



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	Rodney Noel Reimers & Karen Mary Reimers
Property address (referred to as the "property" in this statement)	8 Station Street Toowoomba Qld 4350
Lot on plan description	Lot 1 on RP 16302

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme:
	☐ Yes ☒ No
	<i>If Yes, refer to Part 6 of this statement for additional information</i> <i>If No, please disregard Part 6 of this statement as it does not need to be completed</i>

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. ☒ 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:*

Before you dig reports
Tree search
Any statutory encumbrances for water, sewerage , drainage or other utilities

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)*:

Principal Centre

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
	<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>		
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.	☐ 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
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
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: \$3,839.71

Date Range: 1/1/2026 - 30/6/2026

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: \$436.98

Date Range: 1/7/2025 - 31/12/2025

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: Insert estimated amount

Date Range: Insert 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 <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.	☐ 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:	☐ Yes	☐ No
	» 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.	☐ Yes	
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 (If Yes, complete the information below)	☐ Yes	☐ 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:	☐ Yes	☐ No
	» 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.	☐ Yes	
	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

DocuSigned by:
RODNEY NOEL REIMERS
244E0A766A304CF...
Signature of seller

Rodney Noel Reimers
Name of seller

23 May 2026 | 12:54 PM AEST
Date

Signed by:
Karen Mary Reimers
A5C7A5E05A4344Q...
Signature of seller

Karen Mary Reimers
Name of seller

23 May 2026 | 11:19 AM AEST
Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 56202790

Search Date: 20/05/2026 12:57

Title Reference: 11269194

Date Created: 11/03/1914

Creating Dealing: 602719547

REGISTERED OWNER

Interest

Dealing No: 712046444 13/11/2008

RODNEY NOEL REIMERS

TENANTS IN COMMON

1/2

KAREN MARY REIMERS

TENANTS IN COMMON

1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 1

REGISTERED PLAN 16302

Local Government: TOOWOOMBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19551043 (ALLOT 8)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

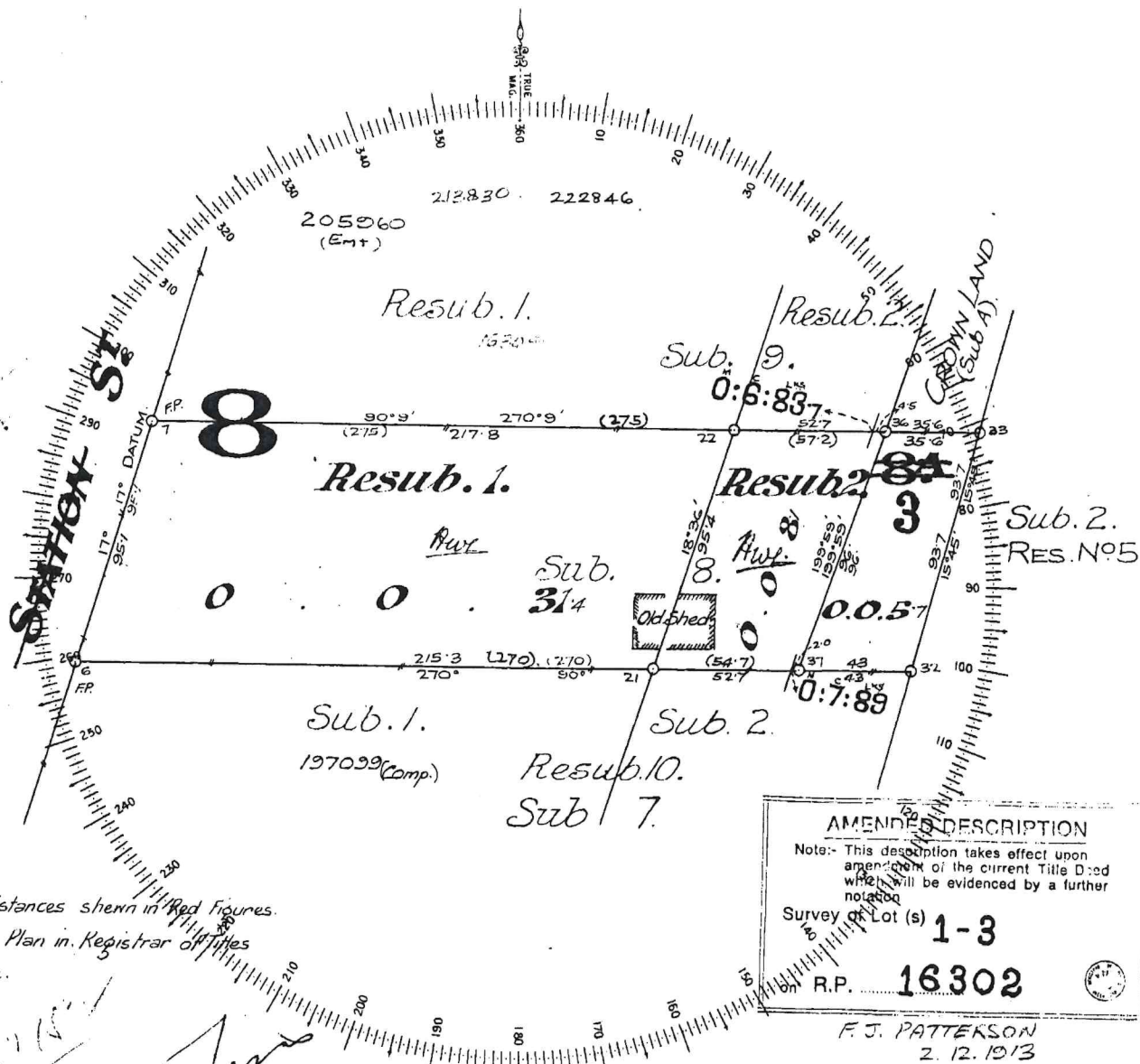
** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]

Requested By: D-ENQ DYE & DURHAM (S)

REFN. 6. Toowoomba Station Yard.
Friedrick. Warnecke.

For Additional Plan &
Document Notings
Refer to CISP



Bearing and Distances shown in Red Figures
are taken from Plan in Registrar of Titles
Office Brisbane.

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) **1-3**
R.P. **16302**

F. J. PATTERSON
2. 12. 1913

TOWN OF TOOWOOMBA
SURVEY of Portion 8A and

OF SUBDIVISIONS 1 & 2 of Sub 8.
Allotment 8.
OF SECTION 8.
COUNTY OF AUBIGNY LINK 1/8 (1/16301)
PARISH OF Drayton 2/8 (1/16301)
Cat. No. D 4-1301

As Proprietor of this land, I agree to this Plan of subdivision, and dedicate
the new roads shown hereon to public use.

Signature
of Proprietor

F. Warnecke

16302

8332

CISP

MAF



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 1018438

Date: 20 May 2026

Search Request reference: OR-1DT1LMDOMV7ZJS

Applicant Details

Applicant: Lyndsey Klaassen, Wonderley & Hall
lklaassen@wonderley.com.au

Buyer: Seller Disclosure

Search Response:

Your request for a property search on Lot 1 on Plan RP16302 at 8 STATION ST TOOWOOMBA CITY 4350 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)

Search Team
PO 1612
Brisbane QLD 4001

Transaction ID: 51156102 EMR Site Id: 20 May 2026
Cheque Number:
Client Reference:

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

Lot: 1 Plan: RP16302
8 STATION ST
TOOWOOMBA CITY

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

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

8 Station Street Toowoomba City

Submit

Date of order	Order	Address
29/04/2026	NDR026-25 (PDF, 165.7 KB)	22 Hakwes Avenue ARANA HILLS QLD 4054
14/04/2026	NDR143-23 (PDF, 83.4 KB)	25 Prince Street Brighton QLD 4017
10/04/2026	NDR124-25 (PDF, 2.5 MB)	2957 Old Cleveland Road, Chandler CHANDLER QLD 4155
07/04/2026	NDR177-23 (PDF, 53.6 KB)	1 Bride Street, WYNNUM QLD 4178
02/04/2026	NDR238-23 (PDF, 42.0 KB)	6 Corsham Street PADDINGTON QLD 4064
31/03/2026	NDR134-25 (PDF, 97.3 KB)	31 Leybourne Street CHELMER QLD 4068
30/03/2026	NDR167-24 (PDF, 127.6 KB)	289 University Way SIPPY DOWNS QLD 4558
30/03/2026	NDR054-24 (PDF, 46.4 KB)	5 Wilma Close RUSSELL ISLAND QLD 4184
30/03/2026	NDR126-25 (PDF, 1.1 MB)	2 Anglesea Ct ROBINA QLD 4226

(<https://qhr.detsi.qld.gov.au/map>)

Home > Search

Queensland Heritage Register

Information about places in the Queensland Heritage Register is maintained by the Department of the Environment, Tourism, Science and Innovation (DETSI) under the *Queensland Heritage Act 1992*.

Search

8 Station Street Toowoomba City

How to Search

Search the register by typing 3 or more characters in the search box below.
Search will happen automatically, without pressing enter.

Alternatively, zoom in on the map to display icons in an area. [Further guidance is available here.](#)



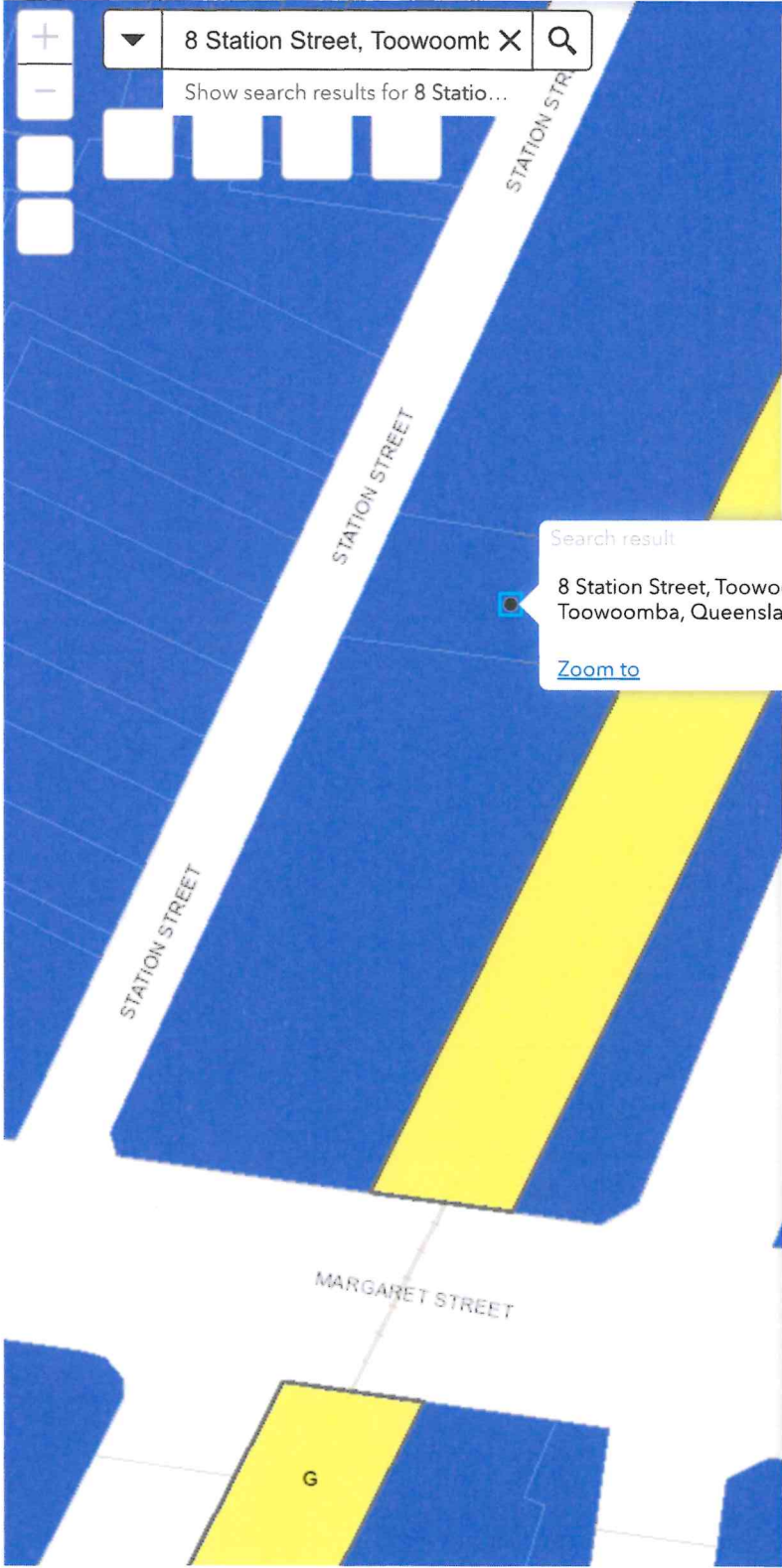
Powered by Esri (<https://www.esri.com/>) | MapLibre (<https://maplibre.org/>) | © State of Queensland
(Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development) 2025

Cultural Advice

We acknowledge all Aboriginal and Torres Strait Islander Traditional Custodians of Country and recognise their continuing connection to land, waters, and seas. We pay our respects to Elders past and present.

Aboriginal people and Torres Strait Islander people are advised that the the Queensland Heritage Register contains images and names of people who have passed away.

Register entries may contain language and descriptions that reflect the attitudes, values, and perspectives of the time in which the original sources were created. These may now be considered outdated, inappropriate, or offensive.



Layer List

Layers

Planning Data

Other

Priority Development Area

Planning Scheme

Strategic Framework

Land Use Zones

Precincts

Greenfield Areas

Local Plan Areas

Zones

- Low Density Residential
- Low-Medium Density Residential
- Principal Centre
- Major Centre
- District Centre
- Local Centre
- Specialised Centre
- Sport and Recreation
- Open Space
- Low Impact Industry
- Medium Impact Industry
- High Impact Industry
- Emerging Community
- Community Facilities
- Extractive Industry
- Limited Development (Constrained Land)
- Mixed Use
- Rural Residential
- Township
- Rural

Base Layers

0 15 30m

396,529 & 951,182 Meters

Job ID 53203087

8 Station St



[Review responses online](#) ↗



Received 6 of 6 responses
All responses received

8 Station St, Toowoomba City QLD 4350

Job dates
21/05/2026 → 24/05/2026

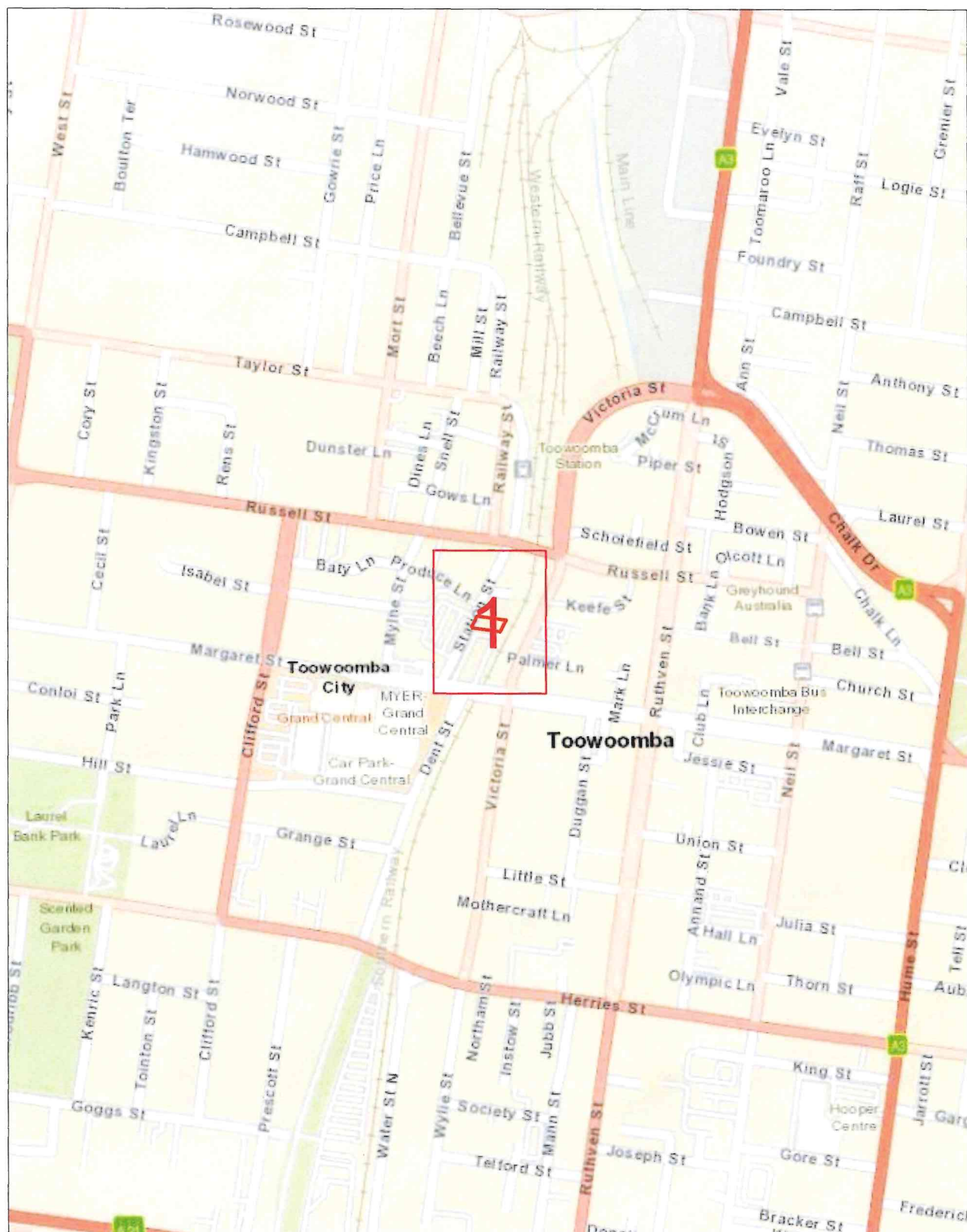
These plans expire on
17 Jun 2026

Lodged by
Linda Crighton

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 APA Group Gas Networks (90073)	Received	4
🏠 Ergon QLD	Received	56
🏠 NBN Co Qld	Received	97
🏠 Telstra QLD Regional	Received	111
🏠 Toowoomba Regional Council	Received	120
🏠 TPG Telecom (QLD)	Received	124

Site 8 Station St
Address: Toowoomba City
 QLD 4350

Sequence 273210098
Number:



Scale 1: 6000

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



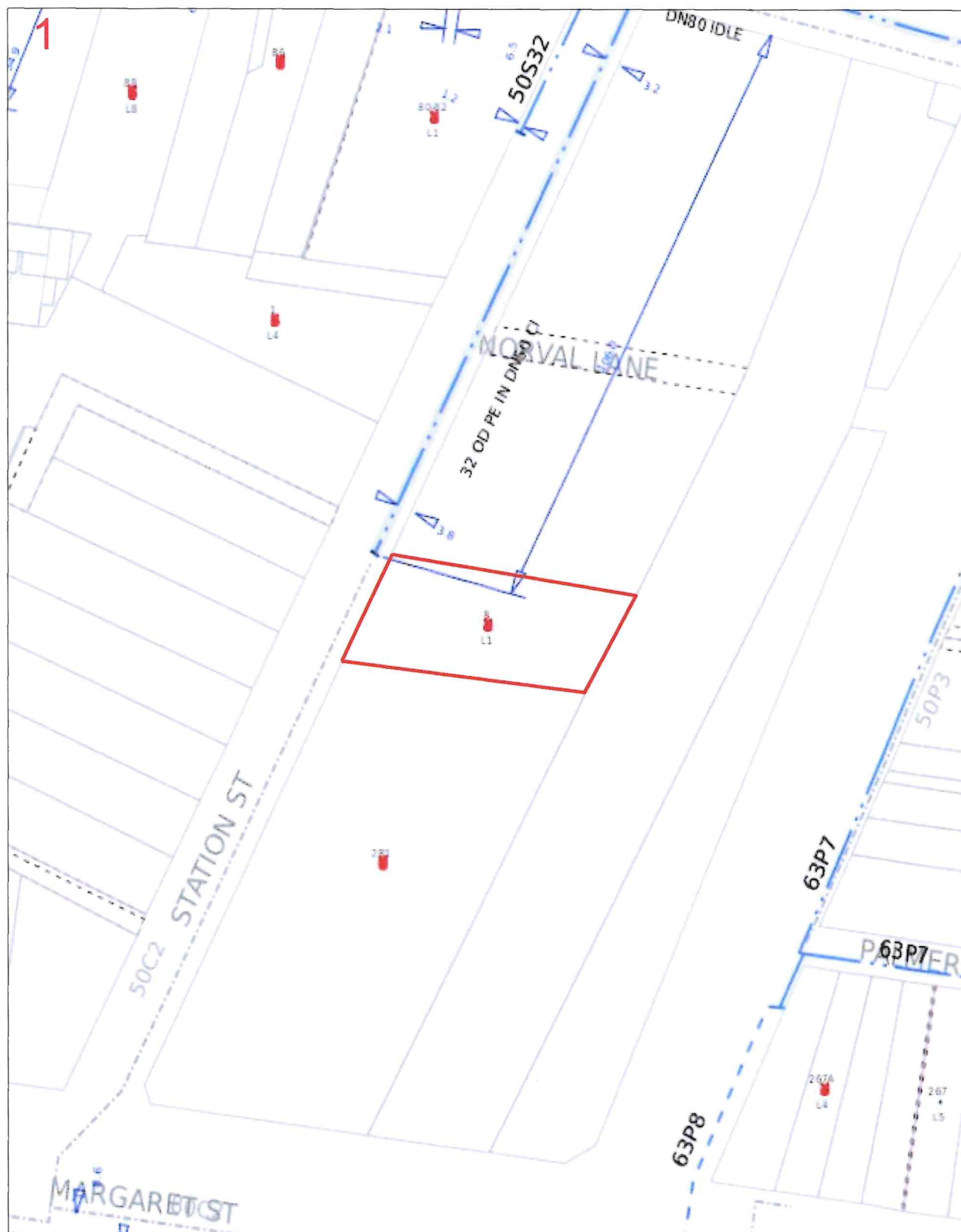
Enquiry Area

Map Key Area



Site 8 Station St
Address: Toowoomba City
 QLD 4350

Sequence 273210098
Number:



Scale 1: 700

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

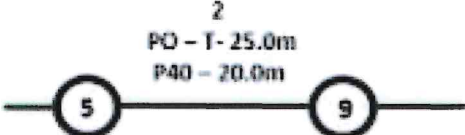
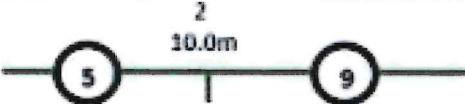
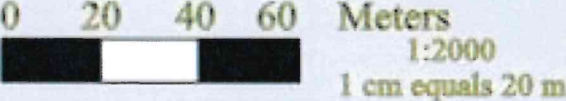


Enquiry Area

Map Key Area





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

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



Emergency Contacts

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



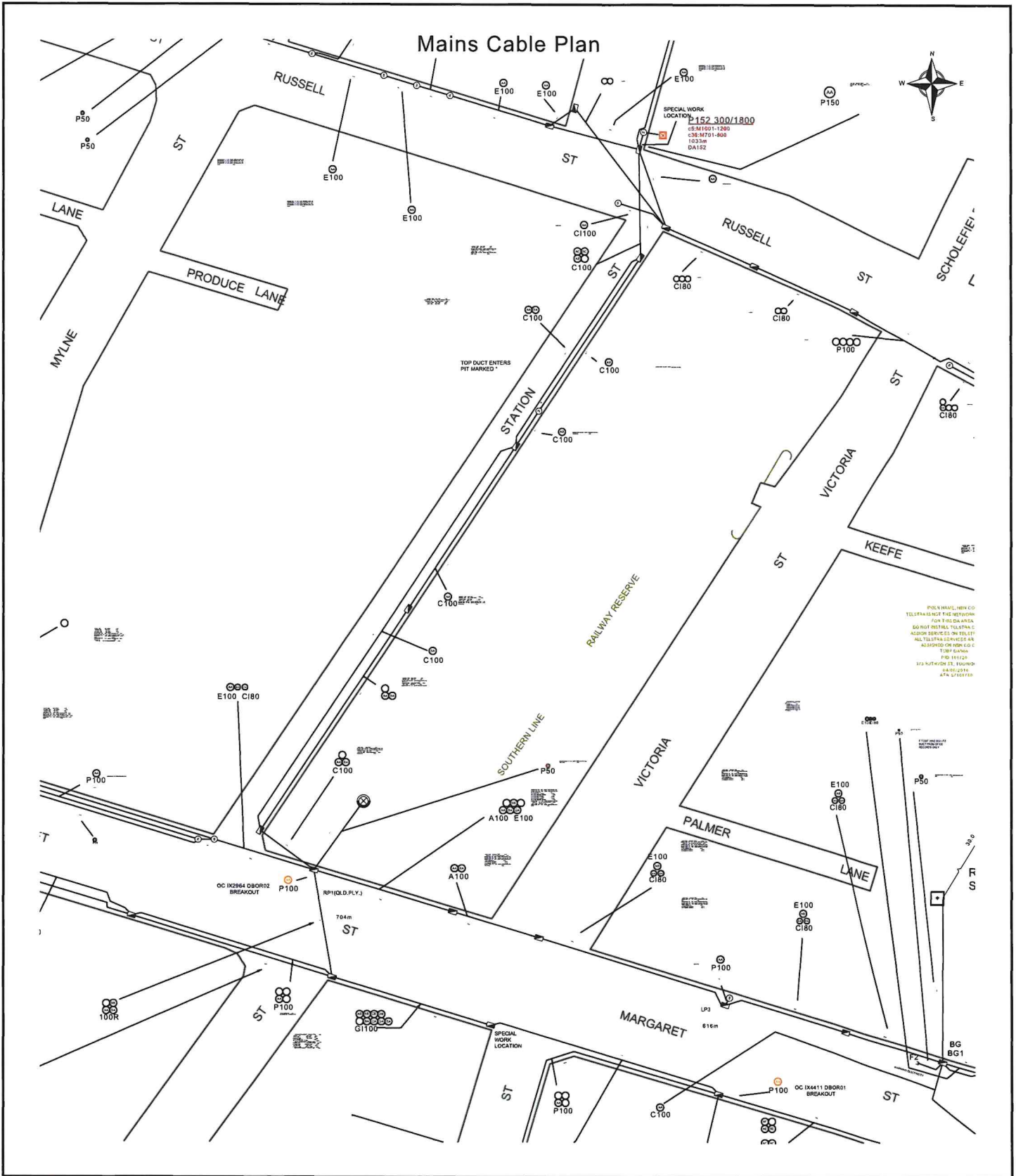
	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 273210099
	TELSTRA LIMITED A.C.N. 086 174 781 Generated On 20/05/2026 13:13:17	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

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



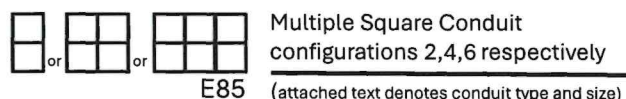
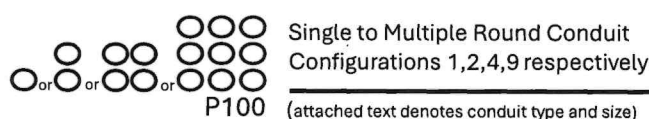
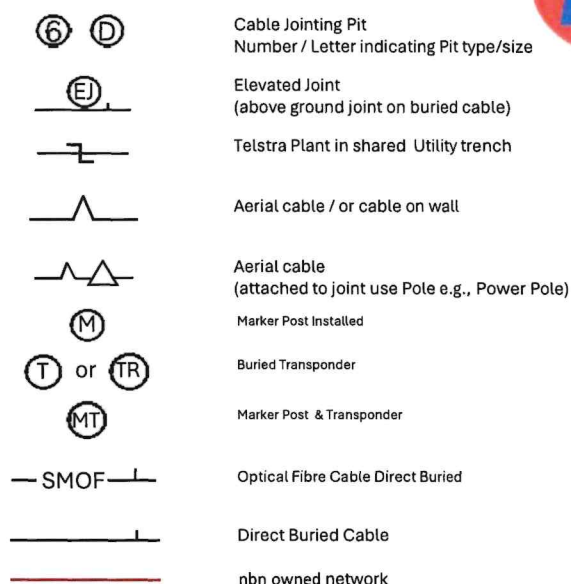
	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/ Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 273210099
	TELSTRA LIMITED A.C.N. 086 174 781 Generated On 20/05/2026 13:13:23	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

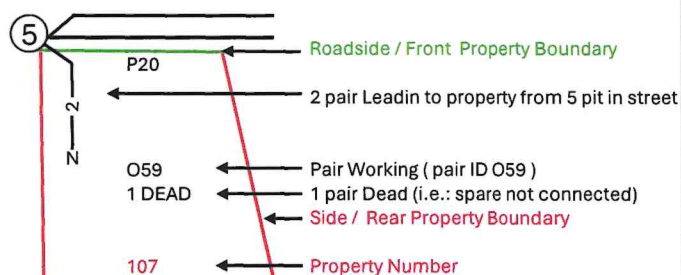
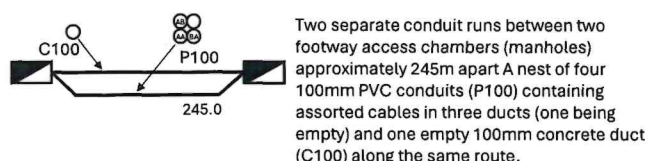
See the Steps- Telstra Duty of Care that was provided in the email response.

	Lead-in terminates at a Customer Address
	Exchange Major Cable Present
	Pillar / Cabinet Above ground Free Standing
	Above ground Complex Equipment Please note: Powered by 240v electricity
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned
DIST	Distribution cables in Main Cable Ducts
MC	Main Cable ducts on a Distribution Plan
	Blocked or Damaged Duct
	Footway Access Chamber (can vary between 1-lid to 12-lid)
	NBN Pillar
	Third Party Owned Network Non-Telstra



A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galvanised Iron, E - Earthenware
Conduit sizes nominally range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits, approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



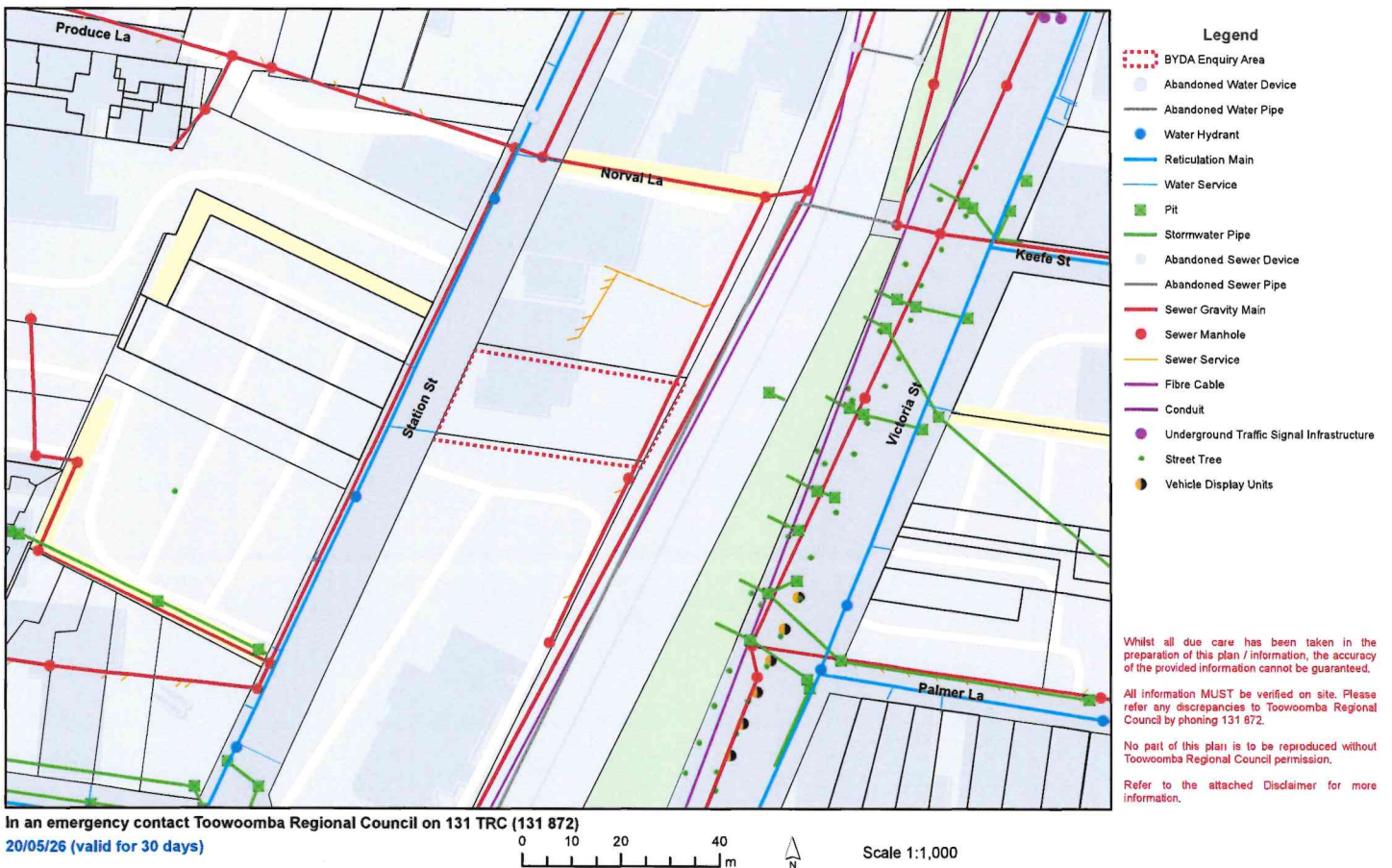
<https://www.byda.com.au/before-you-dig/best-practice-guides/>

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.



Job # 53203087
Seq # 273210094
Provided by Toowoomba Regional Council



NOTICE: For registered users multi-factor authentication is now available. Sign-in, click and follow instructions for *Configure 2FA*.

Real Estate Detail View

Rating Period

2026/2 - 01-Jan-2026 to 30-Jun-2026

Property Details

Property Description	Property Location	Area	Unit
L1/RP16302:PAR DRAYTON	8 Station Street TOOWOOMBA CITY QLD 4350	794.0000	m2

Period Details

Rating Period	Description
2026/2	01-Jan-2026 to 30-Jun-2026

Gross Rates and Charges (may be subject to change)

	Gross Rates and Charges		
☐	\$4,859.13		
	Rate Category Description	Amount	Discount Applied
	General Rate	\$2,638.63	\$0.00
	Public Transport Levy	\$21.79	\$0.00
	Sewerage Charge	\$626.42	\$0.00
	State Emergency Management Levy	\$305.80	\$0.00
	Waste Management Charge	\$247.07	\$0.00
	Gross Rates and Charges	\$3,839.71	\$0.00

	Water Infrastructure Charge	\$436.98	\$0.00
	Water Consumption Charge	\$582.44	\$0.00
	Gross Water Charges	\$1,019.42	\$0.00

Balance

Balance as at 22-May-2026 01:05 PM
\$0.00

Water Meter Readings (kilolitres)

Meter Number	Previous Reading Date/s	Previous Reading/s	Previous Consumption/s	Last Reading Date	Last Reading	Last Consumption	Consumption Share %
12W108960	09-Jan-2025 09-Jul-2025	2,159 2,319	159 160	08-Jan-2026	2,458	139	100.00

Land Valuation

Land Valuation
\$355,000

[New Search](#)

RATE NOTICE

P 131 872 | F 1800 448 882 | info@tr.qld.gov.au | www.tr.qld.gov.au
 PO Box 3021 Toowoomba QLD 4350 | Toowoomba Regional Council | ABN 99 788 305 360



This information was prepared as at 30 JAN 2026

093742-05433

RODNEY NOEL REIMERS AND KAREN MARY REIMERS
 C/- RAY WHITE OAKLEY
 70 CAMPBELL STREET
 OAKLEY QLD 4401

REFERENCE NO: **352640**

ISSUE DATE: **6 FEB 2026**

DUE DATE: **11 MAR 2026**

AMOUNT DUE: **3,839.71**

VALUATION: **Averaged Value 335,000**

PROPERTY LOCATION: 8 Station Street, TOOWOOMBA CITY QLD 4350
 PROPERTY DESCRIPTION: L1/RP16302:PAR DRAYTON

SUMMARY OF CHARGES

Rates and Charges for the half-year ending 30 JUN 2026

Rates and Charges (see over)	3,533.91
State Emergency Management Levy (see over)	305.80

FREQUENTLY ASKED QUESTIONS**I've recently purchased this property, why do I have to pay full rates?**

Most likely your solicitor has allowed for the rates in your settlement. Please check your settlement statement to confirm this or contact your solicitor and/or agent.

How to view my rates account online?

Your rate notice may show an opening balance (debit or credit). The opening balance is made up of any unpaid rates and charges and/or payments made since your last notice. You can view receipts, rate notices or water rate notices, create an arrangement to pay or check your current balances online as a registered user at www.tr.qld.gov.au/propertydetails

Do I need to call to change my postal address?

You can update your postal address as well as other details and services here at: www.tr.qld.gov.au/requests or contact the customer service centre on 131 872.

Total amount payable if received by 11 MAR 2026 3,839.71

Total amount payable if not received by the due date 3,839.71

HOW TO PAY - for a full list of payment options please see over the page

B
PAY

Biller Code: 18366
Ref: 352640

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using Internet banking.
BPAY View Registration No.: 352640

Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAY VIEW

Are you using the right Biller Code and Reference Number?



Available on the App Store



Pay using your smartphone



Download the Snip App and scan the code to pay now.



ANDROID APP ON Google play



Post Billpay

Pay in-store at Australia Post



*414 000352640



24/7 phone payment
 Phone
 1300 451 206

DETAILED RATES AND CHARGES

DESCRIPTION:	BASIS:		RATE / CHARGE:	AMOUNT:
General Rate - Category 3.1	Rateable Value	335,000	0.015753	2,638.63
Sewerage Charge Non-Residential	Units	2	626.420000	626.42
Public Transport Levy	Units	1	43.580000	21.79
Commercial Waste/Recycling Service	Units	1	412.140000	206.07
Waste Facilities & Landfill Rehabilitation Levy	Units	1	82.000000	41.00
Total Council Rates and Charges				3,533.91
State Emergency Management Levy 3(A)	Units	1	611.600000	305.80
Total State Emergency Management Levy				305.80

Council has received an annual payment of \$4,806,624 from the State Government to mitigate any direct effects of the State Waste Levy on households in Council's area.

METHODS OF PAYMENT



Paying online - Visit www.tr.qld.gov.au/payments



Direct debit (rates easy-pay) - You may have your rate notice paid directly from your nominated cheque or savings account on the due date or in small, regular payments in advance. Allow 7 days for the direct debit to be set up. For more information please contact Council on 131 872.



Paying by phone - 24/7, pay by phone using your Visa or Mastercard. Phone **1300 451 206**.



By mobile - Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. (*Sniip is not available for iPads or tablets.*)



Biller Code: 18366
Ref: 352640

Telephone & Internet Banking — BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

® Registered to BPAY Pty Ltd ABN 69 079 137 518



In-store



Australia Post - Payments can be made at any Australia post office with a copy of your rate notice. Cash, cheque or eftpos payments are accepted.

Paying in person - Cash, cheque, money order, eftpos, Visa or Mastercard. Present this notice to Council's customer service centres, 8.30am to 5pm weekdays (except public holidays). Service Centres are in Clifton, Crows Nest, Goombungee, Highfields, Millmerran, Oakey, Pittsworth and Toowoomba.



Services Australia

Centrepay - Go to servicesaustralia.gov.au/centrepay for more information. Centrepay Reference: 555 071 719T.



Mail - Mail your payment to Toowoomba Regional Council, PO Box 3021 Toowoomba Qld 4350. (*Payment must be received by the due date.*)

Visa and Mastercard payments will attract 0.33% surcharge.

Council cannot accept cheques issued by financial institutions that have discontinued cheque services. Please contact your financial institution about any change in cheque services that may impact you.

IMPORTANT INFORMATION

Rates and charges for the property described in this notice are due and payable by the owner(s) of the property by the due date specified on the front of this notice.

Discount, if applicable, will only be allowed if the Amount Due is received at Council by the due date. If you post your payment, please ensure that the date of posting allows sufficient time for delivery to Council by the due date. Discount will not be allowed if your payment is received after the due date.

Valuations are used in the calculation of the general rate. Any enquiries concerning valuations and objections should be addressed to the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, 203 Tor Street, Toowoomba - phone 137 468.

Pensioners who hold a pensioner concession card or Veterans Affairs gold card are eligible for a remission of rates. An application form must

be completed at your local service centre on or before the due date for payment of this rate notice.

Interest is charged on all overdue rates and charges six monthly in arrears (ie. at the end of the previous half-year in which same became due and payable) at the rate of 8.5% per annum, calculated and charged half yearly.



Are you moving? Please ensure that you advise Council of your new postal address.



Please quote your Reference Number when writing or phoning.



If you are unable to pay this notice by the due date, please contact Council immediately to arrange a payment schedule.

To view the Rating Category Statement 2025/26 which includes information as to your right to object to the categorisation of your land please visit www.tr.qld.gov.au/ratecategories or contact us.

RECEIVE THIS NOTICE ELECTRONICALLY



BPAY VIEW NOTICES

By using BPAY View, you can receive, pay and store your rate notices in your online banking account. You will be notified when your next notice arrives by email, SMS or internet bank notification, depending on your preference and Financial Institution.



EMAIL NOTICES

You can now choose to receive your rates notices via email rather than through the post. Please help save our environment and register today. Follow these steps:

- go to www.tr.qld.gov.au/emailmyrates
- register using information from the front of this notice.



GO PAPERLESS WITH SNIIP

Simply register for **m-Billing™** in the Sniip app, and receive your bills directly into your mobile via a push notification.

Certificate Of Completion

Envelope Id: 1832EE31-C20D-4177-AF64-ABAD758BDB0A

Status: Completed

Subject: Complete with Docusign: seller disclosure with attachments .pdf

Source Envelope:

Document Pages: 31

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

Wonderley & Hall

AutoNav: Enabled

33 Neil Street

Envelopeld Stamping: Enabled

Toowoomba, Queensland 4350

Time Zone: (UTC+10:00) Brisbane

admin@wonderley.com.au

IP Address: 58.162.230.25

Record Tracking

Status: Original

Holder: Wonderley & Hall

Location: DocuSign

22-May-2026 | 16:03

admin@wonderley.com.au

Signer Events

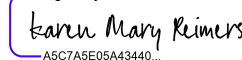
Karen Mary Reimers

lavin.karen@gmail.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:


ASC7A5E05A43440...

Timestamp

Sent: 22-May-2026 | 16:09

Viewed: 23-May-2026 | 11:18

Signed: 23-May-2026 | 11:19

Signature Adoption: Pre-selected Style

Using IP Address: 115.130.189.156

Electronic Record and Signature Disclosure:

Accepted: 23-May-2026 | 11:18

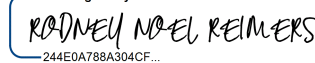
ID: 775e5a93-7a3b-42a1-a380-c5501bf82b05

RODNEY NOEL REIMERS

rodreimers1@gmail.com

Security Level: Email, Account Authentication
(None)

DocuSigned by:


244E0A788A304CF...

Sent: 22-May-2026 | 16:09

Viewed: 23-May-2026 | 12:53

Signed: 23-May-2026 | 12:54

Signature Adoption: Pre-selected Style

Using IP Address:

2001:8003:e510:ea00:2114:beda:fbe2:176d

Electronic Record and Signature Disclosure:

Accepted: 23-May-2026 | 12:53

ID: 6499693f-b393-4b25-8552-24bde6a2d142

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

Envelope Sent

Hashed/Encrypted

22-May-2026 | 16:09

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	23-May-2026 12:53
Signing Complete	Security Checked	23-May-2026 12:54
Completed	Security Checked	23-May-2026 12:54
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Wonderley & Hall (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

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.

All notices and disclosures will be sent to you electronically

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.

How to contact Wonderley & Hall:

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:

To contact us by email send messages to: admin@wonderley.com.au

To advise Wonderley & Hall of your new email address

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 admin@wonderley.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.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Wonderley & Hall

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to admin@wonderley.com.au and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Wonderley & Hall

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to admin@wonderley.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..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- 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 Wonderley & Hall 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 Wonderley & Hall during the course of your relationship with Wonderley & Hall.