

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 JESSY KANDANMALIL POULOSE AND ABRAHAM VARGHESE

Property address (referred to as the "property" in this statement) 39 PAPERBARK STREET, BRIDGEMAN DOWNS, QLD 4035

Lot on plan description LOT 49 ON SP 310667

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

Registered encumbrances

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

Unregistered encumbrances (excluding statutory encumbrances)

There are encumbrances not registered on the title that will continue ☐ **Yes** ☒ **No** to affect the property after **settlement**.

Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.

Unregistered lease (if applicable)

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

- » the start and end day of the term of the lease:
- » the amount of rent and bond payable:
- » whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ **Yes**

Unregistered oral agreement (if applicable)

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property

Statutory encumbrances

There are statutory encumbrances that affect the property. ☒ **Yes** ☐ **No**

If **Yes**, the details of any statutory encumbrances are as follows:

APA - GAS ASSET (SEE MAP)
ENERGEX ASET (SEE MAP)
NBN - DIRECT BURIED CABLE (SEE MAP)

Residential tenancy or rooming accommodation agreement

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☐ **Yes** ☒ **No**

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? (Insert date of the most recent rent increase for the premises or rooms)

Note—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

WARNING TO BUYER – You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

Zoning The zoning of the property is (*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*):

LOW DENSITY RESIDENTIAL ZONE

Transport proposals and resumptions The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes ☒ No

The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No

If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.

* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

Contamination and environmental protection The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*. ☐ Yes ☒ No

The following notices are, or have been, given:

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No

Trees There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. ☐ Yes ☒ No

If Yes, a copy of the order or application must be given by the seller.

Heritage The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth). ☐ Yes ☒ No

Flooding Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the [FloodCheck Queensland](#) portal or the [Australian Flood Risk Information](#) portal.

Vegetation, habitats and protected plants Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

Part 4 – Buildings and structures

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

Swimming pool

There is a relevant pool for the property. ☐ Yes ☒ No

If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. ☐ Yes ☐ No

Pool compliance certificate is given. ☐ Yes ☐ No

OR

Notice of no pool safety certificate is given. ☐ Yes ☐ No

Unlicensed building work under owner builder permit

Building work was carried out on the property under an owner builder permit in the last 6 years. ☐ Yes ☒ No

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.

Notices and orders

There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168. ☐ Yes ☒ No

The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. ☐ Yes ☒ No

If Yes, a copy of the notice or order must be given by the seller.

Building Energy Efficiency Certificate

If the property is a commercial office building of more than 1,000m², 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: 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.

Body Corporate and Community Management Act 1997

The property is included in a community titles scheme.
(If Yes, complete the information below)

☐ Yes ☒ No

Community Management Statement

A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* or another Act is given to the buyer. ☐ Yes

Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.

Body Corporate Certificate

A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer. ☐ Yes ☐ No

If **No**— An explanatory statement is given to the buyer that states: ☐ Yes

- » a copy of a body corporate certificate for the lot is not attached; and
- » the reasons under section 6 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.

Statutory Warranties

Statutory Warranties—If you enter into a contract, you will have implied warranties under the *Body Corporate and Community Management Act 1997* relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.

Building Units and Group Titles Act 1980

The property is included in a BUGTA scheme
(If Yes, complete the information below)

☐ Yes ☒ No

Body Corporate Certificate


A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer. ☐ Yes ☐ No

If **No**— An explanatory statement is given to the buyer that states: ☐ Yes

- » a copy of a body corporate certificate for the lot is not attached; and
- » the reasons under section 7 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.

Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures – SELLER


Signature of seller

JESSY KANDANMALIL POULOSE

Name of seller

19 Aug 2025

Date


Signature of seller

ABRAHAM VARGHESE

Name of seller

19 Aug 2025

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 52996331
Search Date: 15/08/2025 11:01

Title Reference: 51266414
Date Created: 26/10/2021

Previous Title: 15848158

REGISTERED OWNER

Dealing No: 723506590 02/09/2024

JESSY KANDANMALIL POULOSE
ABRAHAM VARGHESE JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 49 SURVEY PLAN 310667
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

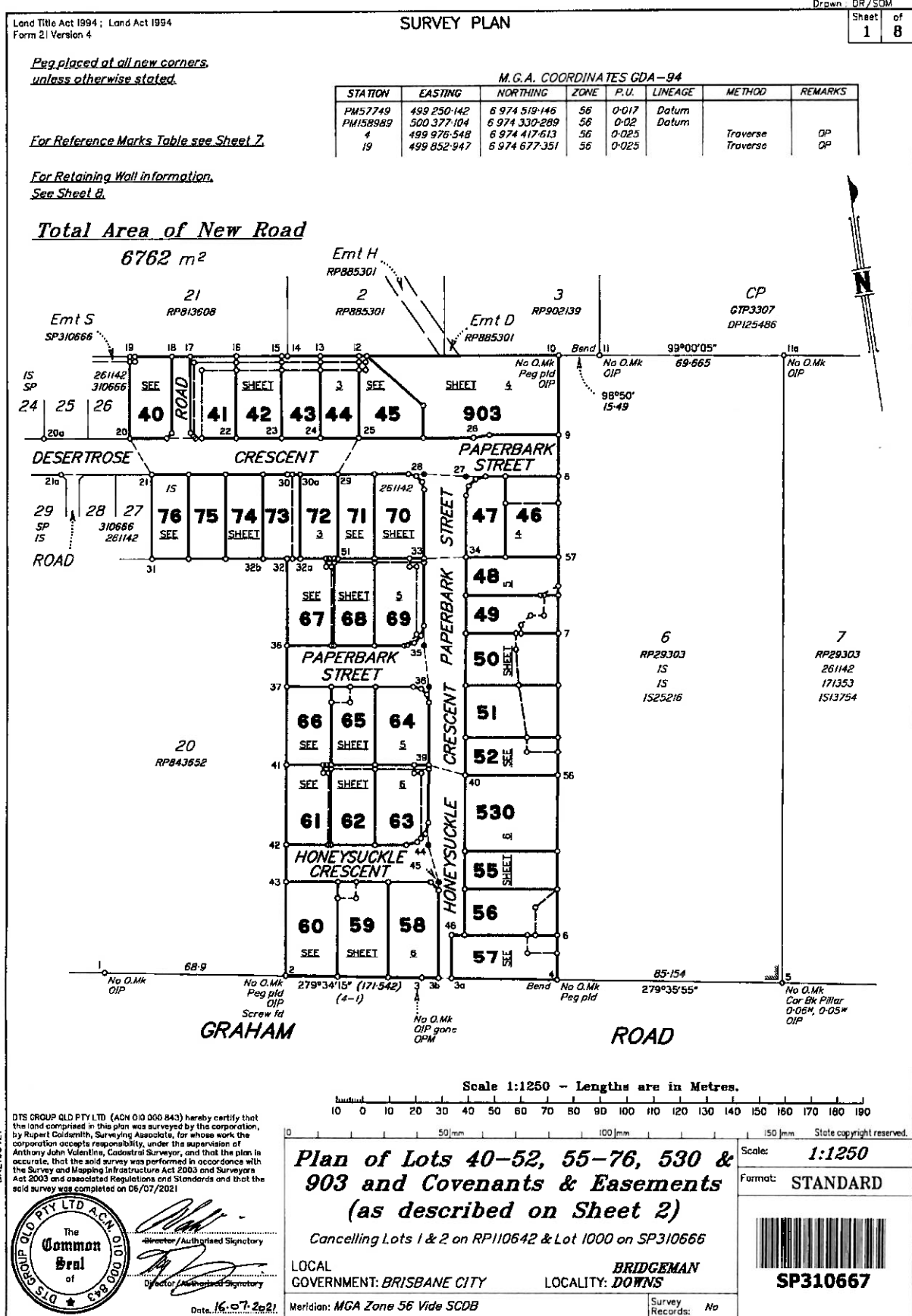
1. Rights and interests reserved to the Crown by
Deed of Grant No. 10116013 (POR 168)
2. COVENANT No 721163659 12/10/2021 at 10:47
BRISBANE CITY COUNCIL
OVER COVENANT C ON SP310667
3. MORTGAGE No 723506591 02/09/2024 at 16:08
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ INFOTRACK PTY LIMITED



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

Sheet **2** of **8**

721163551

\$5083.00
12/10/2021 10:25

BE 400 NT

4. Lodged by

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

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
15870178	Lot 1 on RP110642	43-45, 58-73 & 903	New Rd	Emts N-Z, AA-AC
15848158	Lot 2 on RP110642	46-52, 55-58, 63, 64, 69, 70, 530 & 903	New Rd	Covs A-H Emts U, V, AA & AB
51220790	Lot 1000 on SP310666	40-43 & 73-75	New Rd	Emts K - N

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
719238175	40-52, 55-76, 530 & 903	

Reinstatement Report

- Original Plans Searched: IS261142, RP110642, RP160289, IS171353, RP843552 & SP310666
- Reinstatement follows that of IS261142 & SP310666
- Reference marks at stations 20 & 21 appear to have moved during construction of the extension of Desertrose Crescent and have been re-referenced accordingly.

and Plan of Covenants

A in Lot 46, B-F in Lots 48-52 Respectively and
G & H in Lots 56 & 57 Respectively

& Easements

K in Lot 40, L-P in Lots 41-45 Respectively,
Q in Lot 59, R & S in Lot 61, T in Lot 62, U & V in Lot 63,
W in Lot 65, X & Y in Lot 67, Z in Lot 68,
AA & AB in Lot 69 and AC in Lot 73

40-52, 55-76, 530 & 903	POR 168
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :

Local Govt :

Surveyor :

BNE180421

5. Passed & Endorsed :

By : DTS GROUP OLD PTY LTD

Date : 16.07.2021

Signed : *[Signature]*

Designation : CADASTRAL SURVEYOR

6. Building Format Plans only.

I certify that :

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

Cadastral Surveyor/Director * Date

*delete words not required

7. Lodgement Fees :

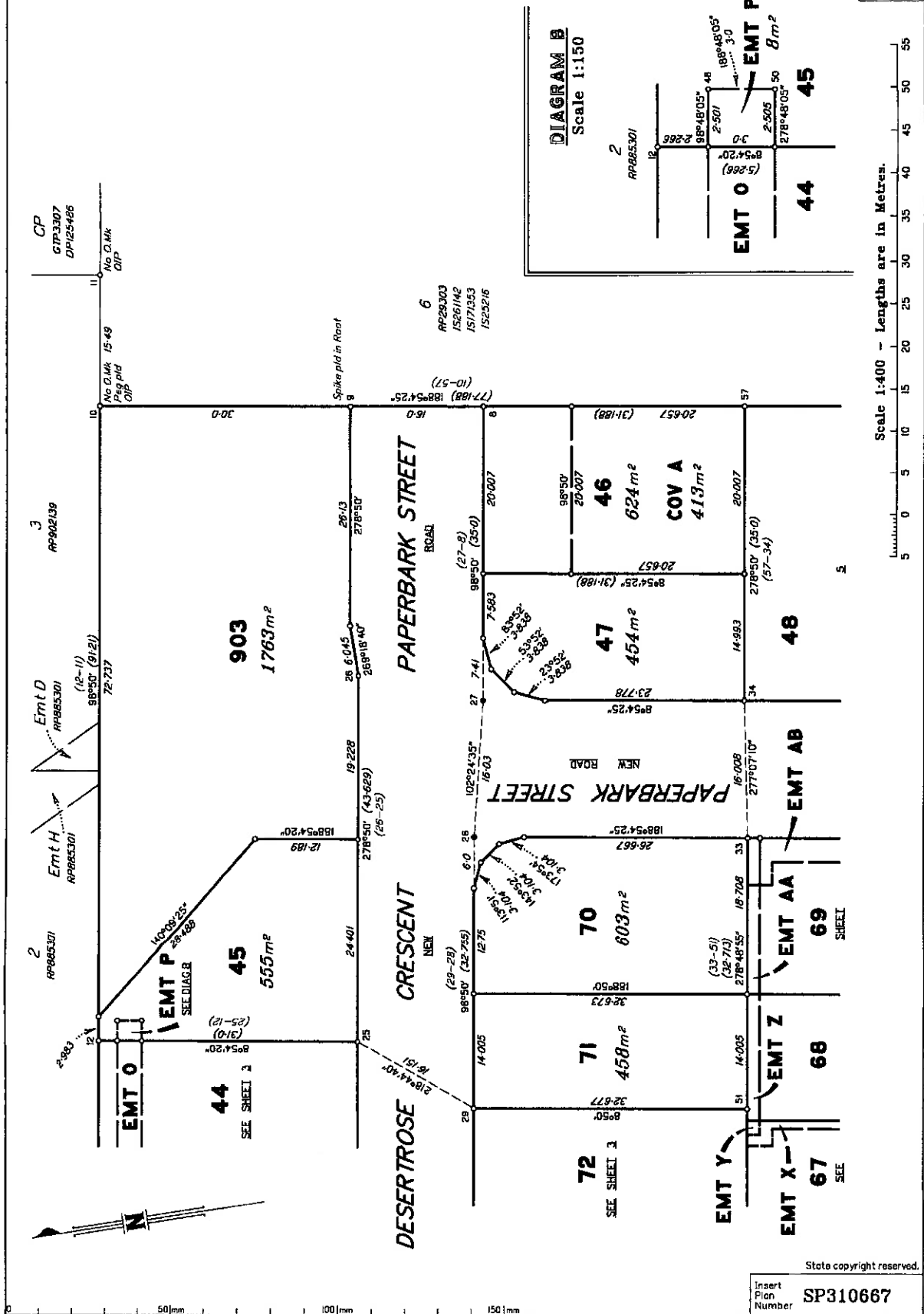
Survey Deposit \$
Lodgement \$
New Titles \$
Photocopy \$
Postage \$
TOTAL \$

8. Insert Plan Number

SP310667

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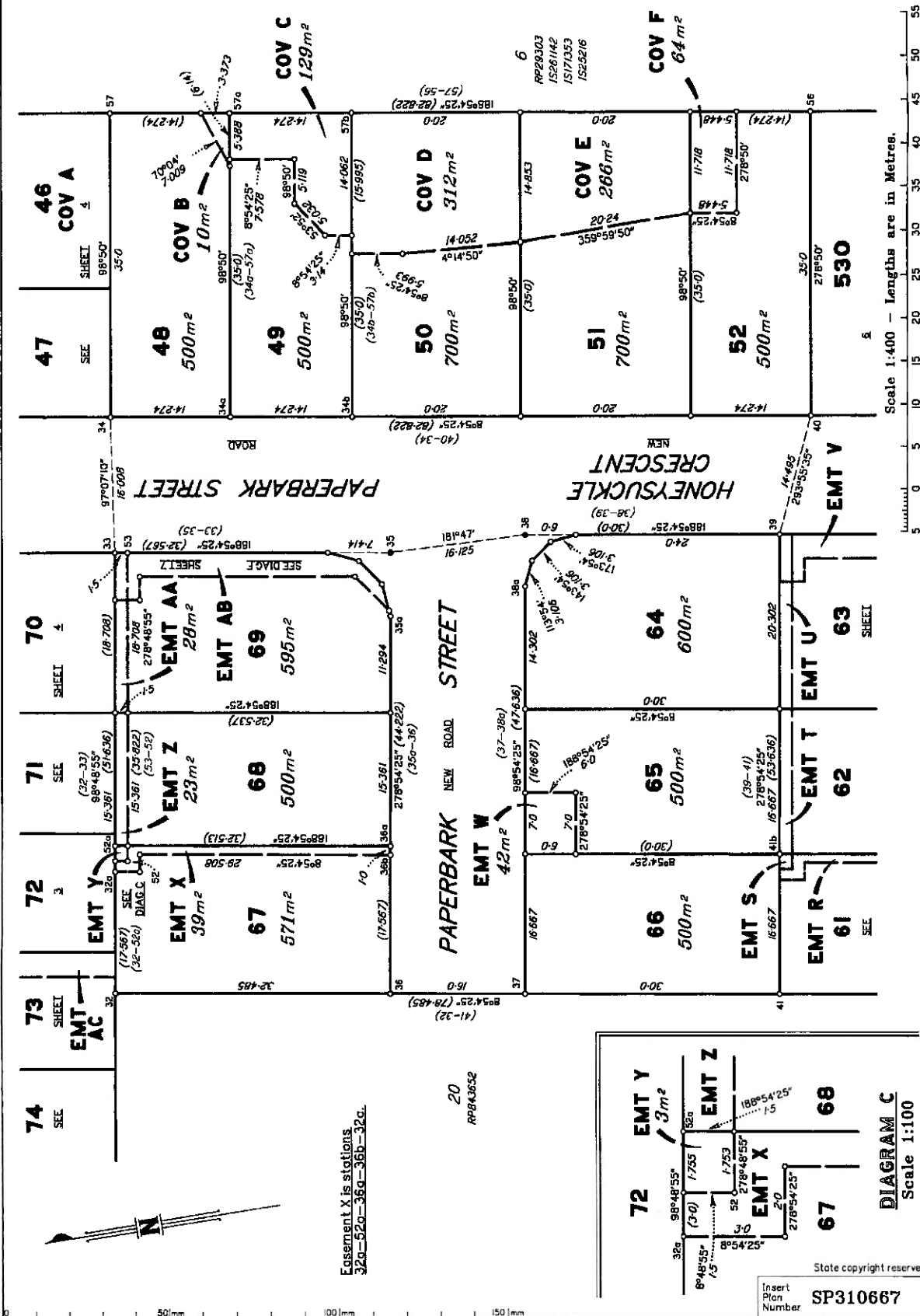


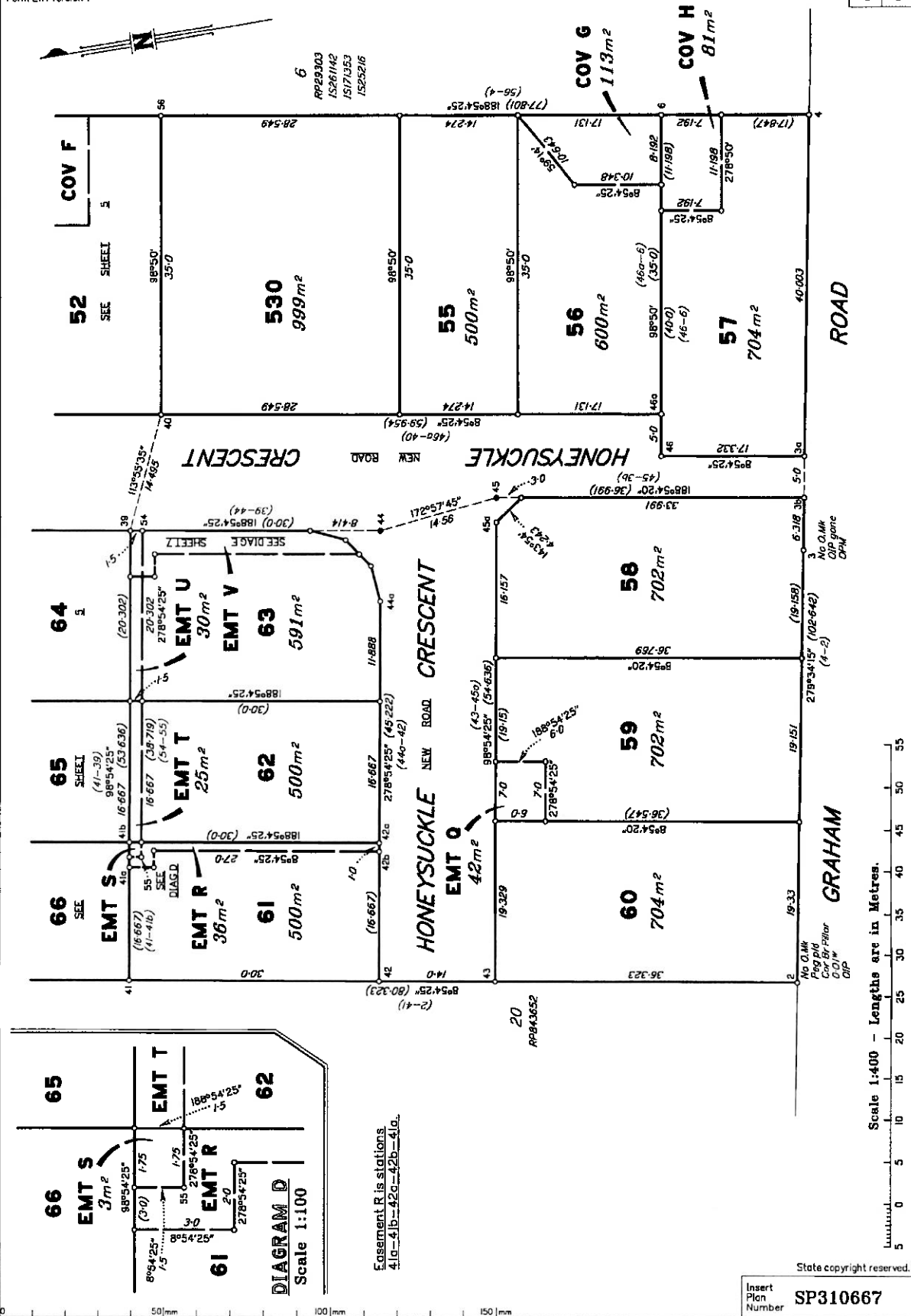


State copyright reserved.

Insert
Sign
Number SP310667

B1604212.DWG





State copyright reserved.

Insert Plan Number
SP310667

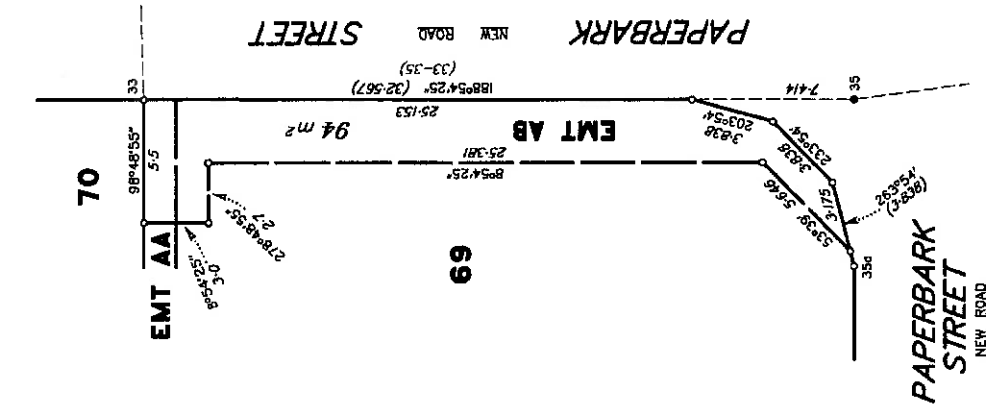


DIAGRAM F
Scale 1:200

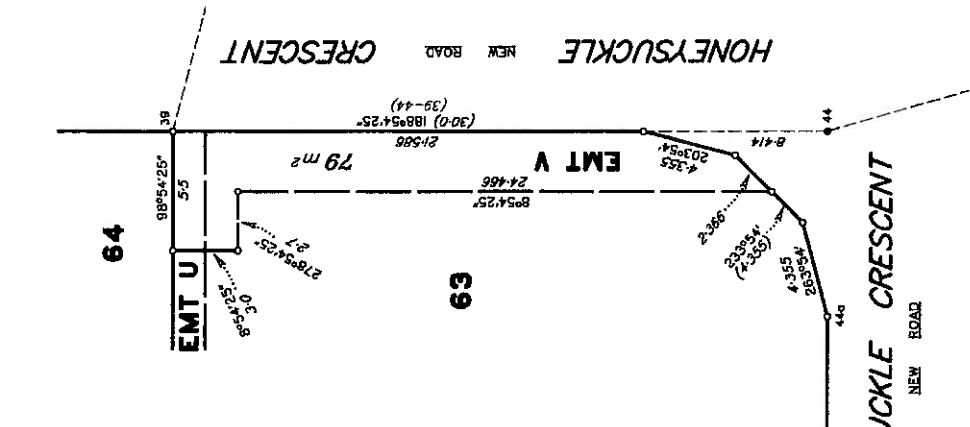


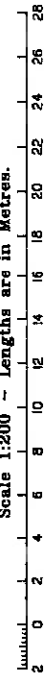
DIAGRAM E
Scale 1:200

STN	TO	ORIGIN	BEARING	DIST
1	OIP	RP102889	188°54'30"	1.591
2	OIP	RP102889	188°54'30"	1.006
3	Screw in conc	RP102889	203°54'40"	21.584
4	Screw in kerb	RP102889	153°54'40"	22.259
5	Screw in kerb	RP102889	160°32'30"	23.638
6	OIP gone	RP102889	188°54'30"	1.006
7	Screw in kerb	RP102889	16°16'	6.045
8	Screw in channel	RP102889	230°42'50"	8.185
9	OIP	RP102889	188°54'10"	1.006
10	Screw in channel	RP102889	320°08'	6.561
11	OIP	RP102889	285°58'	4.966
12	OIP	RP102889	149°22'30"	1.33
13	OIP	RP102889	329°55'10"	1.428
14	OIP gone	RP102889	105°22'20"	1.087
15	OIP gone	RP102889	8°54'02"	5.884
16	OIP gone	RP102889	10°38'	9.276
17	OIP gone	RP102889	188°54'	5.203
18	OIP gone	RP102889	22°53'	4.501
19	OIP gone	RP102889	35°53'	4.04
20	OIP gone	RP102889	15°03'	5.186
21	OIP gone	RP102889	24°53'	12.886
22	OIP gone	RP102889	at	stn
23	OIP gone	RP102889	328°19'	1.276
24	OIP gone	RP102889	at	stn
25	OIP gone	RP102889	89°32'	2.38
26	OIP gone	RP102889	89°32'	4.127
27	OIP gone	RP102889	101°32'25"	0.982
28	OIP gone	RP102889	228°40'	14.731
29	OIP gone	RP102889	at	stn
30	OIP gone	RP102889	21°53'	2.708
31	OIP gone	RP102889	15°03'	5.307
32	OIP gone	RP102889	at	stn
33	OIP gone	RP102889	99°07'	2.389
34	OIP gone	RP102889	159°40'	4.933
35	OIP gone	RP102889	at	stn
36	OIP gone	RP102889	185°54'	1.077
37	OIP gone	RP102889	129°42'	7.219
38	OIP gone	RP102889	at	stn
39	OIP gone	RP102889	300°45'	10.34

PM	ORIGIN	BEARING	DIST	NO
3-OPM	Wide SP310666	101°59'43"	461.417	158989
19-OPM	Wide SP310666	255°17'40"	623.487	57749

LINE	PLAN BEARING	MCA ZONE SB BEARING
PM57749 to PM158989	99°30'48"	99°30'48"

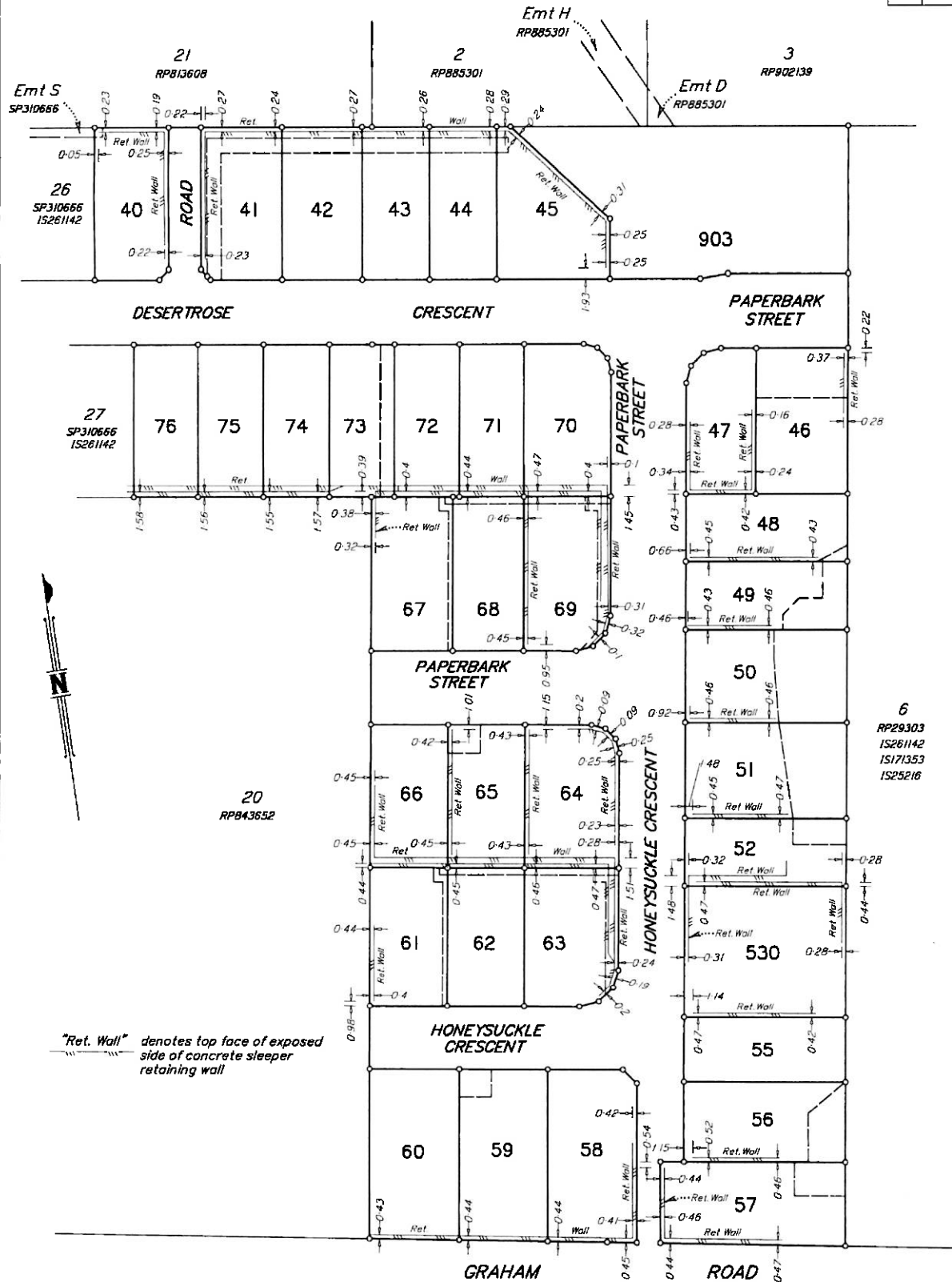
Scale 1:200 ~ Lengths are in Metres.



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Insert
Plan
Number
SP310667



Insert Plan Number **SP310667**

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APA

Australia's energy
infrastructure partner



Before You Dig Australia

Classification: Networks

Enquiry date	15/08/2025
Sequence number	259602696
Work site address	39 Paperbark St Bridgeman Downs QLD 4035





For your immediate information

**THERE IS A GAS PIPELINE OR INFRASTRUCTURE ASSETS
(GAS ASSETS)**

located in close vicinity to your works.

Enquiry Date: 15/08/2025
Enquirer: Linda Quinn
Sequence Number: 259602696
Work Site Address: 39 Paperbark St
Bridgeman Downs
QLD 4035

Thank you for your Before You Dig enquiry regarding the location of gas assets.

We confirm there are Gas Assets located in close vicinity of the above location.

Caution: Damage to gas assets may result in explosion, fire and personal injury.

Please ensure you read all the relevant information contained in this response to your BYDA enquiry including reviewing the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand and comply with all requirements relating to your scope of work.

If you have any queries relating to this information, or you are unable to comply with requirements of the APA Guidelines for Works Near Existing Gas Assets contact the APA Before You Dig Officer

- Phone 1800 085 628
- Email BYDA_APA@apa.com.au

for clarification before proceeding with any work.

Before You Dig Checklist



1. Plan

- Review maps provided with this BYDA response and confirm the location of your work site is correct.
 - Review the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand requirements relating to my scope of work.
-



2. Prepare

- Electronically locate gas assets and mark locations.
 - Note: Look for visible evidence of gas assets at the worksite which may not be shown on plans.
-



3. Pothole

- Physically confirm ('prove') the location of gas assets by potholing by hand excavation or non- destructive vacuum excavation methods in accordance with **APA Guidelines for Works Near Existing Gas Assets**.
 - Road authorities, councils, utilities and their authorised contractors and agents are responsible to pothole or use other suitable methods to verify the location and depth of all gas assets, including gas (inlet) services, prior to commencing any works.
-



4. Protect

- Protect gas assets by maintaining clearances whilst excavating and following conditions provided by APA.
 - Where required by APA, only conducting work in proximity to gas assets while Site Watch is on site.
 - Where applicable, APA Authority To Work permit conditions are clearly understood and complied with.
 - Strap and support exposed mains and inlet services. Cover exposed mains to prevent damage until the excavation can be permanently restored.
-



5. Proceed

- Only proceed with your work once you have completed all the planning, preparation, potholing and protection requirements.
 - APA BYDA response (including maps) are on site for reference at all times, and less than 30 days old.
-

Contacts

Contacts APA Group	
Enquiry	Contact Numbers
General enquiries or feedback regarding this information or gas assets.	APA – Before You Dig Officer Phone: 1800 085 628 Email: BYDA_APA@apa.com.au
Gas Emergencies	Phone: 1800 GAS LEAK (1800 427 532)

Site Watch

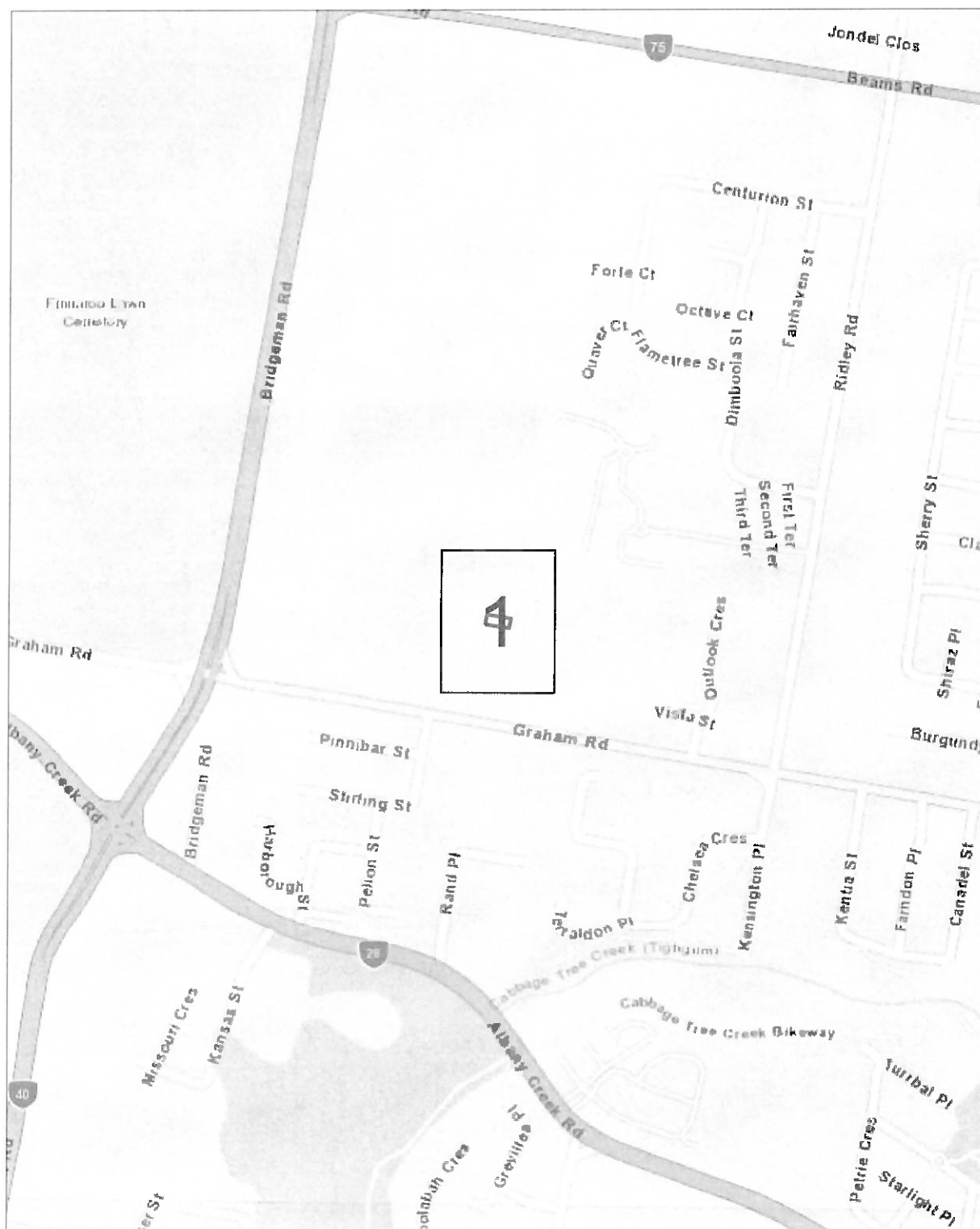
Site Watch is where an APA field officer attends your work site to monitor and ensure controls are in place to protect critical gas assets from damage during work.

The following rates apply for this service (1 hour minimum charge):

Item	Rate (excl. gst)
Site Watch – Business Hours	\$143.42 per hour
Site Watch – After Hours	\$175.06 per hour
Cancellation Fee	\$286.84
<i>Fee applies where cancellations received after 12pm (midday), 1 business day prior to the booking.</i>	

Contact APA – Before You Dig officer for state specific hours of business.

Sequence Number: 259602696



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



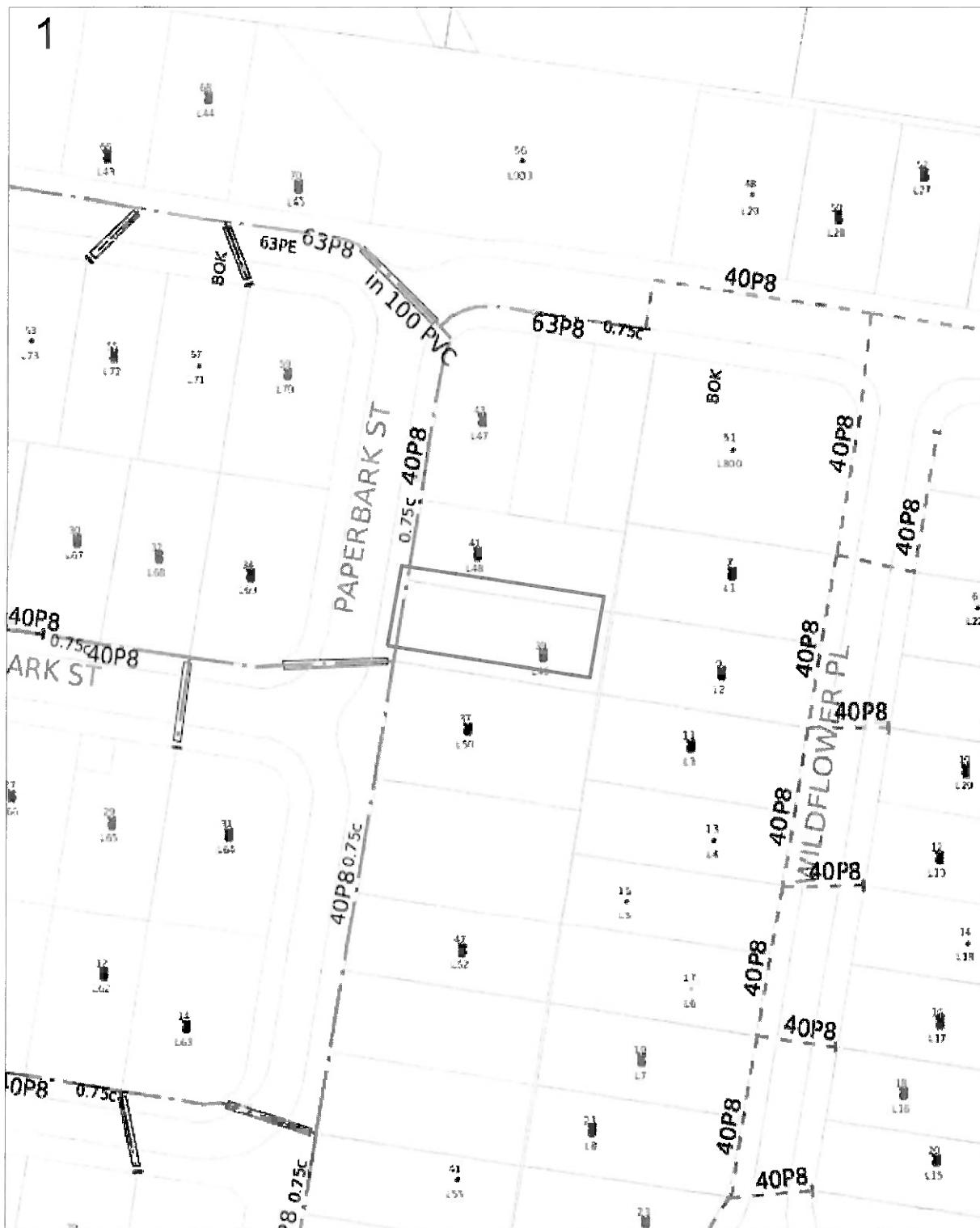
Enquiry Area

Map Key Area



Site 39 Paperbark St
Address: Bridgeman Downs
QLD 4035

Sequence 259602696
Number:



Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Enquiry Area



Map Key Area



Legend

Pipe	Pipe code and material	Object
Low pressure	C* (for example, C2) Cast iron	Valve
Medium pressure	CU Copper	Buried valve
High pressure	N2 Nylon	Regulator
Transmission pressure	P* Polyethylene (PE)	Gas supplied = yes
Critical main (behind pipe)	P3 Polyvinyl chloride (PVC)	CP rectifier terminal
Proposed (pressure by colour)	P6, P7, P9–P12 Medium density PE	CP test station
LPG (pressure by colour)	P2, P4, P8 High density PE	CP anode
Hydrogen blended (pressure by colour)	S* Steel	CP bond wire
Abandoned	W2 Wrought galv iron	Syphon
Idle/inactive	W3 PE coat wrought galv iron	Trace wire point
Sleeve		
Casing (behind pipe)		
Area	Abbreviation	
BYDA area of interest	BoK Back of kerb	FoK Front of kerb
	C Depth of cover	Galv Galvanized
	CP Cathodic protection	NTI Not tied in
Example		
40P6 in 80C2	Pipe	Pipe code
40 mm high pressure medium density poly in an 80 mm cast iron casing		Pipe diameter in millimetres is shown before pipe code.
63S8	63 mm medium pressure steel	40P6 = 40 mm nominal diameter

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

Important information

- Refer to requirements relating to construction, excavation and other work activities in the **APA Guidelines for Works Near Existing Gas Assets** document with this BYDA response.
- BYDA enquiries are valid for 30 days. If your works commence after 30 days from the date of this response a new enquiry is required to validate location information.
- For some BYDA enquiries, you may receive two (2) responses from APA. Please read both responses carefully as they relate to different assets.
- Gas (inlet) services connecting Gas Assets in the street to the gas meter on the property are not marked on the map. South Australia Only – if a meter box is installed on the property, a sketch of the gas service location may be found inside the gas meter box. APA does not guarantee the accuracy or completeness of these sketches.

Free Gas Pipeline Awareness Training and Information

PROFESSIONALS

APA offers online and in-person toolbox forums to support safe work near underground gas assets. Topics include distribution and transmission pipelines, the permit process, and gas emergencies, with content suited for companies of all sizes. A Continuing Professional Development certificate is available upon completion.

Scan the QR code to register for an online toolbox, or email damageprevention@apa.com.au to request an in-person presentation.

HOMEOWNERS

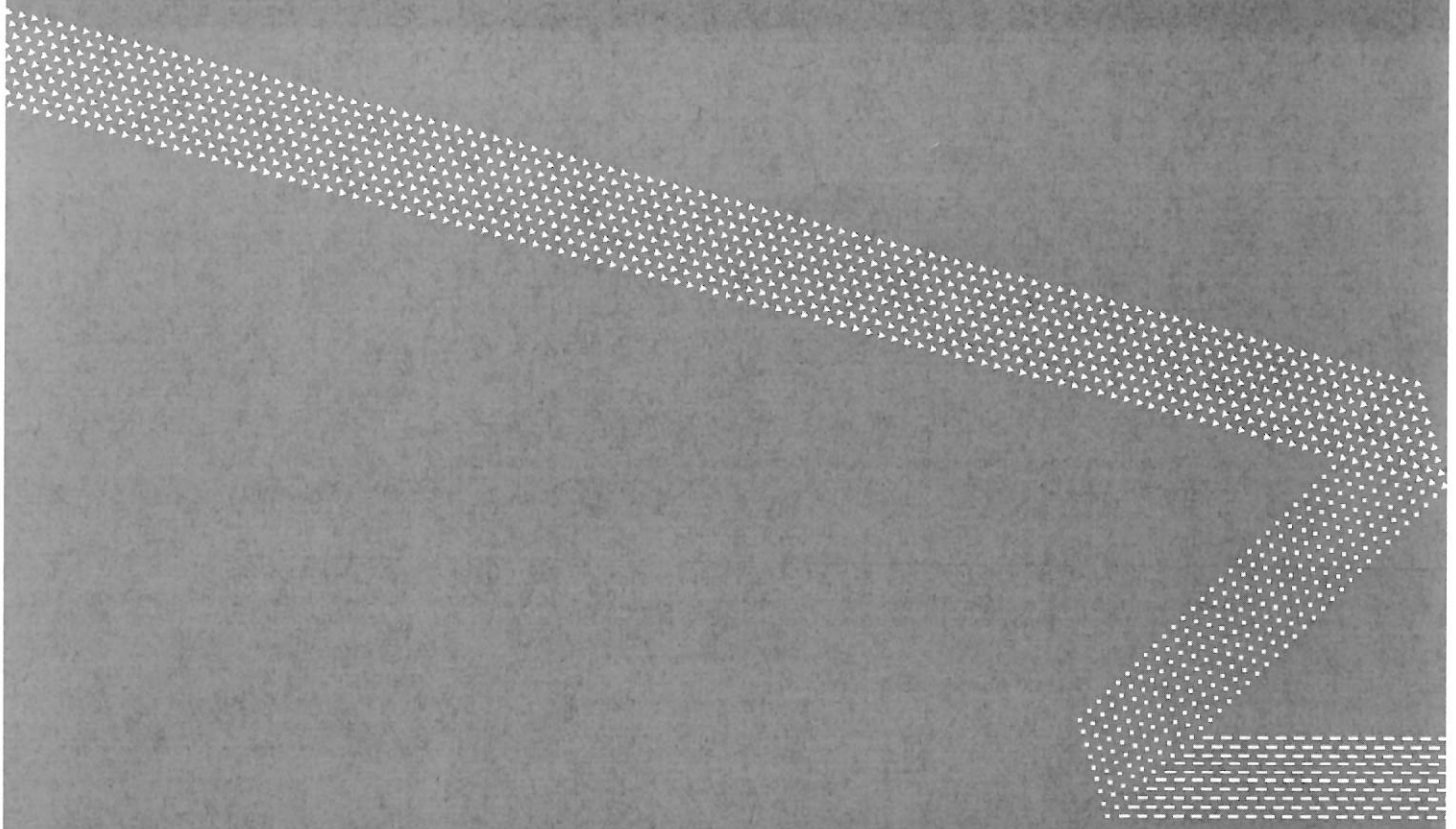
If you're working near your home's gas pipes stay safe and view APA's video guide **'Working Safely Near Gas Lines: A DIY Homeowner's Guide'** which offers simple tips to avoid damaging gas pipes.

Scan the QR code to view the video, or for more information email damageprevention@apa.com.au













Disclaimer and legal details

- This information is valid for 30 days from the date of this response.
- This information has been generated by an automated system based on the area highlighted in your BYDA request and has not been independently verified.
- Map location information is provided as AS5488-2022 Quality Level D, as such supplied location information is indicative only.
- Whilst APA has taken reasonable steps to ensure that the information supplied is accurate, the information is provided strictly on the condition that no assurance, representation, warranty or guarantee (express or implied) is given by APA in relation to the information (including without limitation quality, accuracy, reliability, completeness, currency, sustainability, or suitability for any particular purpose) except that the information has been disclosed in good faith.
- Any party who undertakes activities in the vicinity of APA operated assets has a legal duty of care that must be observed. This legal obligation requires all parties to adhere to a standard of reasonable care while performing any acts that could foreseeably harm these assets.

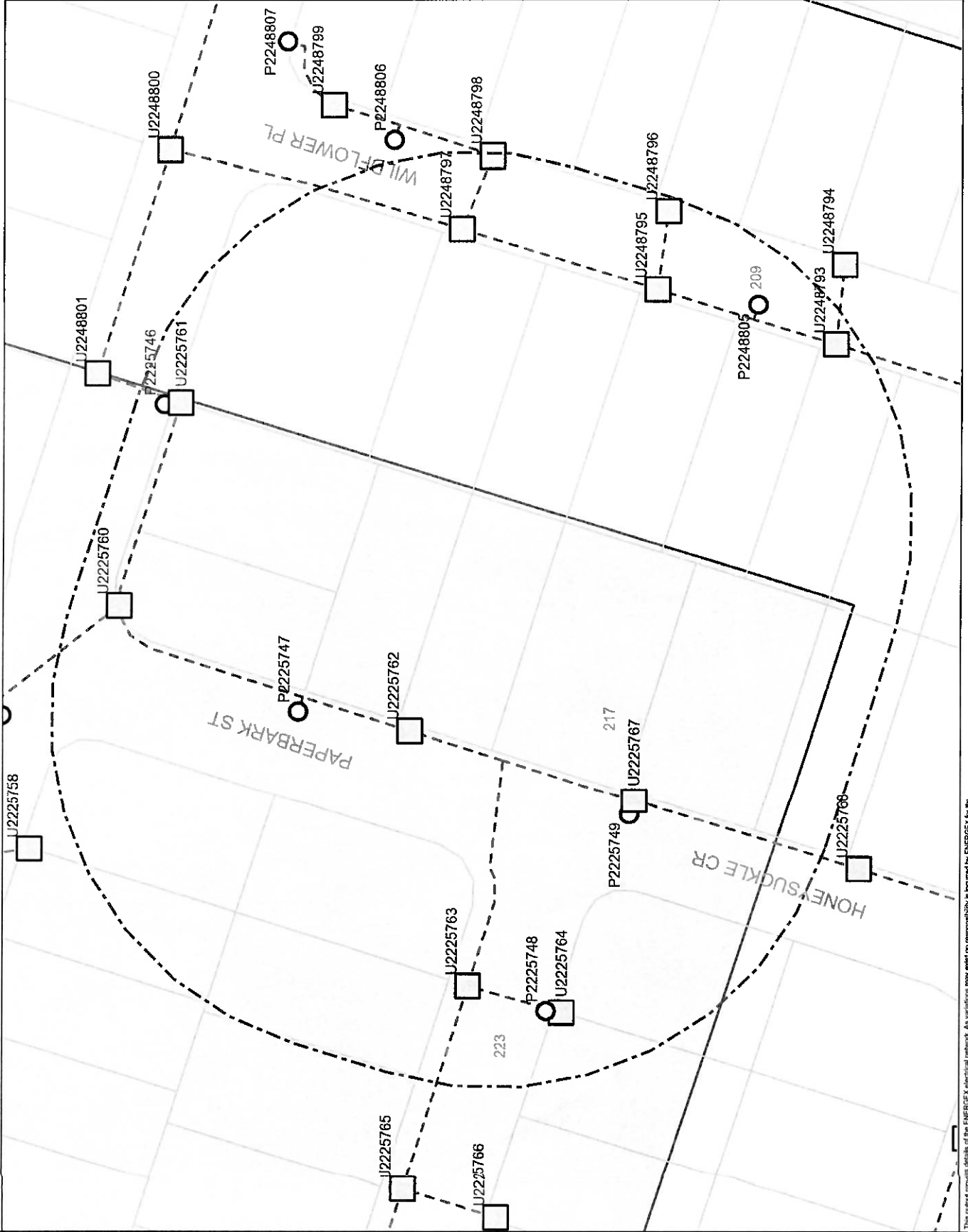


Sequence: 259602692
Date: 15/08/2025
Scale: 1:500
Title No: 1

LEGEND


	Substation
	Cable Marker
	Pit
	Pole
	Pillar
	LV Cable (up to 1kV)
	HV Cable (1kV - <33kV)
	HV Cable (33kV and over)
	Pit Boundary
	Planned Work Area

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plain response, neither Energen nor Falcon Corp. shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plain response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

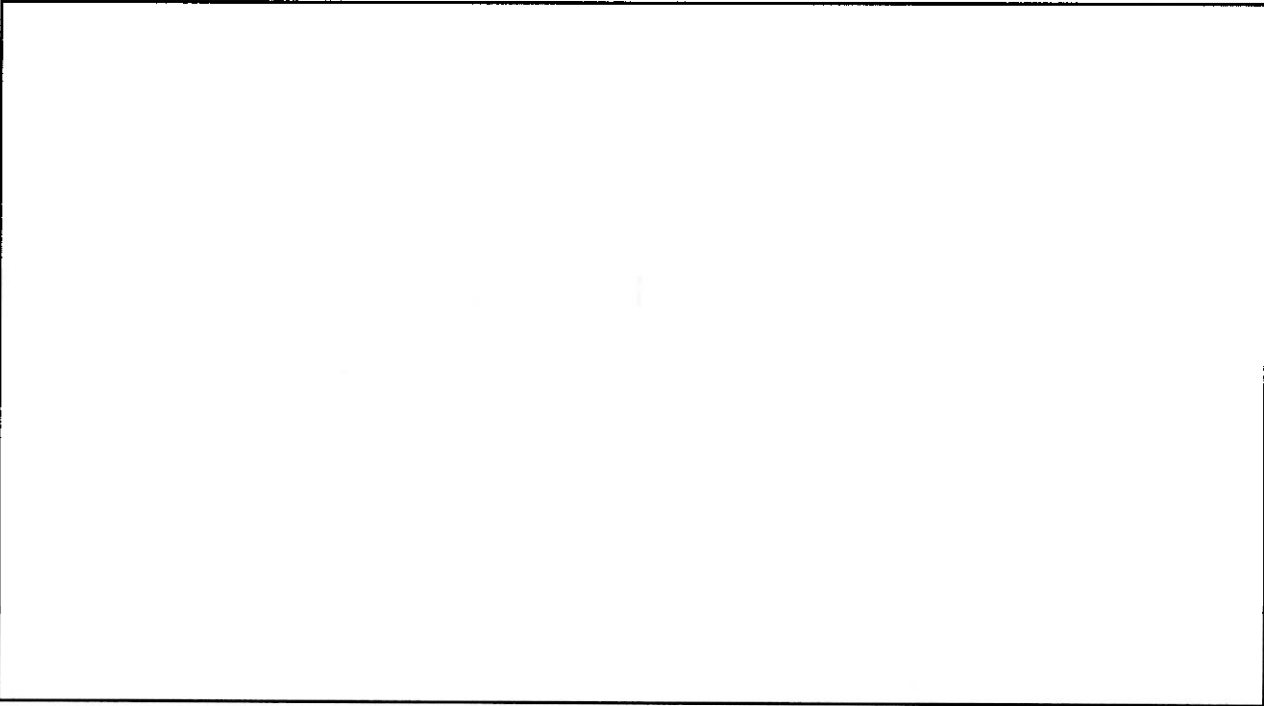


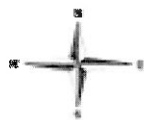
accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

To: Linda Quinn
Phone: Not Supplied
Fax: Not Supplied
Email: linda@quinnlegalservices.com.au

Dial before you dig Job #:	50924897	 BEFORE YOU DIG <small>www.byda.com.au</small> Zero Damage - Zero Harm
Sequence #	259602690	
Issue Date:	15/08/2025	
Location:	39 Paperbark St , Bridgeman Downs , QLD , 4035	

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

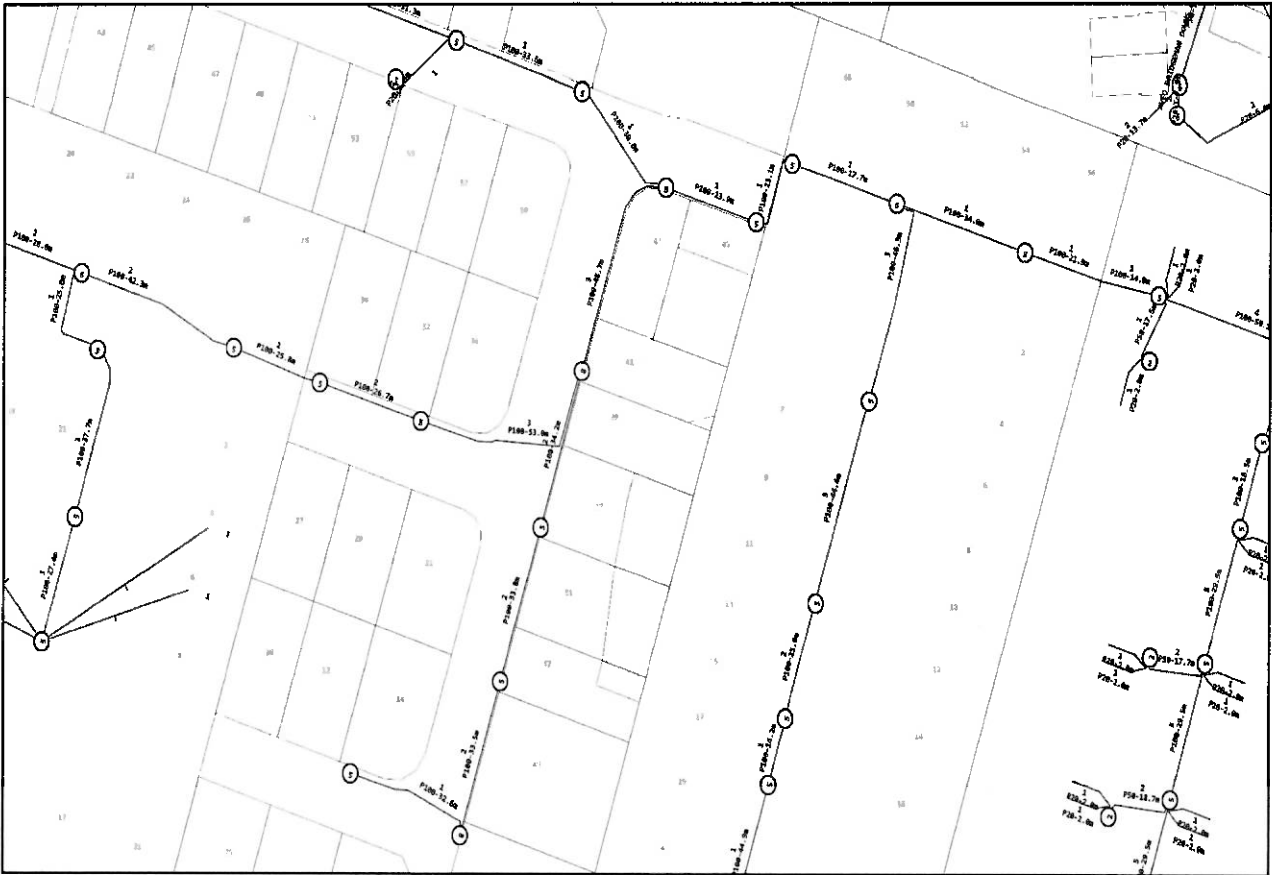




LEGEND



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



Emergency Contacts

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



QUEENSLAND
GOVERNMENT

Department of Transport and Main Roads Property Search - Advice to Applicant

Property Search reference 938152

Date: 15/08/2025

Search Request reference: 170401697

Applicant details

Applicant: Linda Quinn

linda@quinnlegalservices.com.au

Buyer: Linda Quinn

Search response:

Your request for a property search on Lot 49 on Plan SP310667 at 43 Paperbark St, Bridgeman Downs Qld 4035 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 undertakings 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
BRISBANE QLD 4001

Transaction ID: 51039435 EMR Site Id: 15 August 2025
Cheque Number:
Client Reference:

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

Lot: 49 Plan: SP310667
43 PAPERBARK ST
BRIDGEMAN DOWNS

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



Document Details

Title	Seller's Disclosure for Signing - 39 Paperbark Street, Bridgeman Downs
File Name	Seller disclosure statement with prescribed searches.pdf
Document ID	047e1e99f8a44964a5ccb550ff94028b
Fingerprint	b567dd1a878eafdd7741f460133da876
Status	Completed

Document History

Document Created	Document Created by Sonya Treloar (sonya.treloar@raywhite.com) Fingerprint: 9f76ea9a2767f4926e0529ec007325bc	19 Aug 2025 04:10PM Australia/Brisbane
Document Sent	Document Sent to Jessy Kandanmalil Poulose (jessy_kp2006@yahoo.co.in)	19 Aug 2025 04:10PM Australia/Brisbane
Document Sent	Document Sent to Abraham Varghese (abrahamvar2003@yahoo.com)	19 Aug 2025 04:10PM Australia/Brisbane
Document Viewed	Document Viewed by Abraham Varghese (abrahamvar2003@yahoo.com) IP: 122.150.244.226	19 Aug 2025 10:14PM Australia/Brisbane
Document Signed	Document Signed by Abraham Varghese (abrahamvar2003@yahoo.com) IP: 122.150.244.195 	19 Aug 2025 10:18PM Australia/Brisbane
Document Viewed	Document Viewed by Jessy Kandanmalil Poulose (jessy_kp2006@yahoo.co.in) IP: 122.150.244.226	19 Aug 2025 10:19PM Australia/Brisbane

**Document
Signed**

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(jessy_kp2006@yahoo.co.in)
IP: 122.150.244.226



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19 Aug 2025
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