

# 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

Property address

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

Lot on plan description

Community titles scheme  
or BUGTA scheme:

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

Yes

No

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

*If No, please disregard Part 6 of this statement  
as it does not need to be completed*

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

**Title details**

**The seller gives or has given the buyer the following—**

A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property.  **Yes**

A copy of the plan of survey registered for the property.  **Yes**

**Registered encumbrances**

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

**Unregistered encumbrances (excluding statutory encumbrances)**

There are encumbrances not registered on the title that will continue  **Yes**  **No** to affect the property after **settlement**.

**Note**—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.

**Unregistered lease (if applicable)**

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

» the start and end day of the term of the lease:

» the amount of rent and bond payable:

» whether the lease has an option to renew:

**Other unregistered agreement in writing (if applicable)**

If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.  **Yes**

**Unregistered oral agreement (if applicable)**

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

**Statutory encumbrances**

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

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

**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*):

LMR2 Low-medium density residential (2 or 3 storey mix)

**Transport proposals and resumptions** The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal\* to: locate transport infrastructure on the property; or alter the dimensions of the property.  **Yes**  **No**

The lot is affected by a notice of intention to resume the property or any part of the property.  **Yes**  **No**

*If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.*

\* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

**Contamination and environmental protection** The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.  **Yes**  **No**

**The following notices are, or have been, given:**

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).  **Yes**  **No**

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).  **Yes**  **No**

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).  **Yes**  **No**

**Trees** There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property.  **Yes**  **No**

*If Yes, a copy of the order or application must be given by the seller.*

**Heritage** The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).  **Yes**  **No**

**Flooding** Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the [FloodCheck Queensland](#) portal or the [Australian Flood Risk Information](#) portal.

**Vegetation, habitats and protected plants** Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

## Part 4 – Buildings and structures

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

<b>Swimming pool</b>	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years. <i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Notices and orders</b>	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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
<b>Asbestos</b>	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 ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) 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:  Date Range:

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:  Date Range:

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.**

<b>Body Corporate and Community Management Act 1997</b>	<b>The property is included in a community titles scheme.</b> <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Community Management Statement</b>	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.	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	<b>Note</b> —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.		
<b>Body Corporate Certificate</b>	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.	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	<b>If No</b> — An explanatory statement is given to the buyer that states:	<input type="checkbox"/> <b>Yes</b>	
	» 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.		
<b>Statutory Warranties</b>	<b>Statutory Warranties</b> —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.		
<b>Building Units and Group Titles Act 1980</b>	<b>The property is included in a BUGTA scheme</b> <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Body Corporate Certificate</b>	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.	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	<b>If No</b> — An explanatory statement is given to the buyer that states:	<input type="checkbox"/> <b>Yes</b>	
	» 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.		
	<b>Note</b> —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

  
\_\_\_\_\_  
Signature of seller

John Kevin White  
\_\_\_\_\_  
Name of seller

25/07/2025  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of seller

Barbara Ann Christiansen atf BAC Trust  
\_\_\_\_\_  
Name of seller

25/07/2025.  
\_\_\_\_\_  
Date

# Signatures – BUYER

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

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Date

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 52737981  
Search Date: 25/07/2025 15:36

Title Reference: 16154169  
Date Created: 04/08/1981

Previous Title: 14352238  
14352239

REGISTERED OWNER

Interest

Dealing No: 711032672 26/09/2007

BARBARA ANN CHRISTIANSEN	TRUSTEE	1/2
UNDER INSTRUMENT 711032674		
JOHN KEVIN WHITE	TENANTS IN COMMON	1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 117468  
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10026088 (POR 141)

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

\*\* End of Current Title Search \*\*

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]  
Requested By: D-ENQ INFOTRACK PTY LIMITED





## 25 London Street : Lease Schedule

Unit #	Weekly Rent as at 23/7/25	Current Lease Start Date	Current Lease End Date	Last Rent Increase Date	Comments
1	\$365.00	18-Jun-25	17-Jun-26	18-Jun-25	We do not provide internet to this unit
2	\$370.00	30-May-25	11-Jun-26	6-Jun-25	Includes internet
3	\$370.00	16-Jun-25	28-Jun-26	23-Jun-25	Includes internet
4	\$405.00	2-May-25	15-May-26	9-May-25	Includes internet
5	\$405.00	17-Mar-25	29-Mar-26	24-Mar-25	Includes internet
6	\$385.00	5-Feb-25	4-Feb-26	5-Feb-25	Pays for internet separately to us
7	\$405.00	20-Jun-25	2-Jul-26	27-Jun-25	Includes internet
1A	\$370.00	9-May-25	14-May-26	16-May-25	Includes internet
2A	\$365.00	22-Nov-24	4-Dec-25	29-Nov-24	Includes internet
	\$ 3,440				
	\$ 178,880				

# APA

Australia's energy  
infrastructure partner



## Before You Dig Australia

Classification: Networks

<b>Enquiry date</b>	25/07/2025
<b>Sequence number</b>	258535523
<b>Work site address</b>	25 London St Nundah QLD 4012





**For your immediate information**

**THERE IS A GAS PIPELINE OR INFRASTRUCTURE ASSETS  
(GAS ASSETS)**

**located in close vicinity to your works.**

**Enquiry Date:** 25/07/2025  
**Enquirer:** Linda Quinn  
**Sequence Number:** 258535523  
**Work Site Address:** 25 London St  
Nundah  
QLD 4012

Thank you for your Before You Dig enquiry regarding the location of gas assets.

**We confirm there are Gas Assets located in close vicinity of the above location.**

**Caution: Damage to gas assets may result in explosion, fire and personal injury.**

Please ensure you read all the relevant information contained in this response to your BYDA enquiry including reviewing the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand and comply with all requirements relating to your scope of work.

**If you have any queries relating to this information, or you are unable to comply with requirements of the APA Guidelines for Works Near Existing Gas Assets contact the APA Before You Dig Officer**

- Phone 1800 085 628
- Email [BYDA\\_APA@apa.com.au](mailto:BYDA_APA@apa.com.au)

**for clarification before proceeding with any work.**

## Before You Dig Checklist

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### 1. Plan

- Review maps provided with this BYDA response and confirm the location of your work site is correct.
  - Review the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand requirements relating to my scope of work.
- 



### 2. Prepare

- Electronically locate gas assets and mark locations.
  - Note: Look for visible evidence of gas assets at the worksite which may not be shown on plans.
- 



### 3. Pothole

- Physically confirm ('prove') the location of gas assets by potholing by hand excavation or non- destructive vacuum excavation methods in accordance with **APA Guidelines for Works Near Existing Gas Assets**.
  - Road authorities, councils, utilities and their authorised contractors and agents are responsible to pothole or use other suitable methods to verify the location and depth of all gas assets, including gas (inlet) services, prior to commencing any works.
- 



### 4. Protect

- Protect gas assets by maintaining clearances whilst excavating and following conditions provided by APA.
  - Where required by APA, only conducting work in proximity to gas assets while Site Watch is on site.
  - Where applicable, APA Authority To Work permit conditions are clearly understood and complied with.
  - Strap and support exposed mains and inlet services. Cover exposed mains to prevent damage until the excavation can be permanently restored.
- 



### 5. Proceed

- Only proceed with your work once you have completed all the planning, preparation, potholing and protection requirements.
  - APA BYDA response (including maps) are on site for reference at all times, and less than 30 days old.
-

## Contacts

Contacts APA Group	
Enquiry	Contact Numbers
General enquiries or feedback regarding this information or gas assets.	APA – Before You Dig Officer Phone: 1800 085 628 Email: <a href="mailto:BYDA_APA@apa.com.au">BYDA_APA@apa.com.au</a>
Gas Emergencies	Phone: 1800 GAS LEAK (1800 427 532)

## Site Watch

Site Watch is where an APA field officer attends your work site to monitor and ensure controls are in place to protect critical gas assets from damage during work.

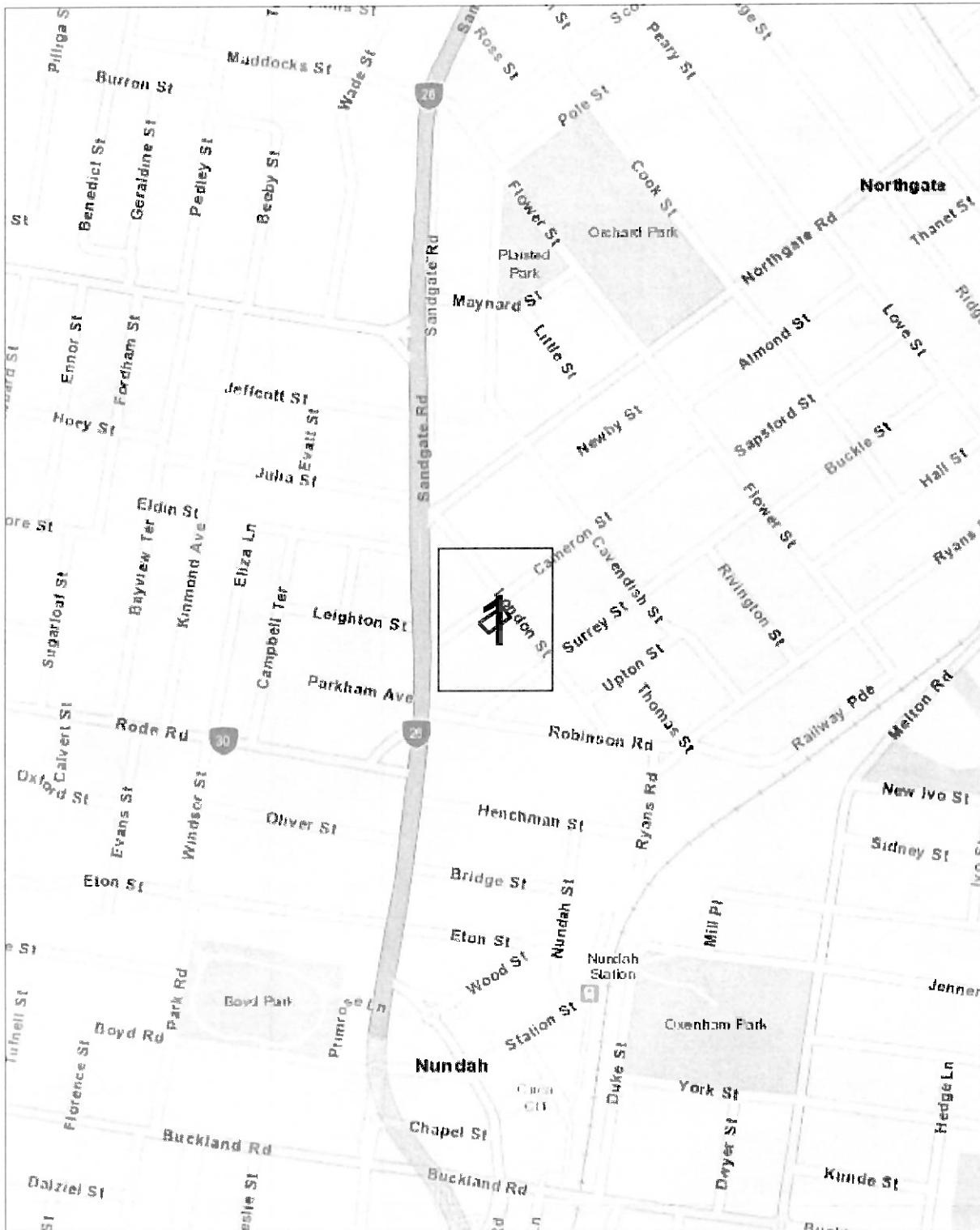
The following rates apply for this service (1 hour minimum charge):

Item	Rate (excl. gst)
Site Watch – Business Hours	\$143.42 per hour
Site Watch – After Hours	\$175.06 per hour
Cancellation Fee	\$286.84
<i>Fee applies where cancelations received after 12pm (midday), 1 business day prior to the booking.</i>	

Contact APA – Before You Dig officer for state specific hours of business.

Site 25 London St  
Address: Nundah  
QLD 4012

Sequence 258535523  
Number:



Scale 1: 6000

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

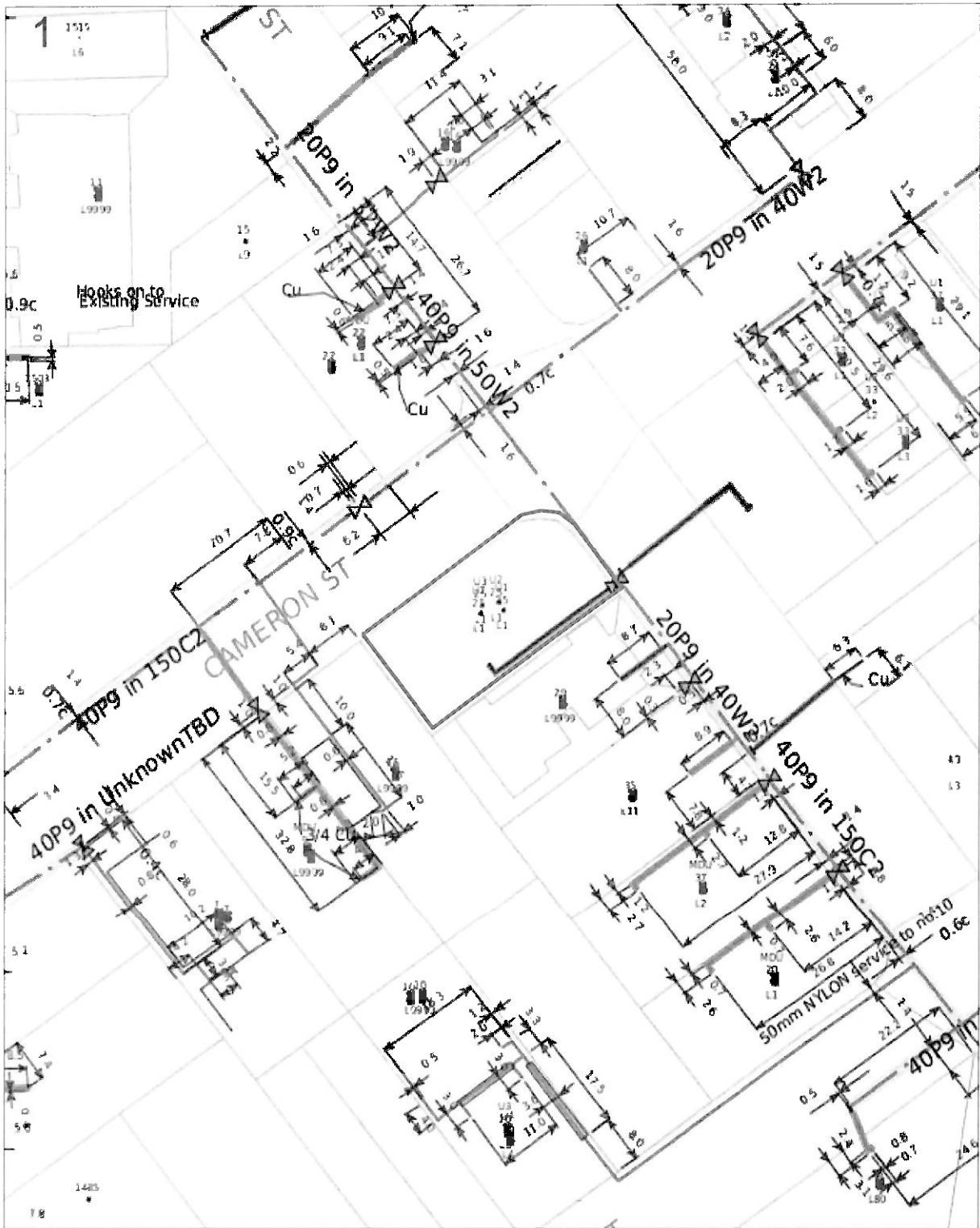


Enquiry Area



Map Key Area





Scale 1: 700

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



Enquiry Area



Map Key Area



## Legend

<p><b>Pipe</b></p> <p>Low pressure </p> <p>Medium pressure </p> <p>High pressure </p> <p>Transmission pressure </p> <p>Critical main (behind pipe) </p> <p>Proposed (pressure by colour) </p> <p>LPG (pressure by colour) </p> <p>Hydrogen blended (pressure by colour) </p> <p>Abandoned </p> <p>Idle/inactive </p> <p>Sleeve </p> <p>Casing (behind pipe) </p> <p><b>Area</b></p> <p>BYDA area of interest </p>	<p><b>Pipe code and material</b></p> <p>C* (for example, C2) Cast iron</p> <p>CU Copper</p> <p>N2 Nylon</p> <p>P* Polyethylene (PE)</p> <p>P3 Polyvinyl chloride (PVC)</p> <p>P6, P7, P9-P12 Medium density PE</p> <p>P2, P4, P8 High density PE</p> <p>S* Steel</p> <p>W2 Wrought galv iron</p> <p>W3 PE coat wrought galv iron</p> <p><b>Abbreviation</b></p> <p>BoK Back of kerb</p> <p>C Depth of cover</p> <p>CP Cathodic protection</p> <p>FoK Front of kerb</p> <p>Galv Galvanized</p> <p>NTI Not tied in</p>	<p><b>Object</b></p> <p>Valve </p> <p>Buried valve </p> <p>Regulator </p> <p>Gas supplied = yes </p> <p>CP rectifier terminal </p> <p>CP test station </p> <p>CP anode </p> <p>CP bond wire </p> <p>Syphon </p> <p>Trace wire point </p>								
<p><b>Example</b></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 15%; text-align: center;"> <p>40P6 in 80C2</p> </td> <td style="width: 35%;"> <p><b>Pipe</b></p> <p>40 mm high pressure medium density poly in an 80 mm cast iron casing</p> </td> <td style="width: 30%;"> <p><b>Pipe code</b></p> <p>Pipe diameter in millimetres is shown before pipe code.</p> <p>40P6 = 40 mm nominal diameter</p> </td> <td style="width: 20%; vertical-align: top;"> <p><i>This map was created in colour and should be printed in colour</i></p> </td> </tr> <tr> <td style="text-align: center;"> <p>63S8</p> </td> <td> <p>63 mm medium pressure steel</p> </td> <td></td> <td></td> </tr> </table>			<p>40P6 in 80C2</p>	<p><b>Pipe</b></p> <p>40 mm high pressure medium density poly in an 80 mm cast iron casing</p>	<p><b>Pipe code</b></p> <p>Pipe diameter in millimetres is shown before pipe code.</p> <p>40P6 = 40 mm nominal diameter</p>	<p><i>This map was created in colour and should be printed in colour</i></p>	<p>63S8</p>	<p>63 mm medium pressure steel</p>		
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<p>63S8</p>	<p>63 mm medium pressure steel</p>									

## Important information

- Refer to requirements relating to construction, excavation and other work activities in the **APA Guidelines for Works Near Existing Gas Assets** document with this BYDA response.
- BYDA enquiries are valid for 30 days. If your works commence after 30 days from the date of this response a new enquiry is required to validate location information.
- For some BYDA enquiries, you may receive two (2) responses from APA. Please read both responses carefully as they relate to different assets.
- Gas (inlet) services connecting Gas Assets in the street to the gas meter on the property are not marked on the map. South Australia Only – if a meter box is installed on the property, a sketch of the gas service location may be found inside the gas meter box. APA does not guarantee the accuracy or completeness of these sketches.

## Free Gas Pipeline Awareness Training and Information

### PROFESSIONALS

APA offers online and in-person toolbox forums to support safe work near underground gas assets. Topics include distribution and transmission pipelines, the permit process, and gas emergencies, with content suited for companies of all sizes. A Continuing Professional Development certificate is available upon completion.

Scan the QR code to register for an online toolbox, or email [damageprevention@apa.com.au](mailto:damageprevention@apa.com.au) to request an in-person presentation.

### HOMEOWNERS

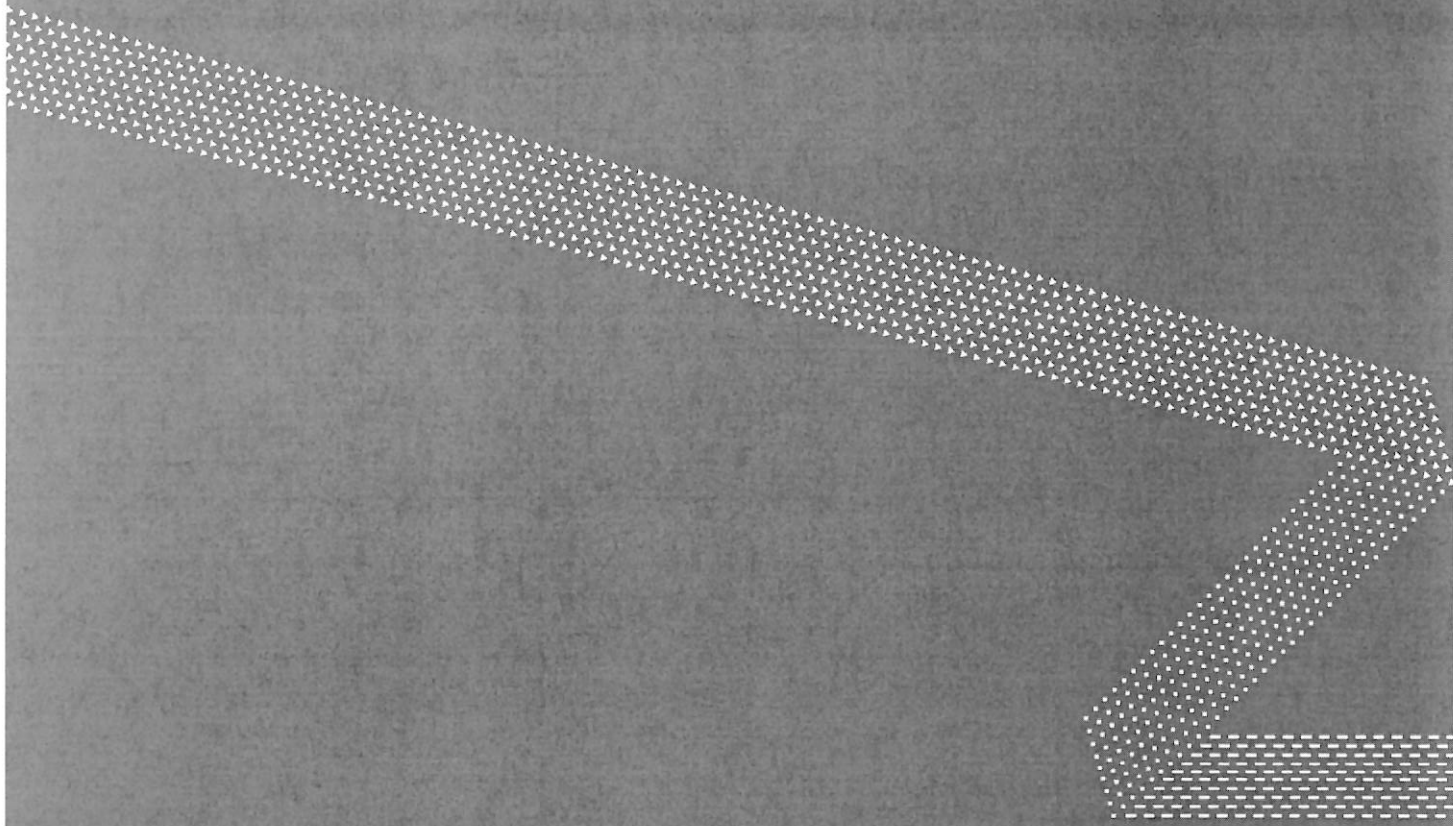
If you're working near your home's gas pipes stay safe and view APA's video guide **'Working Safely Near Gas Lines: A DIY Homeowner's Guide'** which offers simple tips to avoid damaging gas pipes.

Scan the QR code to view the video, or for more information email [damageprevention@apa.com.au](mailto:damageprevention@apa.com.au)




## Disclaimer and legal details

- This information is valid for 30 days from the date of this response.
- This information has been generated by an automated system based on the area highlighted in your BYDA request and has not been independently verified.
- Map location information is provided as AS5488-2022 Quality Level D, as such supplied location information is indicative only.
- Whilst APA has taken reasonable steps to ensure that the information supplied is accurate, the information is provided strictly on the condition that no assurance, representation, warranty or guarantee (express or implied) is given by APA in relation to the information (including without limitation quality, accuracy, reliability, completeness, currency, sustainability, or suitability for any particular purpose) except that the information has been disclosed in good faith.
- Any party who undertakes activities in the vicinity of APA operated assets has a legal duty of care that must be observed. This legal obligation requires all parties to adhere to a standard of reasonable care while performing any acts that could foreseeably harm these assets.

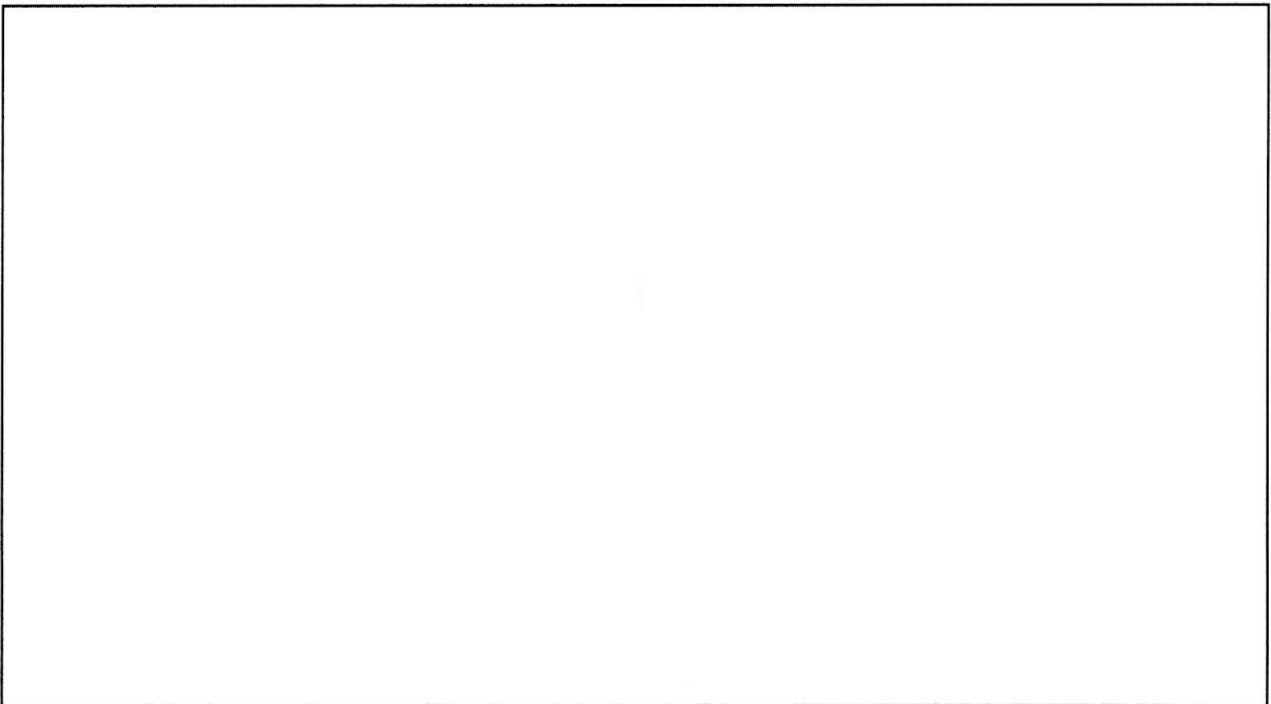


**APA**  
Australia's energy  
infrastructure partner

**To:** Linda Quinn  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** linda@quinnlegalservices.com.au

<b>Dial before you dig Job #:</b>	50751466	 <b>BEFORE YOU DIG</b> www.byda.com.au Zero Damage - Zero Harm
<b>Sequence #</b>	258535516	
<b>Issue Date:</b>	25/07/2025	
<b>Location:</b>	25 London St , Nundah , QLD , 4012	

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





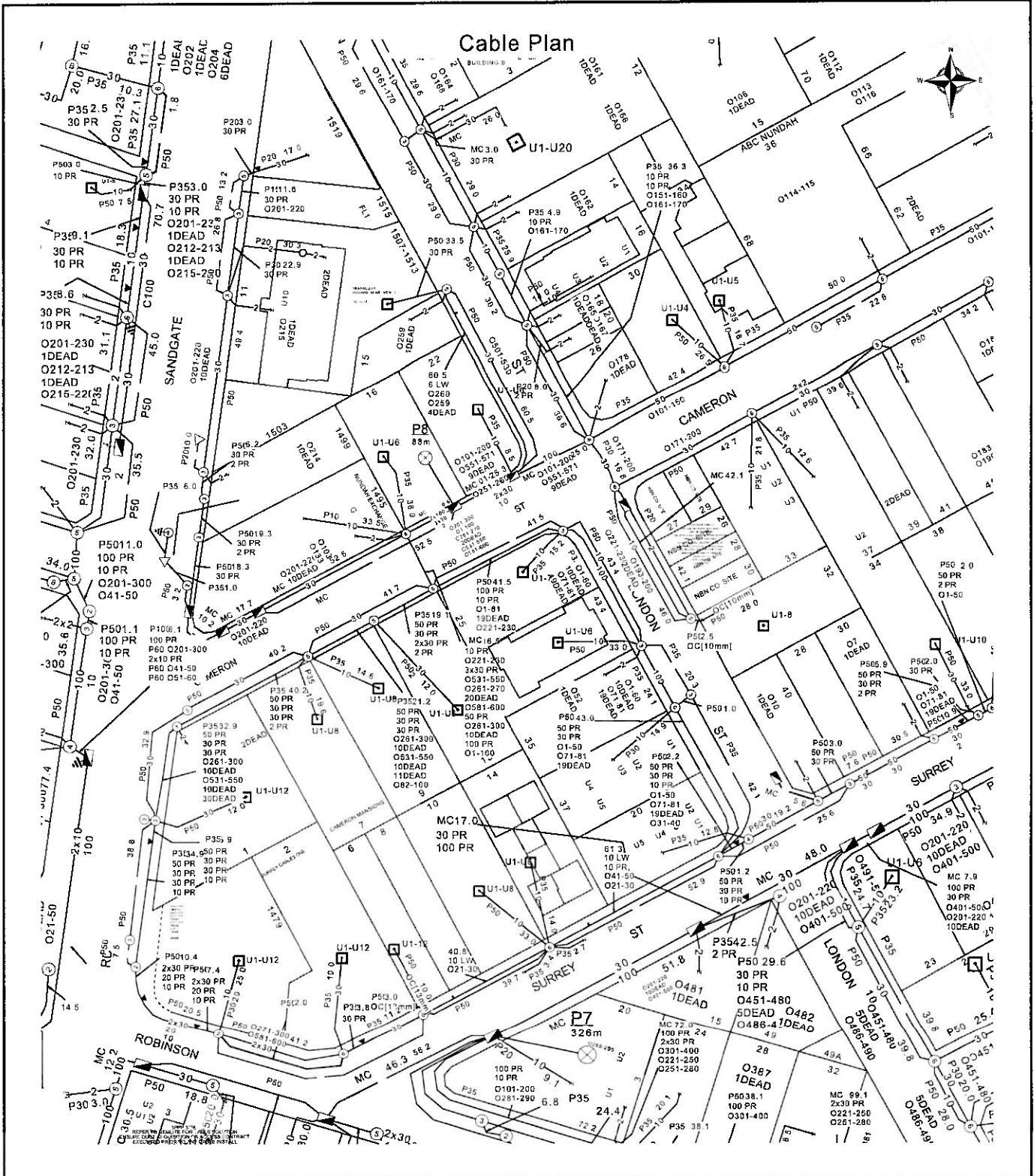
## LEGEND



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







Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>  
 Ph - 13 22 03  
 Email - [Telstra.Plans@team.telstra.com](mailto:Telstra.Plans@team.telstra.com)  
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 258535520

TELSTRA LIMITED A.C.N. 086 174 781  
 Generated On 25/07/2025 15:37:01

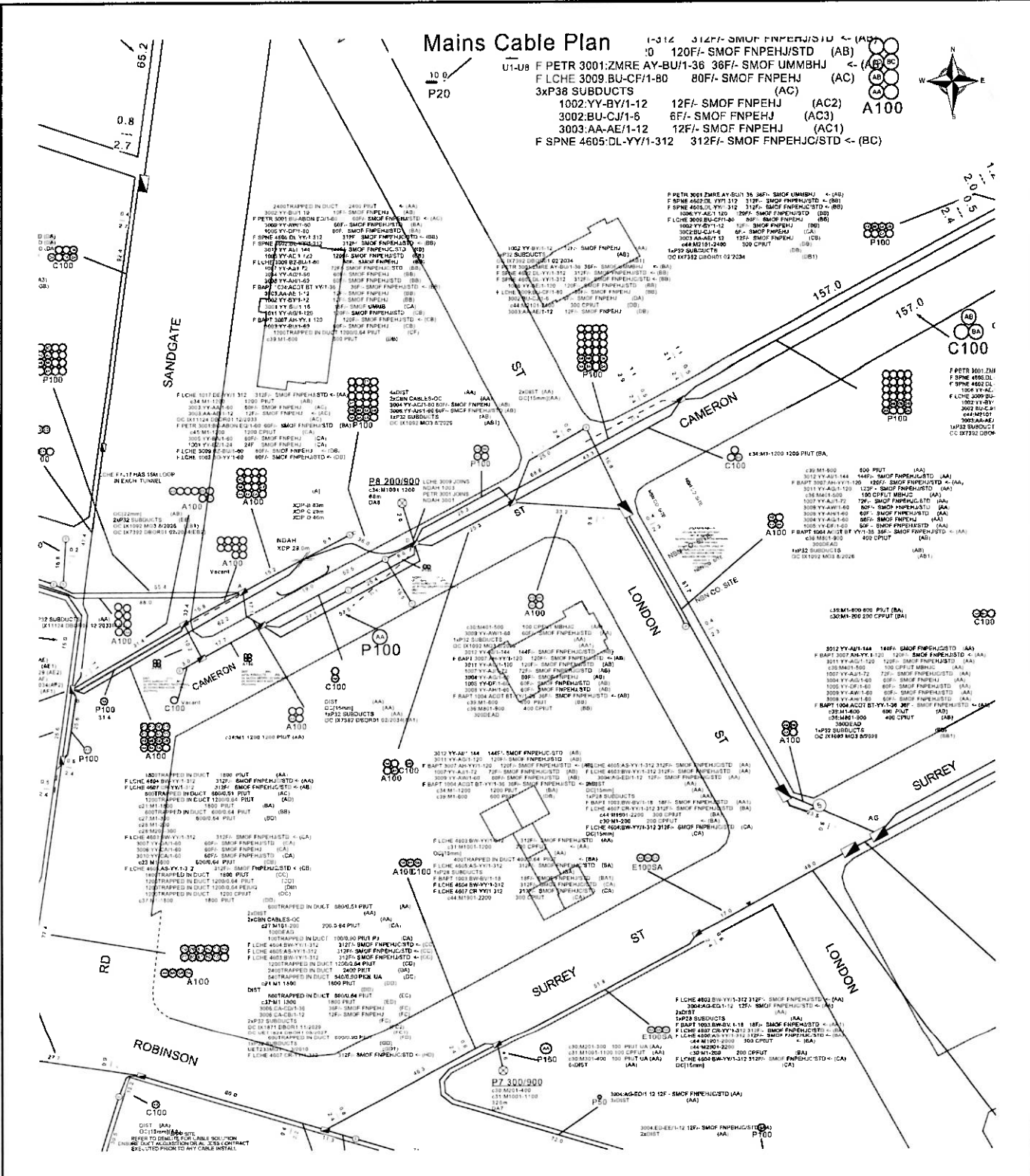
**CAUTION:** Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

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.

# Mains Cable Plan

1-312 312F- SMOF FNPEHJ/STD <- (AB)  
 120F- SMOF FNPEHJ/STD (AB)  
 U1-08 F PETR 3001.ZMRE AY-BU1-36 36F- SMOF UMBMBHJ <- (AB)  
 F LCHE 3009.BU-CF1-80 80F- SMOF FNPEHJ (AC)  
 3xP38 SUBDUCTS (AC)  
 1002.YY-BY1-12 12F- SMOF FNPEHJ (AC2)  
 3002.BU-CJ1-6 6F- SMOF FNPEHJ (AC3)  
 3003.AA-AE1-12 12F- SMOF FNPEHJ (AC1)  
 F SPNE 4605.DL-YY1-312 312F- SMOF FNPEHJ/STD <- (BC)



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>  
 Ph - 13 22 03  
 Email - [Telstra.Plans@team.telstra.com](mailto:Telstra.Plans@team.telstra.com)  
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Sequence Number: 258535520

**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.**

TELSTRA LIMITED A.C.N. 086 174 781  
 Generated On 25/07/2025 15:37:10

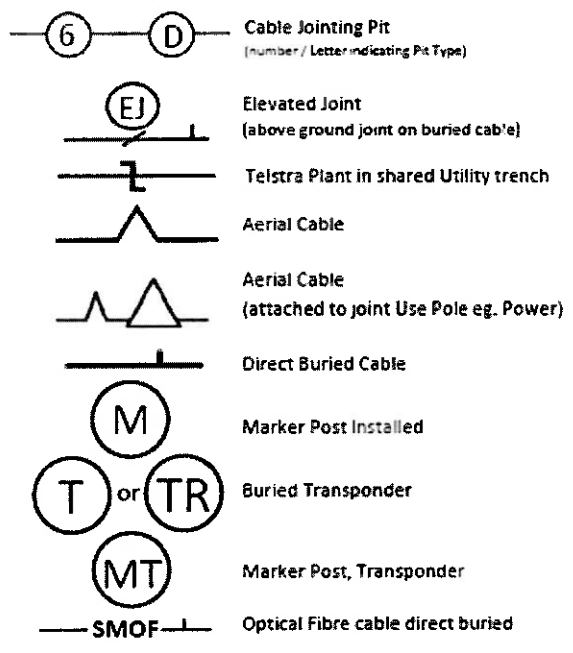
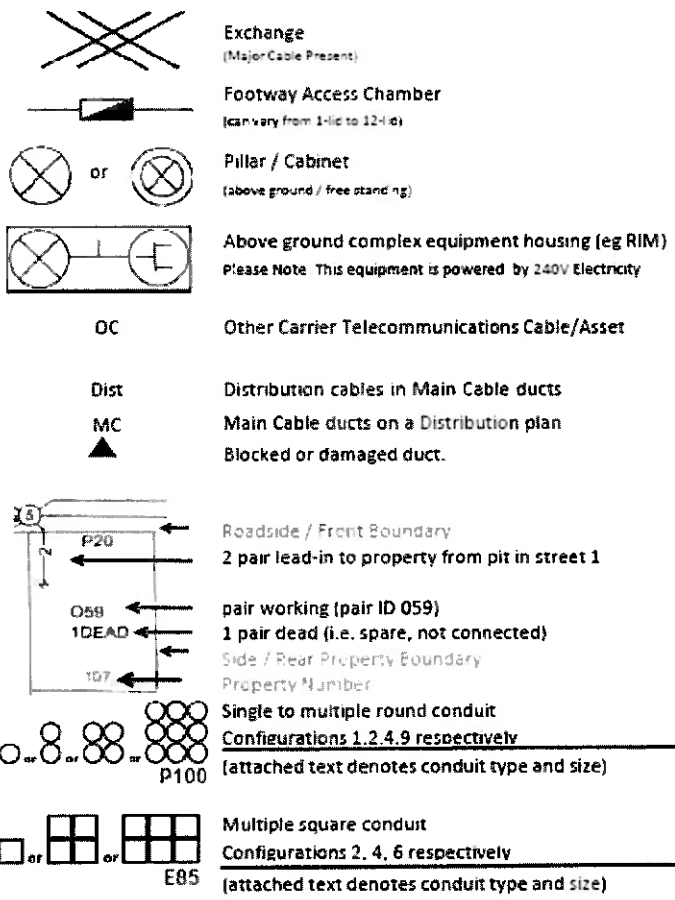
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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# LEGEND

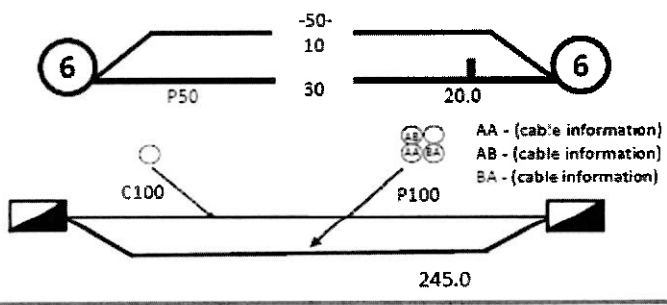


**Some examples of conduit type and size:**

A - Asbestos cement, P - PVC / Plastic, C - Concrete,  
GI - Galanised 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

**Protect our Network:**

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a **CERTLOC Certified Locating Organisation (CLO)** or **Telstra Location Intelligence Team 1800 653 935**



QUEENSLAND  
GOVERNMENT

## Department of Transport and Main Roads Property Search - Advice to Applicant

Property Search reference 902874

Date: 25/07/2025

Search Request reference: 168570242

### Applicant details

Applicant: Linda Quinn

[linda@quinnlegalservices.com.au](mailto:linda@quinnlegalservices.com.au)

Buyer: Linda Quinn

### Search response:

Your request for a property search on Lot 1 on Plan RP117468 at Unit 1 25 London St, Nundah Qld 4012 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: 51027668      EMR Site Id: 25 July 2025  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 1      Plan: RP117468  
1/25 LONDON ST  
NUNDAH

**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](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**