

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 **DANILO JR BANDAJE ANGUSTIA and SHANI GEL INOCENTES ANGUSTIA**

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

82 GORMAN STREET, DARLING HEIGHTS QLD 4350

Lot on plan description

125/RP864753

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 to affect the property after settlement. ☐ Yes ☒ No 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: <table border="1" data-bbox="970 510 1487 694"> <tr> <td data-bbox="376 519 954 560">» the start and end day of the term of the lease:</td><td data-bbox="970 510 1487 573"></td></tr> <tr> <td data-bbox="376 577 855 618">» the amount of rent and bond payable:</td><td data-bbox="970 573 1487 636"></td></tr> <tr> <td data-bbox="376 640 906 680">» whether the lease has an option to renew:</td><td data-bbox="970 636 1487 698"></td></tr> </table> 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:	» 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:	
» 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:							
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No <i>If Yes, the details of any statutory encumbrances are as follows:</i> As per Annexed Before You Dig Search.						
Residential tenancy or rooming accommodation agreement	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. ☐ Yes ☒ No 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>) 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. 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 <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>: Low-Medium Density Residential	
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 <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. ☐ Yes ☒ No The following notices are, or have been, given: A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No	
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. ☐ Yes ☒ No <i>If Yes, a copy of the order or application must be given by the seller.</i>	
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). ☐ 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. 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.	☐ Yes ☒ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ 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. <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>	☐ Yes ☒ 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>	☐ Yes ☒ No ☐ Yes ☒ No
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: \$1555.6 Date Range: 01/01/2026 - 30/06/2026
	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: \$397.27 Date Range: 01/01/2026 - 30/06/2026
	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. ☐ Yes ☒ No (If Yes, complete the information below)
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. ☐ 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 <i>Body Corporate and Community Management Act 1997</i>, 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 <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.
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 ☐ Yes ☒ No (If Yes, complete the information below)
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. ☐ 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 <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.

Signatures – SELLER



Danilo Angustia (Aug 13, 2026 19:13:40 GMT+10)

Signature of seller



Shani Angustia (Aug 13, 2026 22:37:14 GMT+10)

Signature of seller

Danilo Angustia

Name of Seller

Shani Angustia

Name of Seller

13/08/26

Date

13/08/20

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	18761071	Search Date:	05/08/2026 16:16
Date Title Created:	10/05/1994	Request No:	57135991
Previous Title:	18357109		

ESTATE AND LAND

Estate in Fee Simple

LOT 125 REGISTERED PLAN 864753
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 715851479 24/06/2014

DANILO JR BANDAJE ANGUSTIA
SHANI GEL INOCENTES ANGUSTIA

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10050208 (POR 42)
2. MORTGAGE No 722274901 07/02/2023 at 11:04
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

A.A.W.

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

*This plan is one of two plans
from the one field survey.
(RP 864753 and RP 864754)*

**Total Area
of New Road**
3413 m²

REFERENCE MARKS

STN	TO	REMARKS	BEARING	DIST
1	Pin		133°04'10"	3-0
1	Pin		43°18'40"	3-0
2	Screw	in conc. kerb	223°18'40"	0-678
2	Screw	in conc. kerb	43°18'40"	0-635
2	Screw	in conc. kerb	313°16'	0-785
2	Pin		223°18'40"	3-0
2	Pin		133°16'	3-0
3	Screw	in conc. kerb	223°18'40"	1-871
3	Screw	in conc. kerb	313°16'	2-275
3	Pin		43°18'40"	3-0
4	Screw	in conc. kerb	43°18'40"	1-92
4	Screw	in conc. kerb	313°16'	2-345
4	Pin		223°18'40"	3-0
4	Pin		133°16'	3-0
5	Screw	in conc. kerb	223°18'40"	1-56
5	Screw	in conc. kerb	313°16'	1-917
5	Pin		133°16'	3-0
5	Pin		43°18'40"	3-0
6	Screw	in conc. kerb	313°16'	4-917
6	OIP gone	RP 805984	312°11'	0-98
6	Pin	RP 805984	137°13'50"	0-89
15	OIP		43°17'50"	3-0
16	Pin		313°16'	3-0
16	Pin		223°17'50"	3-0
17	Pin		313°16'	3-0
18	Pin		43°17'50"	3-0
18	Pin		313°04'10"	4-818
19	O. Ramset Nail	in conc. kerb	68°13'35"	1-0
22	Pin		321°25'45"	1-0
23	Pin		43°16'	1-0
24	Pin		39°23'30"	1-0
25	Pin		39°23'30"	1-0
26	Pin		219°23'30"	1-0
27	Pin		219°23'30"	1-0
28	Pin		313°16'	3-0
28	Pin		43°17'50"	3-0
29	OIP		132°59'	1-006

PERMANENT MARKS

PM	BEARING	DIST	NO	ORIGIN
15-OPM	72°10'10"	34-59	76952	RP 805984
18-OPM	131°08'10"	19-527	26162	RP 93623
18-OPM	171°32'30"	30-945	12890	RP 93623
29-OPM	220°27'	17-245	42281	
29-OPM	304°49'42"	347-54	42255	

ADDITIONAL REFERENCE MARKS

STN	TO	REMARKS	BEARING	DIST
16	Screw	in conc. kerb	223°17'50"	1-857
17	Screw	in conc. kerb	133°16'	1-69
17	Screw	in conc. kerb	43°17'50"	1-91
18	Screw	in conc. kerb	133°04'	2-43
18	Screw	in conc. kerb	223°18'	2-94
24	Brass Plaque	in conc. kerb	40°10'	4-015
27	Brass Plaque	in conc. kerb	219°03'	5-40
28	Screw	in conc. kerb	223°17'50"	2-827
28	Screw	in conc. kerb	133°16'	2-863

ADDITIONAL PERMANENT MARKS

PM	BEARING	DIST	NO
2 - PM	273°25'	0-475	106344
28 - PM	174°02'	1-725	106327

I, Allan Martin Field WOLRIGE hereby certify that I have surveyed the land comprised in this plan, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 7/2/1994.

A. Wolrige
Date: 17/12/94
Licensed Surveyor

**PLAN OF Lots 125 to 131, 137 to 147 and
155 to 168**

Cancelling Balance of Lot 42 on D 133636

ORIGINAL PORTION 42

NO SURVEY RECORDS DEPOSITED

MERIDIAN
RP 864753
RP 864754
RP 864755

MAP REF
9242-11321

SCALE
1:1000

FILE REF
29-3-94

ENDORSED
RB
29-3-94

REGISTERING DIST
BRISBANE

PARISH COUNTY
DRAYTON Aubigny
TOWN/LOCALITY
TOOWOOMBA C. C.
LOCAL AUTHORITY
LAND AGENTS/MINING DISTRICT
TOOWOOMBA

MINING FIELD

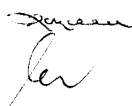
REGISTERED PLAN 864753

0 1 2 3 4 5 6 7 8 9 10 cm CROWN COPYRIGHT RESERVED

432-C

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

Council of the City of Toowoomba certifies that all the requirements of this Council, the Local Government Acts and all By-Laws have been complied with and approves this Plan of Subdivision

Dated this 11th day of April 1994

 Mayor or
 Chairman
 Town or
 Shire Clerk
 Chief Executive
 Officer

I/We JETELD PTY LTD.
 ACN 009 904 456

(Names in full)

- as Proprietor/s of this land.
 - ~~as Proprietor/s of this land.~~
- agree to this plan and dedicate the new road as shown hereon to public use.

Signature of • Proprietor/s • ~~009904456~~
 • Rule out which is inapplicable.

GIVEN under the Common Seal of
JETELD PTY LTD under the hands
 of CLIVE JOHN BERGHOFER Director
 of the said Company and GEORGE
NUSS being the Secretary thereof
 being duly authorised in that
 regard in the presence of :



John Nuss

Previous Title
CT 8357 - 109

Lot 42 D133636

For Additional Plan &
 Document Notings
 Refer to CISP

I CERTIFY THAT THIS PLAN HAS NOT
 BEEN ALTERED SINCE ENDORSEMENT
 BY THE DEPARTMENT OF LANDS
Charles
 LICENSED SURVEYOR/DIRECTOR
 23 13 1994

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
125	8761	71	144	8761	85	165	8761	99
126		72	145		86	166		100
127		73	146		87	167		101
128		74	147		88	168		102
129		75	155		89			
130		76	156		90			
131		77	157		91			
137		78	158		92			
138		79	159		93			
139		80	160		94			
140		81	161		95			
141		82	162		96			
142		83	163		97			
143		84	164		98			

Lodged by

PETER

Wonderley & Hall

Received
 Registrar of Titles

Fees Payable

Postal fee and postage

Logt. Exam. & Ass.

New Title

Entd. on Deeds

Photo Fee

Total

Short Fees Paid

Rec. No. 410293

RECEIVED \$ 504.00

DATE 25-2-94

File Ref.

Deposited 25/2/94

Audited 14/3/94 RB

Passed 14/3/94 RB

Survey Records: File/Field Notes

Charted / /

Original Grant 10196 (Por 4-2)

Particulars entered in Register Book

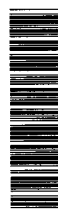
Vol. 8357 Folio 109

at 4.16pm

- 5 MAY 1994

REGISTRAR OF TITLES

4044 PLAN



L930975P

\$1352.00

21 APR 1994
 3:02 PM

REGISTERED PLAN 864753

864753

864753



Contact Details

Contact	Contact number	Company	Enquirer ID
Chelsea McDonald	0499 418 278	Enterprise Legal	3732520
Email	Address		
chelsea@enterpriselegal.com.au	11 Annand Street Toowoomba City QLD 4350		

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
06/08/2026	06/08/2026	06/08/2027	Other Conveyancing	Design	Both Road, Nature Strip, Footpath	Conveyancing



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference	Address	Notes/description
82 Gorman St	82 Gorman St Darling Heights QLD 4350	-

Your Responsibility and Duty of Care

- Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

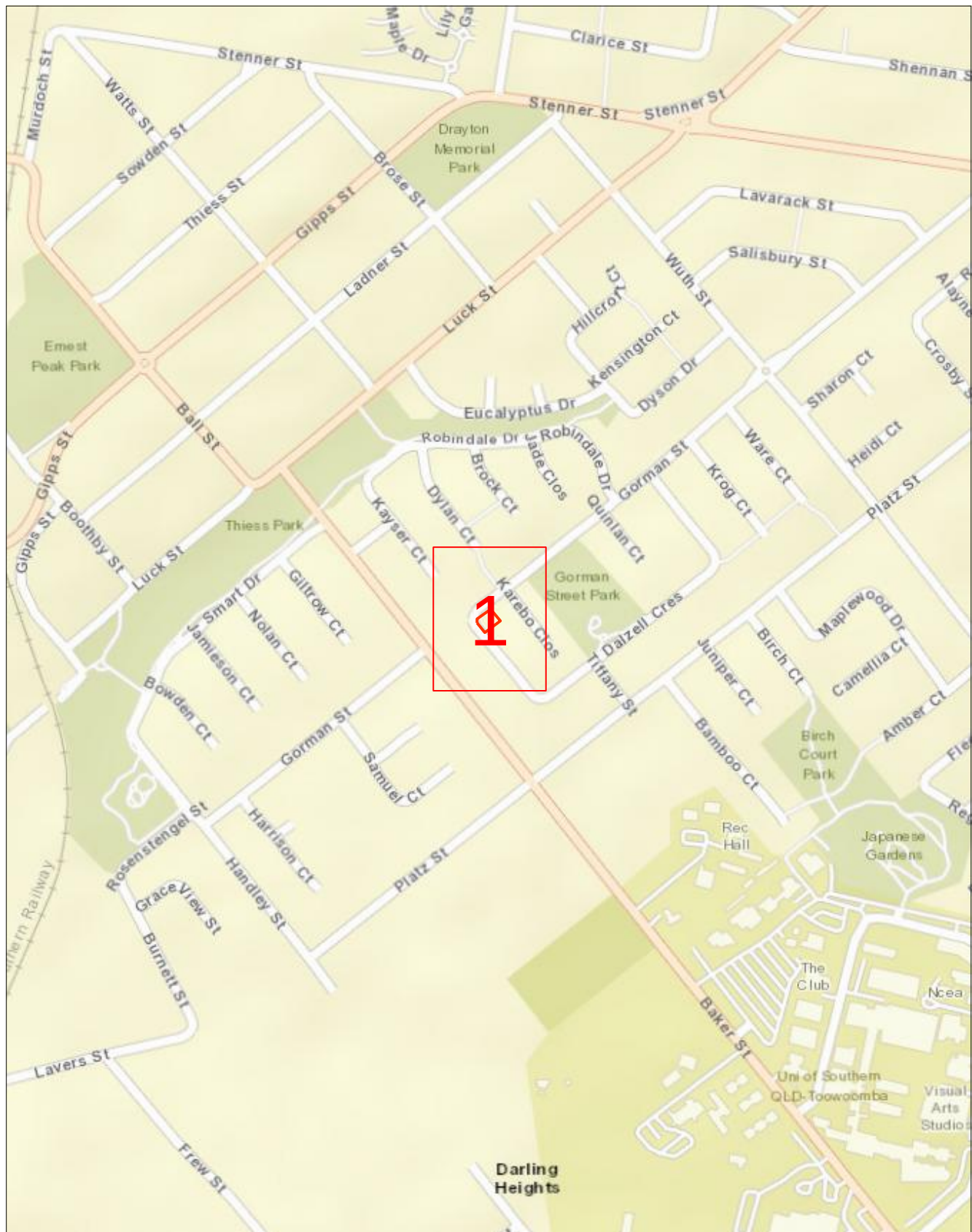
Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
277347983	APA Group Gas Networks (90073)	1800 085 628	NOTIFIED
277347980	Ergon QLD	13 10 46	NOTIFIED
277347979	NBN Co Qld	1800 687 626	NOTIFIED
277347981	Powerlink Qld	(07) 3866 1313	NOTIFIED
277347982	Telstra QLD Regional	1800 653 935	NOTIFIED
277347978	Toowoomba Regional Council	13 18 72	NOTIFIED

END OF UTILITIES LIST

Sequence Number: 277347983



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

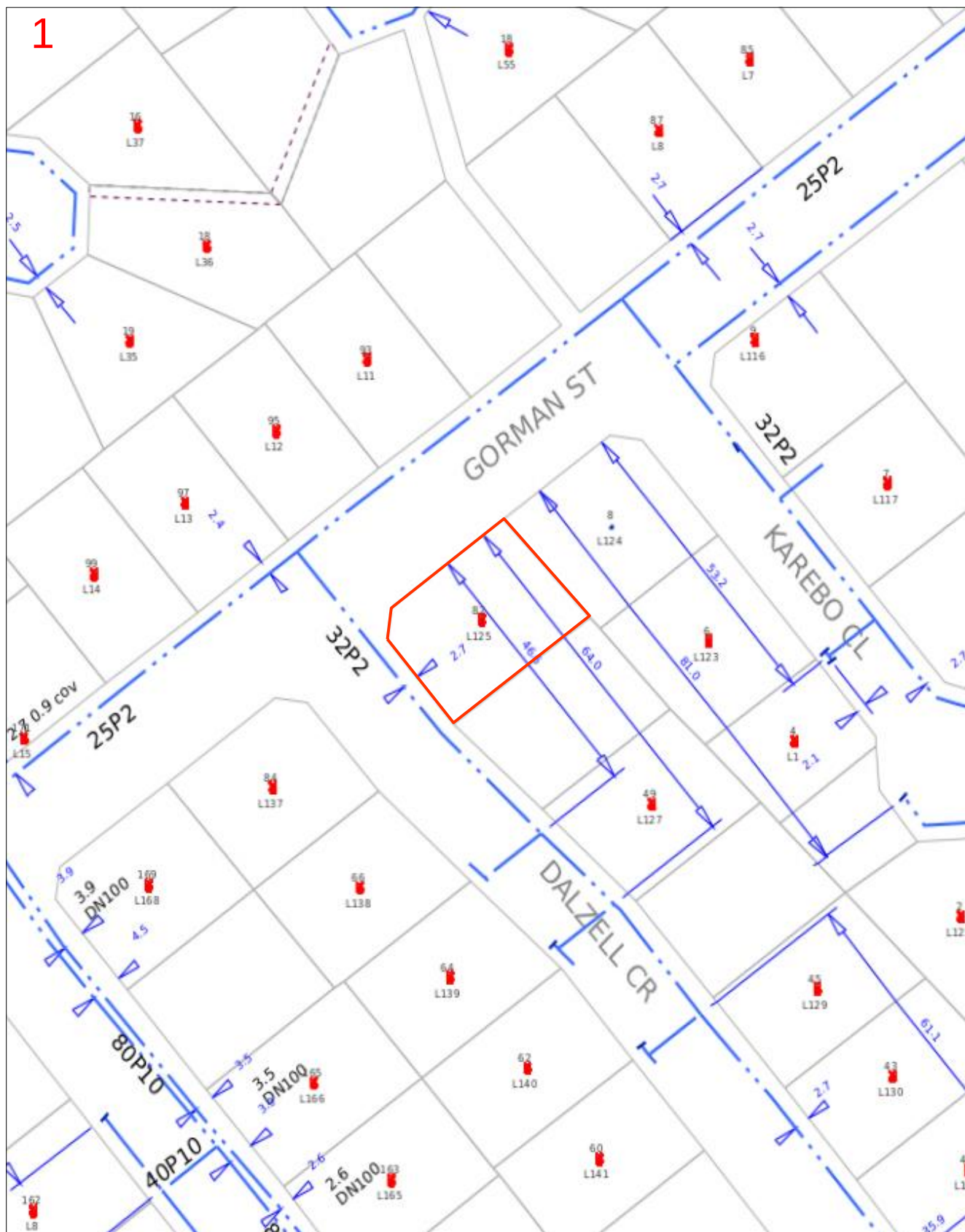


Map Key Area



Site 82 Gorman St
Address: Darling Heights
QLD 4350

Sequence 277347983
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

PIPE LEGEND: GAS TYPE AND PRESSURE

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

PIPE LEGEND: SPECIAL DESIGNATION

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

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	NTI	Not tied in
CP	Cathodic protection		

OBJECT SYMBOLS

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

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

PIPE CODE AND MATERIAL

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

INTERPRETATION EXAMPLE

	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	Medium pressure, 63 mm steel

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

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



BYDA

Sequence: 277347980
Date: 06/08/2026

Scale: 1:500
Tile 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

AS5488 Category "D" Plan



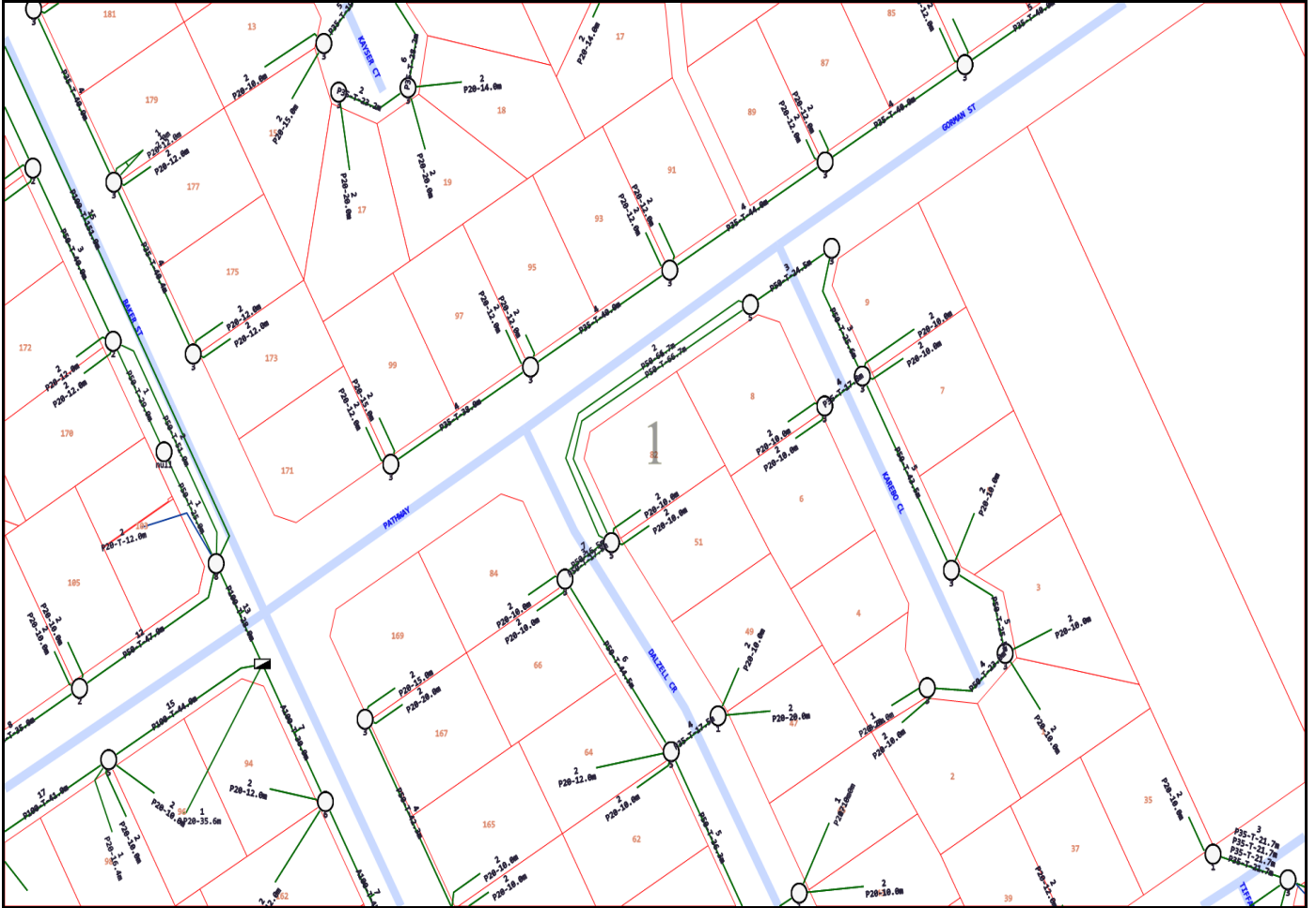
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Ergon Energy Network nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response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



LEGEND



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



Emergency Contacts

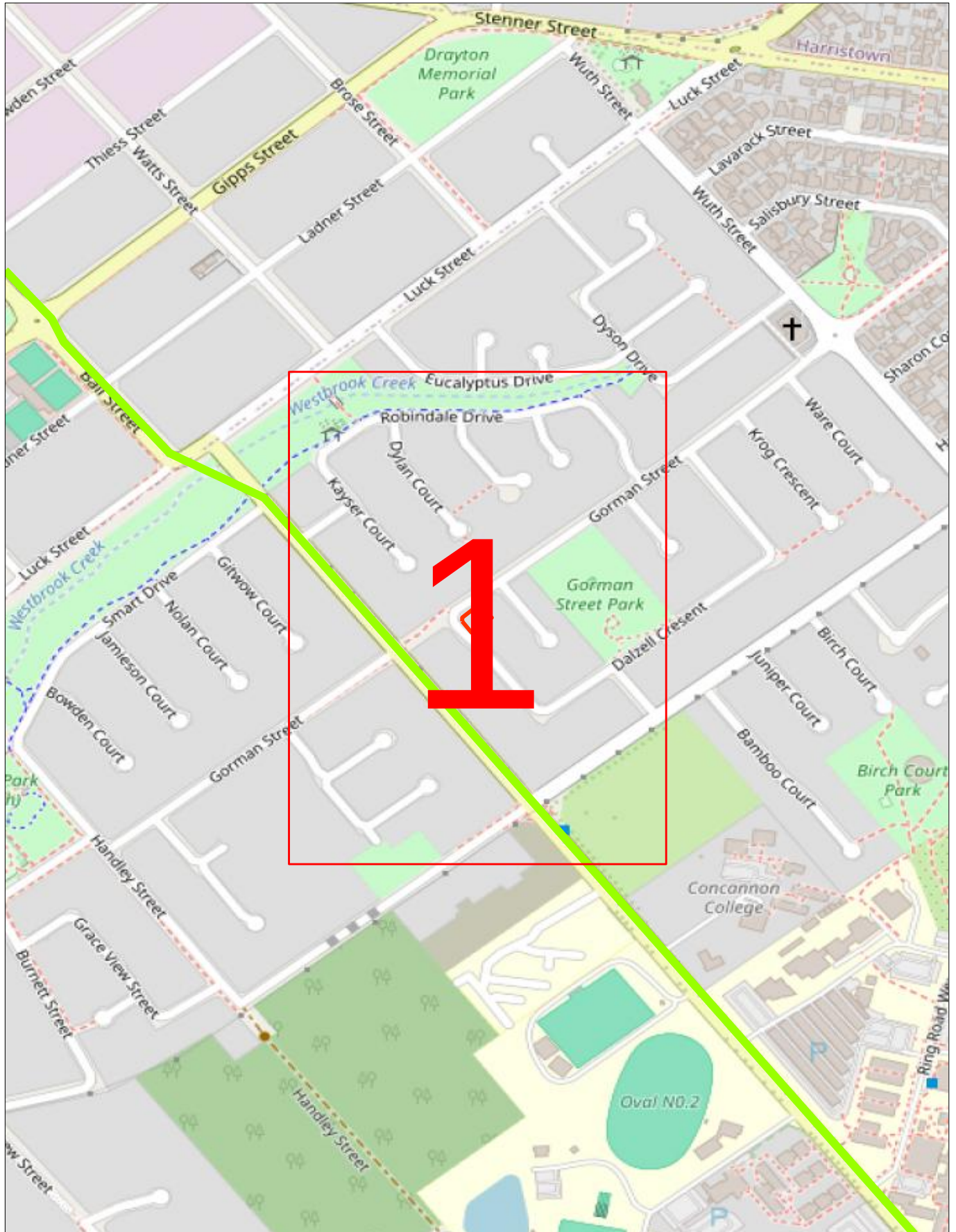
You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



Overview Map

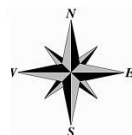
Enquiry No: 277347981

82 Gorman St Darling Heights



Powerlink Queensland makes every effort that the information contained on this map is up to date and correct but accepts no responsibility for this information.

The information is provided as a guide only. For up to date and specific information you should contact our Virginia office on (07) 3866 1313.



LEGEND:

0 0.05km

Imagery sourced from Open StreetMaps

1	Detail Map Area	—	High Voltage Cable
 	Powerlink Substation	—	Pilot Cable
 	Other Substation	—	Optic Fibre
 	Possible Comms	—	Decommissioned
		●	Affected BYDA Work Area Symbols
		 	



Map 1

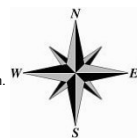
Enquiry No: 277347981

82 Gorman St Darling Heights



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0 0.02km

Imagery sourced from Open StreetMaps

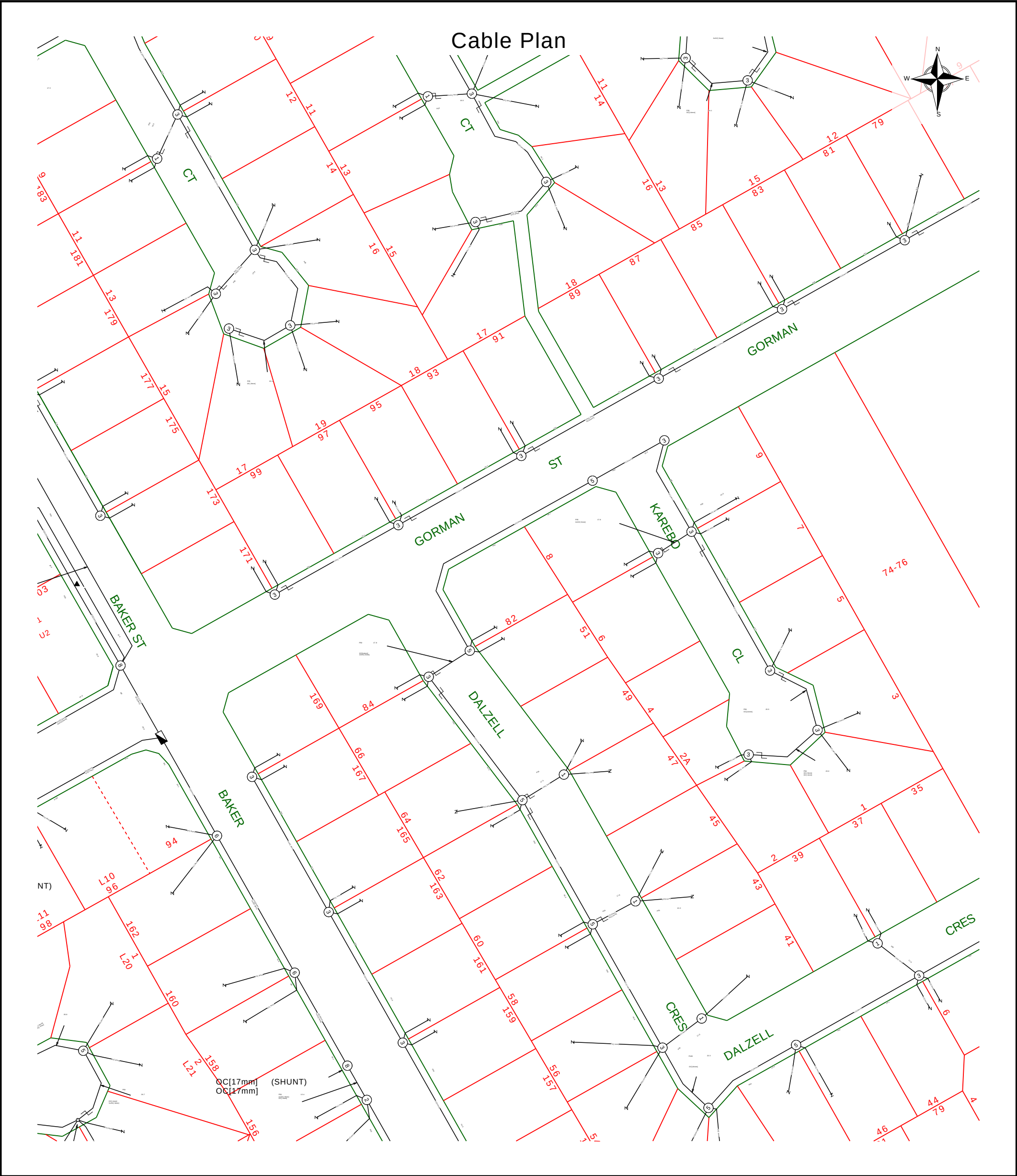
LEGEND:

- Powerlink Substation
- Other Substation
- Possible Comms

- High Voltage Cable
- Pilot Cable
- Optic Fibre
- Decommissioned

Affected BYDA Work Area Symbols





	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: 277347982
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 06/08/2026 12:26:44		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.



Sequence Number: 277347982

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.

Generated On 06/08/2026 12:26:44

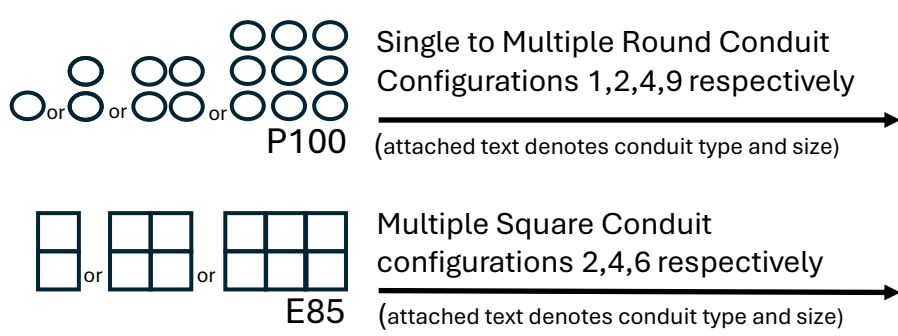
WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for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

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

LEGEND



	Leadin terminates at a Customer Address		Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



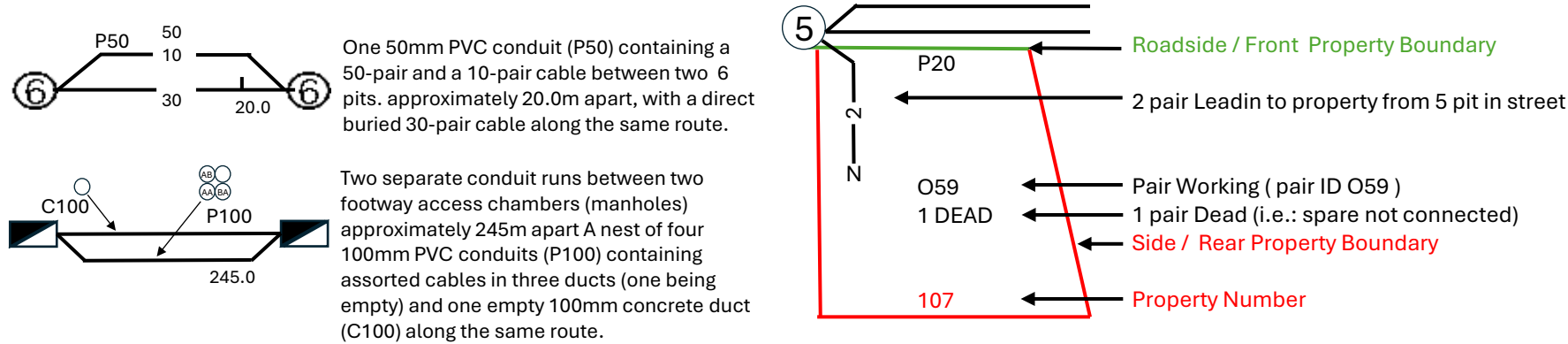
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

Plan	Prepare	Pothole	Protect	Proceed
Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.	Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.	Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.	Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.	Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.



- Legend**
- BYDA Enquiry Area
 - Water Hydrant
 - Reticulation Main
 - Water Service
 - Abandoned Device
 - Pit
 - Stormwater Pipe
 - Sub-Soil Drain
 - Sewer Gravity Main
 - Sewer Manhole
 - Sewer Service
 - Street Tree

Whilst all due care has been taken in the preparation of this plan / information, the accuracy of the provided information cannot be guaranteed.

All information **MUST** be verified on site. Please refer any discrepancies to Toowoomba Regional Council by phoning 131 872.

No part of this plan is to be reproduced without Toowoomba Regional Council permission.

Refer to the attached Disclaimer for more information.



End of document

i This document may exclude some files (eg. DWF or ZIP files)

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FINAL Seller Disclosure Statement

Final Audit Report

2026-08-13

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By:	Chelsea McDonald (chelsea@enterpriselegal.com.au)
Status:	Signed
Transaction ID:	CBJCHBCAABAAC4zylecasuZVagXsnfA_PIdWPjCqqQaf

"FINAL Seller Disclosure Statement" History

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