Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43

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	**Thomas Samuel Radford, Tracey-Anne Radford, Carissa Brenda Radford**
Property address (referred to as the "property" in this statement)	**29 PASCOE ROAD, ORMEAU QLD 4208**
Lot on plan description	**413/RP231134**

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:

» 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:

Statutory encumbrances

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

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

> Look Up & Live, City Of Gold Coast, NBN Co Qld and Telstra QLD South East assets affect the property as evidenced in the attached BYDA maps.

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)*: Rural 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: $1459.85 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: $79.89 Date Range: 03/10/2025-05/01/2026 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

Signed by: Thomas Samuel Radford
8E79B93D869D4AD...

Signed by: Tracey-Anne Radford
0E1746B343C1460...

Signature of seller

Thomas Samuel Radford & Tracey-Anne Radford

Name of Seller

19/2/2026 19/2/2026

Date

Signed by: Carissa Brenda Radford
07785F3E2E5145A...

Signature of seller

Carissa Brenda Radford

Name of Seller

19/2/2026

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

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Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**17542116**	**Search Date:**	16/02/2026 15:18
Date Title Created:	04/07/1990	**Request No:**	55074244
Previous Title:	17489068		

ESTATE AND LAND

Estate in Fee Simple

LOT 413 REGISTERED PLAN 231134
Local Government: GOLD COAST

REGISTERED OWNER — INTEREST

Dealing No: 722692981 21/08/2023

TRACEY-ANNE RADFORD	JOINT TENANTS INTER SE	69/100
THOMAS SAMUEL RADFORD	TENANTS IN COMMON	31/100
CARISSA BRENDA RADFORD	AS TENANTS IN COMMON	

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10858097 (POR 30)

2. MORTGAGE No 722692982 21/08/2023 at 14:24
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested by: D-ENQ INFOTRACK PTY LIMITED

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WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED

PLAN NUMBER AMENDED BY AUTHORITY OF REGISTRAR OF TITLES

231134

PLAN MUST BE DRAWN WITHIN BLUE LINES

AREA OF NEW ROAD
(Including Pathway)
1·116 ha

REFERENCE MARKS

STN	TO	BEARING	DIST.	REMARKS
2	OIP	253°49'40"	1·0	
3	Pin	276°0'	1·0	
4	Pin	288°15'	1·0	
5	Pin	52°0'	1·0	
6	Pin	100°23'50"	1·0	
6a	Sclewinkle	179°08'30"	36·471	
7	Pin	175°15'	1·0	
8	OIP	265°46'	1·0	
8a	OIP	85°46'	1·0	
9	Pin	266°0'	1·0	
9a	Pin	86°0'	1·0	
10	Pin	270°0'	5·0	
10	Pin	350°0'	5·0	
10a	Pin	270°0'	5·0	
10a	Pin	165°10'	5·0	
11	Pin	224°50'	1·0	
11a	Pin	44°50'	1·0	
12	Sclewinkle	284°02'40"	18·045	
13	Sclewinkle	189°56'30"	16·032	
14	Sclewinkle	33°05'50"	6·524	
15	Sclewinkle	154°58'	15·303	

813740

4·169 (NEW ROAD) 116°30'

29·753 78·0 52°0' 20·0 91·53 87·793 50·0 56·0 193°12' 7·529 157°57' 39·597

5276 m² 518 PTHWY 5826 m² 517 5866 m² 519 5216 m² 516

135°37'20" 84·798 241°30' 13·725 190°08' 18·475 307°30' 18·475 120·724 4°50'30" 27·919 181°59' 27·919 187°36' 1°59' 25·929

84°06'30" 96·998 417 6569 m² 67·0 175°15' 99·482 10·0 416 5697 m²

11°27'40" 85·922 78°54'20" 91·44 144°14' 28·643 224°50' 21·47 110 132°11' 28·184 150 520 5017 m² 73·559 314°0' 43°13'30" 82·553 521 5073 m² 52·441 288°15' 85·7 522 5332 m² 26·8 4

(NEW) KEFFERAN RD.) PLACE 14 22·27 5°49' 24·114 313°42' 21·083 286°52'30" 22·46 VIDE 10 286°52'30" 13·436 85°15' 356°23' 25·929 350°46' 10a 12·493 345°10' 25·929 339°33' 25·929 9·093 66°45' 100·919 37·909 104°18'20" 115°19' 13·521 18°15' 84·519 DIAG 523 169°27'30" 99·418 159°33' 20·929 266°0' 21·184 9a 9 (NEW) PASCOE 79·366 5625 m² 73·0 284°30' 50·0 12 28·0 156°45' (190·89) 43·96 336°45' (18·9) 50·0 66°45' (108·78) 67·092 m² 5000 412 411 339°07' 20·714 343°50' 3·126 265°45' 50·0 OP 231133 RP 410 265°46' 21·154 OP OIP 1 22·408 ROAD 54·55 ROAD 40·0 525 5282 m² 106·444 253°49'40" DATUM 526 2 OP OIP 60·0 336°45' 70·0 6019 m² 524 84°09'20" 110·702 96°0' 121·069 3 OP 5374 m² 413 50·0 66°45' 106·16 50·069 153°45' (7·70) 414 50·0 66°45' 103·539 50·069 153°45' 5242 m² 415 50·0 66°45' 100·919 50·068 5111 m² 8 RP 805566 813742 813743 9 RP 805566

DIAGRAM
Scale 1:1000

516 176°23' 27·919 2·906 187°19' 220°23' 253°28' 170°48' 5·204 Bend 66·092 170°0' 20·322 29·992 KEFFERAN PL. 270°0' (NEW ROAD) (NEW) PASCOE ROAD) 6·0 38·0 102°32' 127°35' 152°38' 3·382 18·298 165°10' RD. 523 522

AMENDMENTS BY KEILAR FOX & McGHIE PTY. LTD ON 29-8-90
LICENSED SURVEYOR DIRECTOR

NO FIELD NOTES LODGED	PLAN OF LOTS 412 - 417 & 516 - 525	ORIG. PORTION 30	
ORIGINAL GRANT 79587	Cancelling part of Lot 1 on RP 803496	TOWN	
		PARISH DARLINGTON	
		COUNTY Ward.	CISP

MAP REF.	PROCLAIMED SURVEY AREA	SURVEYED BY Keilar Fox & McGhie Pty. Ltd. ... D./../1990	MERIDIAN	SCALE	REGISTERED PLAN
Darlington 4				1:2000	231134

M.F. 1-26-612

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

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

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LEAD TO REJECTION - PLAN MAY BE ROLLED

No. 823034

231134

CERTIFICATE

Keilar Fox & McGhie Pty Ltd

hereby certify that the company has surveyed the land comprised in this plan by Ernest Thomas Craig, Surveying Associate, for whose work the company accepts responsibility,

that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1978 and that the said survey was completed on 8.2.1990

KEILAR FOX & McGHIE PTY. LTD. COMMON SEAL

Director

Director

Licensed Surveyor

Signature of Licensed Surveyor

Date 9.2.1990

Council of the Shire of Albert certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1988 and all By-Laws have been complied with and approves this Plan of Subdivision

Dated this 14th day of May 1990

~~Mayor or~~ Chairman

~~Town or~~ Shire Clerk

We MURRAY COD HATCHERIES OF AUSTRALIA PTY LTD

(Names in full)

as Proprietor / s of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of Proprietor / s

SECRETARY

PERMANENT GOVERNING DIRECTOR

FOR TITLES OFFICE USE ONLY

Previous Title CT 7489-68 Lot 1 803496

231134

For Additional Plan & Document Notings Refer to CISP

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
412	7542	115						
413		116						
414		117						
415		118						
416		119						
417		120						
516		121						
517		122						
518		123						
519		124						
520		125						
521		126						
522		127						
523		128						
524		129						
525		130						

Lodged by PETER ATKINSON BELL FRADLEY SMITH & BAUMANN

Fees Payable

	Postal fee and Postage	
220.00	Lodgt. Exam. & Ass.	220
	Entd. on Docs.	
496.00	New Title	496
14.00	Entd. on Deeds	14
12.00	Photo Fee	12
742.00	Total	742
	Short Fees Paid	

Journal

Receipt

SHORE FEE
REQUISITION FEE
POSTAGE FEE
21 JUN 1990
Paid Vide No 146502

Calc. Bk. No. 385/181

Examined 22/6/90 ~~MW~~

Passed 22/6/90 ~~MW~~

Charted 27/7/90 AM

Map Ref. DARLINGTON*

Particulars entered in Register Book

Vol. 7489 Folio 68

at 10.51 am

27 JUN 1990

REGISTRAR OF TITLES

Area of Survey

14-6-90

1489/68

231134

REGISTERED PLAN 231134

Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43

QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION

FORM 23
POOL SAFETY CERTIFICATE

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool.
This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975.*

1. Pool safety certificate number

Identification number: PSC0284623

2. Location of the swimming pool

Property details are usually shown on the title documents and rates notices

Street address: 29 PASCOE RD

ORMEAU QLD Postcode 4 2 0 8

Lot and plan details: 413/RP/231134 Local government area: GOLD COAST CITY

3. Exemptions, Performance solutions, or Special conditions for the swimming pool (If applicable)

If an exemption or performance solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or performance solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No performance solution applies

4. Pool properties Shared pool ☐ Non-shared pool ☑ Number of pools 1

5. Pool safety certificate validity

Effective date: 17/02/2026 Expiry date: 17/02/2028

6. Certification

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name: Sebastian Hilbert

Pool safety inspector licence number: PS15536295

Signature:



Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.

Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43

Job ID 52387324
29855

Review responses online



Received 4 of 4 responses
All responses received

29 Pascoe Rd, Ormeau QLD 4208

Job dates
17/02/2026 → 17/02/2026

These plans expire on
16 Mar 2026

Lodged by
Stephen King

Authority	Status	Page
BYDA Confirmation		2
Look up and Live		4
APA Group Gas Networks (90073)	Received	6
City of Gold Coast	Received	10
NBN Co Qld	Received	12
Telstra QLD South East	Received	16

Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43

Job No 52387324

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
Stephen King	0428 658 608	Royal Conveyancing	3736292

Email
stephen@royalconveyancing.com.au

Address
49-51 Saint Covet Court
Glenlogan QLD 4280

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
16/02/2026	17/02/2026	17/02/2026	Private	Design	Private	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
29855	29 Pascoe Rd Ormeau QLD 4208	-

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
268324395	APA Group Gas Networks (90073)	1800 085 628	NOTIFIED
268324393	City of Gold Coast	1300 465 326	NOTIFIED
268324392	NBN Co Qld	1800 687 626	NOTIFIED
268324394	Telstra QLD South East	1800 653 935	NOTIFIED

END OF UTILITIES LIST

Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43

The 5Ps of Safe Excavation

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.

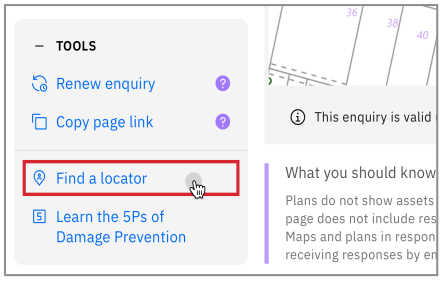
Prepare
Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.

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.

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast

Use iseekplant's FREE marketplace to get quotes for the equipment or services you need on your project. Compare quotes from trusted local contractors and get your project done on time and in budget.

1. Fill out your job details in our FREE quick quote form.
2. We send the request to trusted local contractors.
3. The local contractors will contact you directly with quotes

GET QUOTE

Use iseekplant to find trusted contractors near you today, visit:
blog.iseekplant.com.au/byda-isp-get-quotes

Book a FREE BYDA Session

BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

To book a session, visit:
byda.com.au/contact/education-awareness-enquiry-form

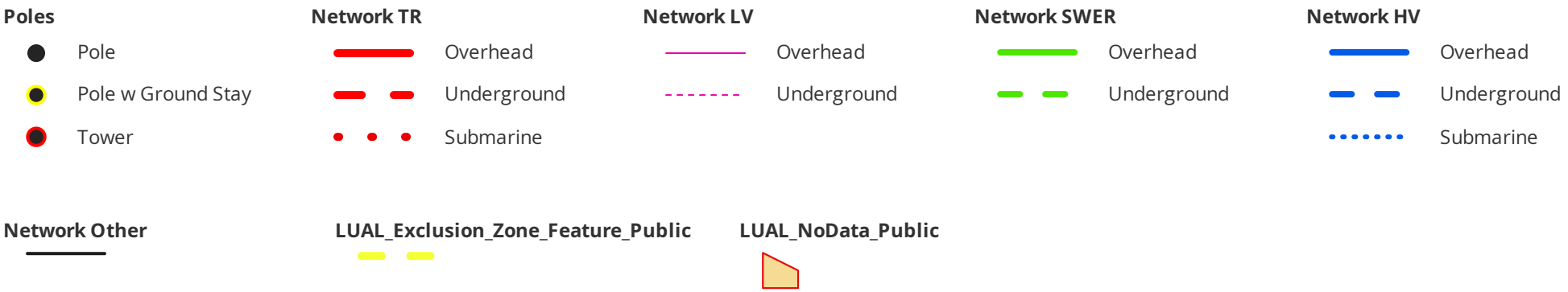
BOOK NOW

Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43

Look up and Live - 52387324



Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43



Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43

Job ID 52387324

APA Group Gas Networks (90073)

Referral
268324395

Member Phone
1800 085 628

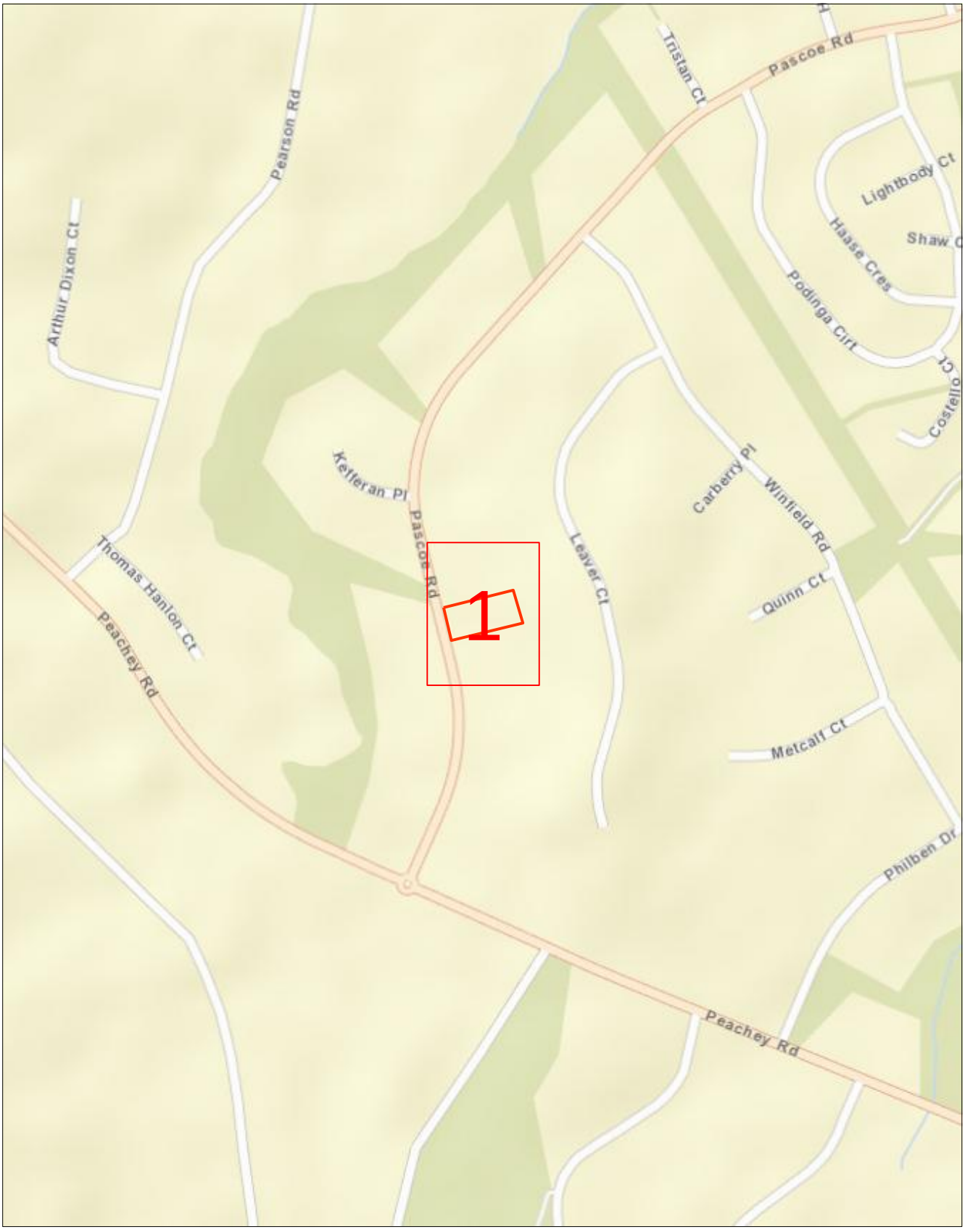
Responses from this member

Response received Mon 16 Feb 2026 3.13pm

File name	Page
Response Body	Excluded
268324395.pdf (Some pages excluded)	7

Site Address: 29 Pascoe Rd
Ormeau
QLD 4208

Sequence Number: 268324395



Scale 1: 6000

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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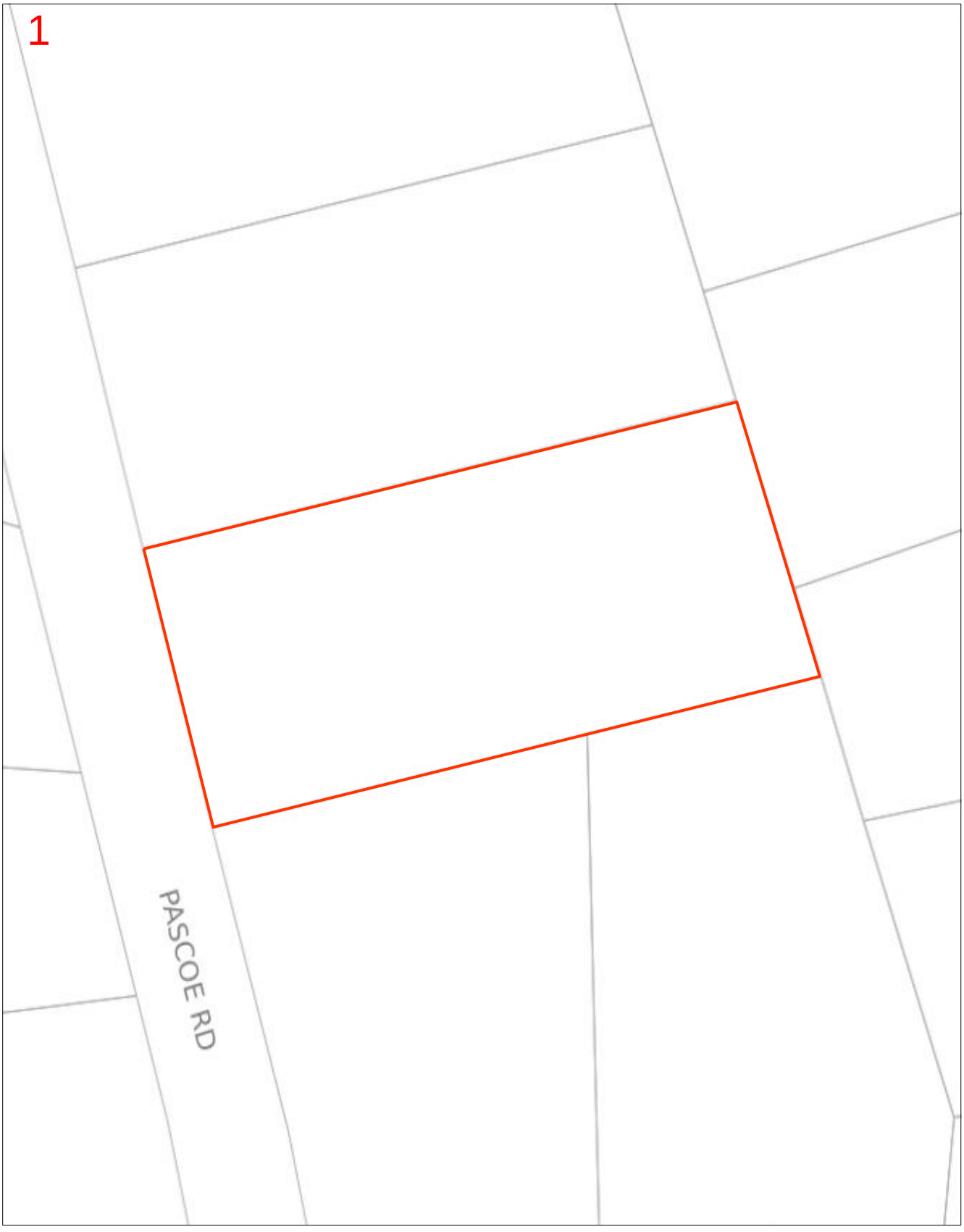
N W E S

Enquiry Area

Map Key Area

Site Address: 29 Pascoe Rd
Ormeau
QLD 4208

Sequence Number: 268324395



Scale 1: 700

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

Map Key Area

Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43

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

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)
P3	Polyvinyl chloride (PVC)
S*	Steel
C*	Cast iron
CU	Copper
N2	Nylon
W2	Wrought galv 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

Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43

Referral
268324393

Member Phone
1300 465 326

Responses from this member

Response received Mon 16 Feb 2026 3.13pm

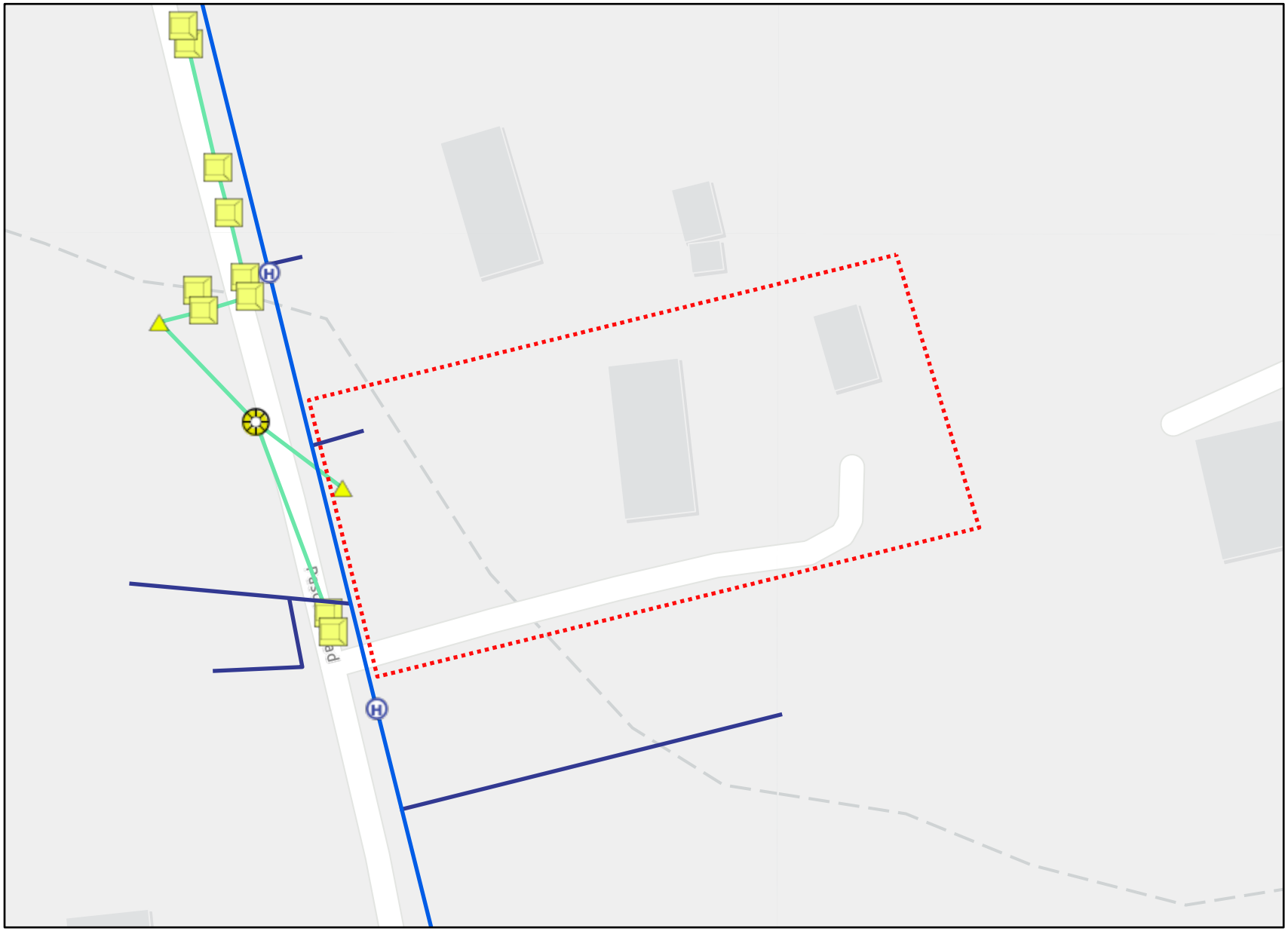
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Response Body	Excluded
ASSET 268324393.pdf	11

Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43

CITY OF GOLDCOAST.

Job # 52387324
Seq # 268324393
Provided by City of Gold Coast

BEFORE YOU DIG www.byda.com.au



Legend

- BYDA Enquiry
- Water Hydrant
- Water Pipe
- Potable Water Connection
- Stormwater Drainage Pipe
- Stormwater Inlet Gully
- Stormwater Manhole
- Stormwater End Structure
- Fibre Optic Pit
- Fibre Optic Cable
- GCCC Boundary

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Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Gold Coast City Council infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

In an emergency contact City of Gold Coast on 1300 465 326

16/02/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate

0 10 20 40 m

N

Scale 1:1,000

Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43

Referral
268324392

Member Phone
1800 687 626

Responses from this member

Response received Mon 16 Feb 2026 4.55pm

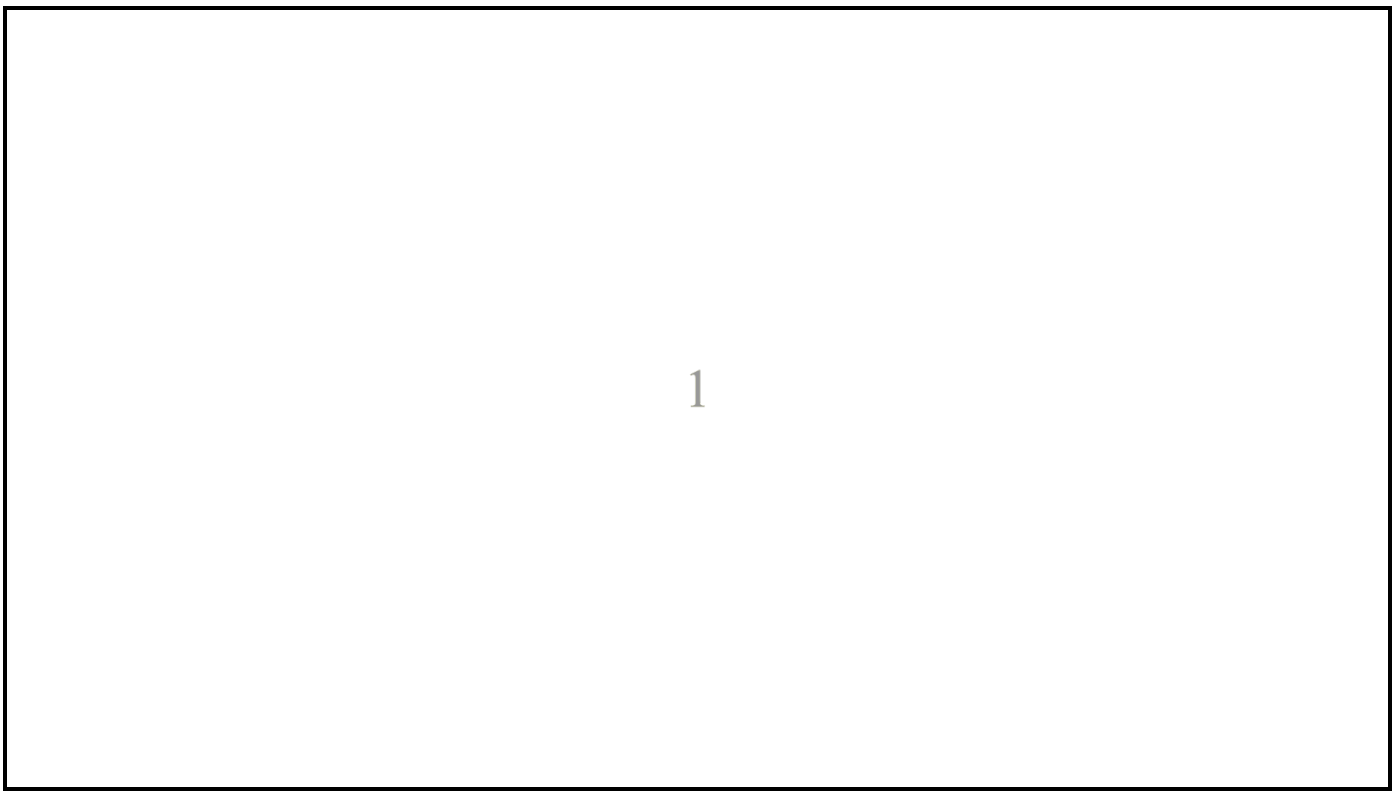
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Disclaimer_268324392_20260216_065439681908.pdf	Excluded

Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43

To:	Stephen King
Phone:	Not Supplied
Fax:	Not Supplied
Email:	sellerdisclosure@royalconveyancing.com.au

Dial before you dig Job #:	52387324	BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm
Sequence #	268324392	
Issue Date:	16/02/2026	
Location:	29 Pascoe Rd , Ormeau , QLD , 4208	

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

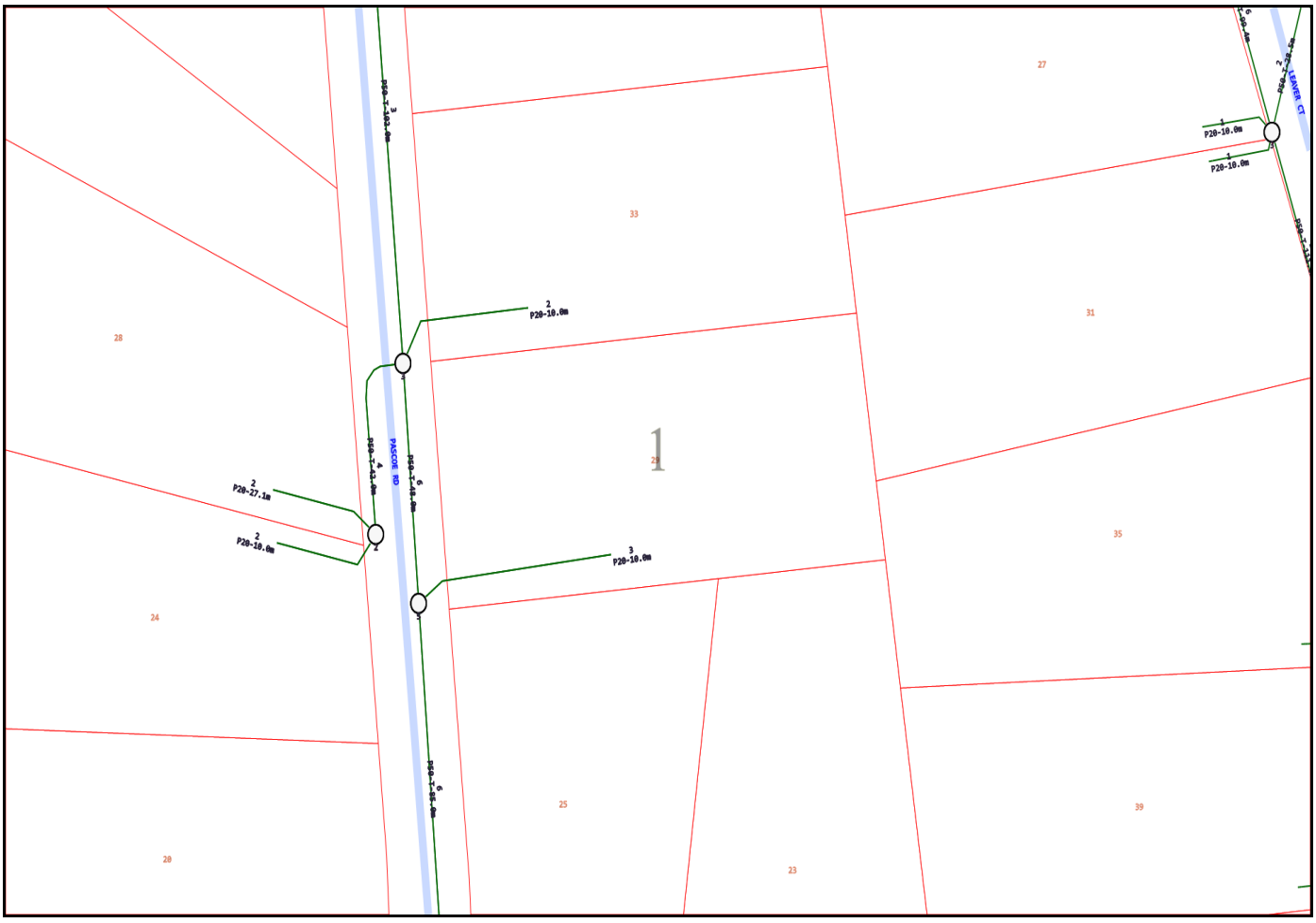


Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43

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

Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43



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.

Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43

Referral
268324394

Member Phone
1800 653 935

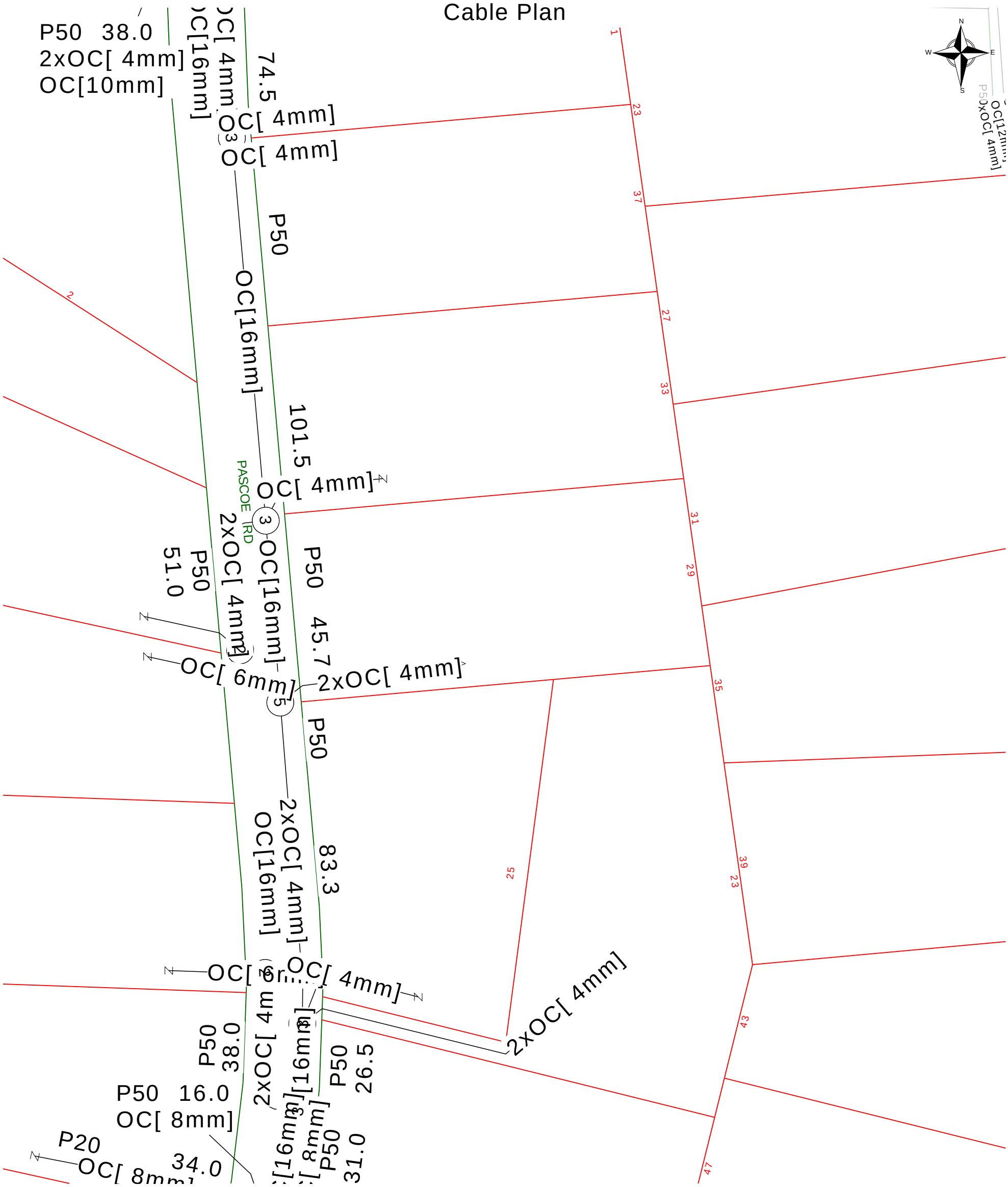
Responses from this member

Response received Mon 16 Feb 2026 3.47pm

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Response Body	Excluded
268324394.pdf	17
AccreditedPlantLocators 2025-12-17b.pdf	Excluded
Telstra Duty of Care v33.0a.pdf	Excluded
Telstra Map Legend v4_0c.pdf	18

Docusign Envelope ID: 5F60D10F-15DD-4B59-AA2D-01FD49F9AE43

Cable Plan



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 16/02/2026 16:27:41

Sequence Number: 268324394

Please read Duty of Care prior to any excavating

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.

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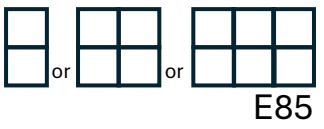
LEGEND

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
Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned	Aerial cable (attached to joint use Pole e.g., Power Pole)
Distribution cables in Main Cable Ducts	Marker Post Installed
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)



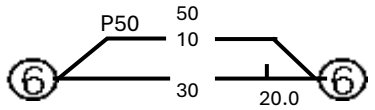
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

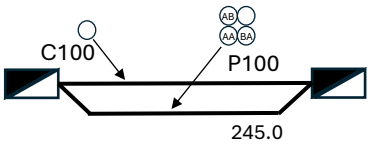
Some examples of conduit type and size:

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

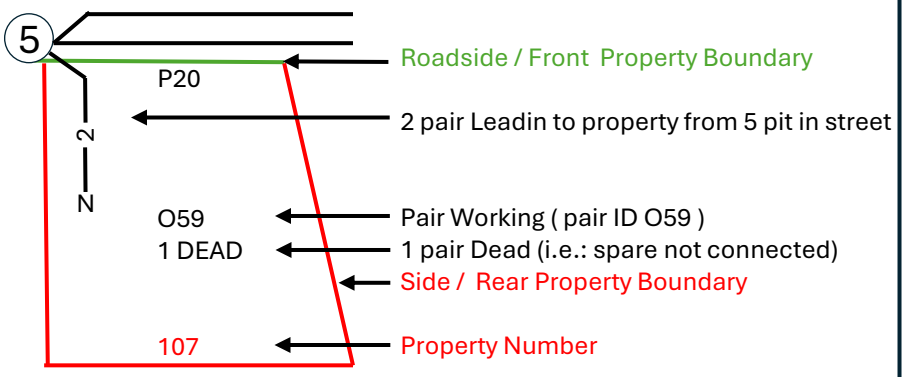
Some Examples of how to read Telstra Plans



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/

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