Docusign Envelope ID: 5F7B35AB-9CCA-8F21-81E6-632E590D9678

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: Margaret Clarke Norton, Louise Thea Norton and Benjamin Geoffrey Norton

Property address (referred to as the "property" in this statement): 8 Moora Street, Ashmore QLD 4214

Lot on plan description: Lot 3 on RP 93606 contained in Title Reference 13376033

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

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

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

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

Title details

The seller gives or has given the buyer the following—

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

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

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Registered encumbrances

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

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

Unregistered encumbrances (excluding statutory encumbrances)

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

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

Unregistered lease (if applicable)

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

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

» the amount of rent and bond payable: $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**

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

Easement in Gross no. 601728311 burdening the land to City of Gold Coast over easement D on Registered Plan 226199

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.

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Part 3 – Land use, planning and environment

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

Zoning

The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*:

Low density residential

Transport proposals and resumptions

The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	☐ **Yes**	☑ **No**
The lot is affected by a notice of intention to resume the property or any part of the property.	☐ **Yes**	☑ **No**

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

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

Contamination and environmental protection

The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.	☐ **Yes**	☑ **No**
The following notices are, or have been, given:		
A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	☐ **Yes**	☑ **No**
A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).	☐ **Yes**	☑ **No**
A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).	☐ **Yes**	☑ **No**

Trees

There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property.	☐ **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.

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Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☐ **Yes**	☑ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ **Yes**	☑ **No**
	Pool compliance certificate is given.	☐ **Yes**	☑ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **Yes**	☑ **No**
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ **Yes**	☑ **No**
	A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☑ **No**
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ **Yes**	☑ **No**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

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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: $1042.87 (pensioner subsidy) Date Range: 01/07/2026 - 31/12/2026

OR

The property is currently a rates exempt lot.** ☐

OR

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. ☐

*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

** An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the *Local Government Act 2009* or section 95 of the *City of Brisbane Act 2010*.

Water

Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:

Amount: $330.01 (pensioner subsidy) Date Range: 20/05/2026 - 13/08/2026

OR

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount: $0.00 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*.

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Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	**The property is included in a community titles scheme.** ***(If Yes, complete the information below)***	☐ **Yes**	☑ **No**
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* or another Act is given to the buyer.	☐ **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 *Body Corporate and Community Management Act 1997*, 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 *Property Law Regulation 2024* 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 *Body Corporate* and *Community Management Act 1997* relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		
Building Units and Group Titles Act 1980	**The property is included in a BUGTA scheme** ***(If Yes, complete the information below)***	☐ **Yes**	☑ **No**
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer.	☐ **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 *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.		
	Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.		

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Signatures – SELLER

Margaret Norton
Signature of seller

Margaret Clarke Norton
Name of seller

21.10.2026 | 12:54 PM AEST
Date

Louise Thea Norton
Signature of seller

Louise Thea Norton
Name of seller

21.10.2026 | 12:58 PM AEST
Date

Benjamin Geoffrey Norton
Signature of seller

Benjamin Geoffrey Norton
Name of seller

21.10.2026 | 1:28 PM AEST
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

Docusign Envelope ID: 5F7B35AB-9CCA-8F21-81E6-632E590D9678

Titles QUEENSLAND

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**13376033**	**Search Date:**	05/10/2026 15:07
Date Title Created:	06/03/1961	**Request No:**	57861687
Previous Title:	13282142		

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 93606
Local Government: GOLD COAST

REGISTERED OWNER — INTEREST

Dealing No: 716772766 23/09/2015

MARGARET CLARKE NORTON	2/3
LOUISE THEA NORTON	1/6
BENJAMIN GEOFFREY NORTON	1/6

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11385168 (POR 21V)
2. EASEMENT IN GROSS No 601728311 (J956744E) 23/06/1989
BURDENING THE LAND
TO COUNCIL OF THE CITY OF GOLD COAST
OVER EASEMENT D ON RP226199
3. MORTGAGE No 716772768 23/09/2015 at 11:03
PERPETUAL LIMITED A.C.N. 000 431 827

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

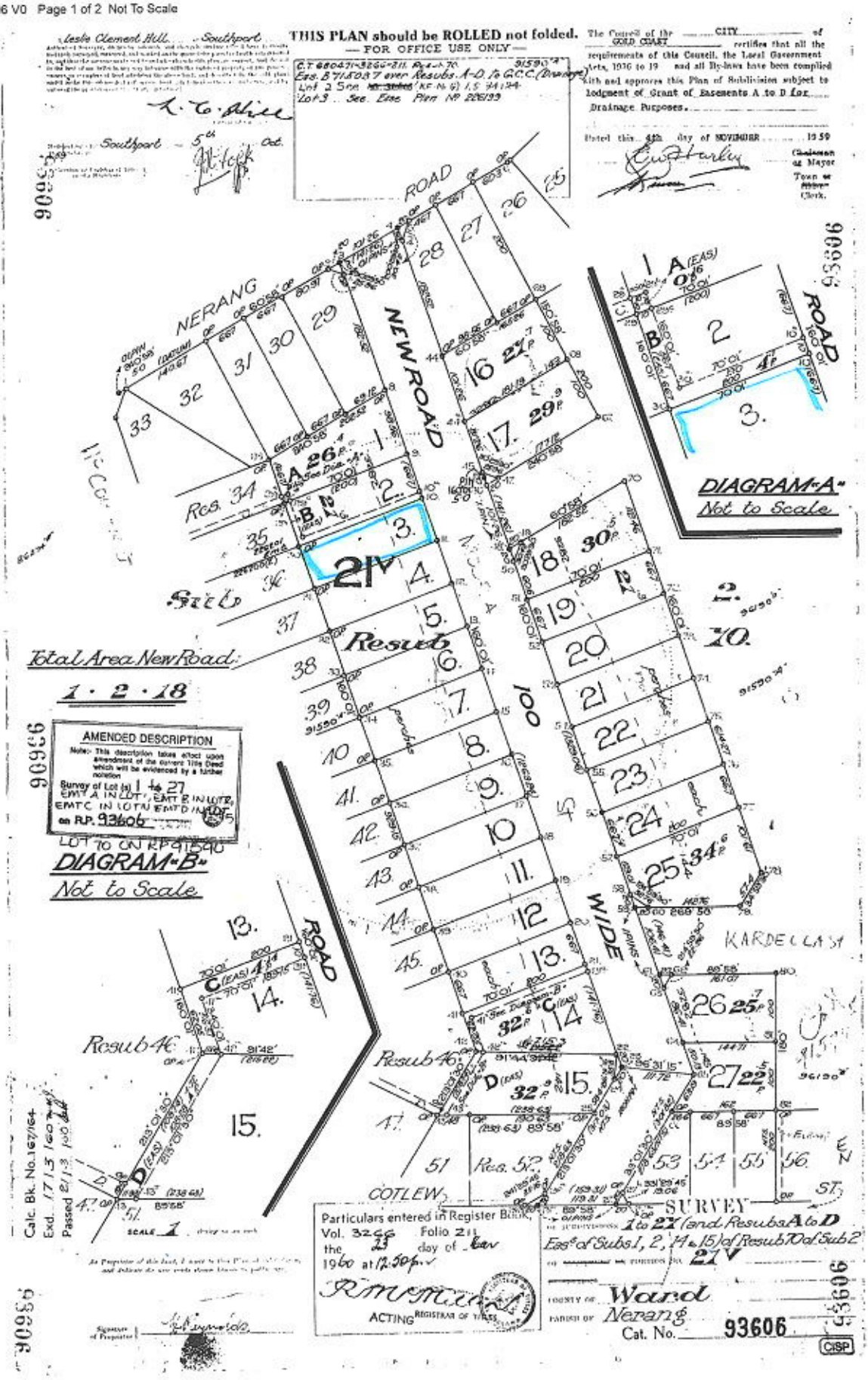
NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

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B690717

For Additional Plan & Document Notes Refer to CISP

37454

93606 FN

21·0·0
12·0·0.4
2·0·0
2·0·0
7·6

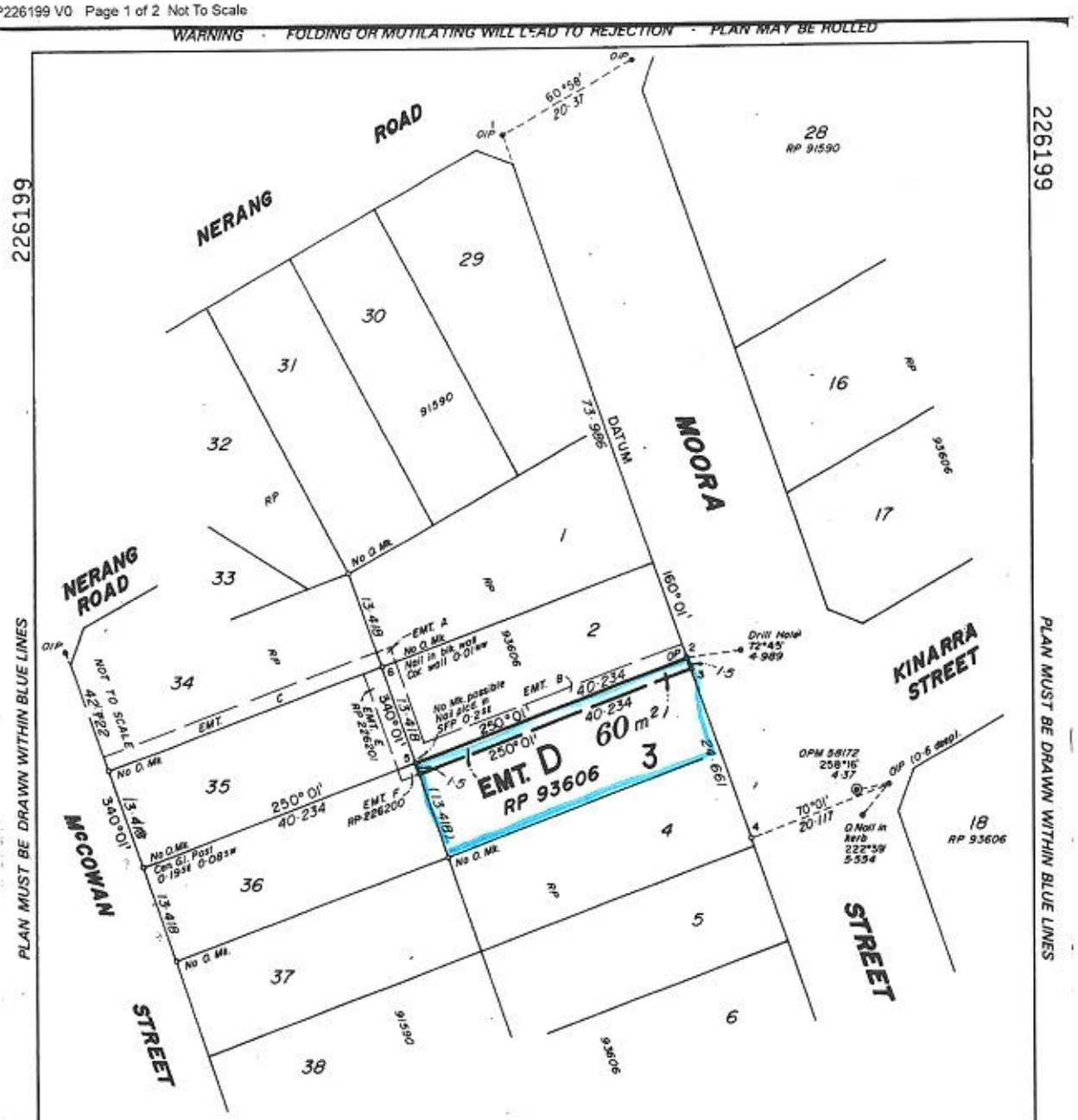
£17·7·6

RECEIVED
11 NOV 1959

43459

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



This plan is 1 of 3 plans, 226199 - 226201, from the same survey.

NO. FIELD NOTES LODGED	PLAN OF PROPOSED EASEMENT D in Lot 3 on RP 93606			ORIG. PORTION 21v
ORIGINAL GRANT 106658				TOWN
				PARISH NERANG
				COUNTY WARD
MAP REF. NERANG 22	PROCLAIMED SURVEY AREA	SURVEYED BY KARHULA BROOKER PIKE PTY LTD ... / ... / 3 ... / 89	MERIDIAN	SCALE 1:500 — REGISTERED PLAN 226199

4-7890

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

CSI M.P. 523-89109

PLAN MUST BE DRAWN WITHIN BLUE LINES

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

No. 818099

226199

CERTIFICATE

We, KARHULA BROOKER PIKE PTY. LTD.

hereby certify that the company has surveyed the land comprised in this plan by Wayne Anthony HAYES, Surveying Graduate, for whose work the company accepts responsibility

that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1978 and that the said survey was completed on 1-3-89

Director

Director and Licensed Surveyor

Date 5-4-89

Council of the City of Gold Coast certifies that all the requirements of this Council, the Local Government Acts of 1936 to 19 and all By-Laws have been complied with and approves this Plan of Subdivision

Dated this ..... day of 19

Mayor or Chairman

Town or Shire Clerk

I/ We JOHN ALBERT WESTON and WENDY ANN WESTON

(Names in full)

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

Signature of Proprietor / s

3376/33

1-3-89 [illegible]

Calc. Bk. No. 366/87

Examined 6/7/89

Passed 6/7/89

Charted 10/8/89 ZD

Map Ref. NERANG 22

X

Particulars entered in Register Book

Vol. 3376 Folio 33

at 3.16 pm

- 1 AUG 1989

REGISTRAR OF TITLES

FOR TITLES OFFICE USE ONLY

Previous Title

CT 3376-33 Lot 3 93606'8"

T956744E Easement D to the Gold Coast C.C. (Drainage)

For Additional Plan & Document Notings Refer to CISP

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.

Lodged by

DENNER FERRETT & REEVE
G.P.O. BOX 1688
BRISBANE 4001
for
GALL STANDFIELD & TILEY

Fees Payable	
	Postal fee and Postage
114	Lodgt. Exam. & Ass.
	Entd. on Docs.
	New Title
13	Entd. on Deeds
8	Photo Fee
135	Total
	Short Fees Paid

Journal No.

Receipt No.

REGISTERED PLAN 226199

Docusign Envelope ID: 5F7B35AB-9CCA-8F21-81E6-632E590D9678

CITY OF
GOLDCOAST

Rate Notice

Gold Coast City Council ABN 84 858 548 460

cityofgoldcoast.com.au/rates
1300 366 659

Notice number 2 1020342 8

Date of Issue 20 July 2026

169745/A08/055525 D-041 H1
B G Norton and L T Norton and M C Norton
8 Moora St
ASHMORE QLD 4214

Current rating period:
1 July 2026 to 31 December 2026
$1,042.87
(see back for payment options)

Due date for payment:
20 August 2026
Total amount payable after due date:
$1,111.29
(interest penalty applies after due date)

8 Moora Street, ASHMORE QLD 4214
Lot 3 RP93606
(Payments received after 1 July 2026 may not be included on this notice)

Opening balance	**$0.41CR**
State Government and associated charges *(see rate assessment page for details)*	**$131.00**
Less State Government Pensioner Emergency Management Levy Discount applied	**$17.42CR**
Council rates and charges (see rate assessment page for details)	**$1,164.95**
Less Council Pensioner Rate Rebate applied	**$99.83CR**
Less State Government Pensioner Rate Subsidy applied	**$67.00CR**
Less 10% Council discount on GENERAL RATE **if full payment received by the due date**	**$68.42CR**
Amount payable if paid by: 20 August 2026	**$1,042.87**

To view your rating category statement and other rate notice inserts online, visit cityofgoldcoast.com.au/inserts

To make a ***voluntary*** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY ® details on the reverse.

Sign-up to My Account to receive your notices by email. Visit cityofgoldcoast.com.au/myaccount

SCAN THE QR CODE
to log-in or sign up to My Account

Paid $1,042.87
3913783

CITY OF
GOLDCOAST

In Person / Mail Payment Advice

Name: B G Norton and L T Norton and M C Norton
Ref: 2 1020342 8

*419 210203428 **Credit**

Supported by the CommonwealthBank Commonwealth Bank of Australia ABN 48 123 123 124
BPOINT

BPAY **Biller Code: 575217** **Ref: 2 1020342 8**

Post Billpay

Total Amount Payable
If paid by: **20 August 2026**
$1,042.87

Total Amount Payable
If paid after: **20 August 2026**
$1,111.29

Teller stamp and initials

Date / /

Cash

No. of Cheques

Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code	User ID	Customer Reference No.
831	066684	000002102034285

$

+757+

Docusign Envelope ID: 5F7B35AB-9CCA-8F21-81E6-632E590D9678

CITY OF GOLDCOAST.

RATE ASSESSMENT

Notice Number 2 1029342 8

Current rating period 1 July 2026 to 31 December 2026

CHARGES CONSOLIDATED ON RATE NOTICE

8 Moora Street, ASHMORE QLD 4214
Lot 3 RP93606

DETAILS OF STATE GOVERNMENT AND ASSOCIATED CHARGES

VOLUNTEER RURAL FIRE BRIGADE	
Volunteer Rural Fire Brigade Separate Charge	$1.00
EMERGENCY MANAGEMENT	
SINGLE UNIT RESIDENCE 1 @ $130.00	$130.00
TOTAL OF STATE GOVERNMENT AND ASSOCIATED CHARGES	**$131.00**

DETAILS OF COUNCIL RATES AND CHARGES

WASTE MANAGEMENT	
Green Organics Charge	$45.50
PART A - Waste Management Utility Charge (General)	$251.00
PART B - Waste Management Utility Charge (State Waste Levy Cost Component)*	$0.00
STATE EMERGENCY SERVICE	
State Emergency Service Separate Charge	$2.50
RECYCLING	
Recycling Utility Charge	$6.31
RECREATIONAL SPACE	
Recreational Space Separate Charge	$16.25
OPEN SPACE INCLUDING KOALA HABITAT	
Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge	$33.15
GENERAL RATE	
CATEGORY 1A - Residential 1 $593,333 AV @ $0.001153220	$684.24
DISASTER RESPONSE AND RECOVERY	
Disaster Response and Recovery Separate Charge	$5.00
CITY TRANSPORT	
City Transport Improvement Separate Charge	$121.00
TOTAL OF COUNCIL RATES AND CHARGES	**$1,164.95**

*Council, as the operator of a levyable waste disposal site, is liable to pay a monthly waste levy to the State under the *Waste Reduction and Recycling Act 2011*. For the financial year 2026/2027, the State has paid Council, as a local government affected by the waste levy, an annual payment in the amount of $19,273,505, in two instalments, $18,755,117 on 30th June 2023 and $518,388 on 28th June 2024. The purpose of the payment is to mitigate any direct impacts of the waste levy on households in Council's local government area. This payment will be used by Council for that purpose which, in conjunction with Council waste diversion and recycling initiatives, results in your waste management Part B charge as seen above of $0.00.

View and pay your rates online with My Account.
Register today.
cityofgoldcoast.com.au/myaccount

Docusign Envelope ID: 5F7B35AB-9CCA-8F21-81E6-632E590D9678

Your City of Gold Coast (City) rates are payable every 6 months, usually in August and February. The standard charges you're likely to see on the rate notice are:

Volunteer Rural Fire Brigade Charge
This separate charge helps subsidise the operational expenses of rural fire brigades; supplementing the Emergency Management Levy.

State Emergency Management Levy
We collect this Levy to fund our emergency services on behalf of Queensland Fire and Emergency Services. The amount of the levy depends on the classification of your property. **qfes.qld.gov.au**

General Rate
The City is required by law to levy a General Rate or Differential General Rate on every rateable property each financial year. The General Rate raises the revenue needed to run the city and pay for infrastructure and a range of services and activities. Just some of these include lifeguards, waterways, animal management and economic development initiatives.

The value of your property, determined by the State Government, is the basis for calculating the General Rate. To smooth out increases in the General Rate caused by unexpected spikes in property values in any given year, the City uses an averaged value over 3 years. A minimum General Rate applies if the value of a property is below a determined threshold.

Waste Management Utility Charge
This charge funds the provision and operation of waste services, including the storage, collection, and transport of waste to disposal facilities.

Recycling Utility Charge
This charge is used to fund recycling initiatives, aimed at minimising waste to landfill. This includes infrastructure, land and services that aren't funded via the Waste Management Utility Charge. **cityofgoldcoast.com.au/waste**

Recreational Space Charge
This charge assists the City to purchase areas of large open space, with an emphasis on land for sport and recreation.

City Transport Improvement Charge
This charge funds the Council Cab Service, bus stops, bicycle and pedestrian pathways, rapid transport, improvements to local roads, as well as expanded bus services across the city.

Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge
Our city is one of Australia's most biodiverse. This charge supports activities contributing to the management and conservation of the city's natural areas, including opportunities for nature based recreation.

Disaster Management Response and Recovery Separate Charge
Queensland faces frequent disasters; through this charge the City supports recovery, preparedness and building community resilience amid increasing natural hazards.

State Emergency Service Separate Charge
The funds raised will support the ongoing operation, maintenance and readiness of the State Emergency Services groups during storms, floods, cyclones and other emergencies.

Discount on rates
The City offers a discount for paying your rates on time. The discount amount and the discount date appear on the rate notice. To receive the discount, the amount payable stated on the rate notice must be paid in full by the due date.

Pensioner rate concessions
If you receive a pension, you may be entitled to receive rate concessions. To be eligible, you must hold a Queensland Pensioner Concession Card or a Department of Veterans' Affairs Gold Card. Other conditions apply. Contact us and have your pension card/s and pension amount/s ready.

Change of address
If you have recently changed your postal address, please contact us to ensure your details are updated. If you have moved house and you currently receive a pensioner rate concession, you will need to re-apply. To change your address details and/or contact details visit **cityofgoldcoast.com.au/changeyouraddress**

City Budget
Full details of the current City Budget: **cityofgoldcoast.com.au/annualplan**

Paper rates and water notices fee
A charge of $2.50 applies to each rates notice and water notice issued by mail. The fee reflects the costs we incur producing and delivering a paper notice. Sign up for My Account to receive your notices by email. Visit **cityofgoldcoast.com.au/myaccount**

Frequently asked questions

What if I can't pay my bill on time?
You can apply for more time to pay with no interest by entering into an approved payment plan for rates and water bills. Visit **cityofgoldcoast.com.au/rates**

I paid my solicitor to take care of my house sale, why do I have a property transfer fee on my rate notice?
The charging of a property transfer fee is to recoup the known costs associated with accepting, recording and storage of change of ownership advice.

I just purchased this property; why do I have to pay full rates?
Most likely, your solicitor has allowed for the rates in your settlement. Please check your settlement statement, or contact your solicitor and/or agent for confirmation.

Can someone else enquire on my behalf or update my account?
Yes, you can add an authorised person to your account. If the property is owned by individual/s call us on **07 5667 5995**. If the property is owned by company or trust please complete the form at **cityofgoldcoast.com.au/authagent**

What does my rating category mean?
Your property's rating category (stated on your rate notice) will influence the amount of general rate you will pay. Factors such as the use (including whether a property is a principal place of residence or rental), size of the land, and the nature of any improvements on the land determine which rating category applies. You can view descriptions of the rating categories at **cityofgoldcoast.com.au/inserts**

What is the Waste Levy?
Introduced on 1 July 2019 by the Queensland State Government, the Waste Levy is a weight based charge payable on all waste disposed to a leviable landfill site in Queensland. It aims to reduce the amount of waste going to landfill and maximise the diversion of recoverable items for reuse, repurposing and recycling. To mitigate the impact on residential households, the State Government has committed to a payment to the City to offset the direct costs of the Waste Levy liability incurred on the disposal of household waste. For the 2026-27 financial year, residential customers will notice a zero amount for Part B of the Waste Management Utility Charge, see overleaf. Visit **cityofgoldcoast.com.au/waste**

What is the Green Organics Charge?
Green organics bins are now a part of standard residential kerbside collection services for eligible properties. The service charge is payable for owner-occupied and tenanted properties. Visit **cityofgoldcoast.com.au/greenorganicsbin**

Docusign Envelope ID: 5F7B35AB-9CCA-8F21-81E6-632E590D9678

budget resolutions, all rates and charges are due and payable within 31 days of the issue of the rate notice on which the rates or charges are levied. Any overdue amounts will attract penalty interest at the appropriate rate until either full payment (including the interest) is made or a satisfactory payment arrangement is approved by Council.

How to pay your rates

Pay using BPAY®

Biller Code: 575217
Ref: Use Notice Number

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.

No surcharge by the City applies when using a credit card to pay by BPAY®.

BPAY View®: view and pay this notice using internet banking.

BPAY View Registration No: use the **Notice Number** located at the top left of page 1.

www.bpay.com.au
® Registered to BPAY Pty Ltd ABN 69 079 137 518

Pay by phone

Call us on **1300 886 731** (or from outside Australia call **+61 7 5667 5995**) anytime to pay with MasterCard or Visa.

Payments by credit card will incur a surcharge.
See BPAY® option to avoid surcharge.

Payment Reference Number: use the **Notice Number** over the page.

Pay online

Visit **cityofgoldcoast.com.au/payments** and follow the links to pay with MasterCard or Visa.

Payments by credit card will incur a surcharge.
See BPAY® option to avoid surcharge.

Payment Reference Number: use the **Notice Number** over the page.

BPOINT in person

Pay at any Commonwealth Bank branch with cash, cheque or money order.

Post Billpay in person

Pay at any Australia Post office and present the entire notice when making payment. Payment by cash, cheque or debit card only.

Payments will incur a transaction fee.
See BPAY® option to avoid a City transaction fee.

Customer Service Centre in person

Payment options include:
Debit Card – *surcharge free*
MasterCard or Visa – *surcharge applies*

Cash is not accepted.

For locations and opening hours visit
cityofgoldcoast.com.au/contactus

Manage and pay your rates with My Account

View, manage and make payments, set up a payment plan or direct debit. Register at **cityofgoldcoast.com.au/myaccount** for secure and convenient access to manage your rates and water accounts anytime.

How to contact us

cityofgoldcoast.com.au/rates

07 5667 5995 or **1300 366 659**
Monday to Friday 8:30am – 5:30pm
(or from outside Australia call **+61 7 5667 5995**)

City of Gold Coast
PO Box 5042 GOLD COAST MC QLD 9726

Voluntary koala contribution

NOTE: This BPAY® number is for voluntary contributions to the acquisition and enhancement of the City's koala habitat only.

Biller Code: 37424
Ref: Use Notice Number

NOT TO BE USED FOR RATE PAYMENTS

Telephone and 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**

Details of cheque(s) etc, customer to complete.

Drawer	Bank or BSB	Branch	Amount
			$
			$
			$

Proceeds of cheques, etc. will not be available until cleared.

Docusign Envelope ID: 5F7B35AB-9CCA-8F21-81E6-632E590D9678

GOLDCOAST. Water and Sewerage Rate Notice

Cityofgoldcoast.com.au/water
(07) 5667 5995 or 1300 366 659

Notice Number	Date of issue
8 1020342 7	24 August 2026

170202/A20/005641 D-041
MARGARET C NORTON & LOUISE T NORTON &
BENJAMIN G NORTON
8 MOORA STREET
ASHMORE QLD 4214

Current Billing Period:
20 May 2026 to 13 August 2026
Amount due:
$306.78
(see back for payment options)
Due date for payment:
(interest penalty applies after due date)
24 September 2026

To make payment
Cityofgoldcoast.com.au/rates

8 MOORA STREET, ASHMORE
L 3 RP93606
(Payments received after 16 August 2026 may not be included in this notice)

Opening balance		**$3.13CR**
Water and sewerage charges	*(see account page for details)*	**$330.01**
(Includes State Bulk Water Price)		
Less State Government SEQ Pensioner Water Subsidy applied		**$20.10CR**
Amount payable if paid by: 24 September 2026		**$306.78**

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit Cityofgoldcoast.com.au/myaccount

#9096248
8-9-26
$310-

CITY OF GOLDCOAST.

In Person / Mail Payment Advice
Name: MARGARET C NORTON & LOUISE T NORTON &
Ref: 8 1020342 7

-419 810203427 **Credit**

Supported by the CommonwealthBank
Commonwealth Bank of Australia
ABN 48 123 123 124

BPAY Biller Code: 868745
Ref: 8 1020342 7

Post Billpay

Total amount payable
Due by: 24 September 2026

$306.78

Date / /
Cash
Teller stamp and initials
No. of Cheques
Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code	User ID	Customer Reference No.	
831	066684	000008102034274	$

+757+

Docusign Envelope ID: 5F7B35AB-9CCA-8F21-81E6-632E590D9678

About your water and sewerage charges

The standard charges explained:

Sewerage access charge

This charge is in arrears. It is for ongoing connection and/or access to the City's sewerage transportation and treatment system.

Sewage volume charge (multi-unit residential and non-residential property only)

A volumetric charge per kilolitre of sewage deemed to have been discharged from the property into the City's sewerage transportation and treatment system.

Water access charge

This charge is in arrears. It is for ongoing connection and/or access to the City's water distribution system.

Water usage charge

Water usage, as measured by your water meter, is charged per kilolitre (1000 litres). Water usage is divided into retail water and bulk water charges. If access to read your water meter was not available, water usage may have been estimated for this account based on previous use. This will be indicated on your account.

Non-drinking water usage charge (select Pimpama-Coomera customers only)

This is a charge applicable to select Pimpama-Coomera customers only or non-drinking water usage, as measured by your purple non-drinking water meter and charged per kilolitre (1000 litres).

Visit **cityofgoldcoast.com.au/nondrinkingwater** for further information.

Visit **cityofgoldcoast.com.au/mywaterbill** to understand more about your water bill.

How to read your water meter

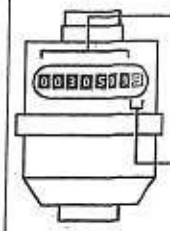
Your water meter is normally located at the front of your property.

Black numbers represent kilolitres and are used for billing.

The red numbers on your water meter represent litres.

To calculate your daily water use, please follow the instructions below.

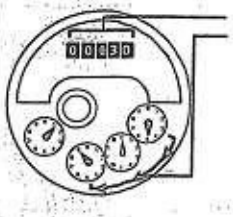
Numbers only meter



1. Day one, record all numbers that you see here. Note the time of day.
2. Day two, repeat step 1. Conduct this reading at the same time as you did the reading on day one.
3. Subtract the numbers recorded on day one from day two. This is your household's daily water usage.

Please note, if there are four red digits on the water meter, the last digit (on the far right) is a tenth of a litre. In these instances, do not record the last red digit.

Numbers and clock meter



1. Day one, record all numbers that you see here. Secondly, record numbers found here. Record the first three red dial numbers in a clockwise direction, that is, right to left. Note the time of day. **Both steps should provide you with a number similar to the diagram example 00030509.**
2. Day two, repeat step one. Conduct this reading at the same time as you did the reading on day one.
3. Subtract the numbers recorded on day one from day two. This is your household's daily water usage.

Day one: Record numbers from your water meter as per instructions above.

_ _ _ _ _ _ _ L

Day two: At the same time as day one, record numbers from your water meter as per instructions above.

_ _ _ _ _ _ _ L

Subtract the number found on day one from the number found on day two.

This is your household's daily water usage.

_ _ _ _ _ _ _ L

Details of cheque(s) etc, customer to complete.

Drawer	Bank or BSB	Branch	Amount
			$
			$
			$

Proceeds of cheques, etc. will not be available until cleared.

Docusign Envelope ID: 5F7B35AB-9CCA-8F21-81E6-632E590D9678

GOLDCOAST. NOTICE NUMBER 8 1020342 7 WATER AND SEWERAGE ACCOUNT

Account for:
8 MOORA STREET, ASHMORE
L 3 RP93606

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES	
42 days charged at $2.1452 per day (billing period 20/5/26 to 30/6/26)	$90.09
44 days charged at $2.2739 per day (billing period 1/7/26 to 13/8/26)	$100.05
WATER ACCESS CHARGES	
42 days charged at $0.8410 per day (billing period 20/5/26 to 30/6/26)	$35.32
44 days charged at $0.8915 per day (billing period 1/7/26 to 13/8/26)	$39.22
WATER USAGE CHARGES	
6 kilolitres charged at $1.463 per kL (usage period 20/5/26 to 30/6/26)	$8.77
7 kilolitres charged at $1.551 per kL (usage period 1/7/26 to 13/8/26)	$10.85

STATE BULK WATER PRICE

WATER USAGE CHARGES	
6 kilolitres charged at $3.517 per kL (usage period 20/5/26 to 30/6/26)	$21.10
7 kilolitres charged at $3.517 per kL (usage period 1/7/26 to 13/8/26)	$24.61
TOTAL CHARGES INCLUDED IN THE RATE NOTICE	**$330.01**

WATER METER READINGS

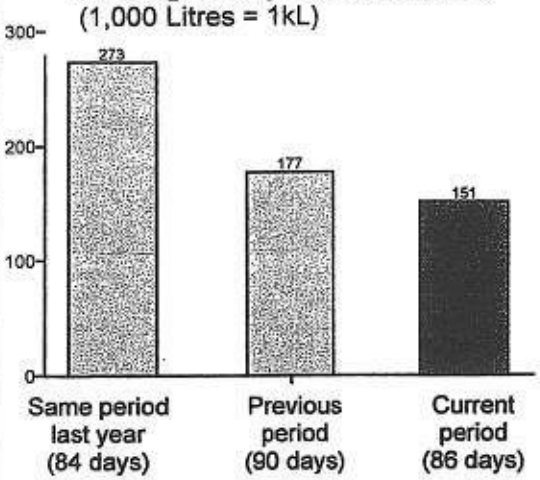
Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kl)
03B587277	13 Aug 26	4049	19 May 26	4036	86	13
					TOTAL(kL)	**13**

(continued over next page)

Docusign Envelope ID: 5F7B35AB-9CCA-8F21-81E6-632E590D9678

Account for:
8 MOORA STREET, ASHMORE
L 3 RP93606

Average Daily Usage (Litres)
(1,000 Litres = 1kL)



Your average daily water usage= 151 litres (or, 0.151 kl)
Your total average daily cost= $3.60

The city's average daily residential water usage= 478 litres (or 0.478 kl) per property.

The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit Cityofgoldcoast.com.au/water for instructions on how to check for concealed leaks.

We recommend regularly reading your water meter to detect any unusual variation in consumption between readings.

Docusign Envelope ID: 5F7B35AB-9CCA-8F21-81E6-632E590D9678

In accordance with the *Local Government Act 2009*, *Local Government Regulation 2012*, *South East Queensland Water (Distribution and Retail Restructuring) Act 2009*, *Water and Wastewater Services Code for small customers in South East Queensland* and Council of the City of Gold Coast's (Council) adopted budget resolutions, all water and sewerage charges are due and payable within 31 days of the issue of the water and sewerage rate notice on which the charges are levied. Any overdue amounts will attract penalty interest at the appropriate rate until either full payment (including the interest) is made or a satisfactory payment arrangement is approved by Council.

How to pay your water bill

Pay using BPAY®

Biller Code: 868745
Ref: Use Notice Number

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**

No surcharge by the City applies when using a credit card to pay by BPAY®.

BPAY View®: view and pay this notice using internet banking.
BPAY View® Registration No: use the **Notice Number** over the page.
® Registered to BPAY Pty Ltd ABN 69 079 137 518

Pay by phone

Call us on 1300 886 731 (or from outside Australia call +61 7 5667 5995) anytime to pay with MasterCard or Visa.
Payments by credit card will incur a surcharge.
See BPAY® option to avoid surcharge.
Payment Reference Number: use the **Notice Number** over the page.

Paper rates and water notices fee

From 1 January 2026, a charge of $2.50 applies to each rates notice and water notice issued by mail. The fee reflects the costs we incur producing and delivering a paper notice.
Sign up for My Account to receive your notices by email.
Visit **cityofgoldcoast.com.au/myaccount**

Pay online

Visit **cityofgoldcoast.com.au/payments** and follow the links to pay with MasterCard or Visa.
Payments by credit card will incur a surcharge.
See BPAY® option to avoid surcharge.
Payment Reference Number: use the **Notice Number** over the page.

In person at Commonwealth Bank

Pay at any Commonwealth Bank branch with cash, cheque or money order.

Post Billpay in person

Pay at any Australia Post office and present the entire notice when making payment. Payment by cash, cheque or debit card only. Payments will incur a transaction fee.
See BPAY® option to avoid a City transaction fee.

In person at Customer Service Centre

Payment options include:
Debit card – *surcharge free*
MasterCard or Visa – *surcharge applies*

Cash is not accepted.

For locations and opening hours please visit **cityofgoldcoast.com.au/contactus**

How to contact us

cityofgoldcoast.com.au/mywaterbill

07 5667 5995 or **1300 366 659**
Monday to Friday 7am – 6pm
(or from outside Australia call **+61 7 5667 5995**)

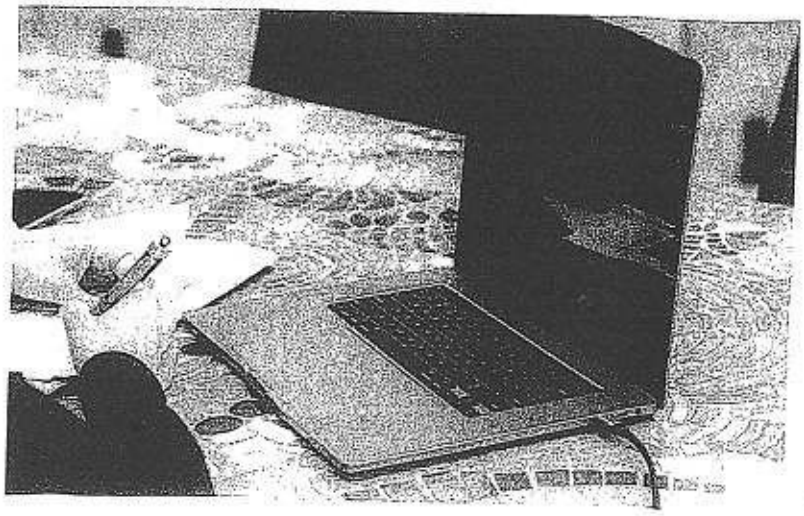
24 hour line to report water breaks and faults **1800 637 000**

City of Gold Coast
PO Box 5042 GOLD COAST MC QLD 9726

Need support with your rates or water bill?

If you are unable to pay your water bill by the due date, there are options available. You may be eligible for a flexible payment plan, this includes multiple or single term plans. If you're experiencing financial hardship, please contact us to discuss the support options available to you.

Learn more at **cityofgoldcoast.com.au/paymentplan**



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CITY OF GOLDCOAST.



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This is not an official City Plan Property Report.

Docusign Envelope ID: 5F7B35AB-9CCA-8F21-81E6-632E590D9678

Map Legend

Zone

- Low density residential
- Low density residential, Calypso Bay precinct
- Low density residential, Large lot precinct
- Medium density residential
- Medium density residential, Calypso Bay precinct
- High density residential
- Centre
- Neighbourhood centre
- Neighbourhood centre, West Burleigh historic township precinct
- Sport and recreation
- Sport and recreation, Bundall equestrian area precinct
- Sport and recreation, Bond University precinct
- Open space
- Conservation
- Low impact industry
- Low impact industry, Future low impact industry precinct
- Medium impact industry
- Medium impact industry, Future medium impact industry precinct
- High impact industry, Future high impact industry precinct
- High impact industry
- Waterfront and marine industry
- Waterfront and marine industry, The Spit marine industry precinct
- Major tourism
- Major tourism, Island resorts precinct
- Major tourism, Sea World precinct
- Major tourism, The Spit northern tourism precinct
- Major tourism, The Spit eastern tourism precinct
- Major tourism, The Spit southern tourism precinct
- Major tourism, Wildlife park precinct
- Community facilities
- Emerging community
- Emerging community, Upper Coomera precinct
- Extractive industry
- Extractive industry, Extractive industry indicative buffer
- Innovation
- Innovation, Bond University precinct
- Innovation, Gold Coast cultural precinct
- Innovation, Gold Coast screen industry precinct
- Limited development (constrained land)
- Mixed use
- Mixed use, Bermuda Point precinct
- Mixed use, Fringe business precinct

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Rural
Rural, Rural landscape and environment precinct
Rural residential
Rural residential, Rural residential landscape and environment precinct
Special purpose
Special purpose, Special development areas precinct
Township
Township, Commercial precinct
Township, Large lot precinct
Unzoned

Conceptual land use boundary

Property boundaries - October 2022

Property adjacent to Pacific Motorway service road

Cadastre

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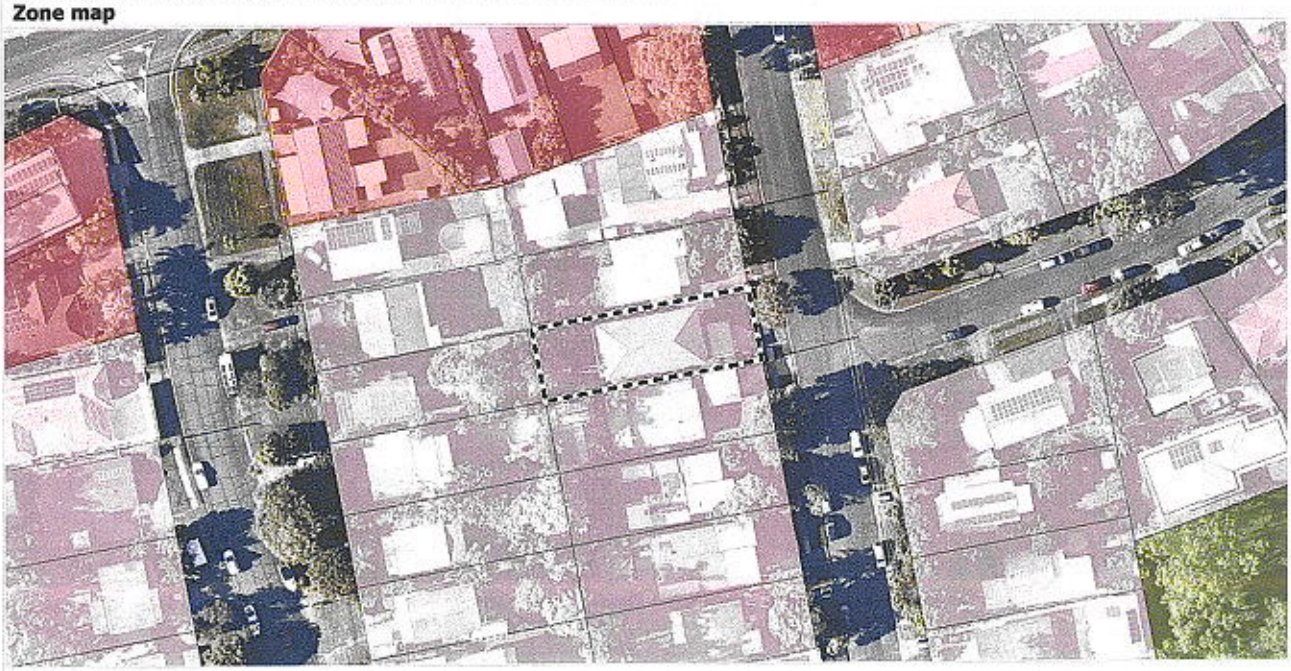
CITY OF GOLDCOAST.

City Plan property report

Planning, Regulation and Service Gold Coast
Planning Enquiries Centre
City Development Branch
PO Box 5042 GOLD COAST MC QLD 9729
P: (07) 5582 8708
E: mail@goldcoast.qld.gov.au
W: cityofgoldcoast.com.au

Property Details	
Property address	8 Moora Street, ASHMORE, 4214
Lot and Plan	3RP93606
Area	539 m^2
City Plan content	

Zone map



Docusign Envelope ID: 5F7B35AB-9CCA-8F21-81E6-632E590D9678

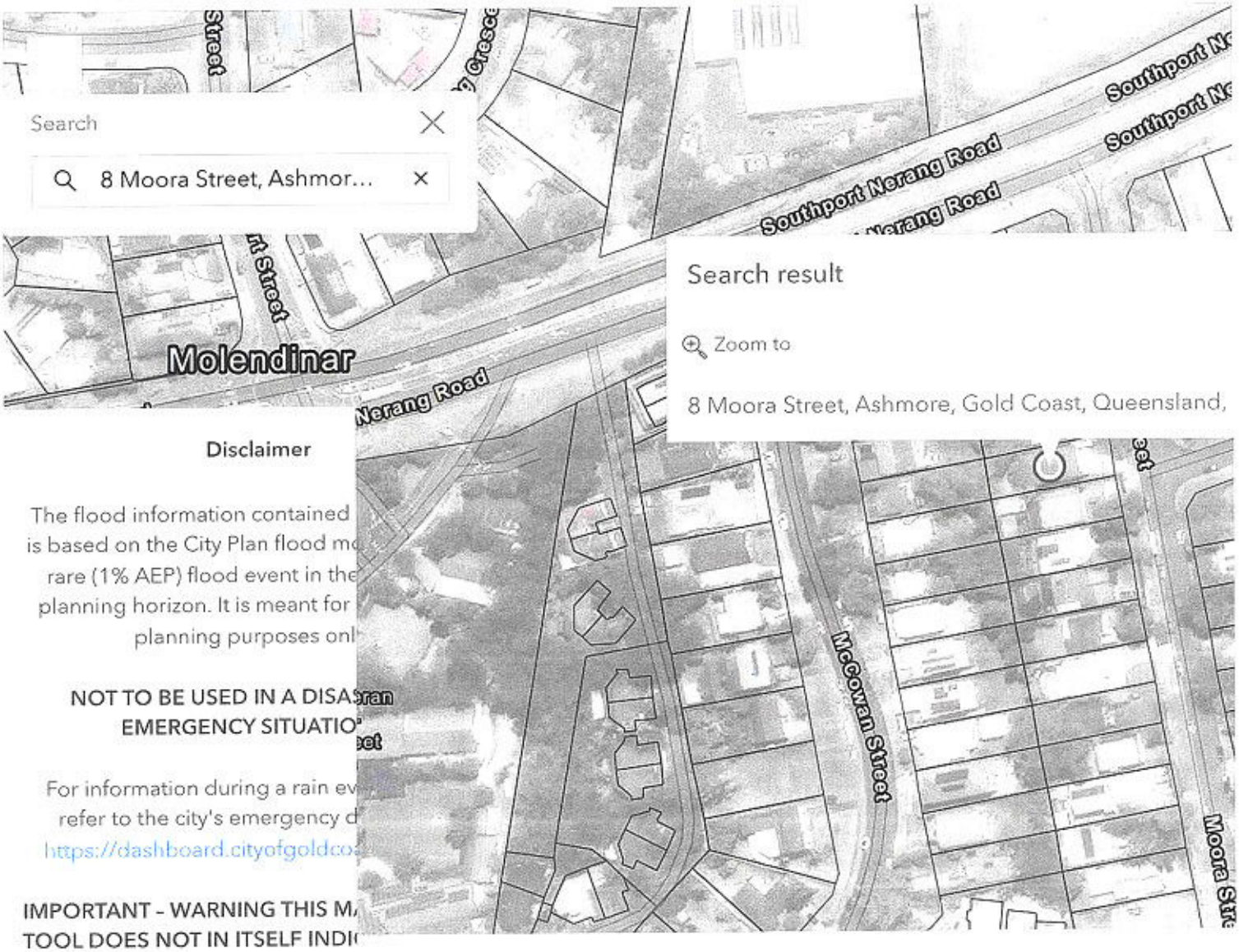
Applicable mapping content	Related City Plan content
Division	
Division 8 (view divisional contact details)	
Zones	
Low density residential zone	Low density residential zone code Tables of assessment: • Material change of use • Reconfiguring a lot • Building work • Operational work
Overlay maps	
Airport environs - Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces: • PANS-OPS contour	Airport environs overlay code Tables of assessment: • Airport environs overlay
Dwelling house • Dwelling house overlay area	Tables of assessment: • Dwelling house overlay
State controlled roads, rail corridor and transport noise corridor: • Transport noise corridors	Regional infrastructure overlay code Tables of assessment: • State controlled roads, rail corridor and transport noise corridors overlay
LGIP	
Local Government Infrastructure Plan: • Priority infrastructure area	Local Government Infrastructure Plan
Local Government Infrastructure Plan: • Priority infrastructure area	Local Government Infrastructure Plan
Local Government Infrastructure Plan: • LGIP projection area	Local Government Infrastructure Plan

Date created	5 Oct 2026	Version	V14 - Current

Docusign Envelope ID: 5F7B35AB-9CCA-8F21-81E6-632E590D9678

CITY OF GOLDCOAST.

Flood planning map



Disclaimer

The flood information contained
is based on the City Plan flood m
rare (1% AEP) flood event in the
planning horizon. It is meant for
planning purposes onl

**NOT TO BE USED IN A DISA
EMERGENCY SITUATIO**

For information during a rain ev
refer to the city's emergency d
https://dashboard.cityofgoldco

**IMPORTANT – WARNING THIS M
TOOL DOES NOT IN ITSELF INDI
WHETHER THE SUBJECT PROPE
HAS NOT BEEN AFFECTED BY FL**

1. A property may be affected by
sources of flooding. This informati
ONLY to regional flooding and NO
runoff or stormwater flooding, whi
may not affect the property selecte

Docusign Envelope ID: 5F7B35AB-9CCA-8F21-81E6-632E590D9678

QUEENSLAND GOVERNMENT

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference: 1052621

Date: 05/10/2026

Search Request reference: 209806943

Applicant details

Applicant: Glenys Owen

glenys@swiftsolicitors.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 3 on Plan RP93606 at 8 Moora St, Ashmore Qld 4214 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 State Assessment and Referral Agency for assessment of the impact 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 and Infrastructure interests under the SARA layers to identify what interests TMR has in your locality. https://sppims-dams.dsdilgp.qld.gov.au/dams/
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://sppims-dams.dsdilgp.qld.gov.au/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.

Docusign Envelope ID: 5F7B35AB-9CCA-8F21-81E6-632E590D9678

LOTSEARCH
Spatial Intelligence | Mapping Risk

Seller Disclosure - Contamination Notices

LOTSEARCH REFERENCE
LS162601_DC

REPORT DATE
05 Oct 2026 16:42:32

CLIENT ID
209806946

COUNCIL
Gold Coast City

This report provides a search of the public register to support the requirement under the ***Property Law Regulation 2024***, of disclosing **contamination and environmental protection notices** under **Part 3 – Land use, planning and environment**, of the **QLD Seller Disclosure Statement.** This report contains records not included in the DETSI contaminted land search (EMR/CLR).

LOT/PLAN
Lot 3, RP93606

1. Notices Under Section 408(2) — No Records Identified

Records of notices under section 408(2) of the Environmental Protection Act 1994.

A search of **Environmental Evaluations** and **Site Investigations** has been undertaken.

Notice No	Notice Type	Location	Date	Status	Documents

No records identified

Show Cause Notices, Notices of Decision under Section 394**, and **Orders under Section 458** are excluded from this search as they are not available on the public register. A separate search of the EMR/CLR will identify sites with **Contaminated Land** or **Site Management Plans under Section 401.

2. Notices Under Section 369C(2) — No Records Identified

Records of notices under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an **Environmental Enforcement Order (EEO)** applies). This includes **Environmental Protection Orders**, **Direction Notices**, and **Clean-Up Notices**.

Notice No	Notice Type	Location	Date	Status	Documents

No records identified

3. Notices Under Section 347(2) — No Records Identified

Records of notices under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a **prescribed Transitional Environmental Program (TEP)** applies).

A search of all TEPs has been undertaken, including those that are not prescribed. Prescribed TEPs are those that do not relate to an environmental authority.

Notice No	Notice Type	Location	Date	Status	Documents

No records identified

THINGS TO KNOW

- **Seller Responsibility**

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement.
It is important to read and carefully consider each notice before determining whether it needs to be disclosed. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

- **Notice Types**

Notices identified under section 369C(2) and 347(2) may also apply to Section 408(2).

INTERESTED IN FURTHER INSIGHTS?

This report has been purpose-built to support the Seller Disclosure Statement requirements. For a more comprehensive due diligence search, we recommend the Lotsearch Contaminated Land Search — which identifies additional contamination records for the site and the surrounding area. Visit lotsearch.com.au

CUSTOMER SUPPORT

support@lotsearch.com.au

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LOTSEARCH
Spatial Intelligence | Mapping Risk

Seller Disclosure - Contamination Notices

Dataset Listing

The results in this report are based upon the following datasets only:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Enforcement Actions	QLD Department of Environment, Tourism, Science and Innovation	30/09/2026	30/09/2026	Weekly

Useful Contacts

Lotsearch Pty Ltd www.lotsearch.com.au support@lotsearch.com.au	**Department of the Environment, Tourism, Science and Innovation (DETSI), Queensland** https://www.detsi.qld.gov.au/ 13 QGOV (13 74 68)	**Gold Coast City** http://www.goldcoast.qld.gov.au/ mail@goldcoast.qld.gov.au 1300 465 326

Click for 'Use of Report - Applicable Terms'

Disclaimer:
The purpose of this report is to provide a search of the public register for the site, to support the requirement of disclosing contamination and environmental protection notices under Part 3 - Land use, planning and environment, of the QLD Seller Disclosrue Statement, as part of the Property Law Regulation 2024. The report may not identify all the notices required by the relevant disclosure requirements. It does not include a search of the DETSI contaminated land search (EMR/CLR). The report does not replace your responsibility to accurately identify and disclose information relevant to the matters outlined in the Seller Disclosure Statement. You should seek legal advise about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

The report does not constitute advice. The report is not a substitute for an on-site inspection or review of other available reports and records. The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice from a suitably qualified professional or legal practitioner before you make any decision based on the information within the report.

You understand that Lotsearch has defined the site by reference to lot and plan information supplied in the order. You accept that Lotsearch may amend some of the information supplied in the order, to identify the relevant site for the report.

Information provided by public authorities is constantly changing. This report is based on data listed in the Dataset Listing table and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.

A link to the detailed terms applicable to the use of this report is available above.

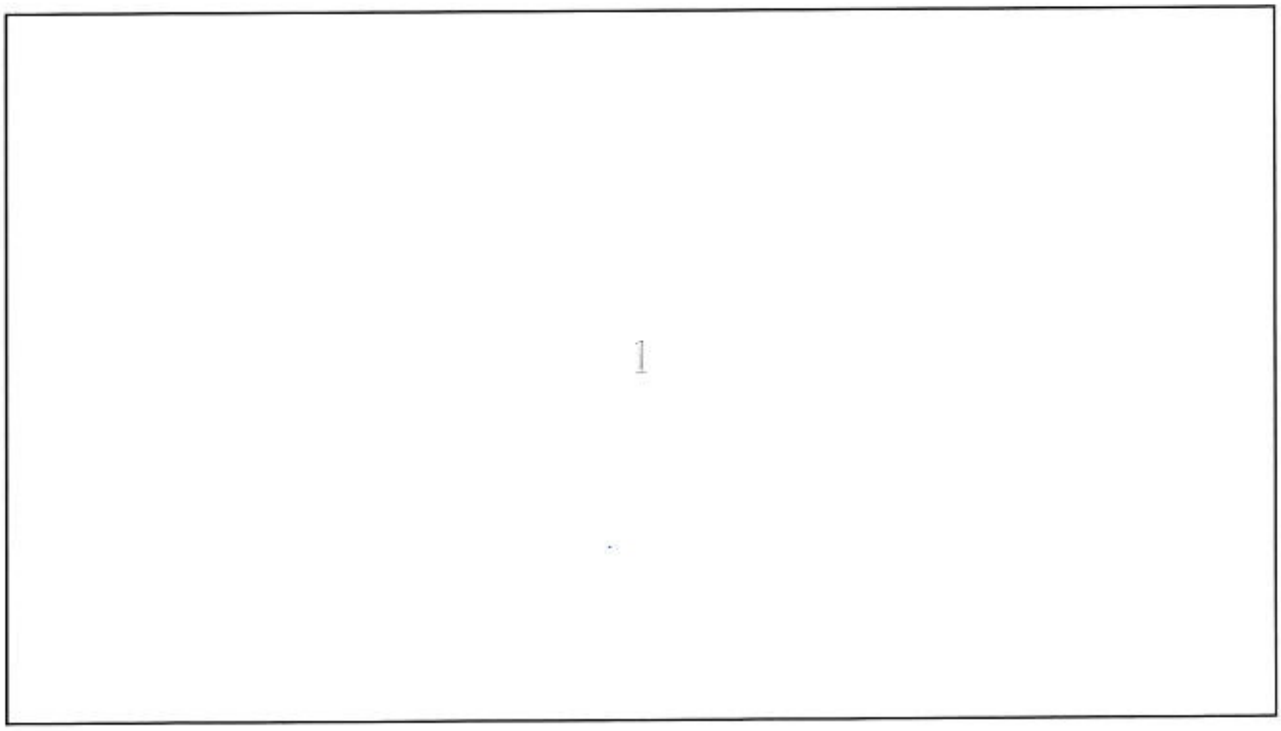
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To:	Swift Solicitors
Phone:	Not Supplied
Fax:	Not Supplied
Email:	info@swiftsolicitors.com.au

Dial before you dig Job #:	54429066
Sequence #	280548052
Issue Date:	07/10/2026
Location:	8 Moora St , Ashmore , QLD , 4214

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

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



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LEGEND

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

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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.

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To:	Swift Solicitors
Phone:	Not Supplied
Fax:	Not Supplied
Email:	info@swiftsolicitors.com.au

Before You Dig Australia Job #:	54429066
Sequence #	280548052
Issue Date:	07/10/2026
Location:	8 Moora St , Ashmore , QLD , 4214

BEFORE YOU DIG www.byda.com.au
Zero Damage - Zero Harm

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by* ***nbn™***

Location of **nbn™** Underground Assets

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We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above.You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Before You Dig Australia Service. For any enquiries related to moving assets or Planning and Design activities, please visit the **nbn** Commercial Works website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

Notes:

1. You are now aware that there are **nbn™** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans,you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn™** Facilities follow straight lines or are installed at uniformed depths

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along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.

4. In carrying out any works in the vicinity of **nbn™** Facilities, you must maintain the following minimum clearances:
   - 300mm when laying assets inline, horizontally or vertically.
   - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
   - 1000mm when operating mechanical excavators.
   - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn™** fibre optic,copper and coaxial cables,and power cable feed to **nbn™** assets).Damage to underground electric cables may result in:
   - Injury from electric shock or severe burns, with the possibility of death.
   - Interruption of the electricity supply to wide areas of the city.
   - Damage to your excavating plant.
   - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn™** Facilities. These precautions may include but not limited to the following:
   - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
   - If any undisclosed underground cables are located, notify **nbn** immediately.
   - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
   - The safety of the public and other workers must be ensured.
   - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn™** Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
8. You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.
9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans(including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans(including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)

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	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,

nbn BYDA

Date: 07/10/2026

This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co.

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TELCO
SEARCHES PTY LTD

t. 1300 557 114
e. info@telcocablesearches.com.au
w. www.telcocablesearches.com.au

7th October 2026

Swift Solicitors
Infotrack
PO Box 4029
Sydney NSW 2001

Our Ref: IT261020
Your Ref: 106945

Dear Sir/ Madam,

RE: 8 Moora Street, Ashmore, QUEENSLAND
Lot 3 RP 93606

In response to your request for property information, searches of the records show the following:

- The property has provision for a communications service.
- Please note the network at this location is above ground entering the property from a pole located outside the property boundary.
- NBN Co is the service provider for this area.
- Communication network cables exist outside the property boundary located in the footpath/road reserve area.
- Care will need to be taken if you/your client undertake any earthworks inside or outside the property boundary.
- Please note that the NBN Co plan supplied has yet to be updated. Please refer to the Telstra plan for placement of network for this area.
- Plans Supplied: YES - Telstra and NBN Co.

General Information

Please note that communication carriers have strict security and privacy policies. This may prevent any additional information regarding the property being released in the course of a search. Plans may or may not be supplied upon request. If supplied, they are intended to assist you/your client in the prevention of damage to an underground telecommunication plant. Telco Cable Searches does not guarantee the accuracy of the information supplied to it by the communication carriers. Please note that if you/your client choose to perform earth works on the property, it is performed at your/your client's own risk.

Telco Cable Searches is not a conveyancer nor does it intend to act as such. Telco Cable Searches is a plan interpretation service which informs you/your client of potential risks within the property boundary. Please note the plans supplied are only valid for a period of 25 days from date of letter.

This report is based on the information supplied from the carriers which is current at time of request. If further information or clarification of the search is required, please contact the referring agency or the conveyancer engaged to request the search.

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Additional Information

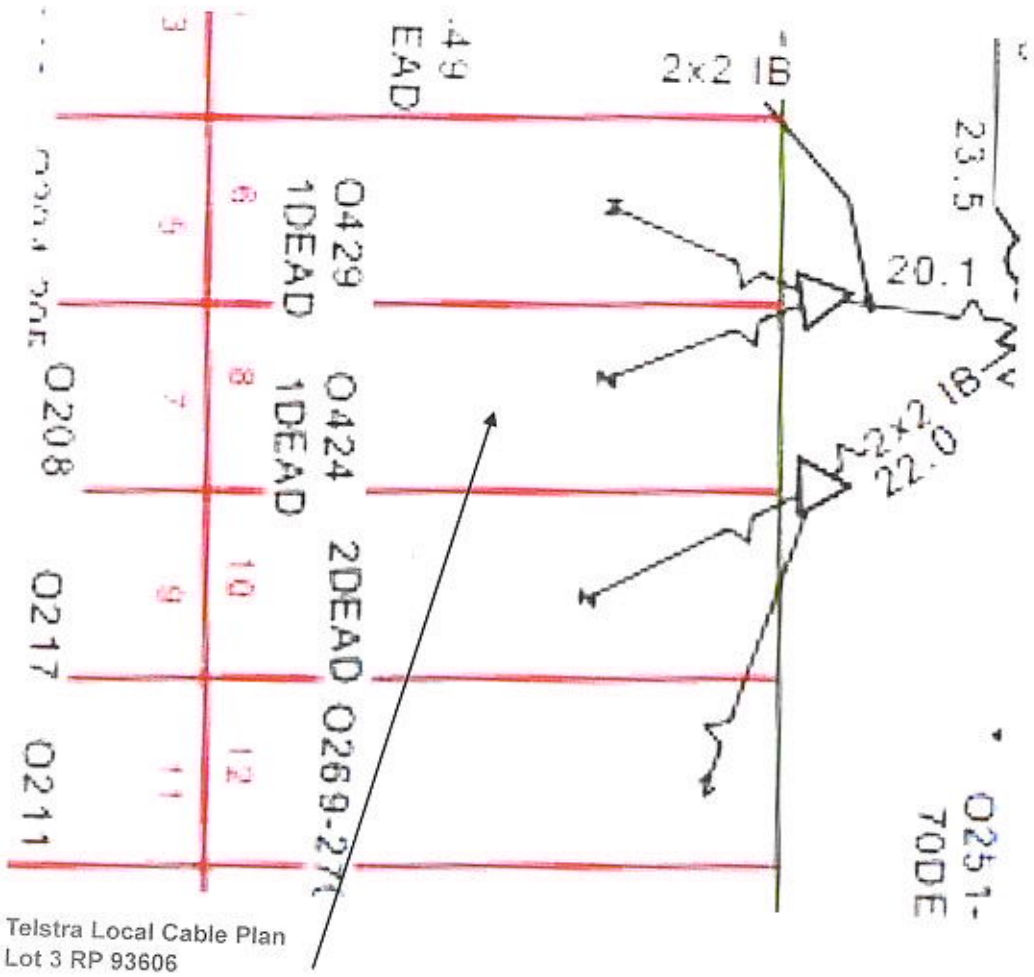
Under Clause 7 of Schedule 3 of the Telecommunications Act 1997, a general telecommunications carrier has rights to enter private property for the maintenance or continued operation of the telephone service.

The carrier will object to any additional structure being erected on the property or over its cables, or any landscaping or earthworks which would: (a) prevent the carrier from performing its functions above or; (b) reduce the security of its cables, making them more prone to damage.

Prior to earthworks being conducted on or in the vicinity of the property, we recommend that you/your client contact Telco Cable Searches for information regarding how to avoid cable damage. In the event that cable damage does occur from earthworks, you/your client will be responsible for the cost of repairs.

Due to the nature of underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all plant from any carrier's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. The carriers do not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. It is your responsibility to locate underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

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Telstra Local Cable Plan
Lot 3 RP 93606

Helping you make an informed decision on your property!

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NBN Co Cable Plan
Lot 3 RP 93606