

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 Siew Ming Goh and Lai San Tham

Property address 19 Springvale Circuit, Underwood QLD 4119

(referred to as the
“property” in this
statement)

Lot on plan description Lot 22 on RP 899716

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

Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

Title details	The seller gives or has given the buyer the following—
	A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property. ☒ Yes
	A copy of the plan of survey registered for the property. ☒ Yes

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue ☐ Yes ☒ No to affect the property after settlement. Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: » the amount of rent and bond payable: \$0.00 » 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 <i>If Yes, the details of any statutory encumbrances are as follows:</i> See Annexure A
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 Density Residential - Suburban		
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.	☒ Yes	☐ No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ Yes	☐ No
	Pool compliance certificate is given.	☒ Yes	☐ No
	OR Notice of no pool safety certificate is given.	☐ Yes	☐ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ Yes	☒ No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	☐ Yes	☒ No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ Yes	☒ No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 6 – Community titles schemes and BUGTA schemes

(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporate’s expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot.

For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below) ☐ Yes☒ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. ☐ 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 (If Yes, complete the information below) ☐ Yes☒ No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. ☐ 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

Signed by:

Siew Ming Goh

3981B8C40B604CA...

Signature of seller

Siew Ming Goh

Name of seller

27 June 2026

Date

Signed by:

Lai San Tham

DE924BB4A7E1467...

Signature of seller

Lai San Tham

Name of seller

27 June 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:	50140765	Search Date:	03/06/2026 12:46
Date Title Created:	17/09/1996	Request No:	56376451
Previous Title:	18666004		

ESTATE AND LAND

Estate in Fee Simple

LOT 22 REGISTERED PLAN 899716
Local Government: LOGAN

REGISTERED OWNER**INTEREST**

Dealing No: 715753234 07/05/2014

SIEW MING GOH
LAI SAN THAM

1/2
1/2

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 12029243 (POR 169)
2. MORTGAGE No 723931965 18/03/2025 at 15:06
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 **

LAND TITLE ACT 1994

SURVEY PLAN

FORM 21 VERSION 1

1048F
899716

PLAN MUST BE DRAWN WITHIN BLACK LINES

899716

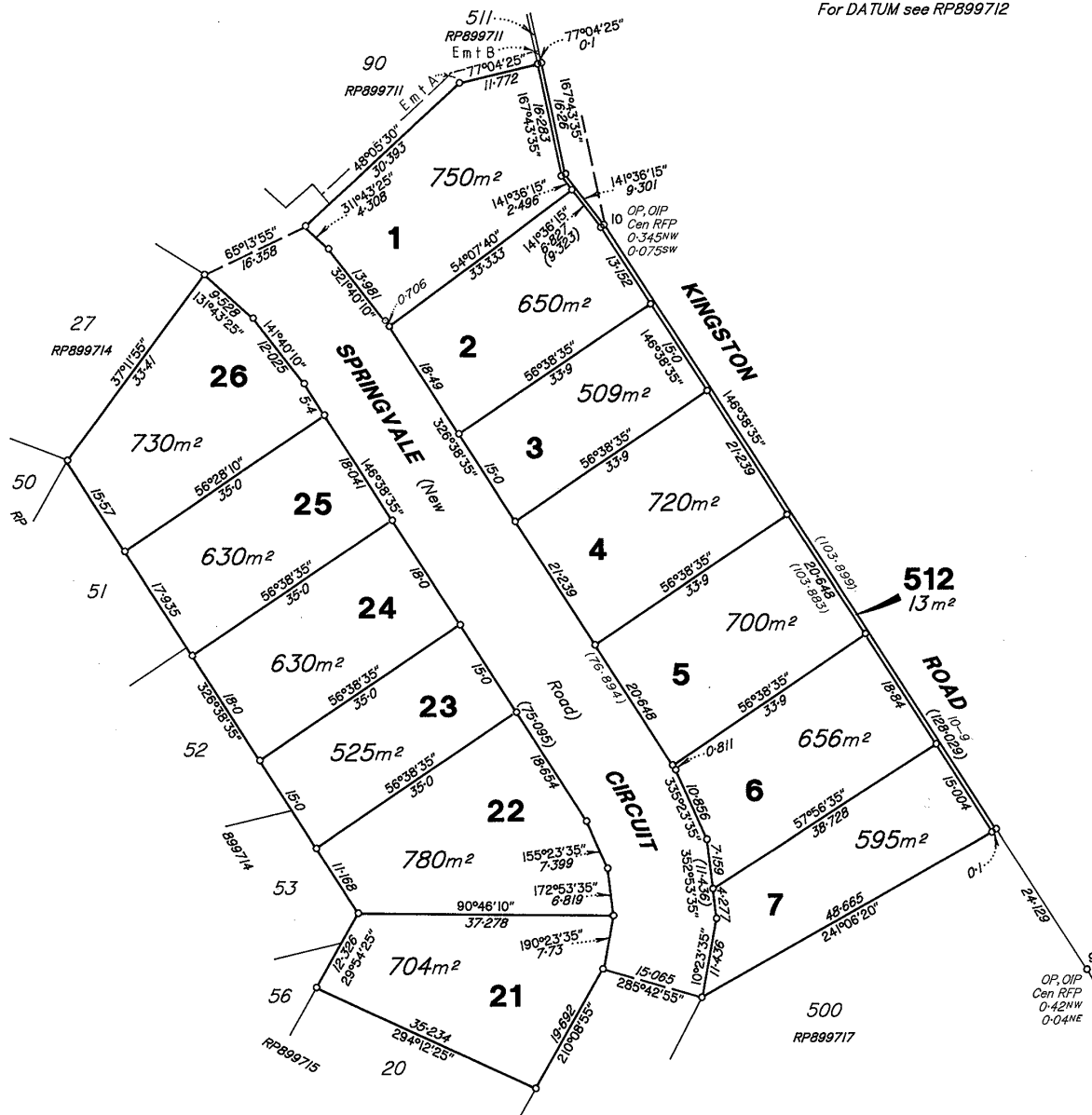
REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST
9	OIP		146°38'35"	1.0
10	OIP		167°04'25"	1.0

Reference marks to be added.

Peg placed at all new corners unless otherwise shown.

Area of New Road
1856 m²

This is one of eight plans
(RP899711-RP899718)
from the same survey
For DATUM see RP899712



899716

WARNING - PLAN MAY BE ROLLED - A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED 899716

I, Kenneth James PACKER hereby certify that I have surveyed the land comprised in this plan personally by Randall John HOWLETT (Surveying Graduate) and for whose work I accept responsibility and 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 26/1/1996

Kenneth James Pack
Licensed Surveyor
Date 13/2/96

PLAN OF Lots 1,7,21-26 & 512

Cancelling Part of Lot 1 on CP815786

ORIGINAL Portion 169

NO SURVEY RECORDS DEPOSITED

MERIDIAN AMG Vide RP894651	MAP REF 9542-44222	SCALE 1:600	ENDORSED Accredited Lodgement	ARCHIVED BRISBANE
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PARISH YEERONGPILLY
COUNTY Stanley
TOWN/LOCALITY UNDERWOOD
LOCAL GOVERNMENT LOGAN C.C.
LANDS REGION SOUTH COAST
MINING DISTRICT

REGISTERED PLAN 899716

0 10 20 30 40 50 60 70 80 90 100mm CROWN COPYRIGHT RESERVED

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

 **701486557**
\$971.00
09/08/1996 11:51
BE 400 NT PLAN OF SURV ORIG

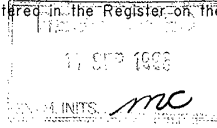
Lodged by

McINNES, WILSON & JENSEN

234

(Include address, phone number and reference)

Particulars entered in the Register on the Titles listed below,

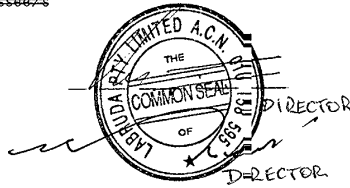


±/We Labruda Pty Ltd.
A.C.N. 010 158 595

(Names in full)

* As Registered Owner of this land * ~~As Lessee/s of Miners Homestead~~
agree to this Plan, # and dedicate the Public Use Land as shown hereon
in accordance with Section 50 of the Land Title Act 1994.

Signature of *Owner/s *~~Lessee/s~~



Title Reference	Description	New Lots	Road	Emts.
18666004	Lot 1 on CP815786	1-7 21-26 512	New Rd	

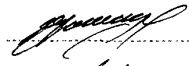
ROLL

* Rule out whichever is inapplicable

NOTE: A Lessee of a Miners Homestead is unable to dedicate Public Use Land.

* Council of the City of Logan
certifies that all the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Environment) Act 1994 and all Local Laws, # ~~and the City of Brisbane Act 1924 and all Ordinances thereunder~~, have been complied with and approves this plan of Subdivision, SUBJECT TO the transfer of Lot 512 to Council under a Nomination of Trust for Town Planning purposes

Dated this nineteenth day of March 1996



Mayor

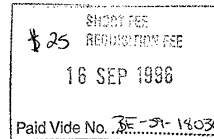
~~Approved Officer~~



Chief Executive Officer

* Insert the name of the Local Government

Delete for Local Governments other than the City of Brisbane



For Additional Plan & Document Notings Refer to QSP

SURVEY EXAMINATION	ORIGINAL GRANT	CHARTING	LODGE MENT FEES	REFERENCES
Exam. Fee \$		Charted	Survey Exam \$ 31.0	Lands File
Receipt No.	12029243 (Por 169)		Lodg, Exam & Ass \$ 8.7	Local Government Reference \$950084
Date			14. New Titles \$ 5.60	Surveyors Reference KJP126
Deposited			Photocopy \$ 1.4	
Examined <u>KJP 17-5-96</u>			Postage \$	REGISTERED
Passed <u>KJP 17-5-96</u>			TOTAL \$ 97.1	PLAN 899716

899716

899716

Annexure “A” Statutory Encumbrances

Property: 19 Springvale Circuit, Underwood QLD 4119

1. Energex QLD

Electrical infrastructure and related statutory corridors are present within the property boundaries. This typically includes underground and/or overhead electricity supply assets traversing part of the lot, establishing a statutory zone for the protection and maintenance of high-voltage assets.

2. Logan City Council

Statutory encumbrances related to essential local government infrastructure, including potential stormwater drainage assets, water supply lines, and other local authority service assets, apply to the land. These assets may affect internal boundaries or traverse the property. These designations directly impact the development and use of the affected areas within the site.

3. NBN Co QLD

Statutory telecommunications infrastructure, including conduits, cables, and service corridors relating to the National Broadband Network, are located within the property boundaries. These assets affect the permissible nature of development and works within the relevant areas of the site to ensure network integrity.

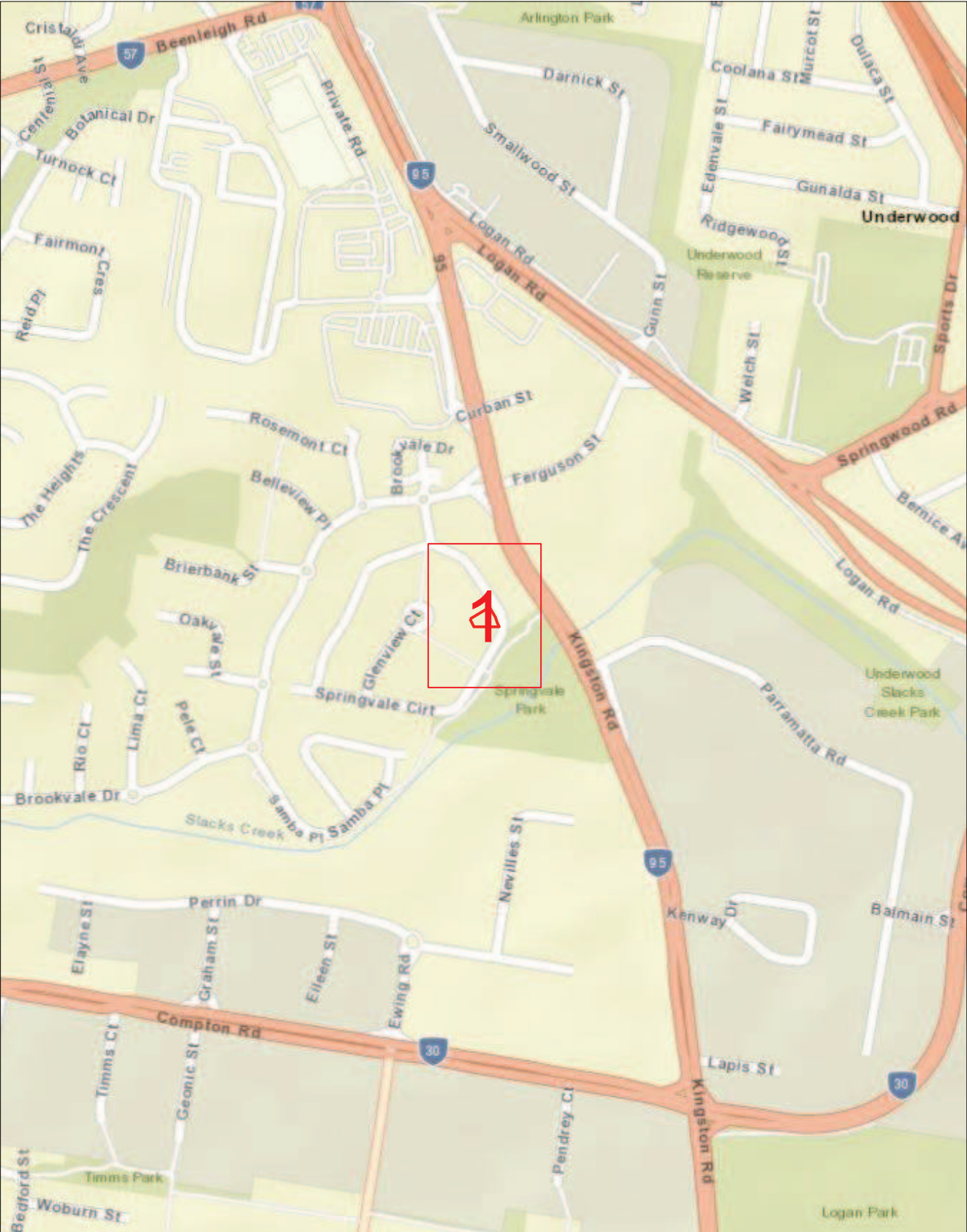
4. Telstra

Telstra have assets located on and/or adjacent to the Property as shown generally on the attached Plan;

5. The above entities may have a right at law to access the Property to inspect, maintain, repair or replace their respective infrastructure located on or adjacent to the Property.

Site 19 Springvale Cct
Address: Underwood
QLD 4119

Sequence 274833290
Number:



Scale 1: 6000

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



Enquiry Area



Map Key Area

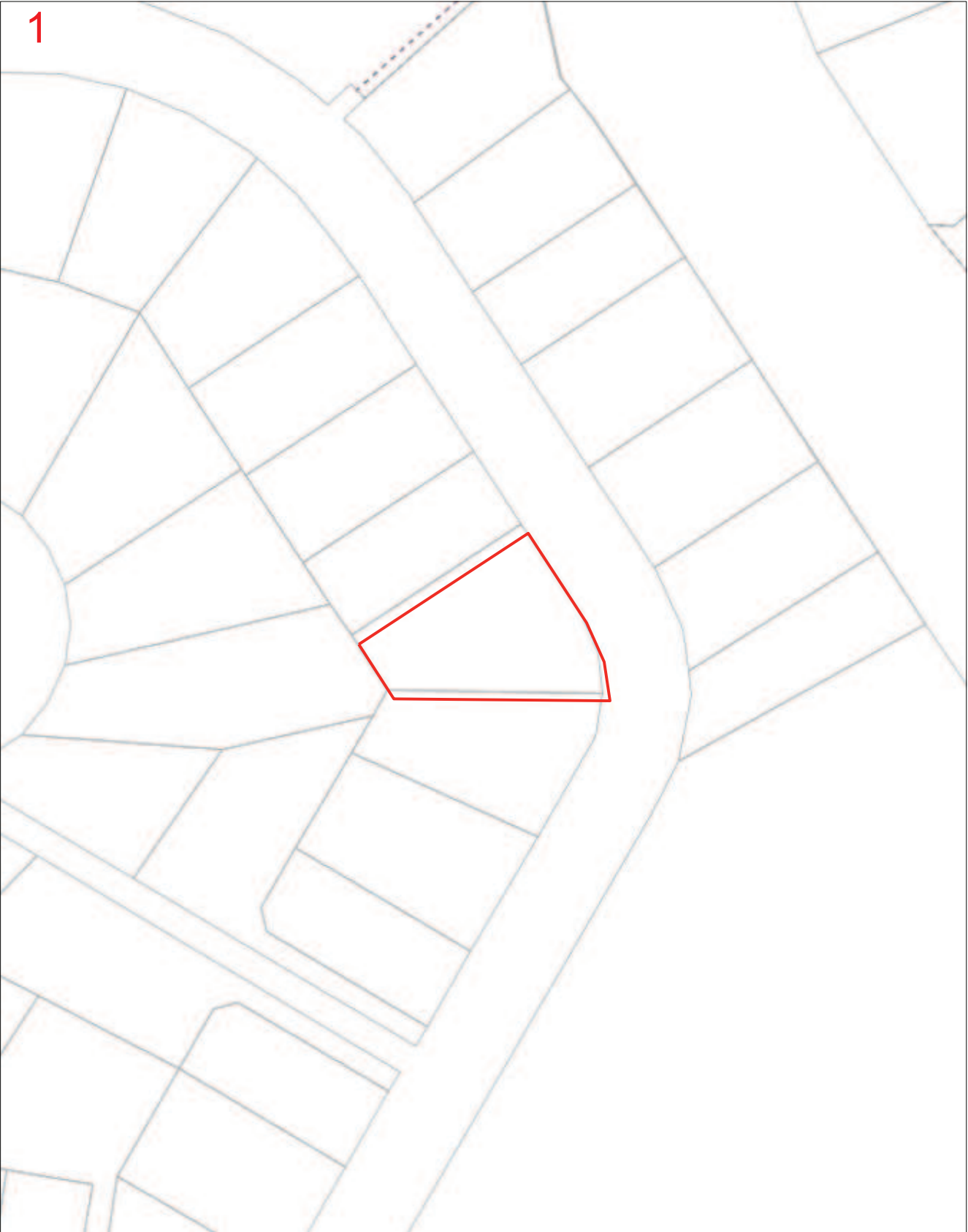


Site Address:

19 Springvale Cct
Underwood
QLD 4119

Sequence Number:

274833290



Scale 1: 700

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



Enquiry Area



Map Key Area





BYDA

Sequence: 274833291
Date: 19/06/2026
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 Energex 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.

Before You Dig Australia (BYDA)

Asset Location Response



PO Box 3226 Logan City DC QLD 4114 • 150 Wembley Road, Logan Central
 p (07) 3412 3412 • e council@logan.qld.gov.au • www.logan.qld.qov.au • ABN 21-627-796 435



Grace Home Conveyancing - Erika Chen
 PO BOX 2890
 BRISBANE QLD 4001
 erika@gracehomeconveyancing.com.au

Logan City Council has been advised that you have placed an enquiry through the Before You Dig Australia service. Our records indicate the enquiry with the following details are affecting Logan City Council asset(s).

Enquiry Details	
Sequence Number	274833287
Enquiry Date	19/06/2026 17:28
Response	AFFECTED
Address	19 Springvale Cct Underwood
Location in Road	
Activity	Conveyancing

Please review plans attached and contact Logan City Council prior to commencing works:

Logan City Council now provides a limited amount of As-Constructed and Drainage Plans on-line, click on the [Logan City As-Constructed Plans](#) link and type in the property address you are seeking. Unfortunately, not all properties will have plan records accessible on-line. The following options are available to customers should a record not be available:

- For As Constructed Private Sewer/Roofwater (Inside Properties)**
 Contact *Development Assessment, Building & Plumbing*
 p: (07) 3412 5269
 Alternatively visit our Website *Link to the relevant PS1 or PS2 forms:*
[Logan City As-Constructed Plans](#)
- For As Constructed Private Sewer/Water/Stormwater (Outside Properties)**
 Contact *Road Infrastructure Planning*
 p: (07) 3412 5282
 Alternatively visit our Website *Link for PS3 forms:*
[Logan City As-Constructed Plans](#)

If you need more assistance please call us on 07 3412 3412 or email us at council@logan.qld.gov.au.

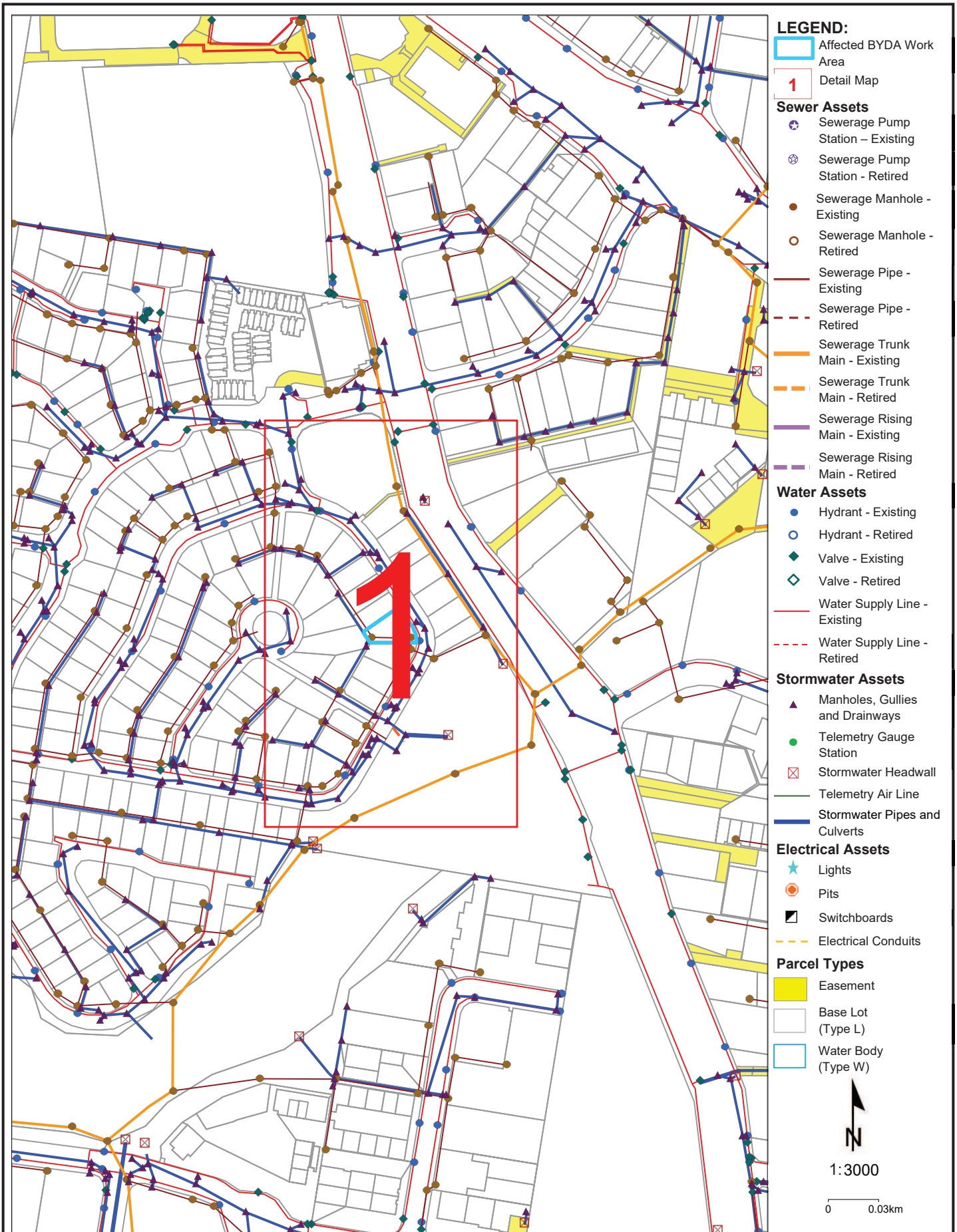
Disclaimer: This document is confidential to the addressee and may also be privileged, and neither confidentiality nor privilege is waived, lost or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from Council's records is believed to be accurate, but no responsibility is assumed for any error or omission. Council will only accept responsibility for information contained under official letterhead and duly signed by, or on behalf of, Chief Executive Officer.

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".

Overview Map

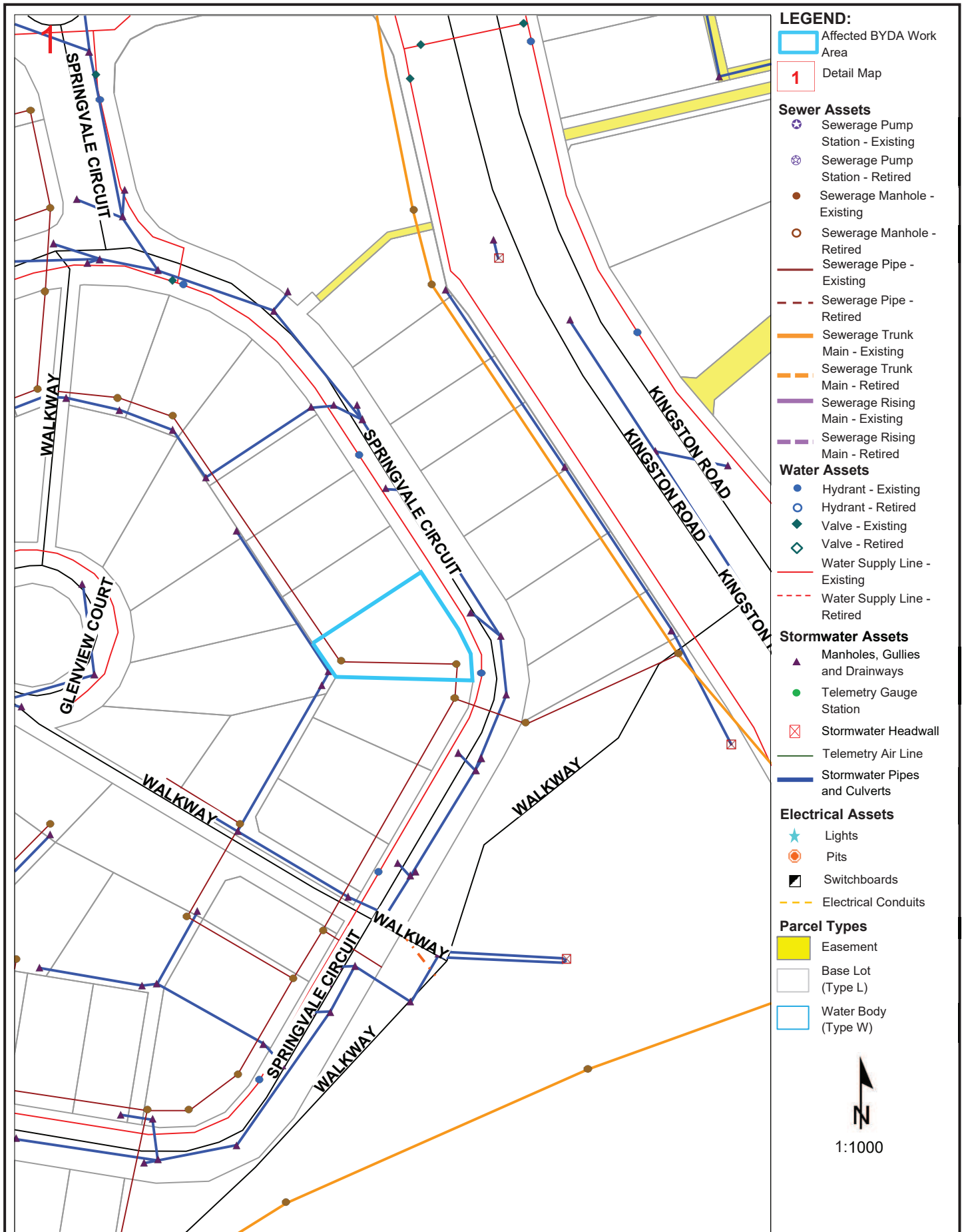
Sequence No: 274833287

19 Springvale Cct Underwood



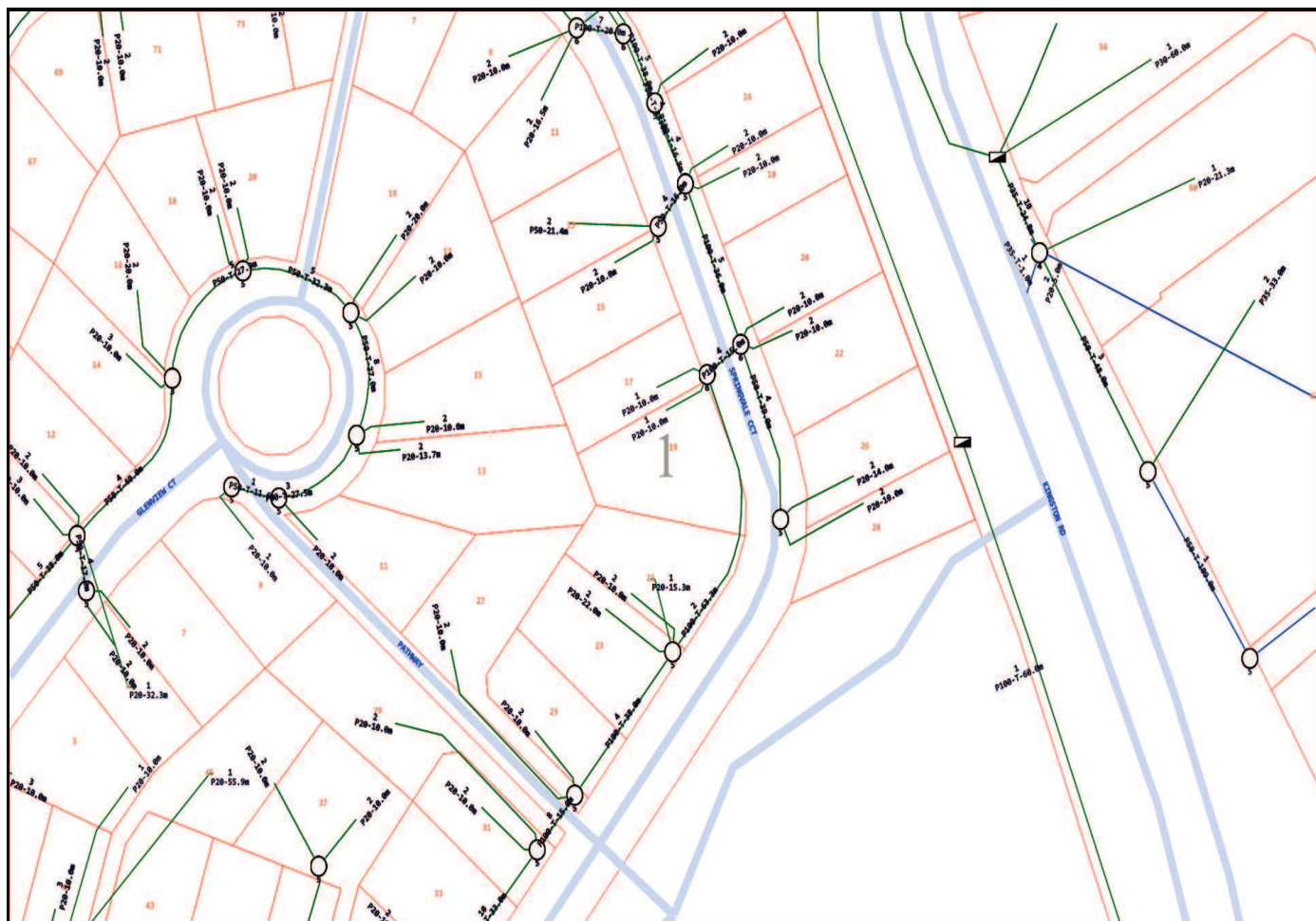
Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).

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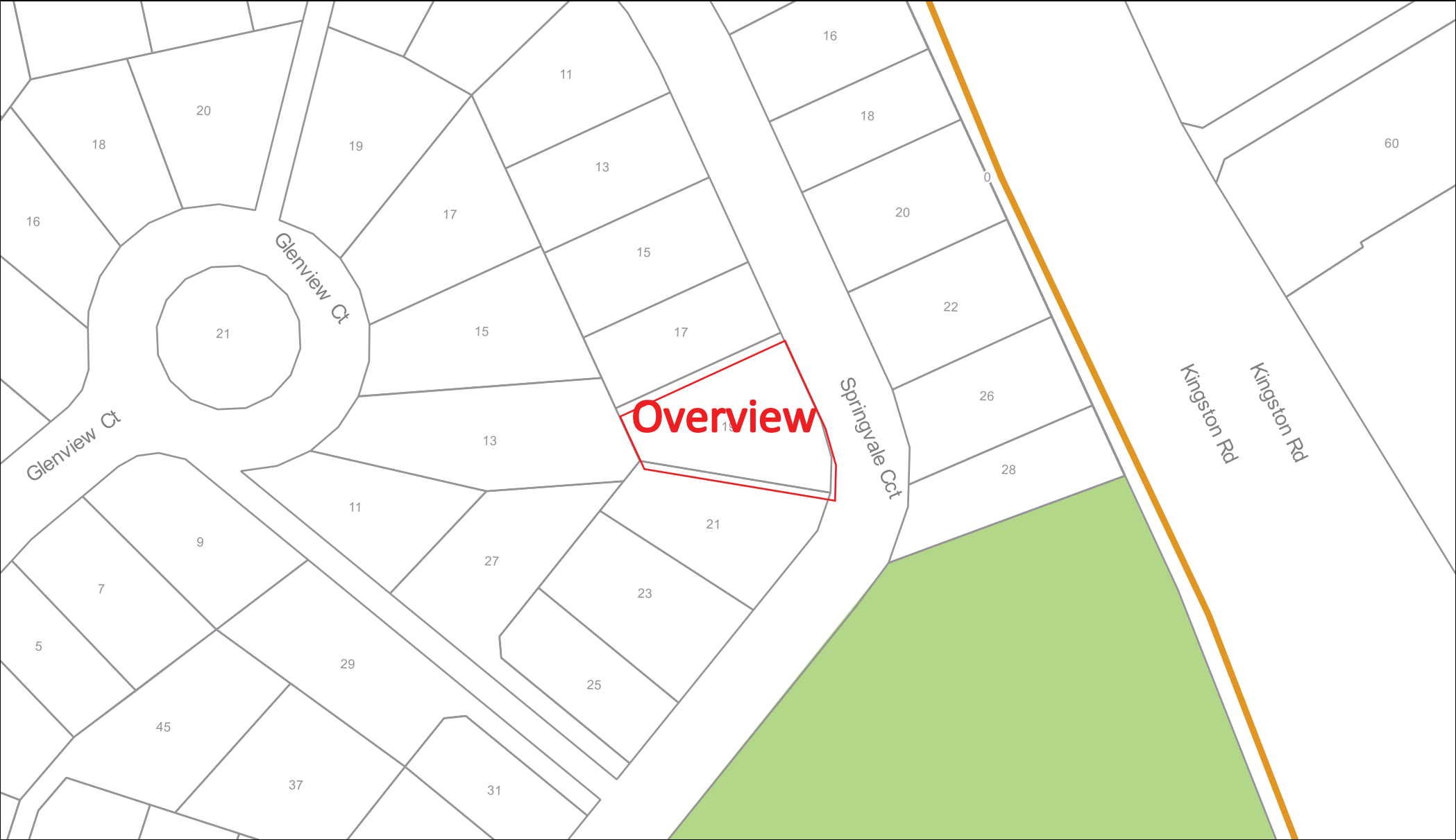
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Emergency Contacts

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



Sequence Number: 274833288

DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIAL SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.

Date: 19/06/2026



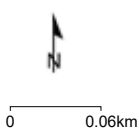
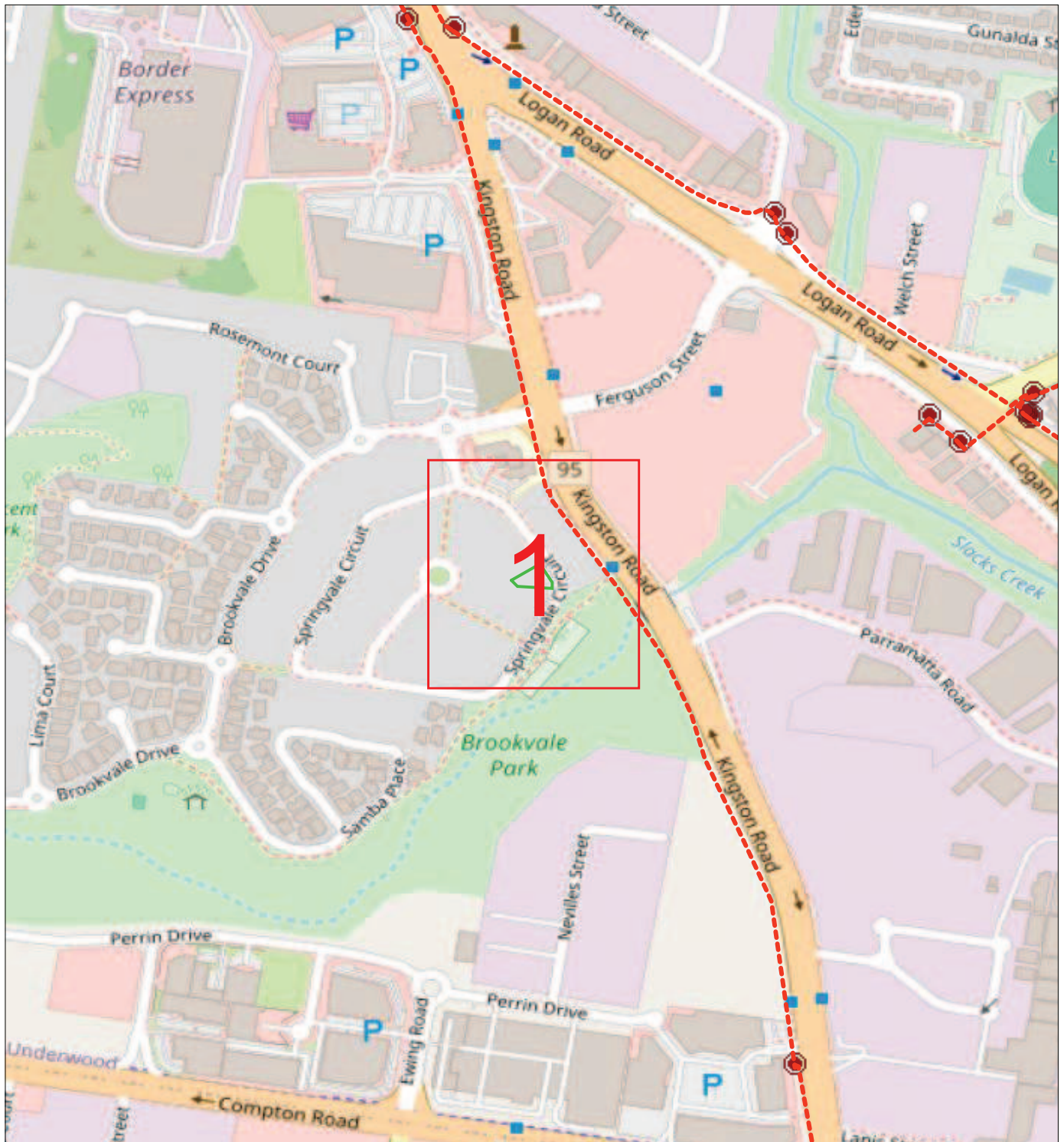
LEGEND

Digsite	Assets
 Area	 Cable
	 3rd Party Duct
	 Marker Post

Overview Map

Sequence No: 274833292

19 Springvale Cct Underwood



LEGEND:

-  Superloop/Uecomm duct
-  Superloop/Uecomm pit
-  Property Boundary
-  Not Affected BYDA Work Area

1 Detail Map

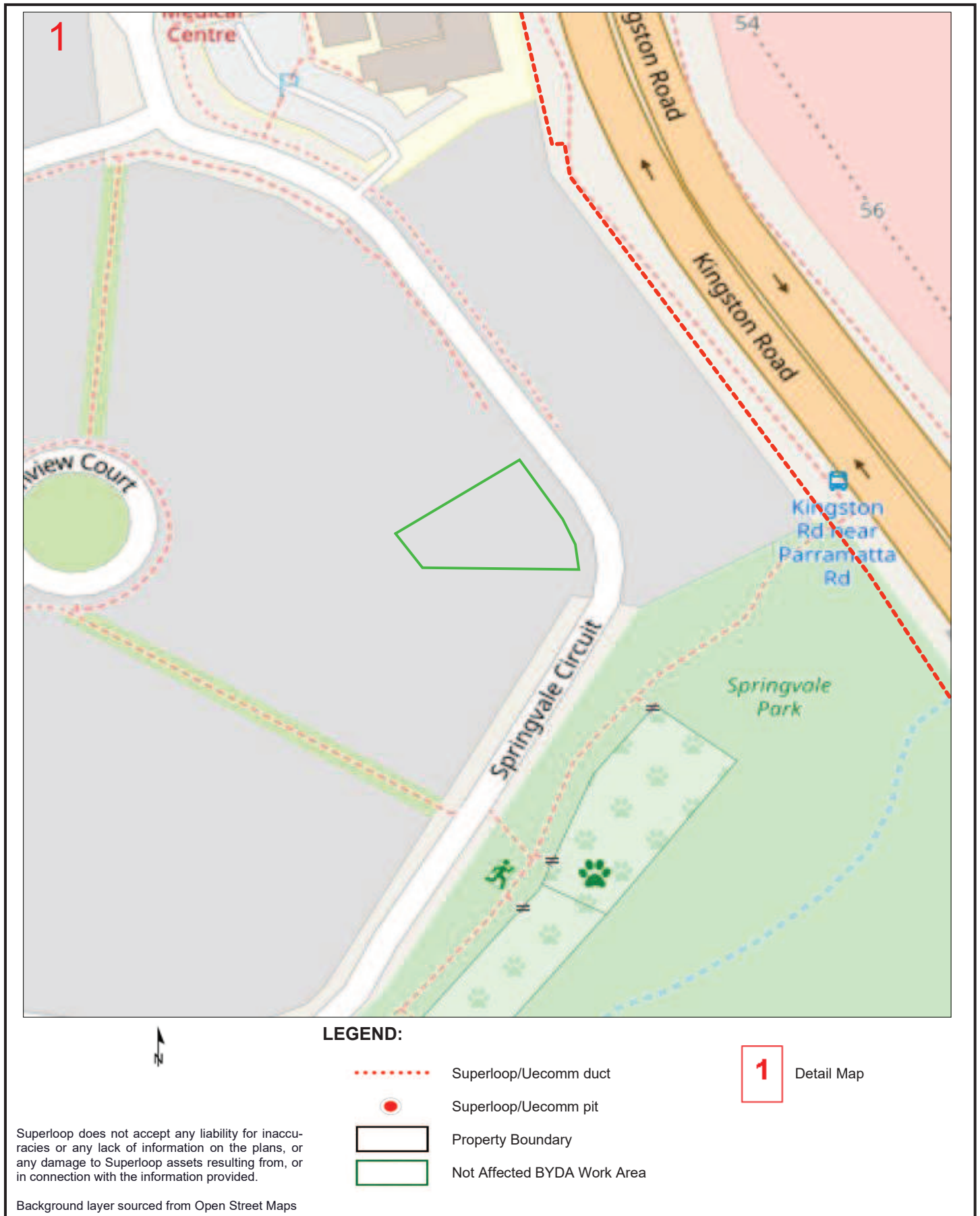
Superloop does not accept any liability for inaccuracies or any lack of information on the plans, or any damage to Superloop assets resulting from, or in connection with the information provided.

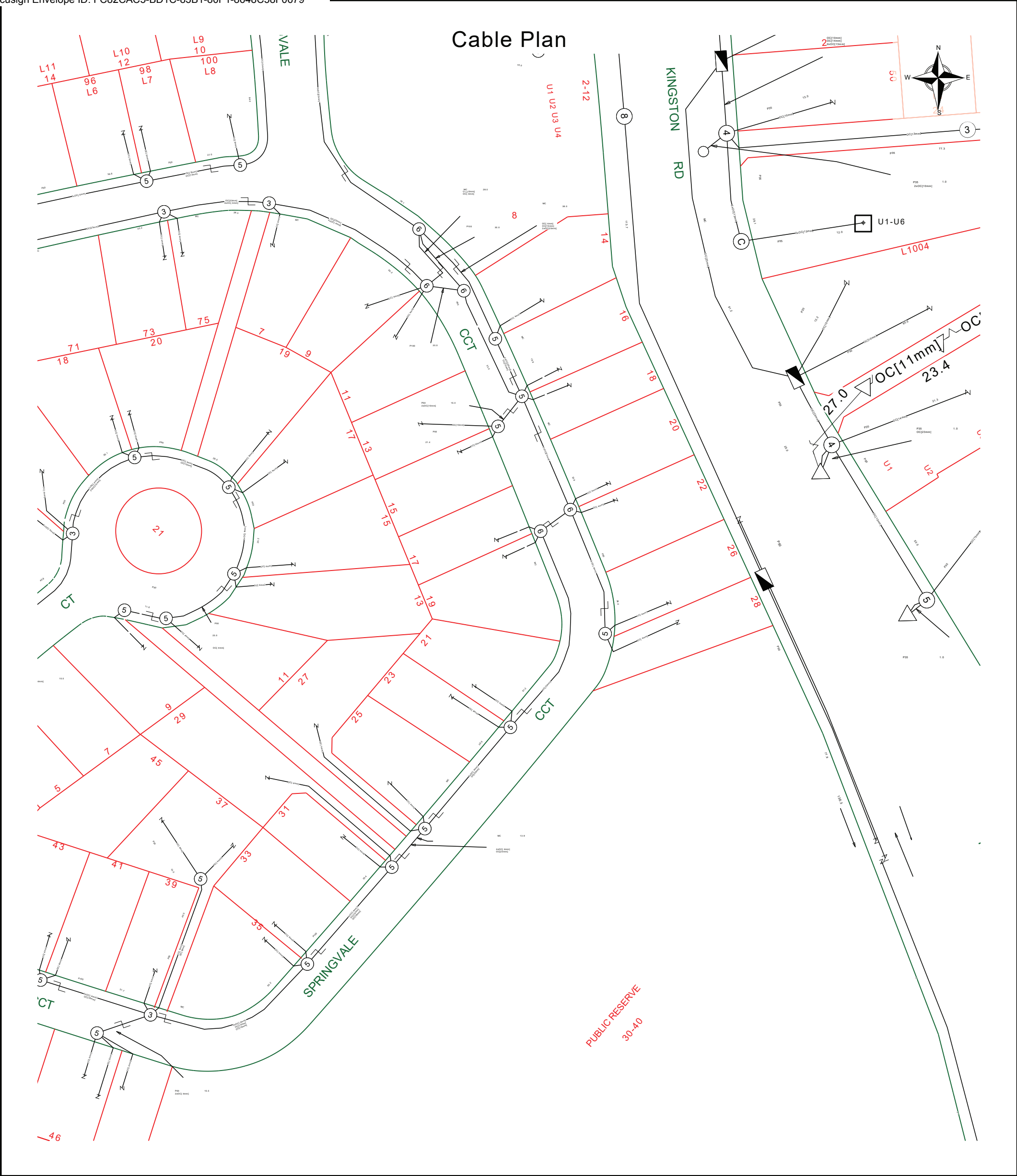
Background layer sourced from Open Street Maps

Map 1

Sequence No: 274833292

19 Springvale Cct Underwood





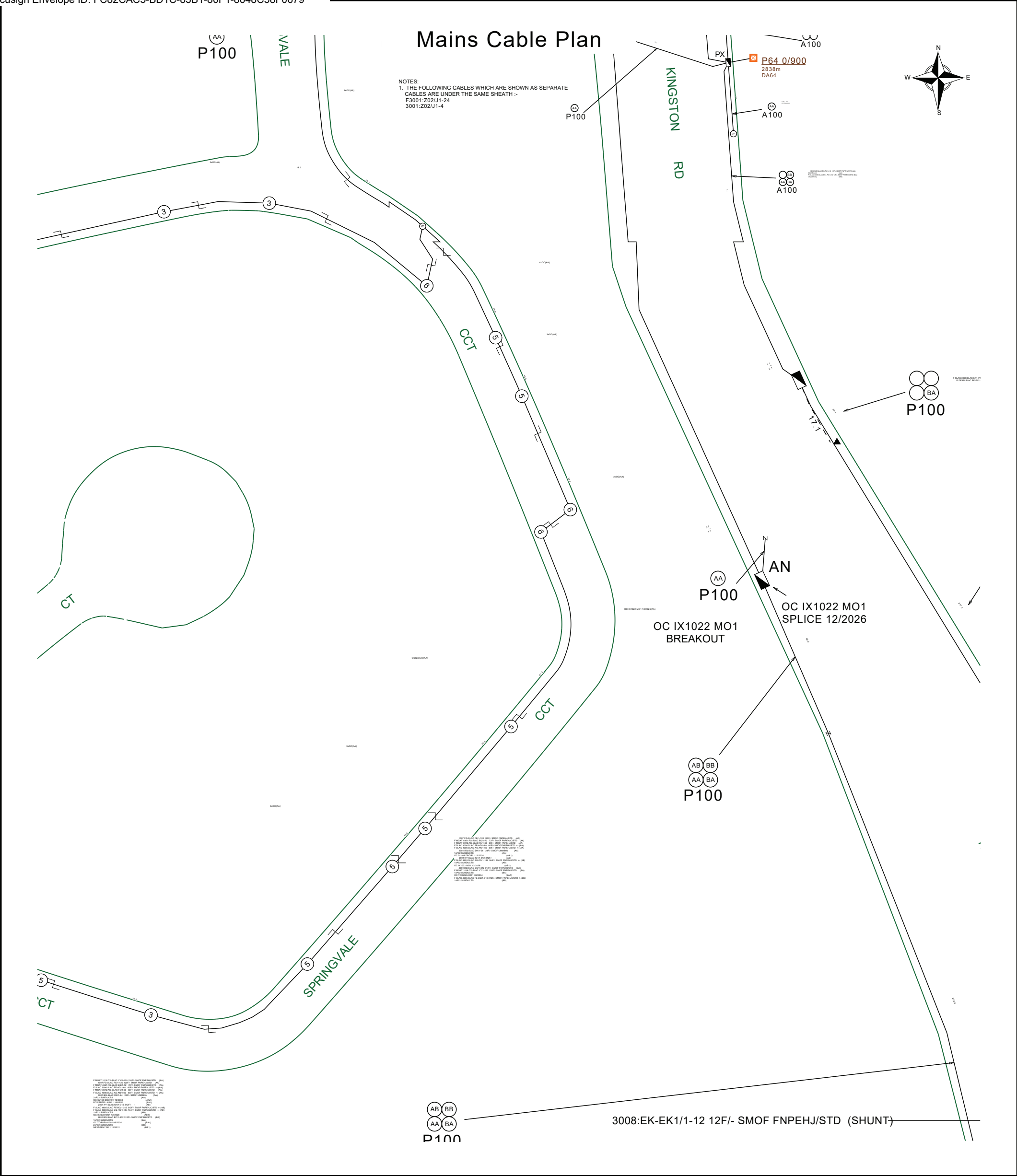
	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 274833293
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 19/06/2026 17:30:25		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.

Page 1 of 2



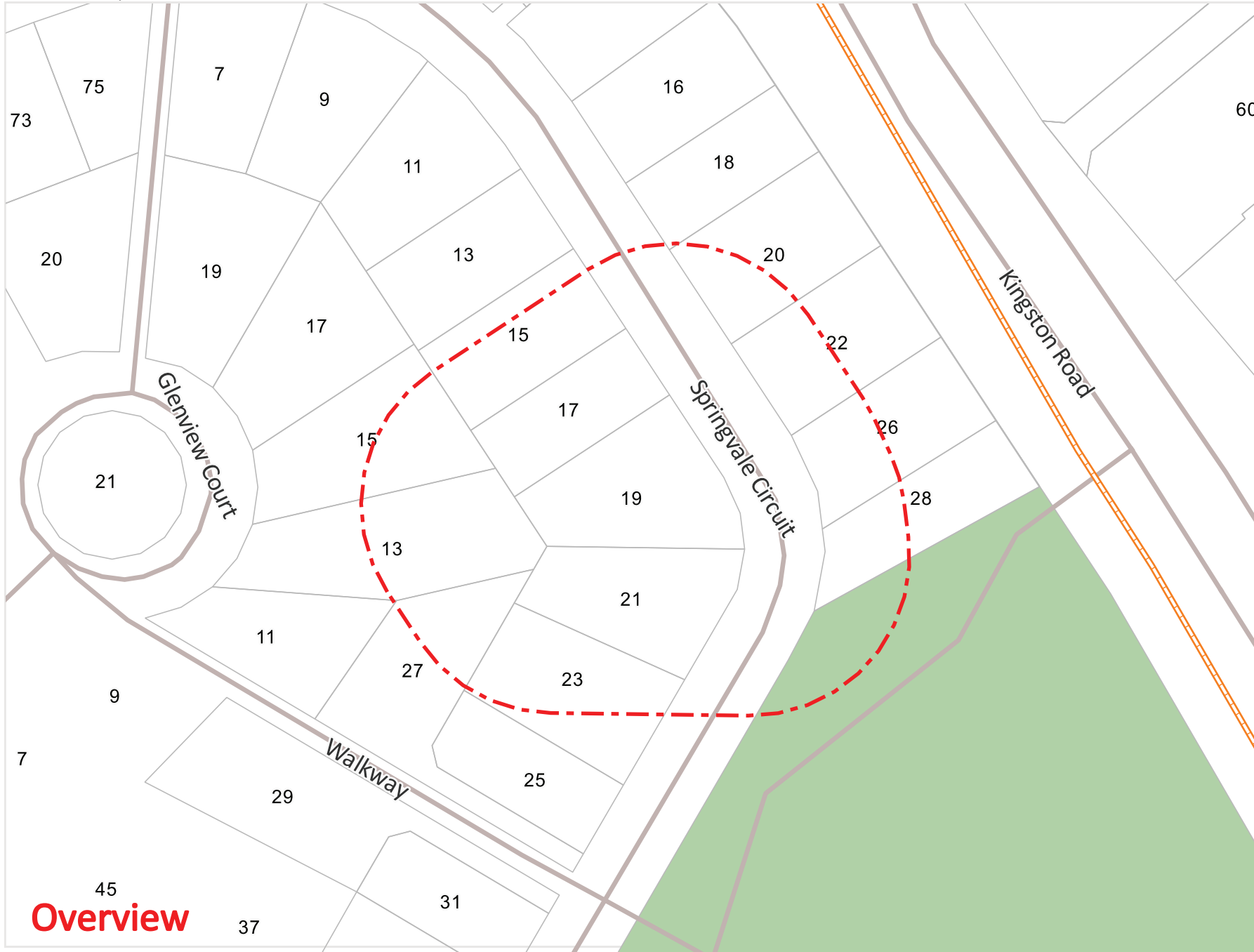
	Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 274833293
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 19/06/2026 17:30:28		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.

Page 2 of 2



Legend

-  Pit
-  Fibre Optic Cable / Conduit
-  Fibre Optic Cable / Telstra Conduit

Where Fibre Optic Cable is denoted as being in Telstra conduit, it is critical that no works commence within the area until you have received and appraised the applicable Telstra Duct Plans



© State of Queensland (Department of Natural Resources, Mines and Energy) 2023



Scale: 1:1000
Expires: 17 Jul 2026

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Torus Networks nor PelicanCorp 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.



Overview

PROPERTY REPORT



Property Details

Address:	19 Springvale Circuit UNDERWOOD QLD 4119
Lot/Plan:	Lot 22 RP 899716
Property Key:	233562
Property Size:	780 m ² (survey plan area)
Covenants and Easements:	Please view the survey plan to check if a covenant (CV) or easement (EA) applies to this property. Covenants and easements are rights or interests that may restrict usage of the land.
Division:	2 Mayor and Councillors

Planning Scheme Details

Planning Scheme:	Logan Planning Scheme 2015 V9.2 with TLPI 1/2024
Zone and Precinct:	Low Density Residential - Suburban

Local Plan:

N/A

Local Plan Precinct:

N/A



LEGEND					
	Centre		Community facilities		Emerging community
	Environmental management and conservation		Low density residential		Low impact industry
	Low-medium density residential		Medium density residential		Medium impact industry
	Mixed use		Priority development area		Recreation and open space
	Rural		Rural residential		Special purpose
	Specialised centre				

Overlays

Overlays mark areas where extra rules apply for land use and development due to natural hazards, like bushfire or flooding, or where we need to protect values like our biodiversity, heritage and waterways. They also help us manage health, safety and assets in areas near infrastructure like powerlines, transport corridors and water pipelines. To learn more please see Part 5 and Part 8 of Logan's Planning Scheme.

Refer to the [map legend](#) to understand the symbology on the overlay maps.

OM - 05.04 - Low flood risk area



OM - 08.01 - Landslide $\geq 15\%$ slope



[OM - 10.00 - Residential overlay](#)



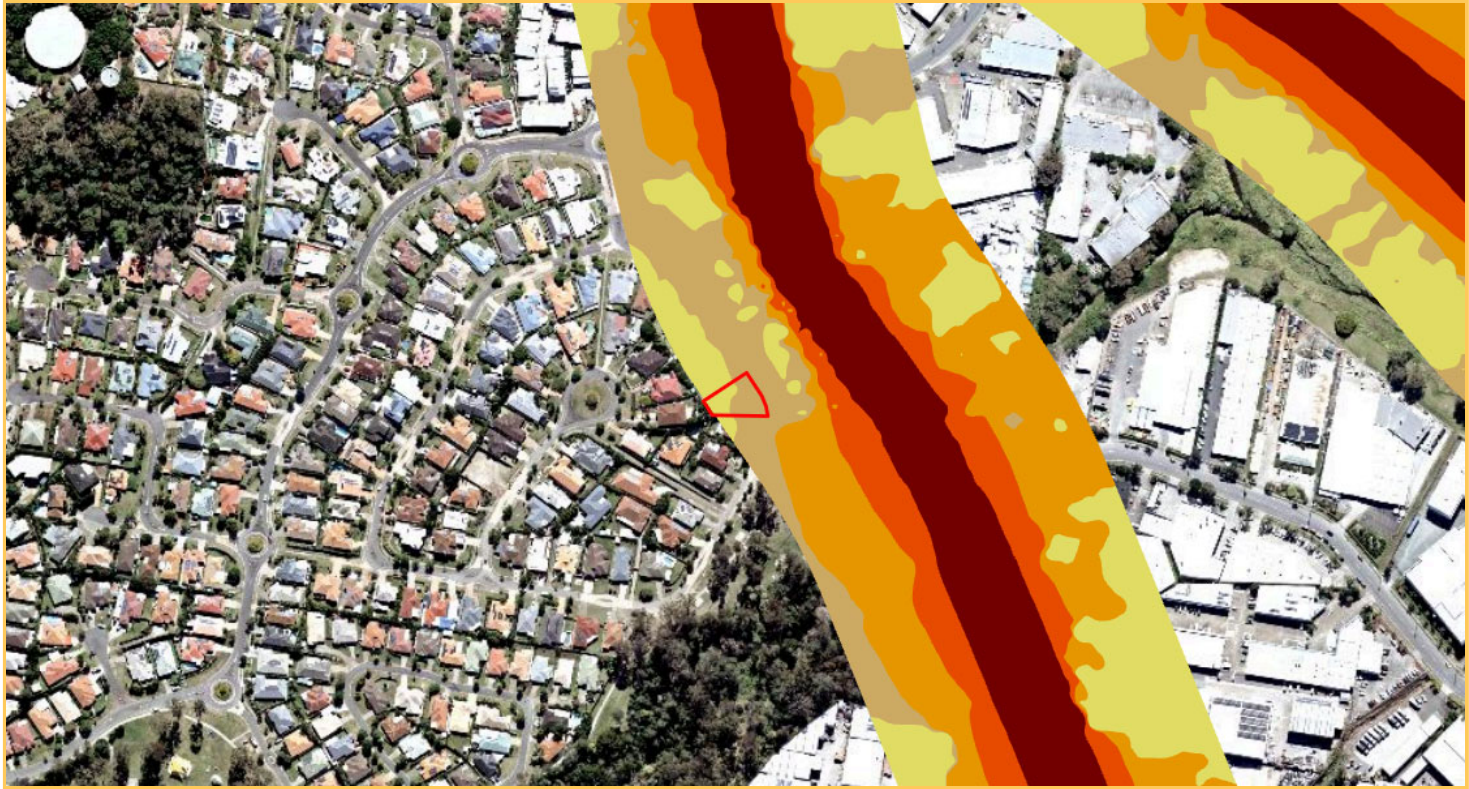
[OM - 11.01 - Strategic airport - Obstacle limitation surface area](#)



OM - 11.01 - Strategic airport - Bird and bat strike area



OM - 12.00 - Transport noise corridor - State-controlled road (mandatory)



Please note: the extent of the property impacted by overlays may be impacted by cadastral changes (for property, road and watercourse boundaries). These changes occur more frequently than planning scheme mapping amendments needed to re-align the overlays. For further advice please contact Council.

Flood risk: whether or not flood risk is identified in the overlays list above, please refer to the Flood Report to check the latest available information from recently completed flood studies about the flood risk on this property.

Please note: the Transport Noise Corridors overlay is provided for information purposes only and does not regulate development under the planning scheme. The Transport Noise Corridors are State-controlled roads, railways or major local government roads that have been designated under the Building Act 1975 and referred to in Queensland Development Code MP4.4 – Buildings in transport noise corridors. To determine if a transport noise corridor applies, visit <https://www.planning.qld.gov.au/planning-framework/mapping>.

Can I Subdivide?

Property size:	780 m ² Survey plan area
Minimum size for new lots:	400 m ² In Low Density Residential - Suburban
Subdivision potential:	Probably not

Local Government Infrastructure Plan (LGIP)

Please note: The LGIP represents Council's intentions for the provision of trunk infrastructure, based on assumptions about changing population, employment and development (i.e. the increasing type, scale and location of demand for this infrastructure). This information is subject to change and should not be relied upon to indicate the exact location and nature of future (proposed) infrastructure. For further information please refer to Part 4 of Logan's planning scheme or contact Council.

Please note: This report does not form part of Logan's planning scheme. While all reasonable care has been taken in producing this information, Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with, any loss of damage suffered as a result of any inaccuracies, errors or omissions, or your reliance on this information.



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **1026906**

Date: 19/06/2026

Search Request reference: **198027914**

Applicant details

Applicant: Erika Chen

erika@gracehomeconveyancing.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 22 on Plan RP899716 at 19 Springvale Cct, Underwood Qld 4119 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
< <https://planning.dsdmip.qld.gov.au/maps/sara-da> >
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
< <https://planning.dsdmip.qld.gov.au/maps/spp> >

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51168353 EMR Site Id: 22 June 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 22 Plan: RP899716
19 SPRINGVALE CCT
UNDERWOOD

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

Tree orders register

The tree orders register shows orders affecting land made under the Neighbourhood Dispute (Dividing Fences and Trees) Act 2011, including who is responsible for carrying out the order and the timeframe.

You can search for a tree order by entering a suburb, street name, order name (e.g. NDR019) or the name of the applicant or respondent in the matter.

The tree orders register shows orders affecting land made under the *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the order and the timeframe.

Orders are added to the register within 14 days of the order being made. The tree register does not list tree dispute applications or pending proceedings. To identify existing applications, you can request a [search of the register of proceedings](#).

No results found.

Search for

19 Springvale Circuit

Submit

Date of order	Order	Address
11/06/2026	NDR091-23 (PDF, 97.7 KB)	9 Wanderer Avenue MERMAID WATERS QLD 4218
03/06/2026	NDR105-25 (PDF, 350.6 KB)	56 Pembroke Ave Pelican Waters PELICAN WATERS QLD 4551
25/05/2026	NDR179-25 (PDF, 56.9 KB)	1058 Rosebank Way West HOPE ISLAND QLD 4212
22/05/2026	NDR143-24 (PDF, 342.6 KB)	209 Venner Road FAIRFIELD QLD 4103
18/05/2026	NDR191-25 (PDF, 109.0 KB)	16 Karina Crescent BROADBEACH WATERS QLD 4218
14/05/2026	NDR139-23 (PDF, 775.9 KB)	19 Cougal Circuit CALOUNDRA WEST QLD 4551
29/04/2026	NDR026-25 (PDF, 165.7 KB)	22 Hakwes Avenue ARANA HILLS QLD 4054
24/04/2026	NDR149-25 (PDF, 44.0 KB)	3 Woodcock Street SCARBOROUGH QLD 4020
14/04/2026	NDR143-23 (PDF, 83.4 KB)	25 Prince Street Brighton QLD 4017

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Thursday, 25 June 2026 10:49 AM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - HG-26/11720

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Queensland Civil and Administrative Tribunal Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

SIEW MING GOH

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the Queensland Civil and Administrative Tribunal Act 2009. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • Queensland Civil and Administrative Tribunal Act 2009, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 9/6/2026.

Queensland Civil and Administrative Tribunal

Please think about the environment before you print this message.

This email and any attachments may contain confidential, private or legally privileged information and may be protected by copyright. You may only use it if you are the person(s) it was intended to be sent to and if you use it in an authorised way. No one is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email without appropriate authority.

If you are not the intended addressee and this message has been sent to you by mistake, please notify the sender immediately, destroy any hard copies of the email and delete it from your computer system network. Any legal privilege or confidentiality is not waived or destroyed by the mistake.

It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Monday, 22 June 2026 10:48 AM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - HG-26/11720

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Queensland Civil and Administrative Tribunal

Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

LAI SAN THAM

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009*. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • *Queensland Civil and Administrative Tribunal Act 2009*, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

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Queensland Civil and Administrative Tribunal

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If you are not the intended addressee and this message has been sent to you by mistake, please notify the sender immediately, destroy any hard copies of the email and delete it from your computer system network. Any legal privilege or confidentiality is not waived or destroyed by the mistake.

It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

Queensland Heritage Act 1992
Section 33(1)(b) Certificate of Affect

Certificate number:	COA-008507	Result number	1 of 1
Date of issue:	22-Jun-2026	Receipt No:	7093350
Client Reference	HG-26/11720		
Requested by:	InfoTrack PTY LTD PO Box 10314, Adelaide Street Brisbane QLD 4001 qldsearching@infotrack.com.au 30404010		

This is a certificate issued under section 33(1)(b) of the *Queensland Heritage Act 1992* (Heritage Act) as to whether a place or area is affected by: entry in the Queensland Heritage Register (QHR) as a State heritage place or protected area, a heritage agreement, a current QHR application, or is excluded from entry in the QHR.

RESULT

This response certifies that the place identified as:

Place Ref: None

Place Name: None

Lot: 22 Plan: RP899716

Located at:

is neither on the QHR nor the subject of a QHR application under the Heritage Act.

ADDITIONAL ADVICE

Note: This certificate is valid at the date of issue only

If you have any queries in relation to this search, please contact the Planning and Heritage Branch on 13 QGOV (137 468) or heritage@detsi.qld.gov.au.

Issued by the Chief Executive's delegate under the *Queensland Heritage Act 1992*

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:

PSC0298260

2. Location of the swimming pool

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

Street address:

19 SPRINGVALE CCT

UNDERWOOD QLD

Postcode

4

1

1

9

Lot and plan details:

22/RP/899716

Local government area:

LOGAN 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:

1 2 / 0 6 / 2 0 2 6

Expiry date:

1 2 / 0 6 / 2 0 2 8

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:

ANDREW PETER EVANS

Pool safety inspector
licence number:

PS723746

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.

Rate Notice

April - June 2026

Logan City Council ABN 21 627 796 435



169123/A035796

H3

D-038

S M Goh and L S Tham



Assessment number 97580539

Billing period 01 Apr 2026 - 30 Jun 2026

Issue date 17 Apr 2026

Due date **22 May 2026**

Amount due **\$1,201.22**

Amount if paid after 22 May 2026 **\$1,231.22**

Interest of 12.12% pa compounding daily is charged on overdue rates and charges.

Property location	Lot on plan	Rating category	Rateable value
19 Springvale Circuit, UNDERWOOD QLD 4119	Lot 22 RP 899716	Residential (Owner-Occupied)	\$620,000

Go paperless

Register at logan.qld.gov.au/erates to receive your rate notice by email.

Having trouble paying your rates?

If you are experiencing financial hardship, please visit the link or scan the QR code below.



logan.qld.gov.au/paymenthelp

Summary of charges

Payments received after 7 April 2026 may not be included below.

Balance as of 7 April 2026 \$ 0.00

Council rates and charges \$ 746.30

State government charges \$ 62.90

Water and wastewater (sewerage) charges \$ 422.02

This total consists of services and usage charges, refer to page 3

Total amount \$ 1,231.22

Less council discount for prompt payment \$ 30.00 CR

Amount payable if paid by 22 May 2026 \$ 1,201.22

See over the page for a breakdown and more payment options

Payment online
 Payment by Bpay
 Payment by phone
 Payment at Australia Post



Use your credit or debit card to pay 24 hours, 7 days per week

Ref No: 9758 0539

logan.qld.gov.au/online-payment



Biller Code: 17392
Ref: 5 9758 0539

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

* Credit Card payments may incur a 0.30% surcharge.

Biller Code: 17392
Ref: 5 9758 0539

Phone **1300 276 468** or from overseas **+61 1300 276 468**

POST billpay™



*0459 97580539

Minimum payment \$50.00 unless the amount shown on the current rate notice is less.

Assessment number: 97580539**Period: 1 Apr 2026 to 30 Jun 2026 Issue date: 17 April 2026**

Breakdown of April to June 2026 rates and charges	Amount	Total
Council rates and charges		
General Rate - Residential (Owner-Occupied)	\$ 607.29	
Garbage Charge – Residential Waste & Recycling	\$ 111.50	
Environmental Charge	\$ 27.10	
Volunteer Fire Brigade Separate Charge	\$ 0.41	\$ 746.30
State government charges		
State Emergency Levy Group 2	\$ 62.90	\$ 62.90
Water and wastewater (sewerage) charges		
Water Service Charge - Res	\$ 82.13	
Wastewater (Sewerage) Charge	\$ 202.00	
Water Usage	\$ 137.89	\$ 422.02
Total rates and charges for April to June 2026		\$ 1,231.22

The Queensland Government waste levy for general waste has increased from \$115 per tonne in 2024/25 to \$125 per tonne for 2025/26. The Queensland Government has reduced the rebate provided to Council from \$12,381,830 in 2024/25 to \$11,083,480 in 2025/26 to mitigate impacts from the waste levy on households. Council's Waste Utility Charge covers costs associated with providing bin collection services and managing waste in the City of Logan, including the gap between the Queensland Government waste levy charged to Council and the rebate received by Council which is approximately 70% for the 2025/26 financial year.

Council contact details

Logan City Council Administration Centre and Customer Service Centres

150 Wembley Rd, Logan Central

Postal Address:

PO Box 3226, Logan City DC Qld 4114

Open: 8am–5pm Monday to Friday (AEST)

Website: logan.qld.gov.au

Email: council@logan.qld.gov.au

Rates enquiries: **07 3412 5230**

General enquiries: **07 3412 3412**

Beenleigh Customer Service

105 George St, Beenleigh

(Cnr of George St and City Rd)

Open: 8am–4.45pm Monday to Friday (AEST)

Jimboomba Customer Service

18–22 Honora St, Jimboomba

Open: 8am–4.45pm Monday to Friday (AEST)

Council offices are closed on public holidays

Other ways to pay your rates

AusPost app

Download the Australia Post app available on the App Store or Google Play. Use the app to pay your rates.



Direct debit

To arrange automatic payment from your bank account, visit logan.qld.gov.au/rates/payment-options. Your application must be received at least seven days before the next due date. NOTE: Direct Debit can not be set up on a credit card account.



In person

Logan City Council Administration Centre or Customer Service Centres

cash; cheque; money order; debit card; credit card



By mail

Make your cheque or money order payable to Logan City Council and post it with details of your property address and rates assessment number to the postal address on this page.

Water and Wastewater Account Information



Distribution and retail charges for the period **01/04/2026 to 30/06/2026** have been totalled and are detailed below

Property location	Lot on plan
19 Springvale Circuit, UNDERWOOD QLD 4119	Lot 22 RP 899716

Local Government Distribution and Retail Charges

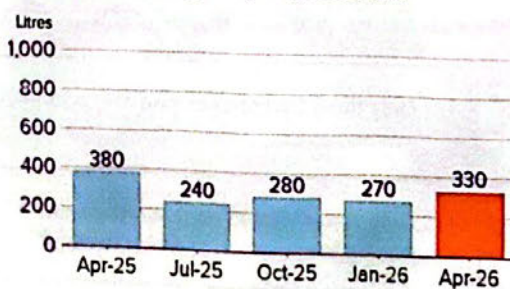
Water Service Charge - Res - amount charged to maintain the water network	\$ 82.13
Wastewater (Sewerage) Charge - amount charged to maintain the wastewater network	\$ 202.00
Water Usage	\$ 137.89
	\$ 422.02

Meter No.	Previous read date	Previous meter reading	Current read date	Current meter reading	Usage	No. of days	Avg. daily usage (kL)
15V009054	16 Oct 2025	1,490	16 Jan 2026	1,520	30	92	0.326
Council Water Usage Charge			30.00 @ 1.0793 per kL			\$	32.37
State Govt Bulk Water Charge			30.00 @ 3.5170 per kL			\$	105.52
						\$	137.89

Water usage detail (PLEASE NOTE: Meters that have zero usage during the period are not shown)

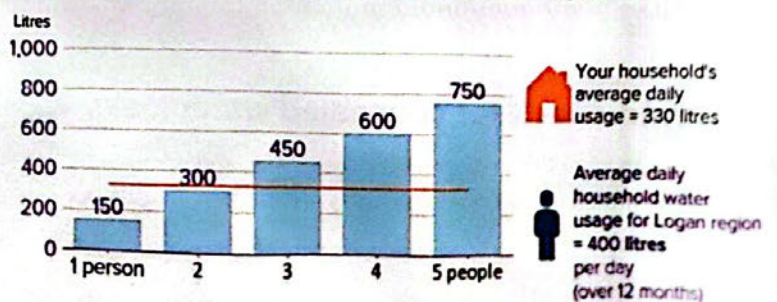
Your water usage comparison

Compare your average daily usage over time



1 kilolitre = 1,000 litres

Compare your current daily usage with others in the Logan region



Please refer to the RTA for advice on the charges that can be passed on to tenants. Visit rta.qld.gov.au and search for

You are using less water than the average Logan household, give yourself a pat on the back you're doing a great job! Check out our...

Certificate Of Completion

Envelope Id: FC82CAC5-BD1C-83B1-80F1-8648C58F0679

Status: Completed

Subject: Complete with Docusign: Seller Disclosure Statement - 19 Springvale Cct.pdf

Source Envelope:

Document Pages: 40

Signatures: 2

Envelope Originator:

Certificate Pages: 2

Initials: 0

Chen Erika

AutoNav: Enabled

GPO BOX 2890

Envelopeld Stamping: Enabled

BRISBANE, Queensland 4001

Time Zone: (UTC+10:00) Brisbane

erika@gracehomeconveyancing.com.au

IP Address: 2403:5817:52a6:

Record Tracking

Status: Original

Holder: Chen Erika

Location: DocuSign

26 June 2026 | 15:56

erika@gracehomeconveyancing.com.au

Signer Events

Lai San Tham

tlsgoh128@gmail.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

Lai San Tham
DE924BB4A7E1467...

Timestamp

Sent: 26 June 2026 | 15:58

Viewed: 26 June 2026 | 19:27

Signed: 27 June 2026 | 19:24

Signature Adoption: Pre-selected Style

Using IP Address: 110.32.40.86

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Siew Ming Goh

smgoh3@hotmail.com

Security Level: Email, Account Authentication
(None)

Signed by:

Siew Ming Goh
3981B8C40B604CA...

Sent: 26 June 2026 | 15:58

Viewed: 27 June 2026 | 19:27

Signed: 27 June 2026 | 19:28

Signature Adoption: Pre-selected Style

Using IP Address: 110.32.40.86

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Aman Singh

amansingh@mcgrath.com.au

Sales Agent

McGrath Aspley

Security Level: Email, Account Authentication
(None)

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Sent: 26 June 2026 | 15:58

Viewed: 27 June 2026 | 12:43

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Witness Events

Signature

Timestamp

Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	26 June 2026 15:58
Certified Delivered	Security Checked	27 June 2026 19:27
Signing Complete	Security Checked	27 June 2026 19:28
Completed	Security Checked	27 June 2026 19:28

Payment Events	Status	Timestamps
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