included in a community titles scheme.</b> (If Yes, complete the information below)</p>	<p><input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p>
<p><b>Community Management Statement</b></p>	<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.</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>	<p><input type="checkbox"/> Yes</p>
<p><b>Body Corporate Certificate</b></p>	<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.</p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states:</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>	<p><input type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>
<p><b>Statutory Warranties</b></p>	<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>	
<p><b>Building Units and Group Titles Act 1980</b></p>	<p><b>The property is included in a BUGTA scheme</b> (If Yes, complete the information below)</p>	<p><input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p>
<p><b>Body Corporate Certificate</b></p>	<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.</p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states:</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>	<p><input type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>

# Signatures – SELLER

Signed by:  
  
\_\_\_\_\_  
Signature of seller

Signed by:  
  
\_\_\_\_\_  
Signature of seller

**Daniel Alexander Edwards**  
\_\_\_\_\_  
Name of Seller

**Hope Ellen Dixon**  
\_\_\_\_\_  
Name of Seller

20/2/2026  
\_\_\_\_\_  
Date

21/2/2026  
\_\_\_\_\_  
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

\_\_\_\_\_  
Date



Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 50087045	<b>Search Date:</b> 18/02/2026 16:46
<b>Date Title Created:</b> 29/08/1995	<b>Request No:</b> 55112467
<b>Previous Title:</b> 50061669	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 158 REGISTERED PLAN 880919  
Local Government: MORETON BAY

#### REGISTERED OWNER

Dealing No: 722716942 31/08/2023

HOPE ELLEN DIXON  
DANIEL ALEXANDER EDWARDS

JOINT TENANTS

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by  
Deed of Grant No. 10508229 (POR 87A)
- MORTGAGE No 722716943 31/08/2023 at 14:14  
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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

LAND TITLES ACT 1994

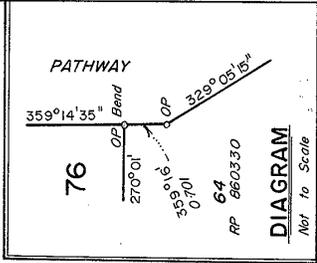
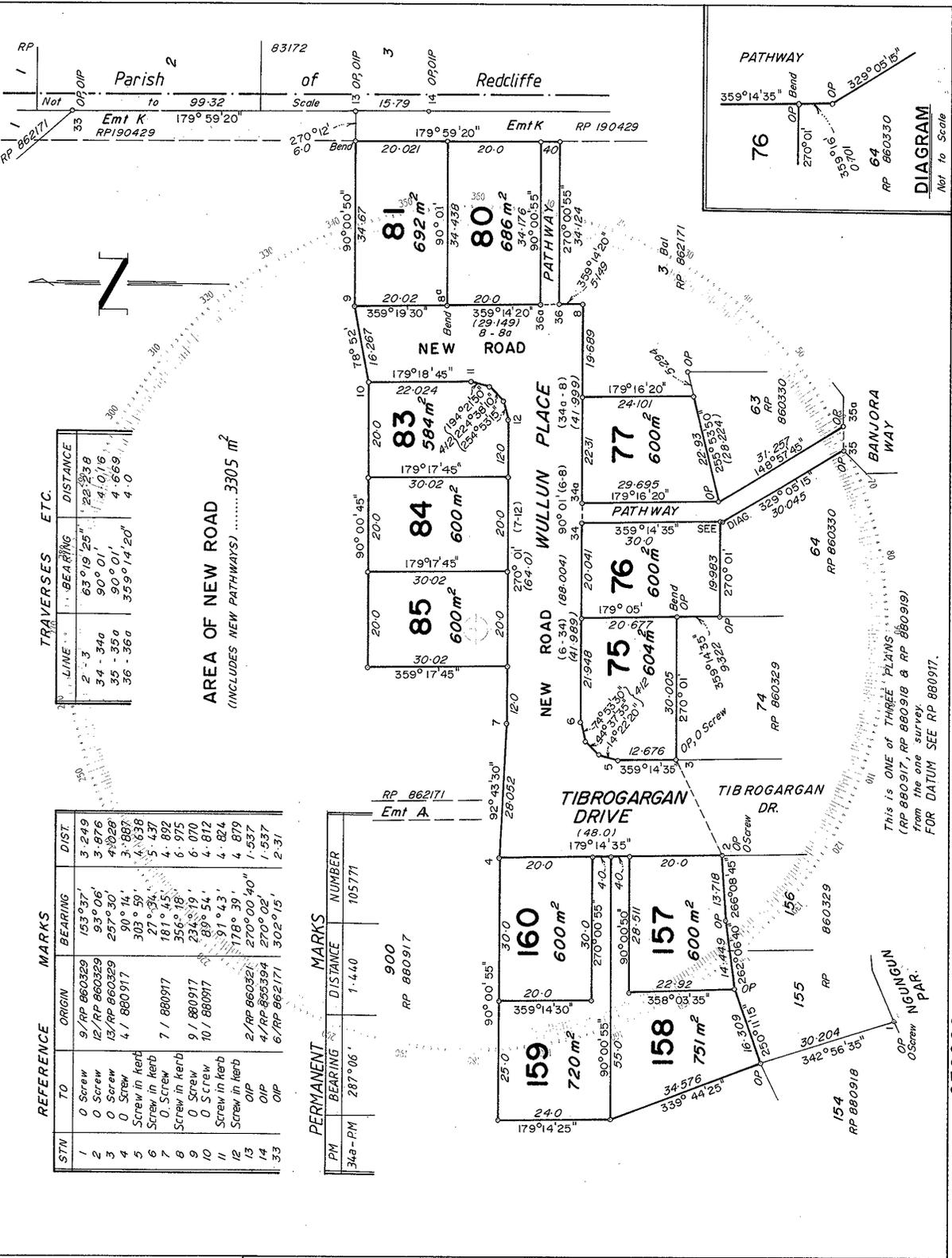
SURVEY PLAN

S232 Stage 3B  
FORM 21 VERSION 1

880919

PLAN MUST BE DRAWN WITHIN BLACK LINES

880919



TRAVERSES ETC.

LINE	BEARING	DISTANCE
2-3	63° 19' 25"	22.339
34-34a	90° 01'	4.016
35-35a	90° 01'	4.669
36-36a	359° 14' 20"	4.0

AREA OF NEW ROAD  
(INCLUDES NEW PATHWAYS) ..... 3305 m<sup>2</sup>

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST.
1	0 Screw	9/ RP 860329	153° 37'	3.249
2	0 Screw	12/ RP 860329	93° 06'	3.876
3	0 Screw	13/ RP 860329	297° 30'	4.929
4	0 Screw	4/ RP 860917	90° 16'	3.897
5	Screw in kerb		302° 50'	4.038
6	Screw in kerb		27° 34'	5.437
7	0 Screw	7/ RP 860917	181° 45'	4.892
8	0 Screw	9/ RP 860917	356° 18'	6.975
9	0 Screw	10/ RP 860917	234° 19'	6.070
10	0 Screw		89° 54'	4.812
11	Screw in kerb		91° 43'	4.824
12	Screw in kerb		178° 39'	4.879
13	0 P	2/ RP 860321	270° 00' 40"	1.537
14	0 P	4/ RP 860329	270° 02'	1.537
33	0 P	6/ RP 862171	302° 15'	2.31

PERMANENT MARKS

PH	BEARING	DISTANCE	NUMBER
34a-PM	287° 06'	1.440	105771
			900

880919 WARNING - PLAN MAY BE ROLLED - A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED 880919

This is ONE of THREE PLANS  
(RP 880917, RP 880918 & RP 880919)  
from the one survey  
FOR DATUM SEE RP 880917.

AKERS WATERSON & ASSOCIATES PTY.LTD  
ACN 016633771 hereby certify that the Company has surveyed the land shown in this plan by Stuart Waterston, Lic. Surv. Grad., for whom the company accepts responsibility, that the survey was performed in accordance with the Surveyors Act 1977 and that the survey was completed on 10-8-94.

Stuart Waterston  
Lic. Surv. Grad.  
10-8-94

PLAN OF Lots 75-77, 80, 81, 83-85 & 157-160  
Cancelling Part of Lot 3 on  
RP 862171

PARISH WHITESIDE  
COUNTY Stanley  
TOWN/LOCALITY NARANGBA  
LOCAL GOVERNMENT CABOULTURE S.C.  
LANDS REGION SUNSHINE COAST  
MINING DISTRICT

ORIGINAL PORTION 87 A

MERIDIAN RP 862171	MAP REF. 9443-12244	SCALE 1:750	ENDORSED 11/08/1995 BRK	ARCHIVED BRISBANE
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REGISTERED PLAN 880919



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

**700822244**

\$581.00  
24/08/1995  
15:31

**CE 400 NT PLAN OF SURV ORIG**

Lodged by **AKERS WATERSON & ASSOC**  
**P.O. Box 615**  
**STRATHPINIE**

(Include address, phone number and reference)

Particulars entered in the Register on the

**REGISTERED**  
**29 AUG 1995**  
EXAM. INITS. *[Signature]*

+/We **LANEX PTY LTD. A.C.N. 010 989 223**

Title Reference	Description	Lots	New Road	Embs
50061663	(P/c) Lot 3 on RP 862171	75-77 8291 83-85 187- 160	New Road	-

*Part of Emt A on RP 862171 absorbed in new road herein*

(Names in full)

\* As Registered Owner of this land \* As Lessee/s of Miners Homestead agree to this Plan, # and to dedicate the Public Use Land as shown herein in accordance with the provisions of the Land Title Act 1994.

Signature of \* Owner **LANEX PTY LTD**  
**A.C.N. 010 989 223**



**TOSH ORDBY MURPHY**  
**PERMANENT GOVERNING DIRECTOR**

**F.O.L.R.**

\* Rule out whichever is inapplicable

# NOTE: A Lessee of a Miners Homestead is unable to dedicate Public Use Land.

\* ~~Council of the Shire of Caboolture~~ certifies that all the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Environment) Act 1990 and all Local Laws, # and the City of Brisbane Act 1924 and all Ordinances thereunder, have been complied with and approves this plan of Subdivision, SUBJECT TO

Dated this 7th day of AUGUST 1995.

*[Signature]* Mayor  
# Appointed Officer  
*[Signature]* Chief Executive Officer

\* Insert the name of the Local Government

# Delete for Local Governments other than the City of Brisbane

**For Additional Plan & Document Notings Refer to CISP**

880919

880919

SURVEY EXAMINATION	ORIGINAL GRANT	CHARTING	LODGEMENT FEES	REFERENCES
Exam. Fee \$ <u>220 (2720)</u>		Charted .....	Survey Exam \$ .....	Lands File .....
Receipt No. <u>510885</u>	(Par 87A)		Lodg, Exam & Ass \$ <u>87</u>	Local Government Reference .....
Date <u>28/10/1994</u>			2 New Titles \$ <u>430</u>	Surveyors Reference \$ <u>232</u> Stage 3B
Deposited <u>28/10/1994</u>			Photocopy \$ <u>14</u>	
Examined <u>11/11/1994</u> R.T.			Postage \$ .....	
Passed <u>11/08/1995</u> BAK			TOTAL \$ <u>581</u>	

**PLAN 880919**

*[Handwritten mark]*



## Department of Transport and Main Roads

### Property Search - Advice to Applicant

Property Search reference **992388**

Date: 18/02/2026

Search Request reference: **186591234**

#### Applicant details

Applicant: Admin Reception

info@conveyconnect.com

Buyer: Sellers Disclosure

#### Search response:

Your request for a property search on Lot 158 on Plan RP880919 at 37 TIBROGARGAN DRIVE, 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: 51118896      EMR Site Id: 19 February 2026  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 158      Plan: RP880919  
37 TIBROGARGAN DR  
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](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**



## Seller Disclosure - Contamination Notices



This report provides a search of the public register to support the requirement under the **Property Law Regulation 2024**, of disclosing **contamination and environmental protection notices** under **Part 3 – Land use, planning and environment**, of the **QLD Seller Disclosure Statement**. This report contains records not included in the DETSI contaminated land search (EMR/CLR).

### 1. Notices Under Section 408(2) **No Records Identified**

Records of notices under section 408(2) of the Environmental Protection Act 1994.

A search of **Environmental Evaluations** and **Site Investigations** has been undertaken.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

*Show Cause Notices, Notices of Decision under Section 394, and Orders under Section 458 are excluded from this search as they are not available on the public register. A separate search of the EMR/CLR will identify sites with **Contaminated Land** or **Site Management Plans under Section 401**.*

### 2. Notices Under Section 369C(2) **No Records Identified**

Records of notices under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an **Environmental Enforcement Order (EEO)** applies). This includes **Environmental Protection Orders, Direction Notices, and Clean-Up Notices**.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

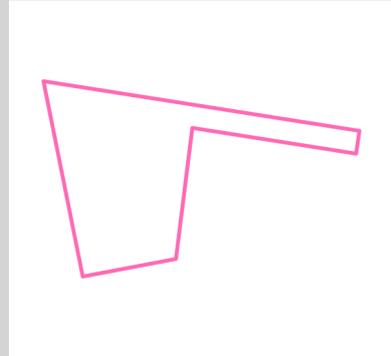
### 3. Notices Under Section 347(2) **No Records Identified**

Records of notices under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a **prescribed Transitional Environmental Program (TEP)** applies).

A search of all TEPs has been undertaken, including those that are not prescribed. Prescribed TEPs are those that do not relate to an environmental authority.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

**LOT/PLAN**  
Lot 158, RP880919



#### THINGS TO KNOW

- Seller Responsibility**

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement. It is important to read and carefully consider each notice before determining whether it needs to be disclosed. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

- Notice Types**

Notices identified under section 369C(2) and 347(2) may also apply to Section 408(2).

#### INTERESTED IN FURTHER INSIGHTS?

This report has been purpose-built to support the Seller Disclosure Statement requirements. For a more comprehensive due diligence search, we recommend the Lotsearch Contaminated Land Search — which identifies additional contamination records for the site and the surrounding area. Visit [lotsearch.com.au](https://lotsearch.com.au)

#### CUSTOMER SUPPORT

[support@lotsearch.com.au](mailto:support@lotsearch.com.au)



# LOTSEARCH

Spatial Intelligence | Mapping Risk

## Seller Disclosure - Contamination Notices

## Dataset Listing

The results in this report are based upon the following datasets only:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Enforcement Actions	QLD Department of Environment, Tourism, Science and Innovation	12/02/2026	12/02/2026	Weekly

## Useful Contacts

**Lotsearch Pty Ltd**  
[www.lotsearch.com.au](http://www.lotsearch.com.au)  
 support@lotsearch.com.au

**Department of the Environment, Tourism, Science and Innovation (DETSI), Queensland**  
<https://www.detsi.qld.gov.au/>  
 13 QGOV (13 74 68)

**Moreton Bay City**  
<http://www.moretonbay.qld.gov.au/>  
 council@moretonbay.qld.gov.au  
 (07) 3205 0555

[Click for 'Use of Report - Applicable Terms'](#)

### Disclaimer:

The purpose of this report is to provide a search of the public register for the site, to support the requirement of disclosing contamination and environmental protection notices under Part 3 - Land use, planning and environment, of the QLD Seller Disclosure Statement, as part of the Property Law Regulation 2024. The report may not identify all the notices required by the relevant disclosure requirements. It does not include a search of the DETSI contaminated land search (EMR/CLR). The report does not replace your responsibility to accurately identify and disclose information relevant to the matters outlined in the Seller Disclosure Statement. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

The report does not constitute advice. The report is not a substitute for an on-site inspection or review of other available reports and records. The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice from a suitably qualified professional or legal practitioner before you make any decision based on the information within the report.

You understand that Lotsearch has defined the site by reference to lot and plan information supplied in the order. You accept that Lotsearch may amend some of the information supplied in the order, to identify the relevant site for the report.

Information provided by public authorities is constantly changing. This report is based on data listed in the Dataset Listing table and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.

A link to the detailed terms applicable to the use of this report is available above.

Case types / Tree and fence disputes / Tree orders register

# Tree orders register

The tree orders register shows orders affecting land made under the Neighbourhood Dispute (Dividing Fences and Trees) Act 2011, including who is responsible for carrying out the order and the timeframe.

You can search for a tree order by entering a suburb, street name, order name (e.g. NDR019) or the name of the applicant or respondent in the matter.

The tree orders register shows orders affecting land made under the *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the order and the timeframe.

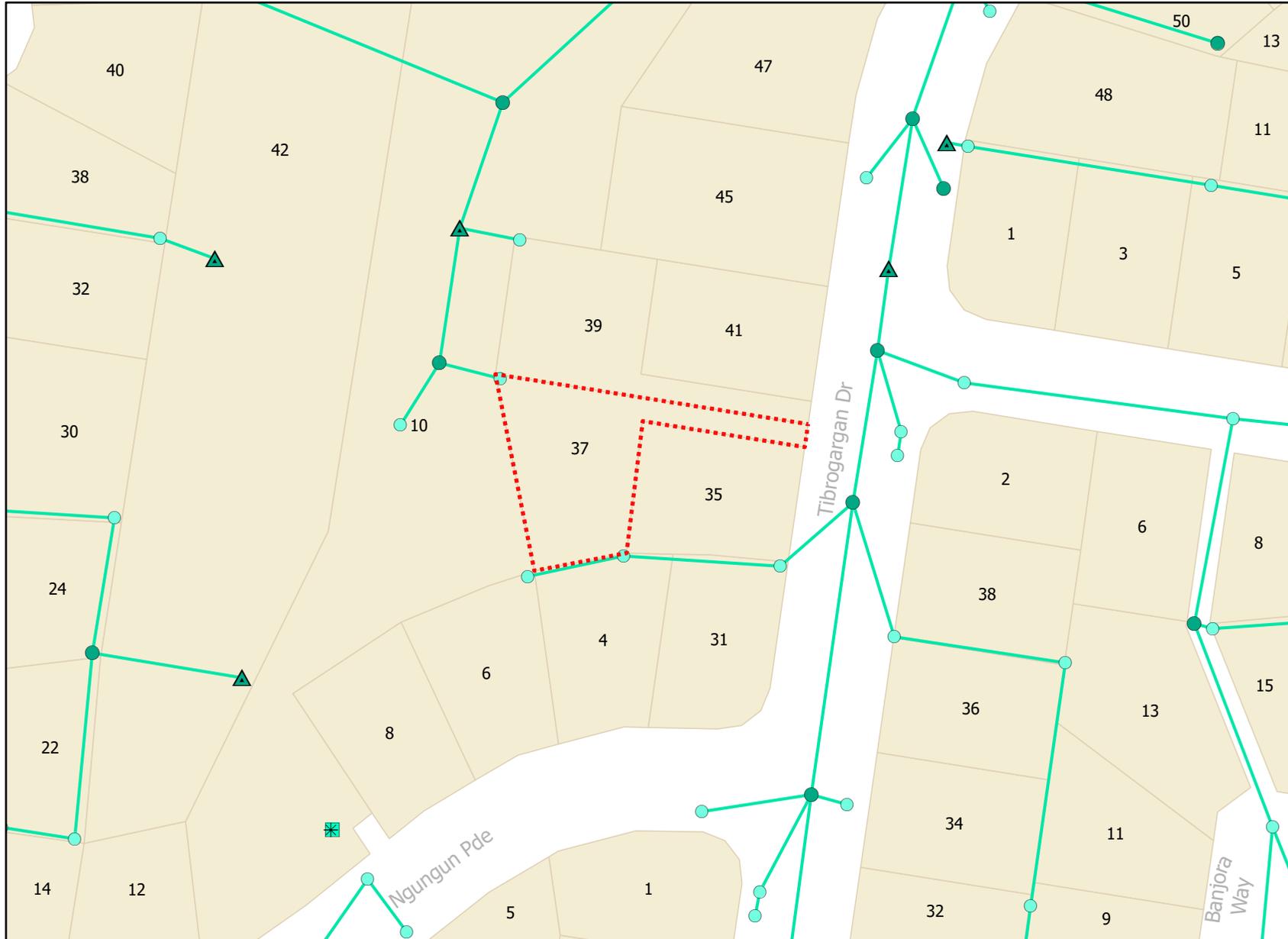
Orders are added to the register within 14 days of the order being made. The tree register does not list tree dispute applications or pending proceedings. To identify existing applications, you can request a [search of the register of proceedings](#).

**No results found.**

Search for

Submit

Last updated: 22 January 2026



**Legend**

- BYDA Enquiry
- Trash Rack
- Kerb Inlet
- Manhole
- Node
- Pipes

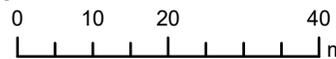
**Disclaimer:** The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City Of Moreton Bay infrastructure. The information provided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

18/02/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate

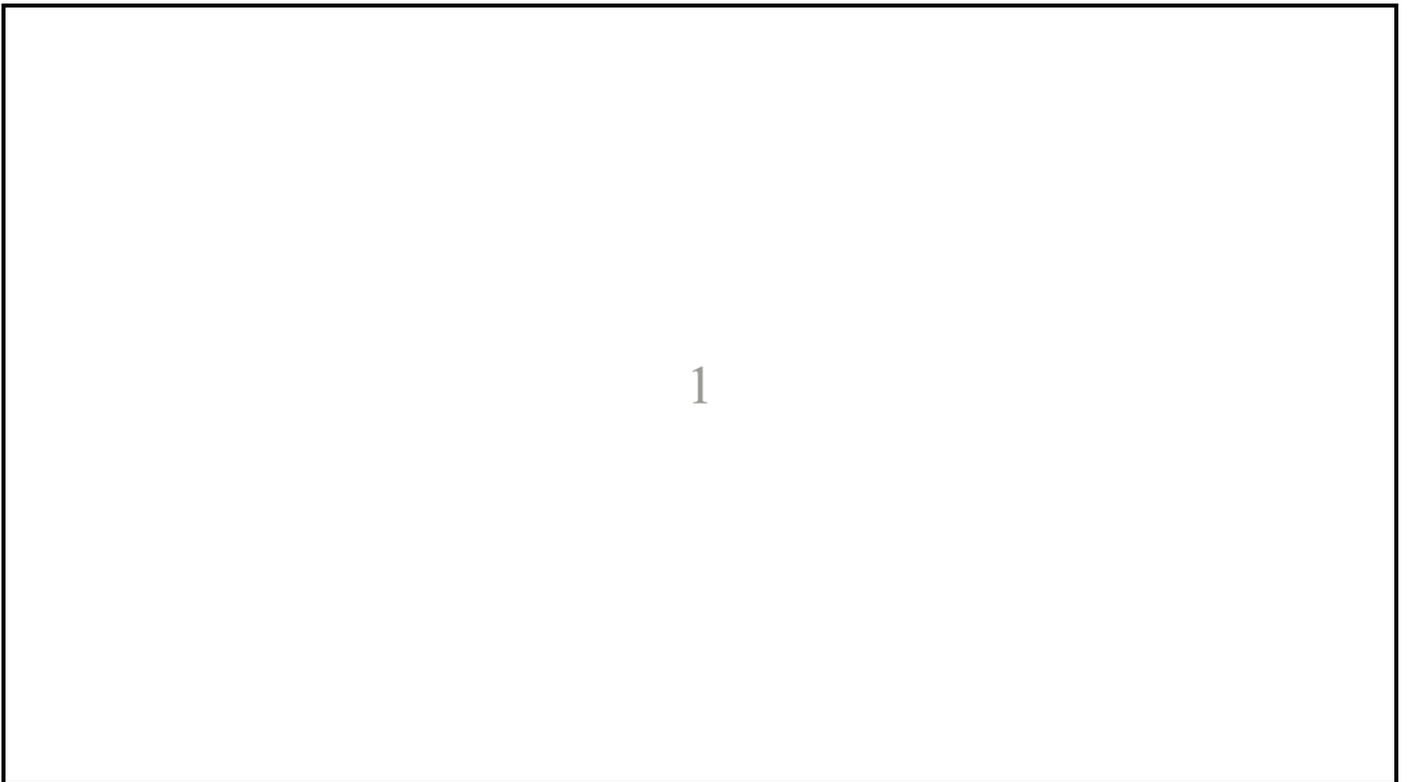


Scale 1:1,000

**To:** Kate Wolyncevic  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** info@conveyconnect.com

<b>Dial before you dig Job #:</b>	52414253	
<b>Sequence #</b>	268483863	
<b>Issue Date:</b>	18/02/2026	
<b>Location:</b>	37 Tibrogargan Dr , Narangba , QLD , 4504	

**Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans**





## LEGEND

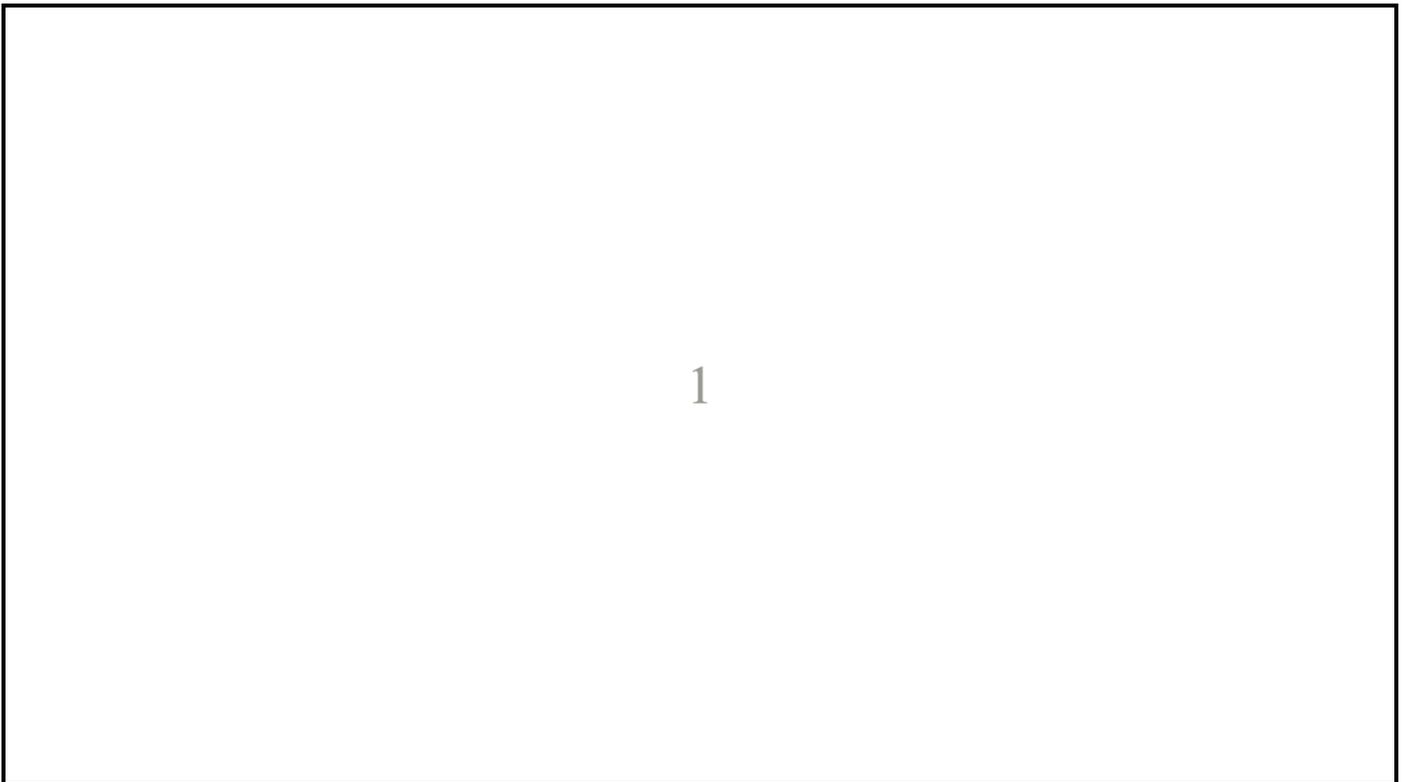
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
<p>2 PO – T- 25.0m P40 – 20.0m</p> 	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
<p>2 10.0m</p> 	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
<b>Scale</b>	<p>0    20    40    60    Meters</p>  <p style="text-align: right;">1:2000 1 cm equals 20 m</p>



**To:** Kate Wolyncevic  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** info@conveyconnect.com

<b>Dial before you dig Job #:</b>	52414253	
<b>Sequence #</b>	268483863	
<b>Issue Date:</b>	18/02/2026	
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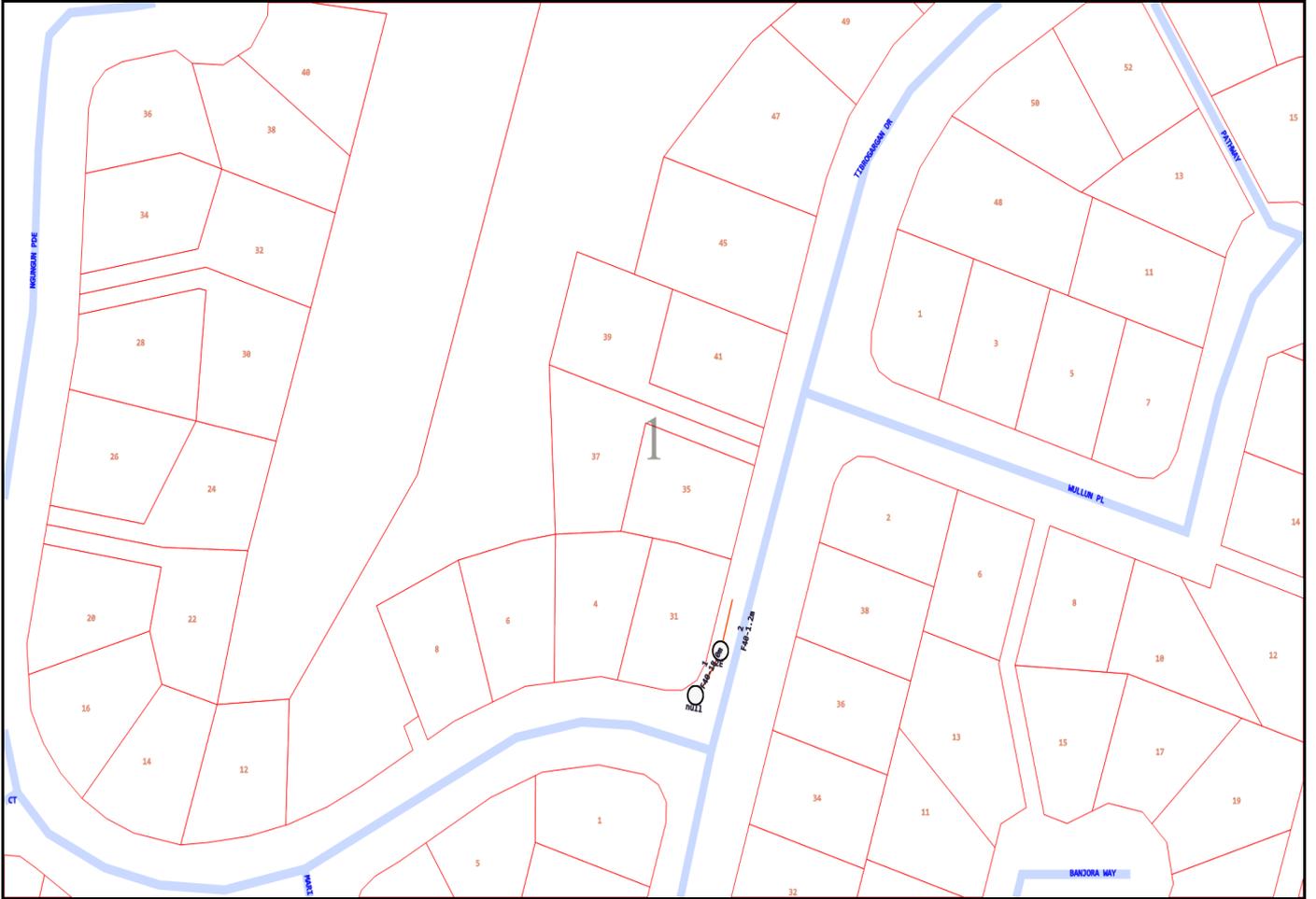
**Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans**





## LEGEND

	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
<p style="text-align: center;">2 PO – T- 25.0m P40 – 20.0m</p>	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.
<p style="text-align: center;">2 10.0m</p>	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
<p style="text-align: center;">BROADWAY ST</p>	Road and the street name "Broadway ST"
<p style="text-align: center;">Scale</p>	<p style="text-align: center;">0    20    40    60    Meters</p> <p style="text-align: center;">1:2000 1 cm equals 20 m</p>



## 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.

# UNITYWATER BYDA MAP

Sequence Number: 268483865

Job Number: 52414253

Printed On: 18/02/2026

Emergency Situations  
Call Unitywater:  
1300 086 489

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

**Legend**

Extent of Unitywater Area	<b>Sewer Gravity Main</b>
<b>Water</b>	Trunk Main
Water Pump Station	Reticulation Main
Water Service	Overflow Main
Water Valve	Sewer Pipe (Abandoned)
Water Pipe (Abandoned)	<b>Sewer Pressure Main</b>
Water Hydrant	Pressure Sewer
Water Fitting	Rising Main
<b>Water Main</b>	Vacuum Main
Trunk Main	Pressure Sewer Service
Reticulation Main	Sewer Service
<b>Sewer</b>	<b>Recycled Water</b>
Sewer Pump Station	Recycled Water Pump Station
Sewer Maintenance Hole	Recycled Water Valve
Sewer Valve	Recycled Water Hydrant
Sewer Fitting	Recycled Water Fitting
	Recycled Water Pipe (Abandoned)
	Recycled Water Main

Map Tile: 1  
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: dbyd@unitywater.com

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Envelope Id: 60889FF0-F8E5-4960-A845-03A4C25848CB  
 Subject: Kindly review and sign this document  
 Originator organisation: System Transaction  
 Originator: SecurExchange Admin  
 Source Envelope:  
 Document Pages: 23  
 Certificate Pages: 5  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC+10:00) Canberra, Melbourne, Sydney

Status: Completed  
 Envelope Originator:  
 InfoTrack AU  
 Level 8, 135 King Street  
 Sydney, NSW 2000  
 signit.au@infotrack.com.au  
 IP Address: 52.62.124.48

## Record Tracking

Status: Original  
 20/2/2026 | 16:35  
 Holder: InfoTrack AU  
 signit.au@infotrack.com.au  
 Location: DocuSign

## Signer Events

Daniel Alexander Edwards  
 dae92@live.com  
 Security Level:  
 .Email  
 ID: c8e1b64a-671f-402c-af04-3766e54ce42f  
 20/2/2026 | 16:46

## Signature

Signed by:  
  
 60568D0F9F64434...  
 Signature Adoption: Drawn on Device  
 Using IP Address: 120.22.76.6  
 Signed using mobile

## Timestamp

Sent: 20/2/2026 | 16:35  
 Viewed: 20/2/2026 | 16:46  
 Signed: 20/2/2026 | 16:47

**Electronic Record and Signature Disclosure:**  
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Hope Ellen Dixon  
 hope.ellen@hotmail.com  
 Security Level:  
 .Email  
 ID: bf762155-c063-4541-94bf-1b3f89e8ee49  
 21/2/2026 | 11:55

Signed by:  
  
 58488CD950974F0...  
 Signature Adoption: Drawn on Device  
 Using IP Address: 49.197.219.209  
 Signed using mobile

Sent: 20/2/2026 | 16:35  
 Viewed: 21/2/2026 | 11:55  
 Signed: 21/2/2026 | 11:56

**Electronic Record and Signature Disclosure:**  
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Envelope Sent	Hashed/Encrypted	20/2/2026   16:35
Envelope Updated	Security Checked	23/2/2026   10:35
Certified Delivered	Security Checked	21/2/2026   11:55
Signing Complete	Security Checked	21/2/2026   11:56
Completed	Security Checked	23/2/2026   10:35

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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<b>Electronic Record and Signature Disclosure</b>
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### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [john.ahern@infotrack.com.au](mailto:john.ahern@infotrack.com.au) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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ii. send us an email to [signit@infotrack.com.au](mailto:signit@infotrack.com.au) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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### **Acknowledging your access and consent to receive and sign documents electronically**

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- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify InfoTrack Ltd AU as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by InfoTrack Ltd AU during the course of your relationship with InfoTrack Ltd AU.