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	**WILLIAM RICHARD PICKERING and ETA TAVAKURU RAICEBE**
Property address (referred to as the "property" in this statement)	**23 WANDSWORTH STREET, CRANLEY QLD 4350**
Lot on plan description	**161/SP272128**

Community titles scheme or BUGTA scheme:

Is the property part of a community titles scheme or a BUGTA scheme:

☐ **Yes**
*If **Yes**, refer to Part 6 of this statement for additional information*

☒ **No**
*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: » the start and end day of the term of the lease: 30/11/2025 - 30/11/2026 » the amount of rent and bond payable: $620.00 per week and $2480 bond held » whether the lease has an option to renew: NIL **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:
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ **Yes** ☐ **No** *If* **Yes**, *the details of any statutory encumbrances are as follows:* As per Annexed Before You Dig Search 714471990 VEG NOTICE 18/05/2012 15:10 CURRENT VEGETATION MANAGEMENT ACT 1999
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)* 30 November 2025 **Note**—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*: Low Density Residential		
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. *If* **Yes**, *a copy of the order or application must be given by the seller.*	☐ **Yes**	☒ **No**
Heritage	The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).	☐ **Yes**	☒ **No**
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☐ **Yes**	☒ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ **Yes**	☐ **No**
	Pool compliance certificate is given.	☐ **Yes**	☐ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **Yes**	☐ **No**

Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ **Yes**	☒ **No**
	A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.		

Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☒ **No**
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ **Yes**	☒ **No**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		

Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m2, a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.

Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.

Part 5 – Rates and services

WARNING TO BUYER – The amount of charges imposed on you may be different to the amount imposed on the seller.

Rates	**Whichever of the following applies—**
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is: Amount: $1460.57 Date Range: 01/07/2026 - 31/12/2026 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: $423.05 Date Range: 01/07/2026 - 31/12/2026 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.** ***(If Yes, complete the information below)***	☐ **Yes**	☒ **No**
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* or another Act is given to the buyer. **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 *Body Corporate and Community Management Act 1997*, 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 *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☐ **Yes** ☐ **Yes**	☐ **No**
Statutory Warranties	**Statutory Warranties**—If you enter into a contract, you will have implied warranties under the *Body Corporate* and *Community Management Act 1997* relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		

Building Units and Group Titles Act 1980	**The property is included in a BUGTA scheme** ***(If Yes, complete the information below)***	☐ **Yes**	☒ **No**
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer. *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 *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot. **Note**—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	☐ **Yes** ☐ **Yes**	☐ **No**

Signatures – SELLER

William Pickering (Oct 27, 2026 12:18:34 GMT+10)

Signature of seller

WILLIAM RICHARD PICKERING

Name of Seller

27/10/2026

Date

Eta Raicebe (Oct 27, 2026 12:08:46 GMT+10)

Signature of seller

ETA TAVAKURU RAICEBE

Name of Seller

27/10/2026

Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**51028314**	**Search Date:**	19/10/2026 15:29
Date Title Created:	17/03/2016	**Request No:**	58014407
Previous Title:	50976069		

ESTATE AND LAND

Estate in Fee Simple

LOT 161 SURVEY PLAN 272128
Local Government: TOOWOOMBA

REGISTERED OWNER — INTEREST

Dealing No: 722040496 14/10/2022

WILLIAM RICHARD PICKERING	1/100
ETA TAVAKURU RAICEBE	99/100

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10018057 (POR 468)

2. MORTGAGE No 723648218 04/11/2024 at 15:36
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
714471990	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	18/05/2012 15:10	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

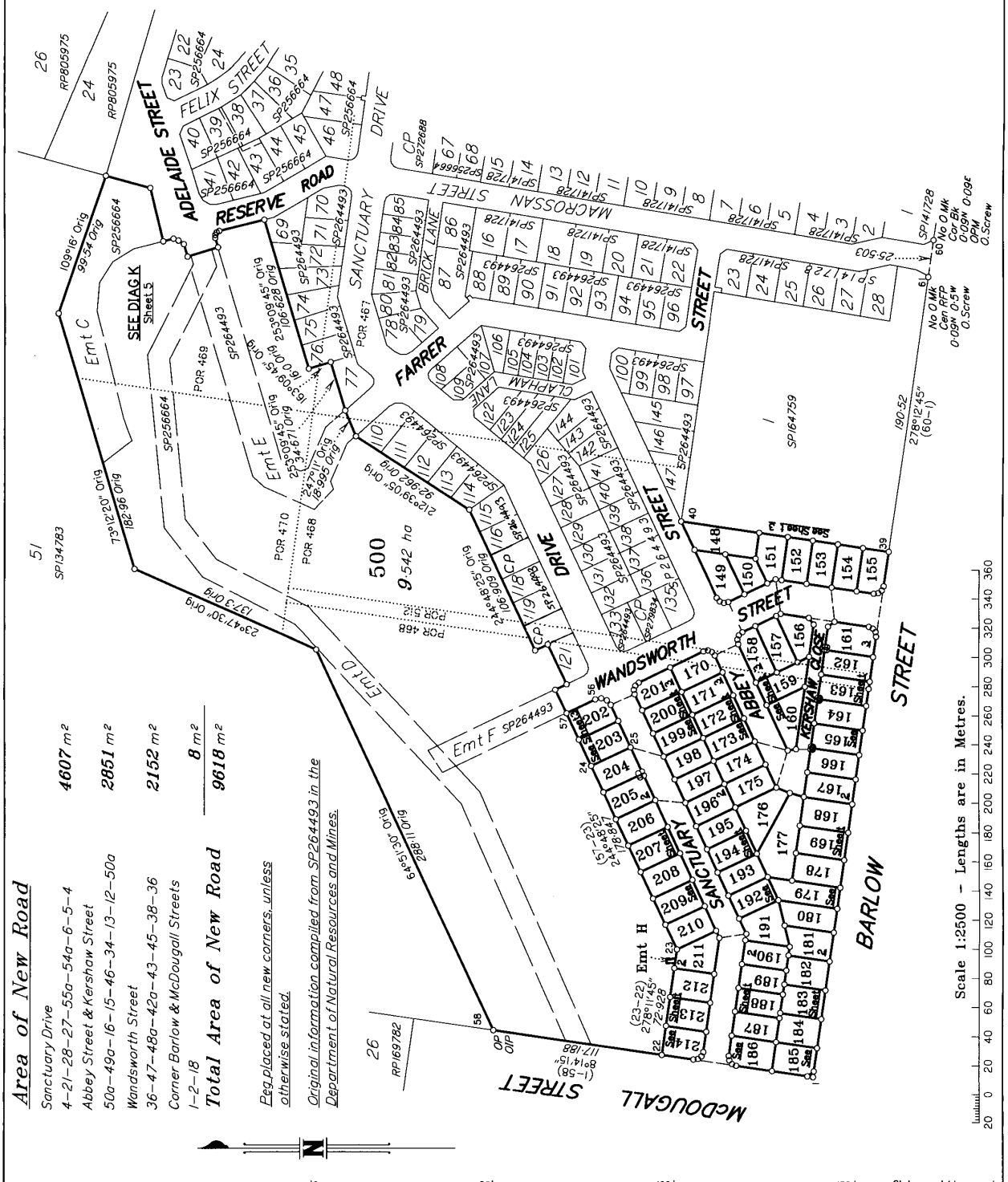
** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested by: D-ENQ INFOTRACK PTY LIMITED

Land Title Act 1994 ; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 6



Area of New Road

Sanctuary Drive	4607 m²
4–21–28–27–55a–54a–6–5–4	
Abbey Street & Kershaw Street	2851 m²
50a–49a–16–15–46–34–13–12–50a	
Wandsworth Street	2152 m²
36–47–48a–42a–43–45–38–36	
Corner Barlow & McDougall Streets	8 m²
1–2–18	
Total Area of New Road	**9618 m²**

Peg placed at all new corners, unless otherwise stated.

Original information compiled from SP264493 in the Department of Natural Resources and Mines.

BYRNE SURVEYORS PTY LTD (ACN 132 444 850) hereby certify that the land comprised in this plan was surveyed by the corporation, Gregory Thomas COOPER & Desmond James FLEMING, Surveying Graduates, for whose work the corporation accepts responsibility, under the supervision of Peter Thomas EATON, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 10/12/2015.

Gregory Thomas Cooper
Director

Peter Thomas Eaton
Director

Date 18-2-16

State copyright reserved.

Lots 148–214 & 500 and Emt H in Lot 500

Cancelling Lot 500 on SP264493

LOCAL GOVERNMENT: TOOWOOMBA REGIONAL

LOCALITY: CRANLEY

Meridian: MGA Zone 56 vide CORS

Survey Records: No

Scale: 1:2500

Format: STANDARD

SP272128

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

717127091

$6415.00
14/03/2016 11:27

TA 400 NT

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

5. Lodged by

MURDOCH LAWYERS
P.O. BOX 963
TOOWOOMBA QLD 4350
PH: (07) 4616 9898

TA964

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

1. Certificate of Registered Owners or Lessees.

I/We CRANLEY PARK PTY LTD
A.C.N. 145 203 229

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners ~~*Lessees~~ ACN 145 203 229
Cranley Park Pty Ltd, by its
duly Registered Attorney Anthony Douglas Randall
Under Attorney No 714866738

* Rule out whichever is inapplicable

2. Local Government Approval.

* TOOWOOMBA REGIONAL COUNCIL
hereby approves this plan in accordance with the :
% SUSTAINABLE PLANNING ACT 2009

Dated this 7TH day of MARCH 2016

Stewart William Somers
General Manager with Delegated Authority
Toowoomba Regional Council

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
# Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt SEAL 2016/154
Surveyor : 10/227

6.

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50976069	Lot 500 on SP264493	148–214 & 500	New Rd	Emt H

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
714474840	148–214 & 500	
715359111	148–214 & 500	

ENCUMBRANCE EASEMENTS

Easement	Lots to be Encumbered
715764562	500
715764581	500
716229449	500
716229461	500

Emt G on SP264493 (716229487) fully Absorbed by New Road

ADMINISTRATIVE ADVICES

Dealing No.	Lots Encumbered
714471990	148–214 & 500

Lots	Orig
500	POR 467, POR 468 POR 469, POR 470 & POR 512
157–159, 162, 163 & 170	POR 468 & POR 512
148–156, 160, 161, 164–169 & 171–214	POR 468

7. Orig Grant Allocation :

8. Map Reference :
9242–11413

9. Parish :
DRAYTON

10. County :
Aubigny

11. Passed & Endorsed :

By : BYRNE SURVEYORS PTY LTD
Date : ~~18-2-16~~ 10-3-16
Signed : ~~PEL~~ PEL
Designation : Cadastral Surveyor/Director

12. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
~~* Part of the building shown on this plan encroaches onto adjoining * lots and road~~

Cadastral Surveyor/~~Director~~* Date
*delete words not required

13. Lodgement Fees :

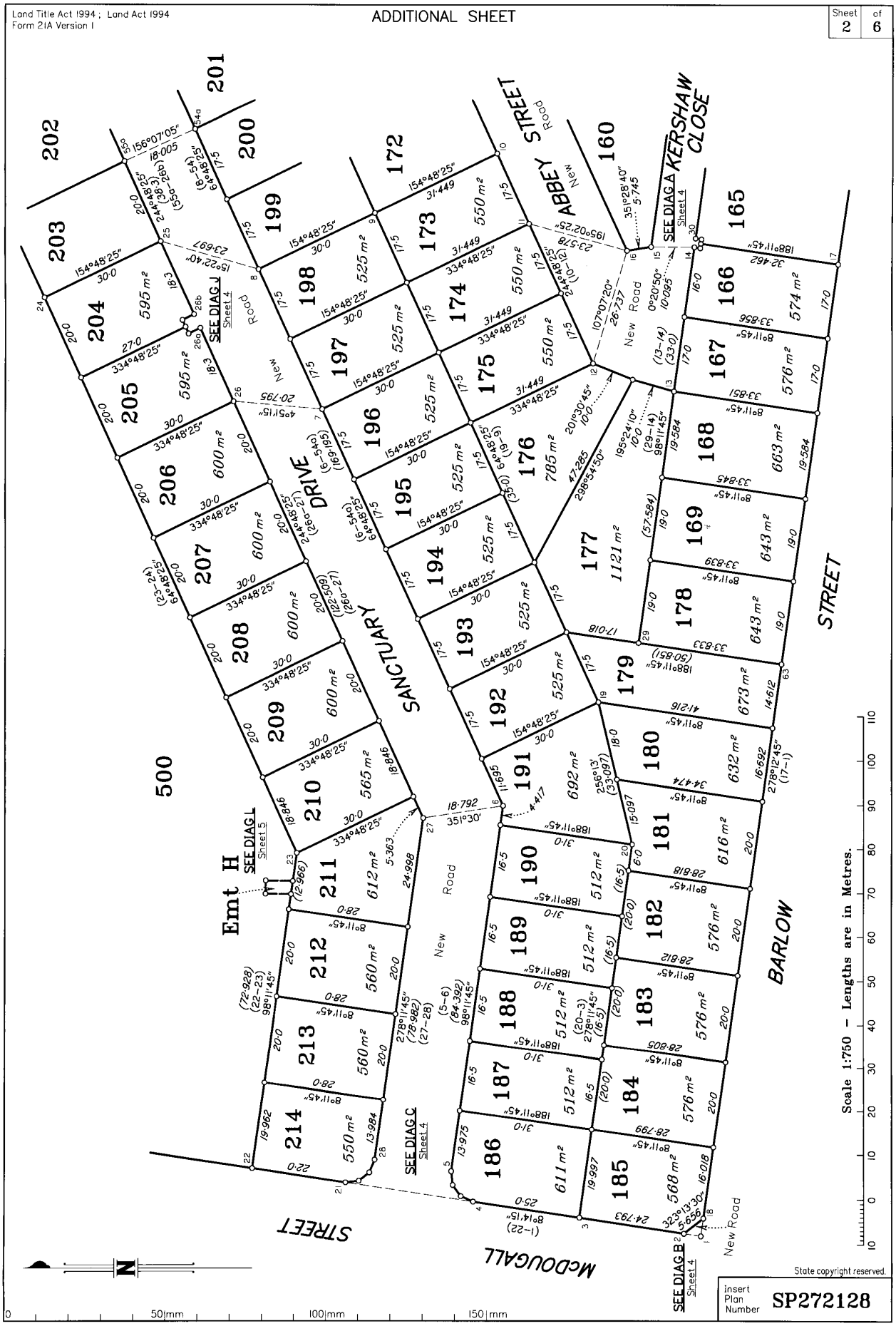
Survey Deposit	$
Lodgement	$
New Titles	$
Photocopy	$
Postage	$
TOTAL	$

14. Insert Plan Number SP272128

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 2 of 6



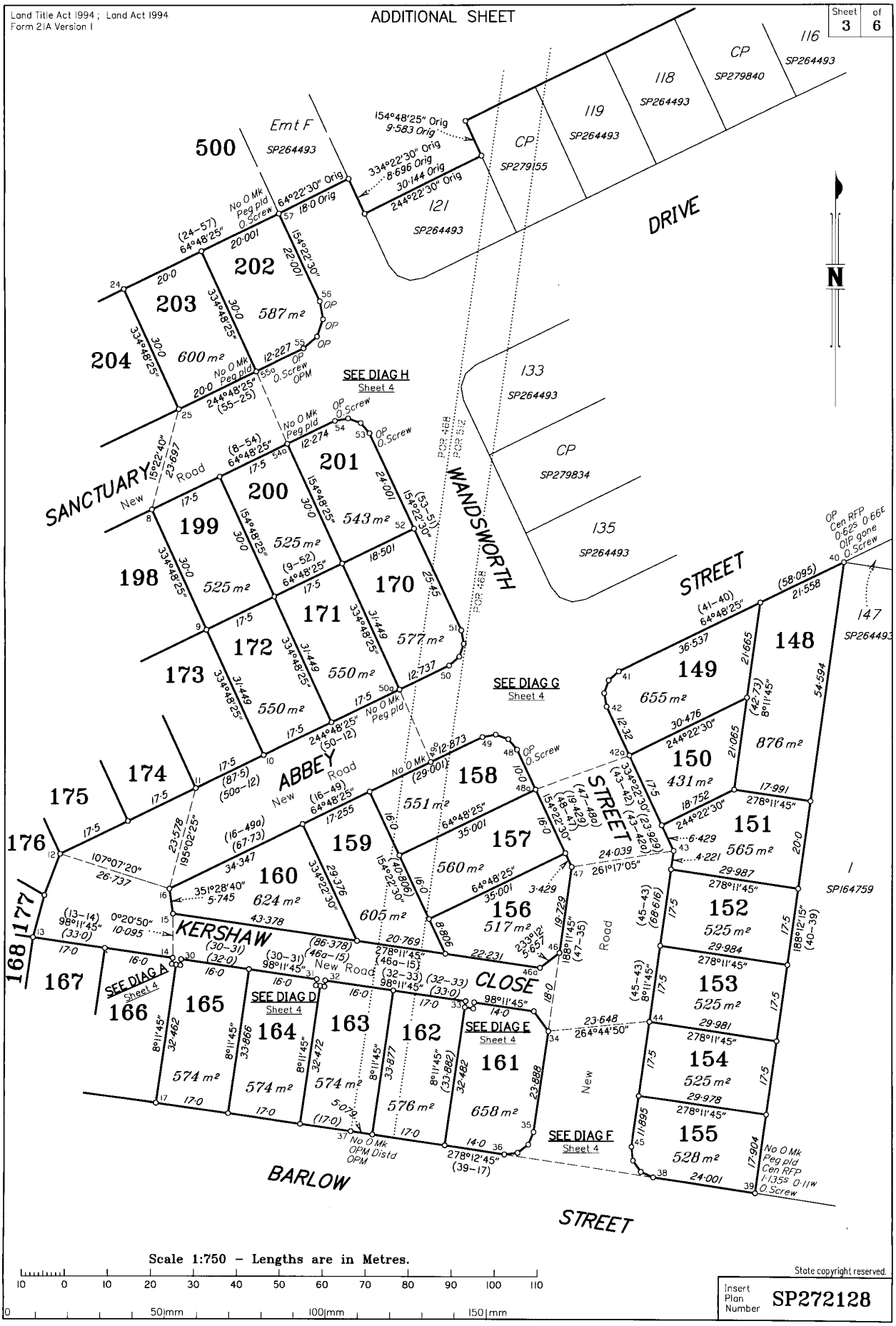
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Insert Plan Number **SP272128**

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 3 of 6



Scale 1:750 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110

0 50|mm 100|mm 150|mm

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Insert Plan Number **SP272128**

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 4 of 6

DIAGRAM A

Scale 1:100

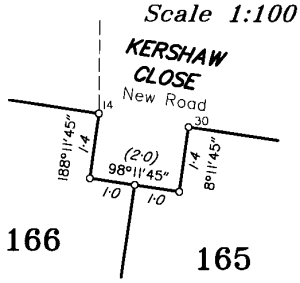


DIAGRAM B

Scale 1:100

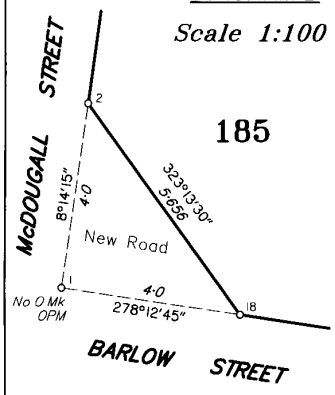


DIAGRAM C

Not to Scale

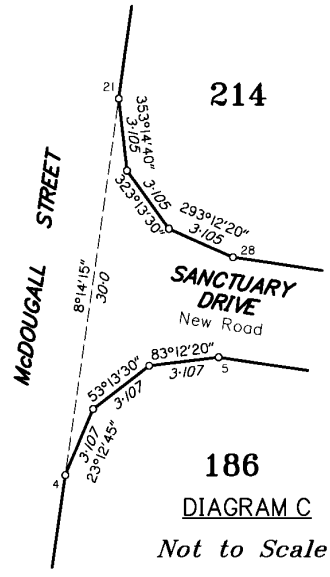


DIAGRAM D

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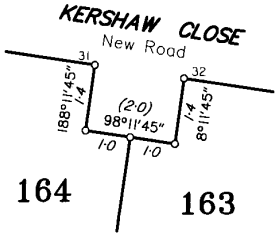


DIAGRAM E

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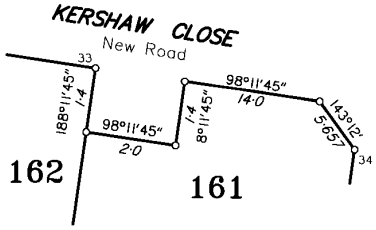


DIAGRAM F

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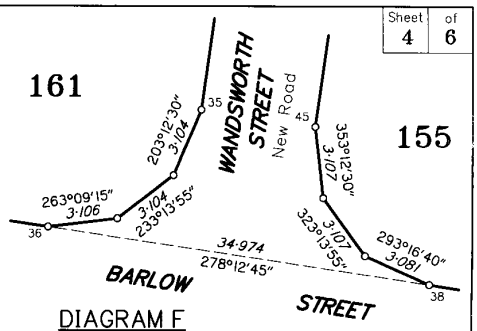


DIAGRAM G

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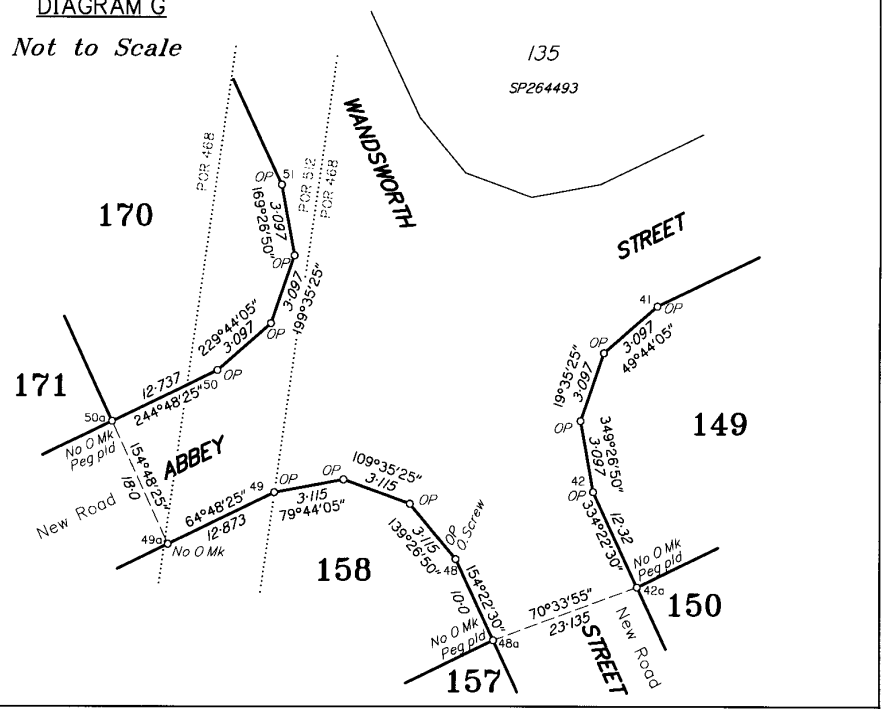


DIAGRAM H

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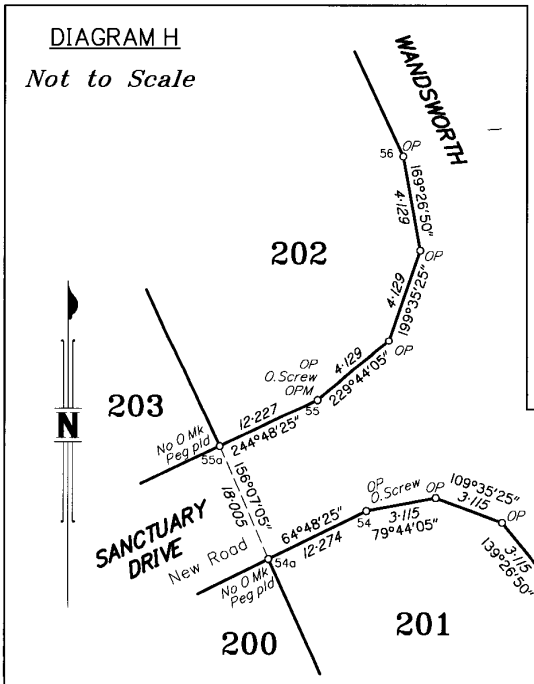
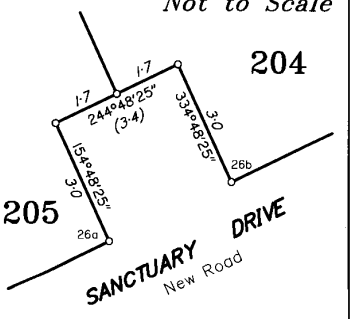


DIAGRAM J

Not to Scale



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Insert Plan Number **SP272128**

0 50|mm 100|mm 150|mm

DIAGRAM K

Not to Scale

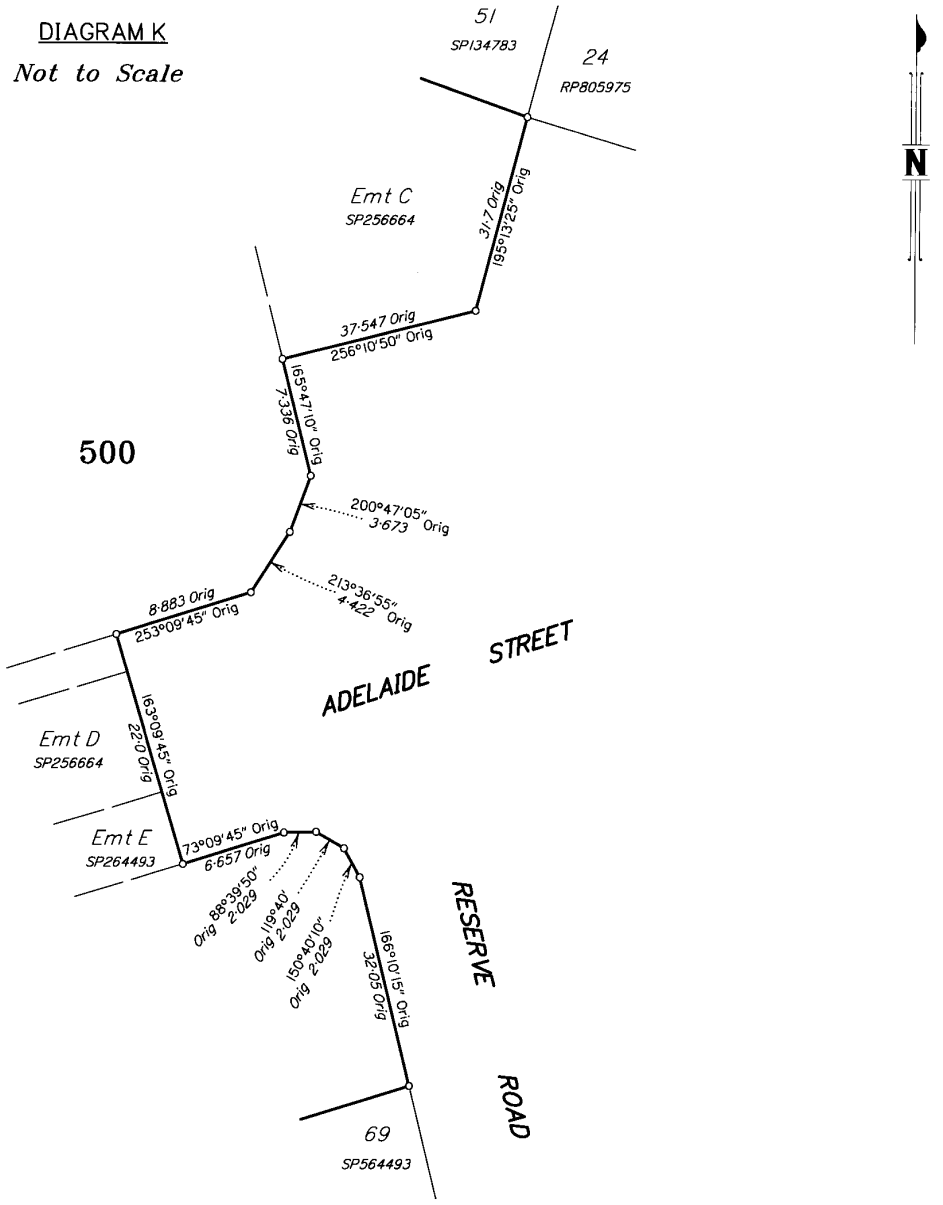
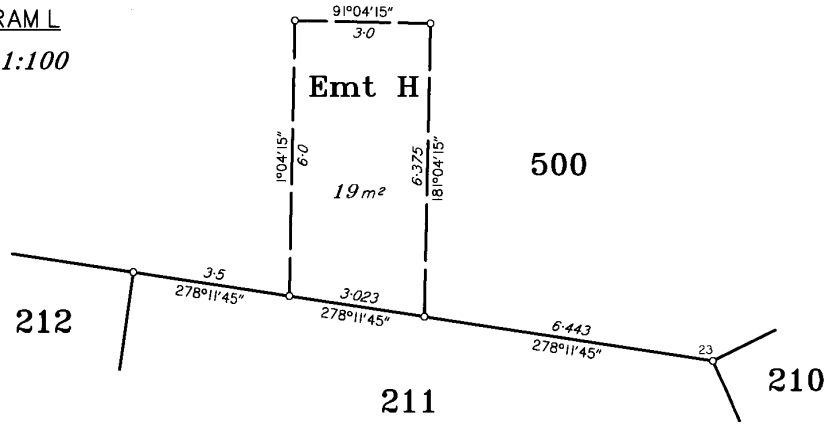


DIAGRAM L

Scale 1:100



0 50mm 100mm 150mm

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Insert Plan Number **SP272128**

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	
1–OPM	SP134783	266°11'	21·165	100761	
37–OPM	RP164476	147°55'	1·02	57504	Distd New Ref (0·8 deep)
37–OPM	7/SP147588	260°04'50"	54·822	127100	New Conn
55–OPM	SP264493	136°12'	9·446	197526	
60–OPM	IS165189	233°46'20"	5·647	144465	

MGA COORDINATES GDA–94

STATION	EAST	NORTH	ZONE	P.U	LINEAGE	METHOD	REMARKS	
PM 100761	392 622·491	6 954 327·401	56	0·011	Derived	AUSPOS	Brass Plaque	(From Stn 1)
PM 197526	392 904·940	6 954 461·962	56	0·011	Derived	AUSPOS	Mini Mark	(From Stn 55)

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST	
2	Screw in Kerb		265°40'	15·975	
4	Screw in Kerb		338°35'10"	9·030	
4	Screw in Kerb		326°54'	20·661	
6	Screw in Kerb		39°08'20"	13·64	
7	Screw in Kerb		336°09'	5·465	
13	Bolt in Kerb		39°12'10"	15·445	
15	Screw in Kerb		239°52'	10·619	
16	Screw in Kerb		303°56'40"	15·512	
17	Screw in Kerb		118°32'50"	17·643	
18	Screw in Kerb		257°39'	6·65	
18	Screw in Kerb		148°05'	8·15	
21	Screw in Kerb		217°27'20"	9·04	
22	Screw in Kerb		219°17'40"	12·535	
22	Screw in Kerb		264°54'40"	13·995	
26	Screw in Kerb		156°07'20"	5·388	
27	Screw in Kerb		120°54'	4·69	
32	Screw in Kerb		79°50'20"	5·879	
32	Screw in Kerb		43°40'10"	9·91	
34	Screw in Kerb		84°47'40"	5·263	
35	Screw in Kerb		154°55'40"	7·558	
38	Screw in Kerb		199°12'	16·646	
39	Screw in Kerb		117°47'40"	17·955	
39	O.Screw in Kerb	SP164759	254°22'20"	40·747	New Ref N/C
40	O.Screw in Kerb	SP264493	53°10'35"	26·173	
40	OIP gone	SP264493	9°48'50"	0·706	
42	Screw in Kerb		277°52'20"	6·078	
43	Screw in Kerb		274°24'40"	8·94	
44	Screw in Kerb		316°51'	7·48	
45	Screw in Kerb		219°08'	6·54	
46	Screw in Kerb		175°23'30"	5·274	
48	O.Screw in Kerb	SP264493	9°31'20"	6·549	
50	Screw		221°37'30"	13·189	
53	O.Screw in Kerb	SP264493	354°59'10"	7·216	
54	O.Screw in Kerb	SP264493	281°00'40"	8·266	
55	O.Screw in Kerb	SP264493	209°29'35"	8·341	
57	O.Screw in Kerb	SP264493	124°53'50"	10·519	
58	OIP	SP134783	103°40'	1·01	
60	O.Screw in Kerb	10/RP844668	202°19'50"	17·397	New Conn
61	O.Screw in Kerb	IS165189	124°45'25"	8·333	
63	Screw		192°25'	6·406	

REINSTATEMENT REPORT

Plans Searched
SP264493, SP164759, SP147588, IS165189, SP141728, SP140229, SP134783, RP856576, RP856575, RP844668, RP813927, (RC207363, RC207364) AG3838, RP164476, RP136477, RP17671, RP17672

Datum
Original marks from SP264493 in Wandsworth and Abbey Street, Stn's 40,48,53,55 & 57

McDougall & Barlow Street frontages fixed by original marks at Stn's 1, 58, 60 & 61
northern Alignment of Barlow Street fixed as straight alignment, vide 3–7 on RP164476 and with reference to 1–4 on RC207363

New Connections to O.Screw & OPM originally fixing Southern side of Barlow St measures alignment of Southern side Barlow St at 278°12'50" 578·065 (5–10 on RP844668) Distance is –0·03. Bearing is +5" from parallel, road width is 20·115 (+0·038)

New reference N & C for OPM at Stn 37. (Impacted by new works)

Stn 1 – 58 distance differs by +11mm on SP134783.
Stn 1 – 61 distance differs by –7mm based on SP134783 & SP164759.

Stn 1 fixed by OPM
Stn 60 fixed by OPM
Stn 61 fixed by O.Screw
Stn 39 fixed on line 61–1 and deed from 61 (New Ref to O.Screw N/C) (difference –02' +0·000)
Difference is attributed to maintaining straight alignment of Barlow Street.
Stn 39 – 40 distance differs by 0·096. Due to straight alignment of Barlow Street.

State copyright reserved.

Insert Plan Number SP272128

0 50|mm 100|mm 150|mm

Job No 54527966

BEFORE YOU DIG byda.com.au | Look up and Live

Zero damage - Zero harm - Zero disruption

byda.com.au

Contact Details

Contact	Contact number	Company	Enquirer ID
Chelsea McDonald	0499 418 278	Enterprise Legal	3732520

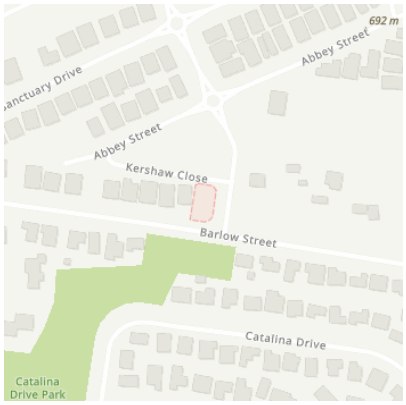
Email
chelsea@enterpriselegal.com.au

Address
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
19/10/2026	19/10/2026	19/10/2027	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
23 Wandsworth St	23 Wandsworth St Cranley 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

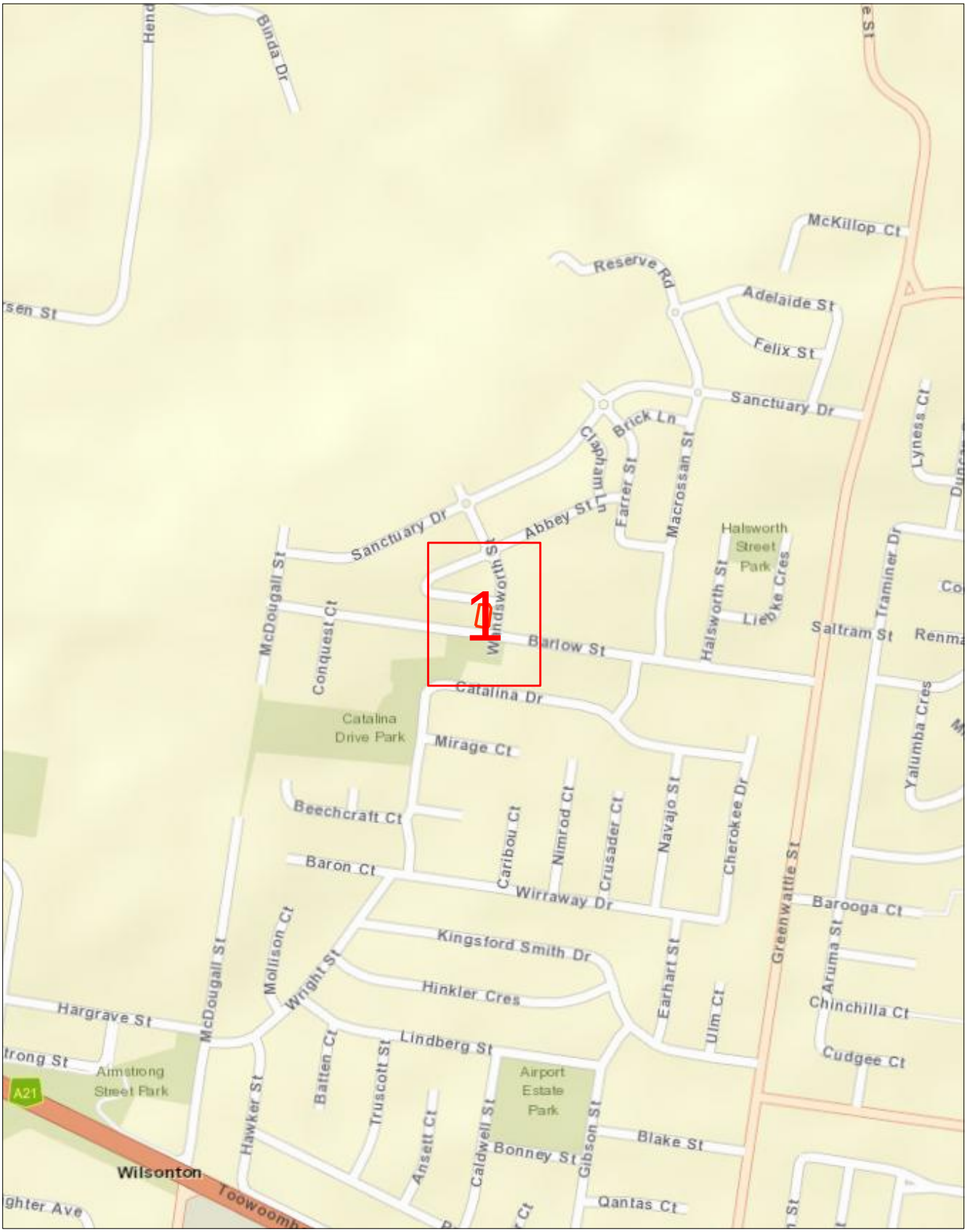
Asset Owner Details

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
281141063	APA Group Gas Networks (90073)	1800 085 628	NOTIFIED
281141059	Ergon QLD	13 10 46	NOTIFIED
281141061	NBN Co Qld	1800 687 626	NOTIFIED
281141062	Telstra QLD Regional	1800 653 935	NOTIFIED
281141060	Toowoomba Regional Council	13 18 72	NOTIFIED

END OF UTILITIES LIST

Site Address:	23 Wandsworth St Cranley QLD 4350	**Sequence Number:**	281141063



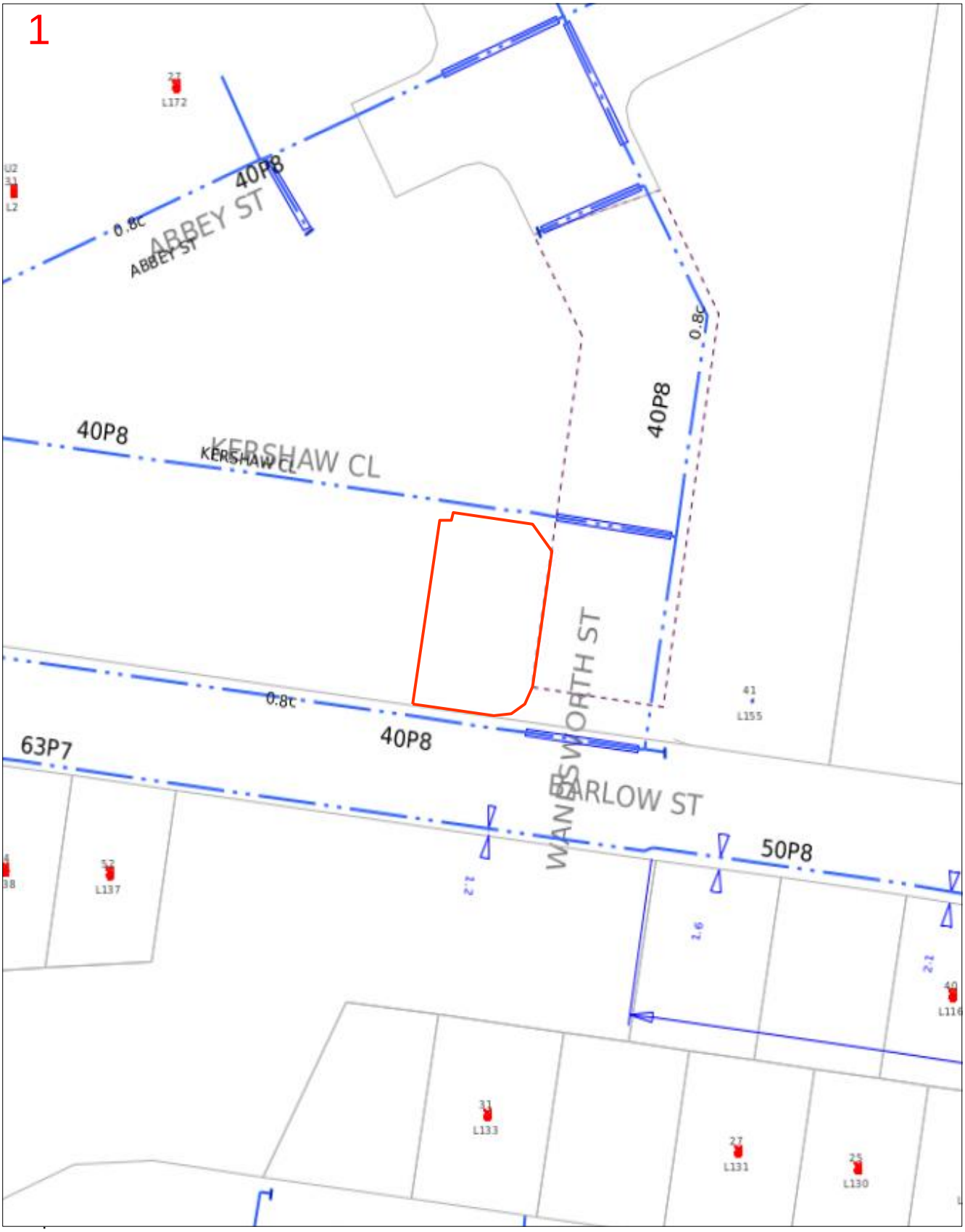
Scale 1: 6000

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

Enquiry Area

Map Key Area

Site Address:	23 Wandsworth St Cranley QLD 4350	**Sequence Number:**	281141063



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

^A 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

40P6 in 80C2 — High pressure, 40 mm polyethylene in an 80 mm cast iron casing

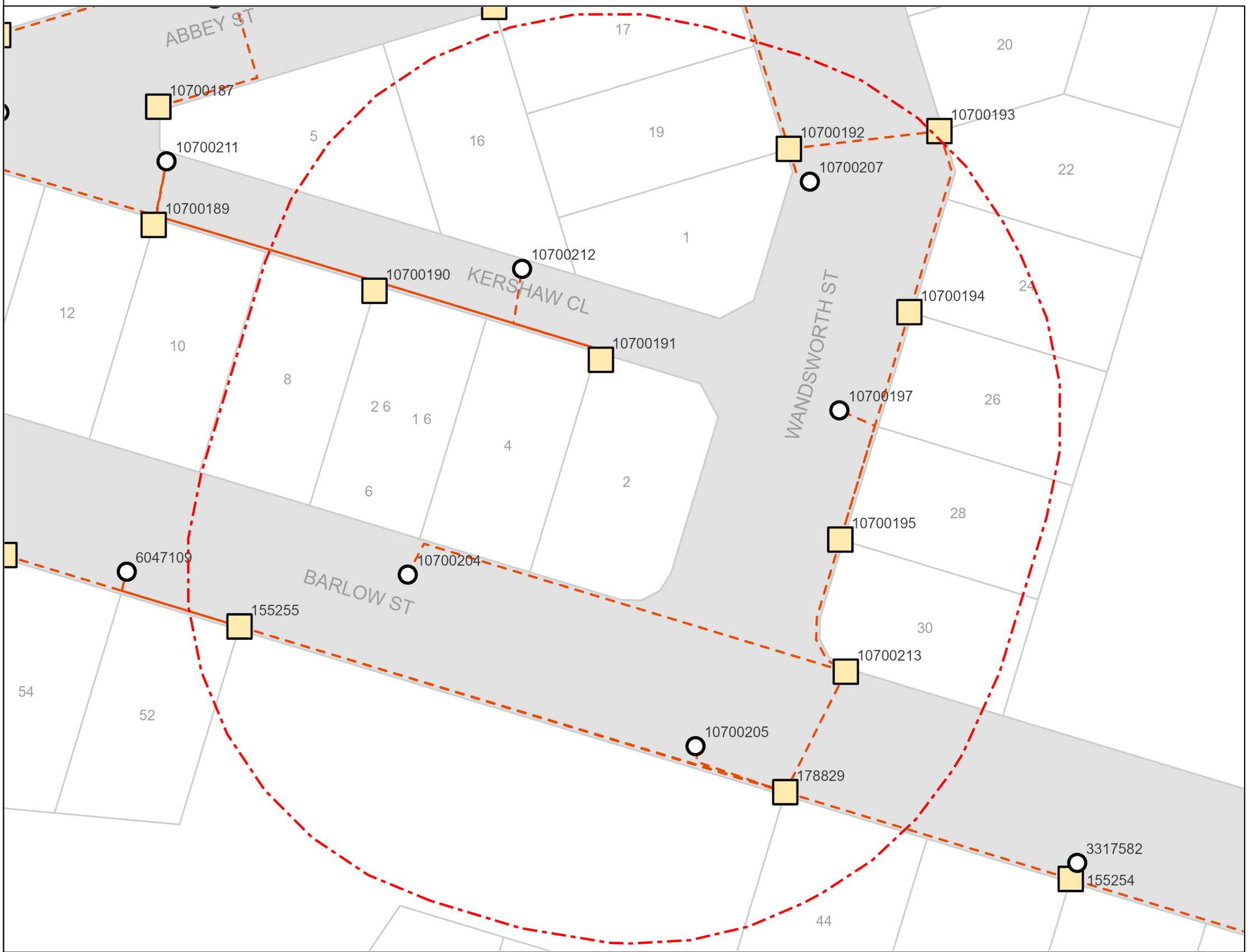
63S8 — Medium pressure, 63 mm steel

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

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ERGON ENERGY NETWORK BYDA map, then ERGON ENERGY NETWORK shall be contacted immediately.

For Emergency Situations
Please Call 13 16 70



ERGON ENERGY NETWORK

BYDA

Sequence: 281141059
Date: 19/10/2026

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

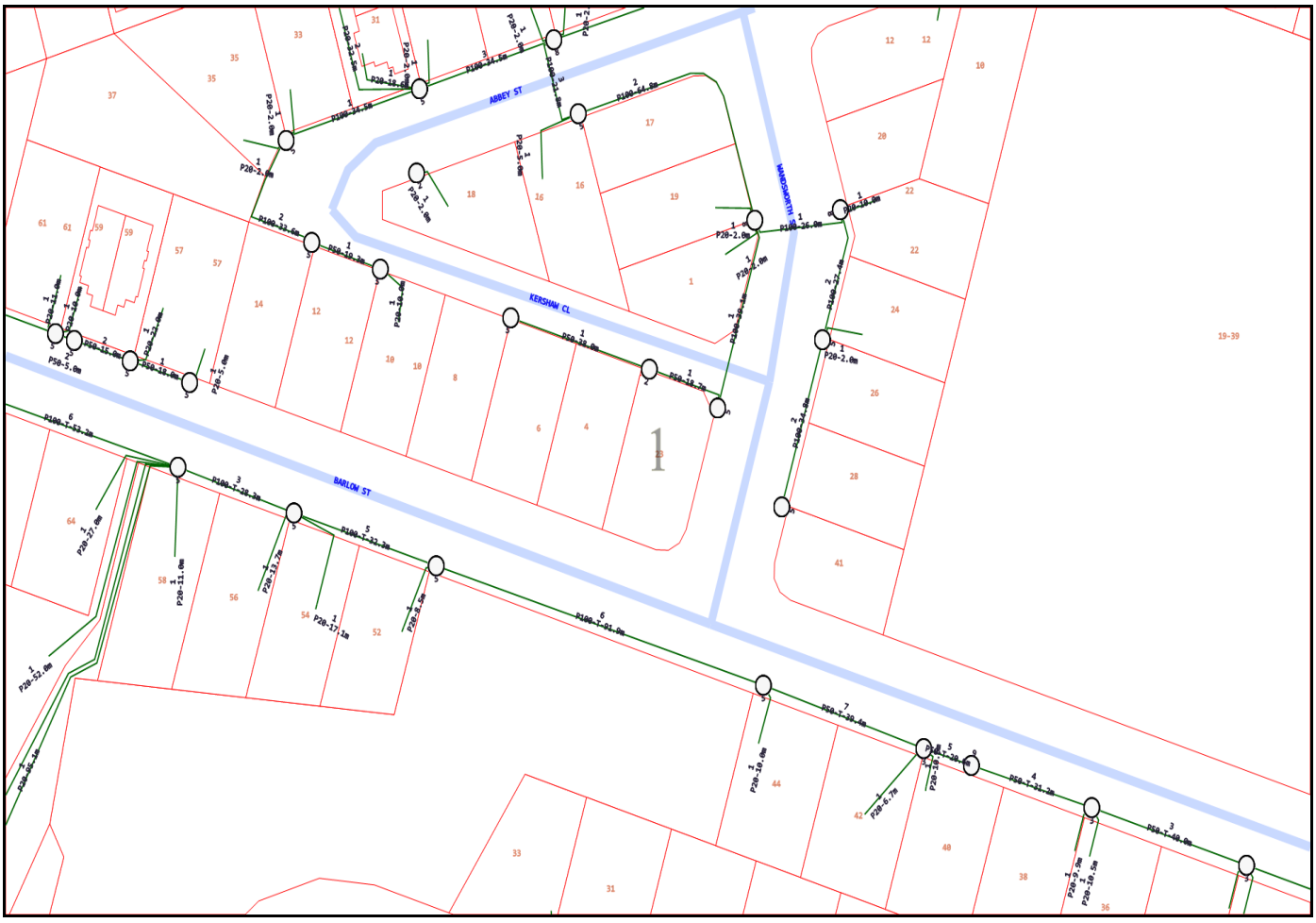
N
W E
S

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.

This output provides details of the ERGON ENERGY NETWORK electrical network. As variations may exist no responsibility is incurred by ERGON ENERGY NETWORK for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

LEGEND

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

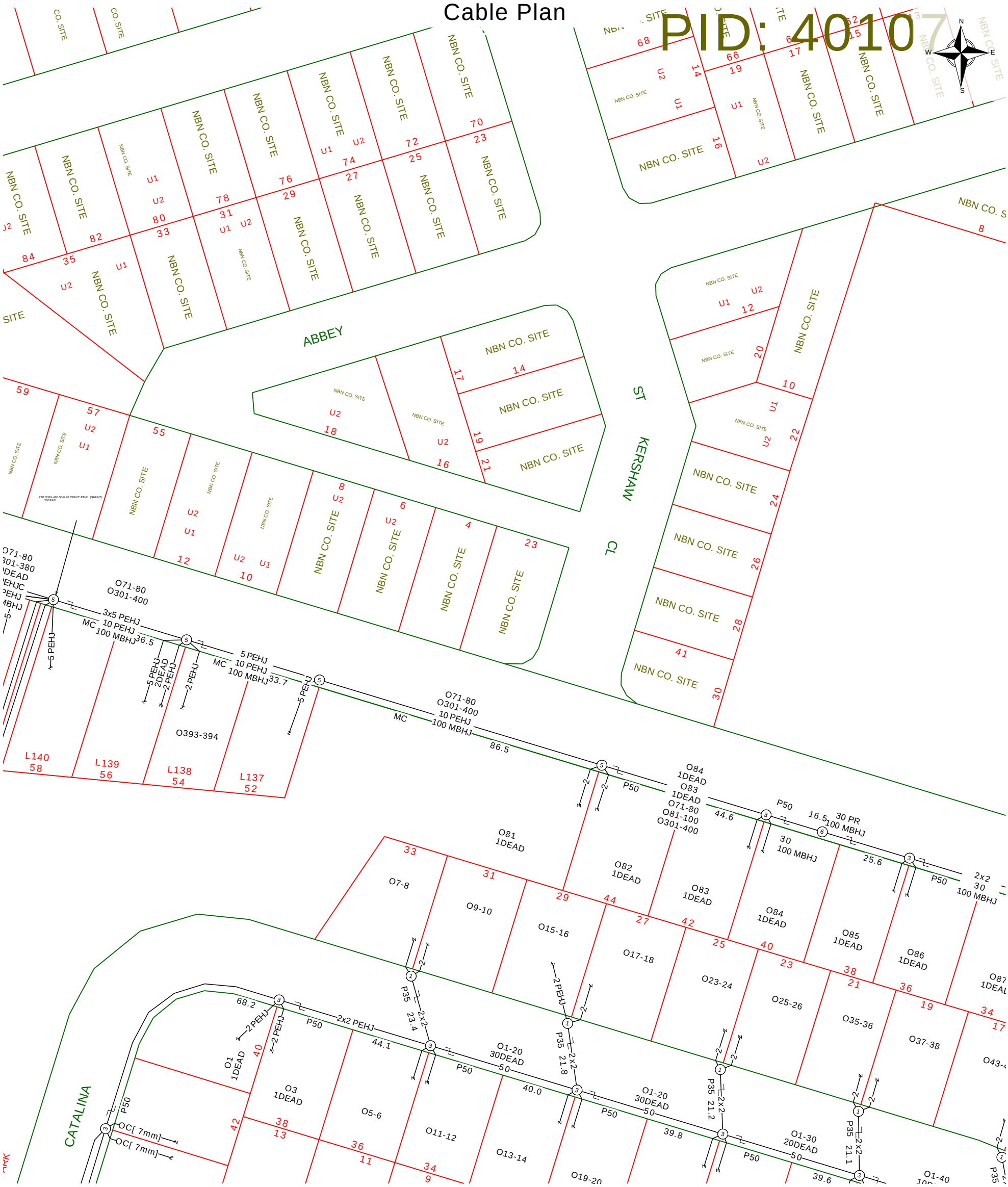


Emergency Contacts

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

Cable Plan

PID: 4010 7



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 19/10/2026 16:30:17

Sequence Number: 281141062

Please read Duty of Care prior to any excavating

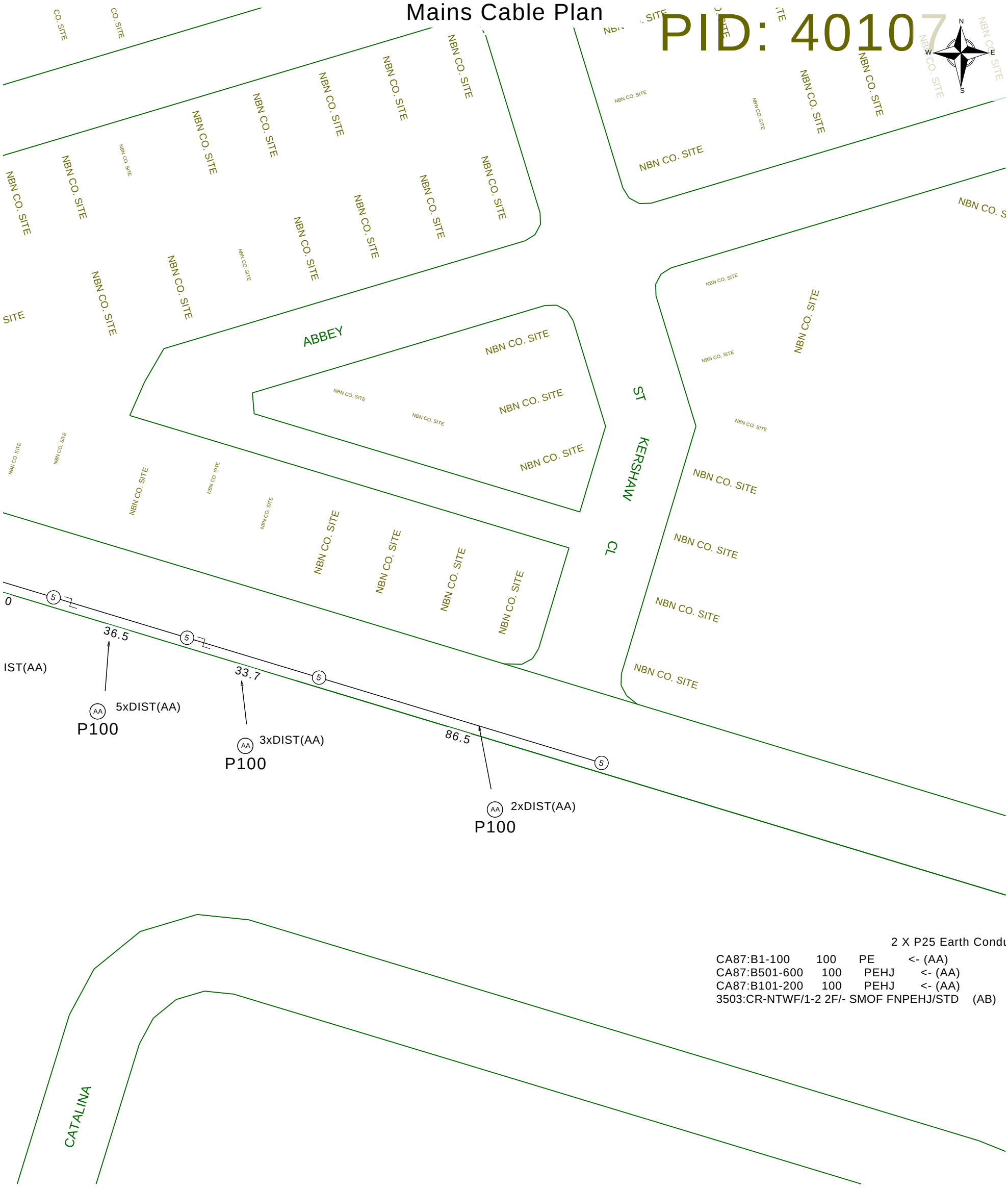
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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.

Mains Cable Plan

PID: 40107



2 X P25 Earth Condu

CA87:B1-100	100	PE	<- (AA)
CA87:B501-600	100	PEHJ	<- (AA)
CA87:B101-200	100	PEHJ	<- (AA)
3503:CR-NTWF/1-2 2F/- SMOF FNPEHJ/STD			(AB)

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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 19/10/2026 16:30:17

Sequence Number: 281141062

Please read Duty of Care prior to any excavating

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.

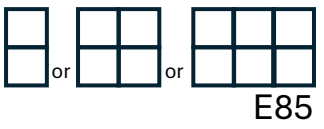
LEGEND

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



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

(attached text denotes conduit type and size)



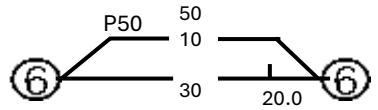
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

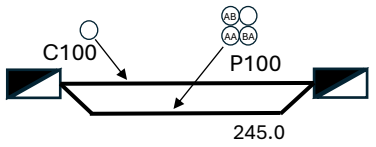
Some examples of conduit type and size:

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

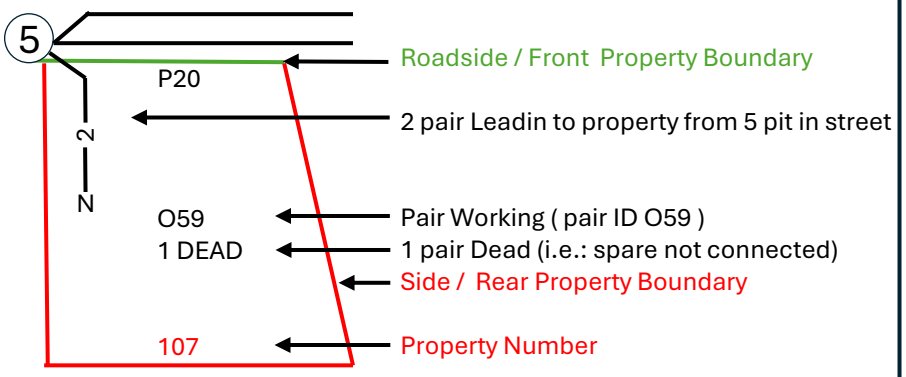
Some Examples of how to read Telstra Plans



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.



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.



The 5 Ps of Safe Excavation

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

Plan

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

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

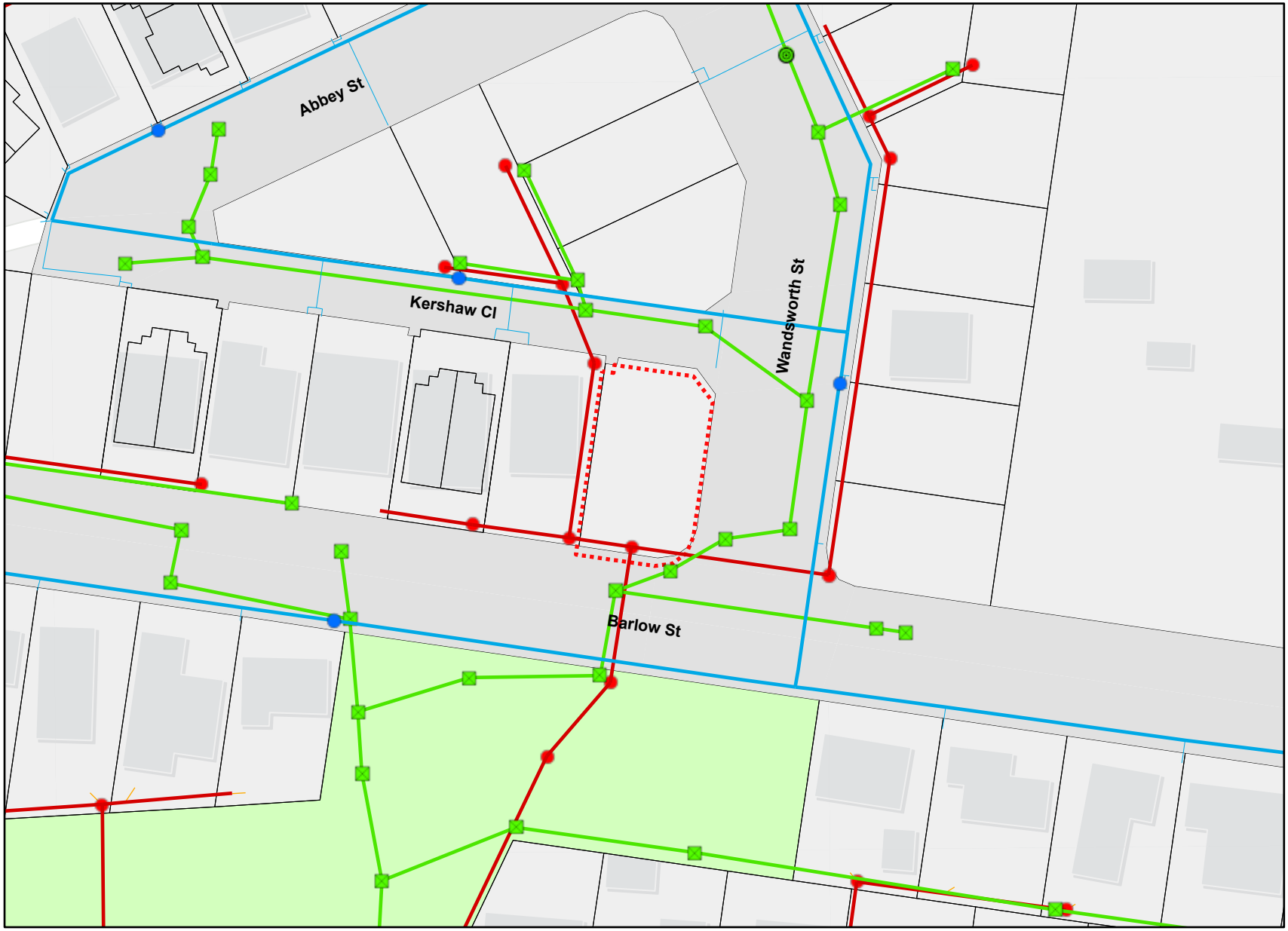
Proceed

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

TOOWOOMBA REGION
Rich traditions. Bold ambitions.

Job # 54527966
Seq # 281141060
Provided by Toowoomba Regional Council

BEFORE YOU DIG
www.byda.com.au



Legend

- BYDA Enquiry Area
- Water Hydrant
- Reticulation Main
- Water Service
- Fitting
- Pit
- Stormwater Pipe
- Sewer Gravity Main
- Sewer Manhole
- Sewer Service

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.

In an emergency contact Toowoomba Regional Council on 131 TRC (131 872)

19/10/26 (valid for 30 days)

0 10 20 40 m

N

Scale 1:1,000

End of document

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FINAL Seller Disclosure Statement

Final Audit Report 2026-10-27

Created:	2026-10-27
By:	Chelsea McDonald (chelsea@enterpriselegal.com.au)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgt_160Y5j7awvPPxJKbrPhnulFNLveva

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