

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 Brooke Jade Clark and John Allen Clark

Property address 54 Falkirk Street
(referred to as the
“property” in this
statement) Stafford Heights, QLD, 4053

Lot on plan description L346 RP100248

Community titles scheme Is the property part of a community titles scheme or a BUGTA 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; » the amount of rent and bond payable; » whether the lease has an option to renew;
	<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>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p>
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>) 01/02/2024</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>): LDR - Low Density Residential		
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>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>			
<p>* <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.</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>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 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: 715.19	Date Range: 21/07/2025-31/12/2025
OR	
The property is currently a rates exempt lot.**	<input type="checkbox"/>
OR	
The property is not rates exempt but no separate assessment of rates is issued by a local government for the property.	<input type="checkbox"/>

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

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

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: 400.87	Date Range: 16/09/2025-14/12/2025
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>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. Note —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	<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: » 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>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Signatures – SELLER



Signature of seller

Brooke Clark



Signature of seller

John Clark

Name of seller

Name of seller

27-01-2026

27-01-2026

Date

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: 54814033

Search Date: 23/01/2026 15:03

Title Reference: 18186184

Date Created: 26/08/1991

Previous Title: 13533120

REGISTERED OWNER

Dealing No: 724211506 21/07/2025

BROOKE JADE CLARK
JOHN ALLEN CLARK

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 346 REGISTERED PLAN 100248
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10410220 (POR 603)
2. MORTGAGE No 724211507 21/07/2025 at 12:06
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 **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested By: D-ENQ EQUIFAX

100248

100248

Leslie Ernest Nicholls Brisbane

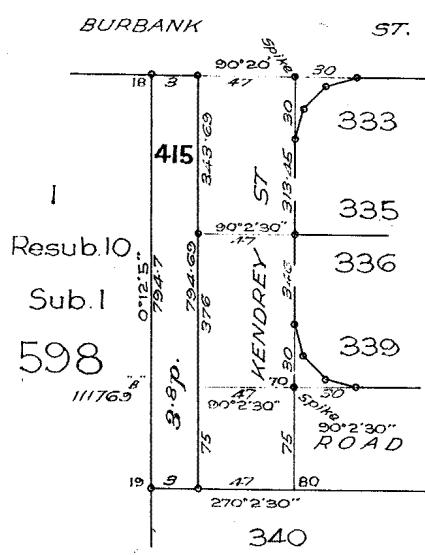
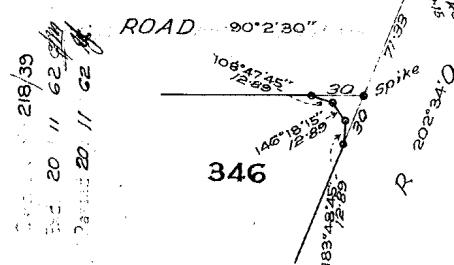
Brisbane 9th Aug.

J. J. Murray J.P.

346

100248

100248

DIAGRAM
Scale 15 Links to an inchDIAGRAM
Not to ScaleDIAGRAM
Scale 60 Links to an inch17061 B
58962 B
3 of 2
597
210

89393 B

BURBANK ST.
112336 B

100247 B

1 Resub. 10

415
Sub. 1
598

1 Resub. 10

415
Sub. 1
5981 Resub. 10
Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

1 Resub. 10

Sub. 378

10024

100248

CL 712062 3400-52 P/C 97295
Mortgagee's consent given
GAC558: Read Dated over 4⁸ p. Results, 415 to 417.

Twenty-third, 1948 November

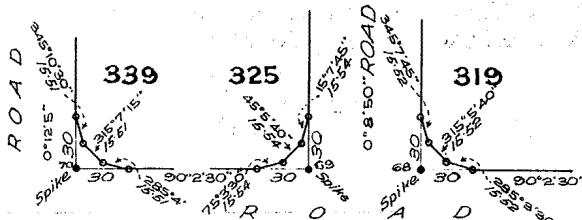
102

• ۱۱۷

For C/T REFERENCES

See SACK

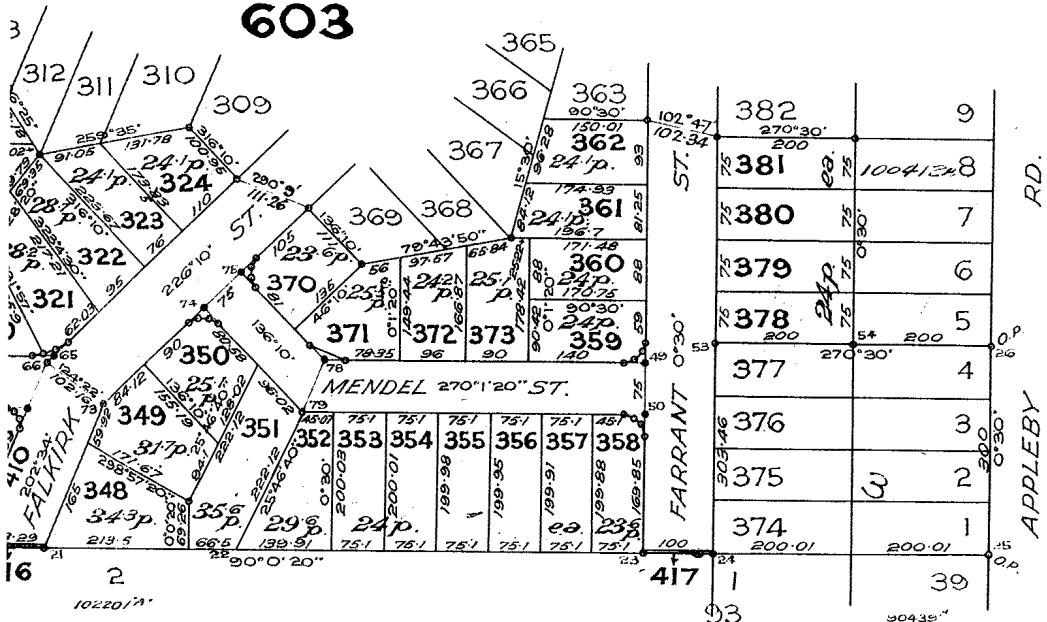
**DIAGRAMS
of Truncations
scale 60 Links to an inch**



of

Resub. 140

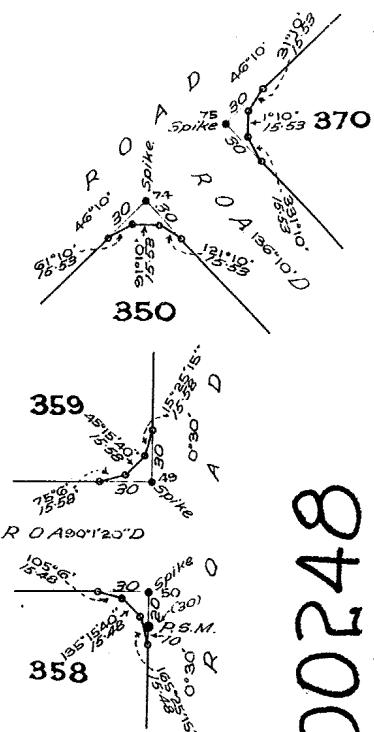
603



AMENDED DESCRIPTION

Note:- This description takes effect upon amendment of the current Title Deed which will be evidenced by a further notation.

Survey of Lot (s) 31610328, 33610362, 31010373, 31810381, 41941510
on R.P. 100248 417 



FOR LOT DESIGNATION
SEE ABOVE

CITY OF BRISBANE

RE 316 to 328, 336 to 362, 370
to 373, 378 to 381, 410 & 415 to 417 of
Sub. 378 of Resub. 140 of Sub. 3 of

— Pop. 603
Stanley
Kedron

100248
CISP

100248

DIAGRAMS
Not to Scale

DIAGRAM
Scale 80 Links to an inch

248

New C.T. Ref.

Alt. Sub.	Vol.	Rel.
310- 372	5533	118
375- 382	5533	119
340- 347	-	120
348- 355	-	121
359- 366	5533	122
378- 381	-	123
410	3534	113
415	-	114
416	-	115
417	-	116
320	7033	111

B957460

100000

lodged by Carr

For Additional Plan &
Document Notings
Refer to CISP

D/MTGEE B830525 by F.C.A. 20-11-62

B957460

99812

paid 25/10/62
FILED SHORT
L2-ov

98713

21
1.0.0
19.17.6
1.0.0
1.0.0

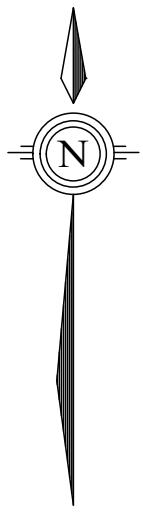
222.17.6

thru
10.62

1962 OCT 5 PM 3:36

REG. OF TITLES
RECEIVED

by Carter Capper Co.



SLOANE STREET

Bench Mark
Screw in Kerb
RL 45.24m
(AHD Derived)

FALKIRK STREET

345
RP100248

346
RP100248
733m²

347
RP100248

410
RP100248

NOTES:

Levels and Contours on this plan are of ground level defined in accordance with Brisbane City Plan 2014 and have been compiled from Brisbane City Council's 2002 BIMAP contours and may NOT represent existing site levels!

DISCLAIMER:

Features on this plan have been located to an accuracy suitable for a Detail Survey and should not be used for exact measurements unless advised otherwise by Site Surveys*

Underground Services have NOT been located unless stated otherwise.

This is NOT a Boundary Survey, areas and dimensions shown on this plan are indicative only and subject to Cadastral Survey, unless advised otherwise by Site Surveys P/L*

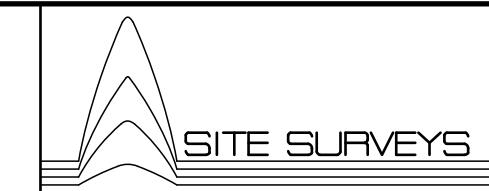
Any license express or implied to use this document for any purpose whatsoever is restricted to the terms of agreement of implied agreement between Site Surveys P/L and the instructing party.

*Contact Site Surveys P/L for advice on the specific limitations of this plan.

*See Residential Site Plan (sheet 1) for existing site details, levels and additional information!

CLIENT	Date of Survey	06/08/2025
J. & B. Clark	Revision	20/08/2025
	Contour Interval	0.5m
Reference: 6124	Locality	STAFFORD HEIGHTS
	Local Authority	BRISBANE CITY COUNCIL
SHEET: 2 of 2	Level Datum	AHD Derived from GNSS/CORS Obs
	Surveyor	B.G.
	Drafter	J.L.

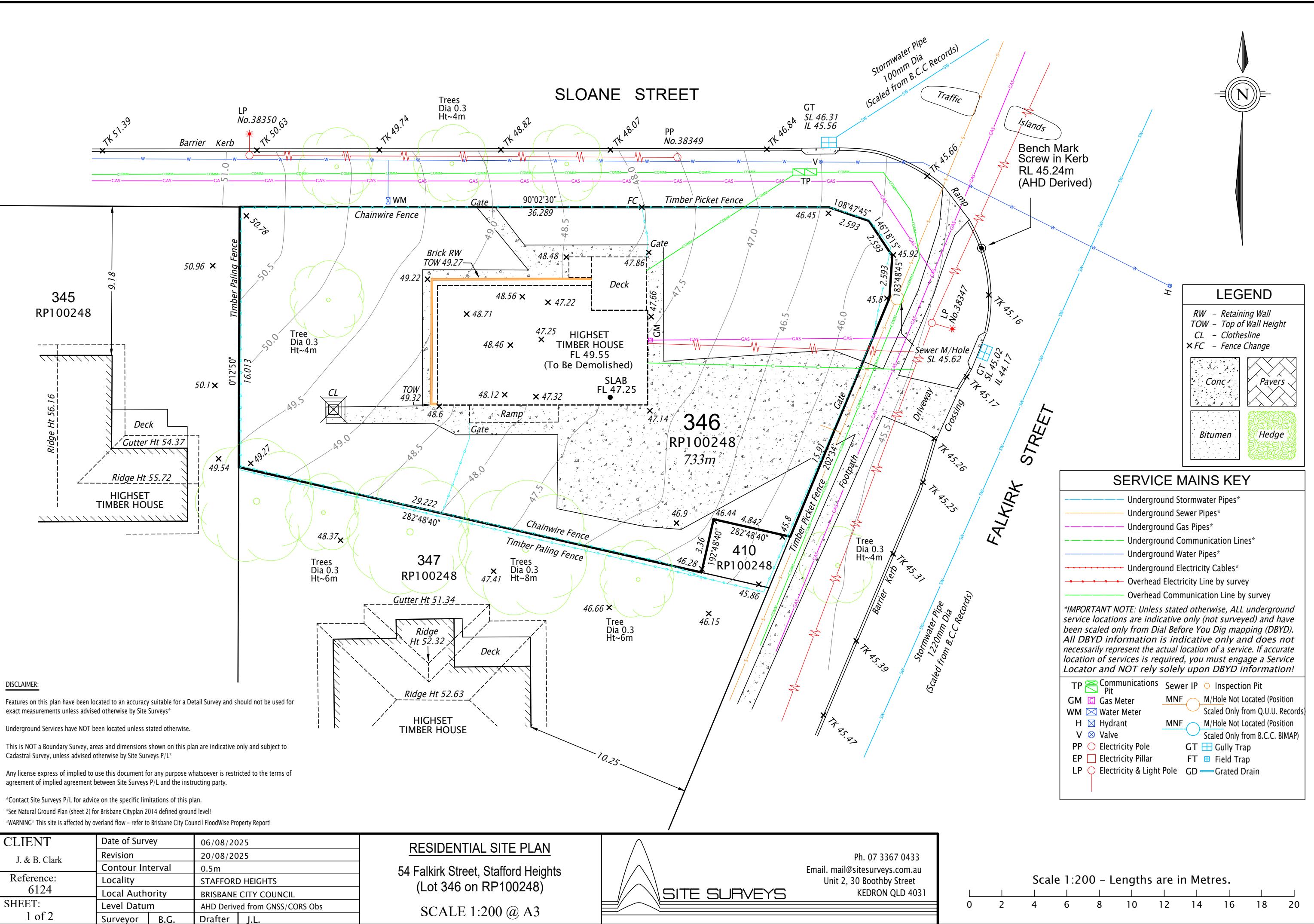
NATURAL GROUND PLAN
54 Falkirk Street, Stafford Heights
(Lot 346 on RP100248)
SCALE 1:200 @ A3



Ph. 07 3367 0433
Email. mail@sitesurveys.com.au
Unit 2, 30 Boothby Street
KEDRON QLD 4031

Scale 1:200 – Lengths are in Metres.

0 2 4 6 8 10 12 14 16 18 20



5

Brisbane City Council
DEPARTMENT OF WATER SUPPLY AND SEWERAGE
HOUSE CONNECTIONS DESIGN SECTION
PLAN OF HOUSE DRAINAGE

Contract No. 60
Detail Plan No. 2864

164732

Area No. 1032

Declared 1-12-70

SLOANE & FALKIRK STS. STAFFORD

NOTES

Dimensions to be taken for locating sewer connection. Drains to be 4 in. pipes unless otherwise stated. Any person connecting any rainwater down pipe or any tank overflow to this Department's sewer is liable to a penalty.

It is the responsibility of the owner to provide an adequate supply of water to all fittings and fixtures.

If overflow pipes from flushing cisterns do not discharge to the open air, and discharge onto the floor of the W.C., it is the owner's responsibility to provide a floor waste to drain overflow from cisterns to avoid causing damage.

The preparation of this drainage plan does not affect or prejudice any liability for non-registration of the premises under Chapter 48 of the Council's Ordinances.

Any existing drainage shown on this plan is in accordance with the information available but no responsibility can be accepted for the correct location.

Existing drains shown either as broken line or in brown. Proposed drains shown either as full line or in green.

All vent pipes to be cast iron, galvanised wrought iron or other approved material.

It is the Contractor's responsibility to provide junctions for main vents where considered necessary, while the drainage work is being carried out.

If the sewer connection has not been constructed, the internal drain shall be laid not closer than 6ft. from the proposed connection point. On construction of the connection the internal drain may be completed.

It is the contractor's responsibility to ascertain the location and depth of Public Utilities, e.g., Electricity, Gas, etc., which may be affected by this plan, prior to commencing work.

ABBREVIATIONS

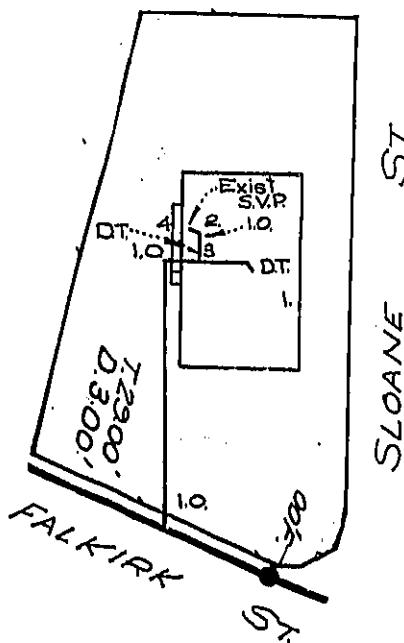
B.T. Boundary Trap J.U. Jump Up S.V.P. Soil Vent Pipe I.C. Inspection Chamber
 D.T. Disconnector Trap S.P. Soil Pipe C.I.P. Cast Iron Pipe I.O. Inspection Opening
 G.T. Gully Trap E.V. Educt Vent I.B. Inspection Bend I.J. Inspection Junction
 G.S.T. Grease Silt Trap I.V. Induct Vent C.T.S. Connected to Sewer I.P. Inspection Pipe

Scale — 40 feet to 1 inch

REFERENCE

Note Refs

2. CISTERN TO BE MODIFIED TO COMPLY
WITH BY LAW 143.



BEST POSSIBLE PRINT

NOT TO SCALE

Information removed due to Privacy

THE ORIGINAL OF THIS PLAN WAS PREPARED
BY AERIAL SURVEY AND THEREFORE INDICATES
ROOF LINE OF BUILDING.

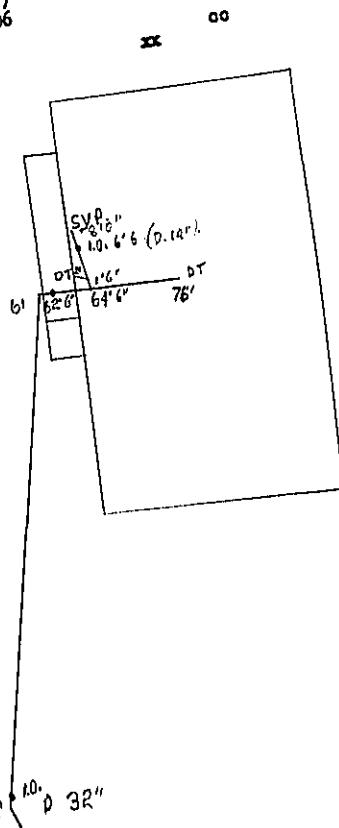
Designed	P.C.D.	5/11/70
Traced	P.S.	6/11/70
Checked	YNG	11/11/70
Fee : \$	3-50	

2 Sloane St1 Stafford. 4053

164732/
20/1/71.

BEAVIS & BARTELS. (W. BEAVIS.)
181 Abbotsford Rd. Mayne. 4006
As above.

P.L.M.K. xx
8-3-71.



BEST POSSIBLE PRINT

NOT TO SCALE

Information removed due to Privacy

5

Brigade of Engineers
Brisbane City Council
DEPARTMENT OF WATER SUPPLY AND SEWERAGE
HOUSE CONNECTIONS DESIGN SECTION
PLAN OF HOUSE DRAINAGE

Contract No. 60
Detail Plan No. 2864

164732

Area No. 1032

Declared 1-12-70

SLOANE & FALKIRK STS. STAFFORD

NOTES

Dimensions to be taken for locating sewer connection. Drains to be 4 in. pipes unless otherwise stated. Any person connecting any rainwater down pipe or any tank overflow to this Department's sewer is liable to a penalty.

It is the responsibility of the owner to provide an adequate supply of water to all fittings and fixtures.

If overflow pipes from flushing cisterns do not discharge to the open air, and discharge onto the floor of the W.C., it is the owner's responsibility to provide a floor waste to drain overflow from cisterns to avoid causing damage.

The preparation of this drainage plan does not affect or prejudice any liability for non-registration of the premises under Chapter 48 of the Council's Ordinances.

Any existing drainage shown on this plan is in accordance with the information available but no responsibility can be accepted for the correct location.

Existing drains shown either as broken line or in brown. Proposed drains shown either as full line or in green.

All vent pipes to be cast iron, galvanised wrought iron or other approved material.

It is the Contractor's responsibility to provide junctions for main vents where considered necessary, while the drainage work is being carried out.

If the sewer connection has not been constructed, the internal drain shall be laid not closer than 6ft. from the proposed connection point. On construction of the connection the internal drain may be completed.

It is the contractor's responsibility to ascertain the location and depth of Public Utilities, e.g., Electricity, Gas, etc., which may be affected by this plan, prior to commencing work.

ABBREVIATIONS

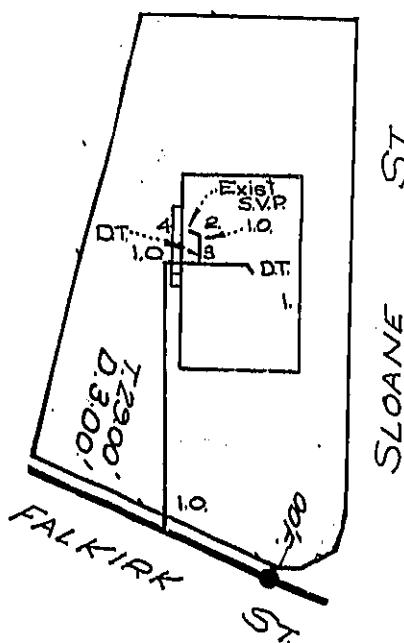
B.T.	Boundary Trap	J.U.	Jump Up	S.V.P.	Soil Vent Pipe	I.C.	Inspection Chamber
D.T.	Disconnecter Trap	S.P.	Soil Pipe	C.I.P.	Cast Iron Pipe	I.O.	Inspection Opening
G.T.	Gully Trap	E.V.	Educt Vent	I.B.	Inspection Bend	I.J.	Inspection Junction
G.S.T.	Grease Silt Trap	I.V.	Induct Vent	C.T.S.	Connected to Sewer	I.P.	Inspection Pipe

Scale — 40 feet to 1 inch

REFERENCE

Note Refs

2. CISTERN TO BE MODIFIED TO COMPLY
WITH BY LAW 143.



BEST POSSIBLE PRINT

NOT TO SCALE

Information removed due to Privacy

THE ORIGINAL OF THIS PLAN WAS PREPARED
BY AERIAL SURVEY AND THEREFORE INDICATES
ROOF LINE OF BUILDING.

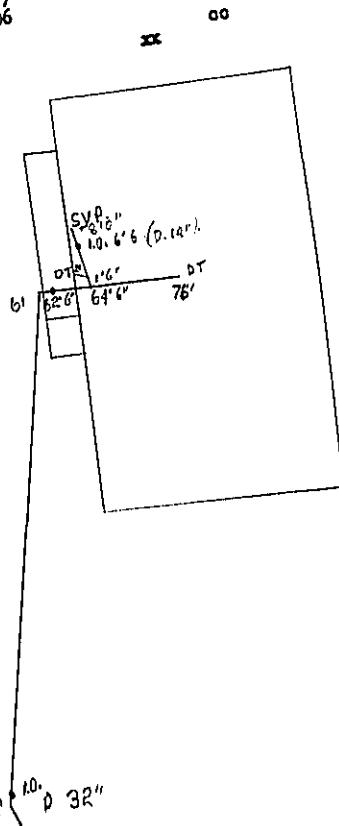
Designed	P.C.D.	5/11/70
Traced	P.S.	6/11/70
Checked	YNG	11/11/70
Fee : \$	3-50	

2 Sloane St1 Stafford. 4053

164732/
20/1/71.

BEAVIS & BARTELS. (W. BEAVIS.)
181 Abbotsford Rd. Mayne. 4006
As above.

P.L.M.K. xx
8-3-71.



BEST POSSIBLE PRINT

NOT TO SCALE

Information removed due to Privacy



Property Search Response

Date of Search:

30/06/2025

Applicant:

InfoTrack Pty Ltd
BJC Law Pty Ltd t/as Barb Jarmey Conveyancing

Subject Parcel:

Lot 346 on Plan RP100248

Address of Property:

54 FALKIRK STREET STAFFORD HEIGHTS

Purchaser/Reference:

350486

Official Reply:

Queensland Electricity Transmission Corporation Limited, trading as Powerlink Queensland has no existing rights over Lot 346 on Plan RP100248, in the LGA of Brisbane City Council, nor are there any approved projects affecting it.

Yours sincerely

A handwritten signature in black ink that appears to read "Titman".

Narelle Titman
Manager Property

30th June 2025

Barb Jarmey Conveyancing
Infotrack
PO Box 4029
Sydney NSW 2001

Our Ref: IT2506425
Your Ref: 350486

Dear Sir/ Madam,

RE: 54 Falkirk Street, Stafford Heights, QUEENSLAND
Lot 346 RP 100248

In response to your request for property information, searches of the records show the following:

- The property has provision for a communications service.
- NBN Co is the service provider for this area.
- Communication network cables exist outside the property boundary located in the footpath/road reserve area.
- Care will need to be taken if you/your client undertake any earthworks inside or outside the property boundary.
- Plans Supplied: YES - Telstra and NBN Co.

General Information

Please note that communication carriers have strict security and privacy policies. This may prevent any additional information regarding the property being released in the course of a search. Plans may or may not be supplied upon request. If supplied, they are intended to assist you/your client in the prevention of damage to an underground telecommunication plant. Telco Cable Searches does not guarantee the accuracy of the information supplied to it by the communication carriers. Please note that if you/your client choose to perform earth works on the property, it is performed at your/your client's own risk.

Telco Cable Searches is not a conveyancer nor does it intend to act as such. Telco Cable Searches is a plan interpretation service which informs you/your client of potential risks within the property boundary. Please note the plans supplied are only valid for a period of 30 days from date of letter.

This report is based on the information supplied from the carriers which is current at time of request. If further information or clarification of the search is required, please contact the referring agency or the conveyancer engaged to request the search.

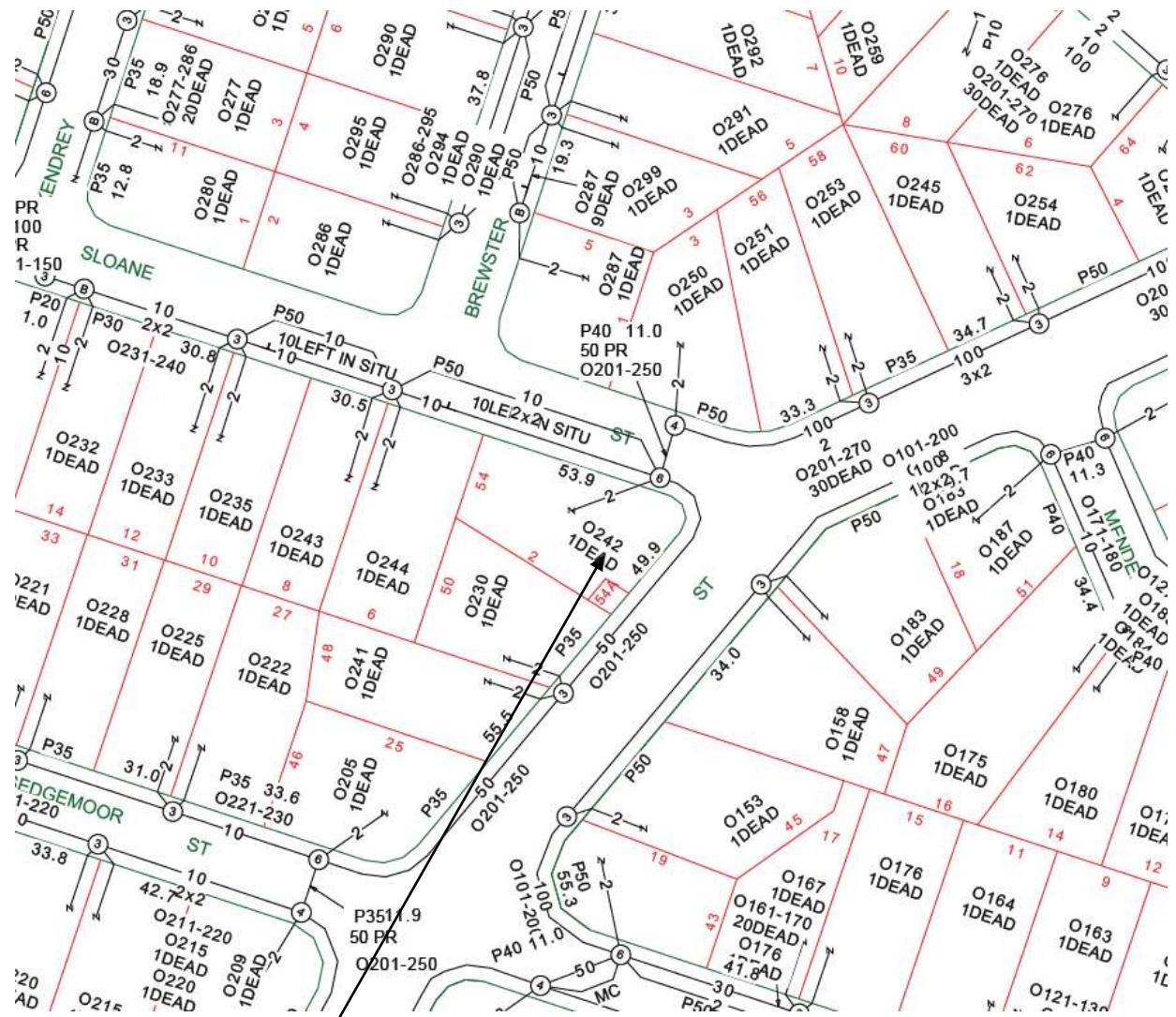
Additional Information

Under Clause 7 of Schedule 3 of the Telecommunications Act 1997, a general telecommunications carrier has rights to enter private property for the maintenance or continued operation of the telephone service.

The carrier will object to any additional structure being erected on the property or over its cables, or any landscaping or earthworks which would: (a) prevent the carrier from performing its functions above or; (b) reduce the security of its cables, making them more prone to damage.

Prior to earthworks being conducted on or in the vicinity of the property, we recommend that you/your client contact Telco Cable Searches for information regarding how to avoid cable damage. In the event that cable damage does occur from earthworks, you/your client will be responsible for the cost of repairs.

Due to the nature of underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all plant from any carrier's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. The carriers do not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. It is your responsibility to locate underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.



Telstra Cable Plan Lot 346 RP 100248

Helping you make an informed decision on your property!



NBN Co Cable Plan
Lot 346 RP 100248



CERTIFICATE OF COMPLETION

Date Generated: 27/01/2026 08:02:57 PM (AEST)

Document Details

Subject: SignAnything - 54 Falkirk Street, Stafford Heights, QLD, 4053

Document Pages: 22

Exchanged by: Not Applicable

Certificate Pages: 1

Exchange Date: Not Applicable

Status: Signed

No. of Signatures: 2

Signature Logs

Signer: Brooke Clark

Email Address: jack.clark90jc@gmail.com

Status: Signed

IP Address: 206.83.122.110

Supervised By:

Email Sent Date: 27/01/2026 01:37:49 PM (AEST)

Signed Date: 27/01/2026 08:02:55 PM (AEST)

Signature:

Signer: John Clark

Email Address: jack.clark90jc@gmail.com

Status: Signed

IP Address: 110.143.214.172

Supervised By:

Email Sent Date: 27/01/2026 09:30:18 AM (AEST)

Signed Date: 27/01/2026 10:04:43 AM (AEST)

Signature:

Signer:

Email Address:

Status:

IP Address:

Supervised By:

Email Sent Date:

Signed Date:

Signature: