

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 BARBARA BOSSINGHAM, DAVID HUGH BOSSINGHAM

Property address 36 SUMMER HILL DR, MOOROOBOOL QLD 4870

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

Lot on plan description Lot 160 on RP835637

Community titles scheme Is the property part of a community titles scheme or a BUGTA scheme:
or 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 <i>Land Title Act 1994</i> <input checked="" type="checkbox"/> Yes showing interests registered under that Act for the property.
	A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> Yes

Registered encumbrances	<p>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.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement.</p> <p>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.</p>
	<p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: NA » the amount of rent and bond payable: NA » whether the lease has an option to renew: NA
	<p>Other unregistered agreement in writing (if applicable)</p> <p>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.</p>
	<p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <p>NA</p>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, the details of any statutory encumbrances are as follows:</p> <p>Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.</p>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months.</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>)</p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>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.</p>

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>): 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. The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>				
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> . The following notices are, or have been, given: A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <i>If Yes, a copy of the order or application must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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 enquiries. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.			
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.			

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property. If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. Pool compliance certificate is given. OR Notice of no pool safety certificate is given.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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. <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	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168. 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	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.								
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.								

Part 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:	\$1,966.23
	Date Range: 1/07/2025 - 31/12/2025
OR	
	The property is currently a rates exempt lot.** <input type="checkbox"/>
OR	
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. <input type="checkbox"/>

*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:	<input type="text" value="Insert amount"/>
	Date Range: <input type="text" value="Insert 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:	\$213.75 incl in rates
	Date Range: 1/07/2025 - 31/12/2025

* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. 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.	<input type="checkbox"/> Yes	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <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.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Signatures – SELLER

Signed by:

Barbara Bossingham
CFDFA5087E043656

Signature of seller

Signed by:

David Bossingham
F1786418C56B334E

Signature of seller

Barbara Bossingham

Name of seller

09/01/2026 03:19 pm

Date

David Bossingham

Name of seller

09/01/2026 03:09 pm

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

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 54647025
Search Date: 08/01/2026 13:17

Title Reference: 21481240
Date Created: 13/12/1991

Previous Title: 21437172

REGISTERED OWNER

BARBARA BOSSINGHAM
DAVID HUGH BOSSINGHAM JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 160 REGISTERED PLAN 835637
Local Government: CAIRNS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10592180 (POR 215)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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

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

<p>Council of the City of Cairns certifies that all the requirements of this Council, the Local Government Acts and all By-Laws have been complied with and approves this Plan of Subdivision subject to the registration of Easements E in Lot 2, F in Lot 3, G in Lot 4, H in Lot 5, J in Lot 6, K in Lot 129 and L in Lot 128 in favour of the Council for drainage purposes.</p> <p>Dated this 8th day of November 1991</p> <p><i>[Signature]</i> Mayor or Chairman Town or Shire Clerk a/488</p>		<p>Previous Title CT NI437-172 (P/C) LOT 999 (Pt) ON RP 750077 T570283 m Em'ts E(Lot2); F(3); G(4); H(5); J(6); K(129); L in Lot 128 in favour the Council of THE CITY OF CAIRNS</p>																																																																																																																					
<p>No. 44 We ANTILIA PTY. LTD.</p> <p>(Names in full)</p> <p>* as Proprietor/s of this land. * as Lessee/s of Miner's Homestead agree to this plan and dedicate the new road as shown hereon to public use. ANTILIA PTY. LTD. by its duly constituted Attorney FRANCESCO GASPARIN under Power of Attorney No. T396864C</p> <p>Signature of Proprietor/s Lessee/s <i>[Signature]</i> * Rule out which is inapplicable.</p>																																																																																																																							
<p>This survey has been examined and may be used for land dealings.</p> <p><i>[Signature]</i> Surveyor General Date 3/12/91</p>																																																																																																																							
<table border="1"> <thead> <tr> <th>Lot</th> <th>Vol.</th> <th>Fol.</th> <th>Lot</th> <th>Vol.</th> <th>Fol.</th> <th>Lot</th> <th>Vol.</th> <th>Fol.</th> </tr> </thead> <tbody> <tr><td>1</td><td>NI4371</td><td>721</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td>722</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td>723</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td>724</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td>725</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td>726</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td>727</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td>728</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td>729</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>100</td><td></td><td>740</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>102</td><td></td><td>742</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>103</td><td></td><td>744</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>			Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.	1	NI4371	721							2		722							3		723							4		724							5		725							6		726							7		727							8		728							9		729							100		740							102		742							103		744						
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<p>Fees Payable</p> <table> <tr> <td>Postal fee and postage</td> <td>57</td> <td>Post. Exam. & Ass. E.I. Co.</td> </tr> <tr> <td>New Title</td> <td>226</td> <td>40.00</td> </tr> <tr> <td>Entd. on Deeds</td> <td>12</td> <td>10.00</td> </tr> <tr> <td>Photo Fee</td> <td>81.95</td> <td>Total \$49.00</td> </tr> <tr> <td>Short Fees Paid</td> <td colspan="2">DET. FEE PAID VIDE RECEIPT 104316 (Cairns) C.</td> </tr> </table>			Postal fee and postage	57	Post. Exam. & Ass. E.I. Co.	New Title	226	40.00	Entd. on Deeds	12	10.00	Photo Fee	81.95	Total \$49.00	Short Fees Paid	DET. FEE PAID VIDE RECEIPT 104316 (Cairns) C.																																																																																																							
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<p>File Ref. 164 - CHS Deposited 20/11/91 C.H. Audited 27/11/91 J.R.G. Passed 2/12/91 C.H.S. Survey Records: File/Field Notes Charted / / Original Grant PG 62670 (POR 215) 18 DEC 1991</p>		<p>Particulars entered in Register Book Vol. NI437 Folio 72 at Q.S.L. 11 DEC 1991 <i>[Signature]</i> REGISTRAR OF TITLES NORTHERN TERRITORY</p>																																																																																																																					
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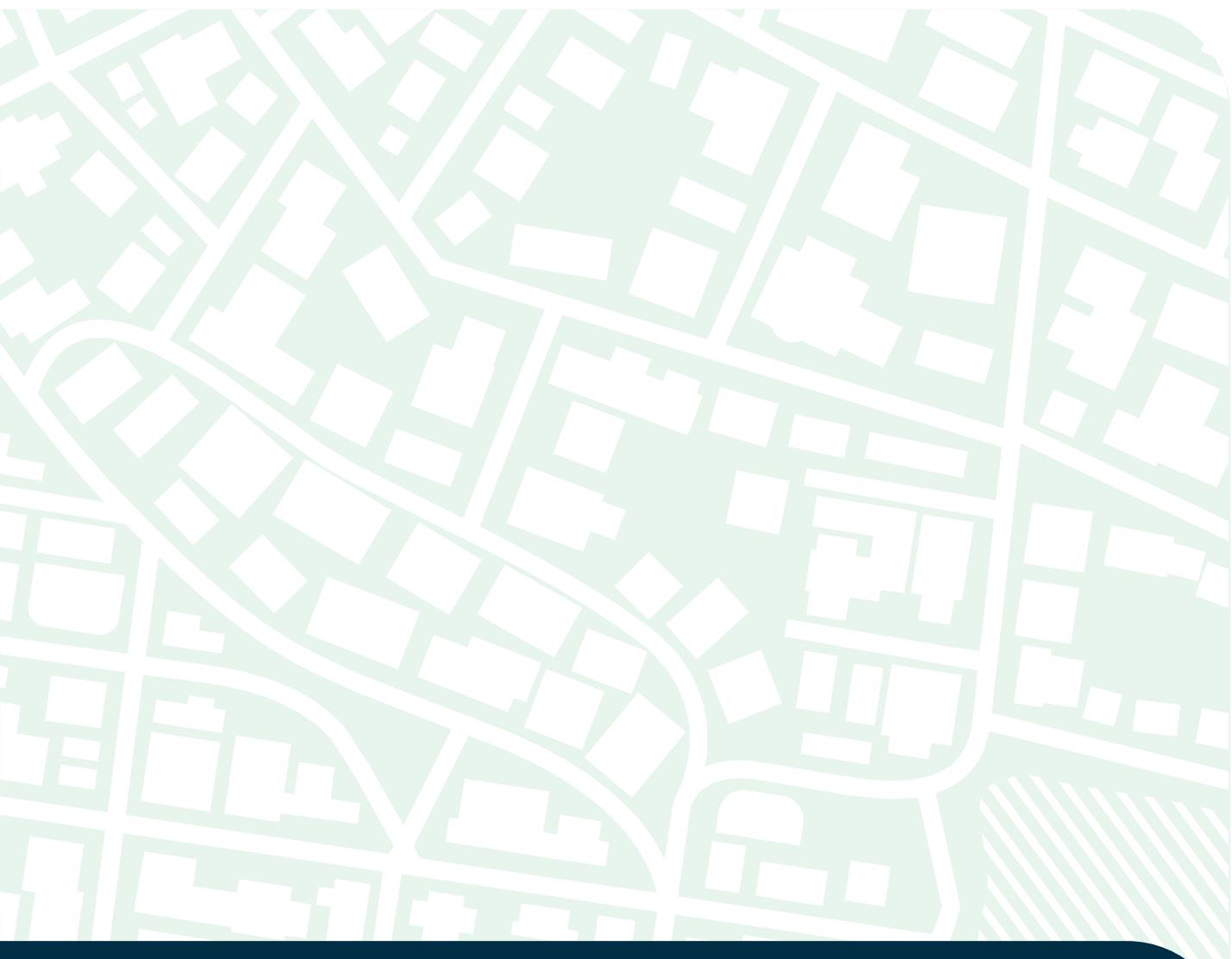
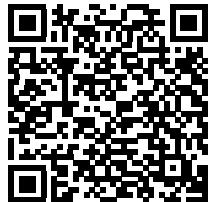
REGISTERED PLAN 835637

Property Fact Pack

develo

36 Summer Hill Drive
Mooroobool QLD 4870

YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

At a glance

This report provides important property information and identifies the common considerations when buying property, building or renovating.



Easements



NO
CONSIDERATIONS
IDENTIFIED



Flood Risk



CONSIDERATIONS
IDENTIFIED



Character



NO
CONSIDERATIONS
IDENTIFIED



Vegetation



NO
CONSIDERATIONS
IDENTIFIED



Bushfire Risk



NO
CONSIDERATIONS
IDENTIFIED



Noise



NO
CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

8th of January, 2026

ADDRESS

36 SUMMER HILL DRIVE

LOT PLAN

160/RP835637

COUNCIL

Cairns

ZONING

- Low Density Residential

UTILITIES

- Power

SCHOOL CATCHMENTS

- Balaclava SS
- Trinity Bay SHS

CLOSEST CITY

Cairns - 5km

Zoning

What zone is my property?



Sources: Cairns Regional Council

THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.

Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

Note: To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

Questions to ask

- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

- Selected Property
- Low Density Residential
- Open Space

Easements

What access rights exist over the property?



Sources: Qldspatial

THINGS TO KNOW

Easements are legal rights allowing a person or government authority to access a specific portion of land for a particular purpose. They are commonly required for the maintenance of utilities including large water and sewer pipes, stormwater drains, and power lines. Easements are also created for shared vehicle access through a property or for maintenance of built to boundary walls.

Easements are recorded on a land title and agreed to by the landowner at the time of subdivision. The easement remains on the title even if the land is sold to someone else. Typically, a landowner cannot build permanent structures within an easement area or obstruct the access of the authorised party.

Before building within or over an easement, you must obtain approval from the easement owner and should speak to a building certifier to understand any specific considerations.

Note: The map identifies only publicly registered easements provided by the relevant authority and is not a definitive source of information. You should order a certificate of title & survey plan from the titles office to be sure. Although rare, private covenants or agreements over the land may exist. If you have specific concerns about land entitlements, please contact a solicitor.

Questions to ask

- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

LEGEND

- Selected Property
- Easements

Flood Risk

Is the property in a potential flood area?



THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties.

The likelihood of a flood is often described using Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above flood levels, or structures designed to allow water to flow beneath raised buildings.

It is important to check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

Note: Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels rendering the mapping invalid. For specific concerns, consult your local authority, local flood check or a qualified professional.

Questions to ask

- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

LEGEND

 Selected Property

State Flood Planning

What State overlays impact development of this property?



Sources: Department Of Resources

THINGS TO KNOW

State Government Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater or coastal inundation. These overlays are prepared by the State, to provide a broad understanding of flood behavior across large areas and are often used to guide regional planning, infrastructure design and land use strategies.

The State may undertake flood studies in certain areas to determine potential impacts across large catchments for a range of purposes. This information is generally broad in nature and should be interpreted with caution when considering flood impacts at an individual property level. The existence of a State flood study over a property does not always indicate flood risk for that property, especially for urban residential properties. If available, **local Council flood models should be referred to for more accurate, site specific assessment in residential areas.**

Relevant State flood models have been included in Develo reports as they provide useful coverage for rural and regional areas, where local government data may not be available. Some State Government flooding data is statutory for developers and, if the development is of a sufficient scale, applications may need to be referred to the relevant authority for assessment.

Note: Flood Planning overlays are based on modelling assumptions and are general in nature. They do not guarantee property immunity from flooding or account for site-specific conditions. Newly subdivided lots may already have addressed flood risks in their design, which may render broad State mapping irrelevant.

Questions to ask

- What restrictions apply when developing in State identified flood areas?
- Does my development need to be referred to the State for assessment?

LEGEND

- Selected Property
- Low Possibility
- Moderate To Low Possibility

Character

Is the property in a character or heritage area?



THINGS TO KNOW

Heritage and character places are generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings should complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings.

If a property is identified in a character area, any new houses or an extension to a house **may** need to be designed to fit in with the existing building character of the area.

Note: It is not only houses or buildings that are protected by heritage values, there may be structures or landscape features on site that are protected by heritage values. It is essential to consult with the local authority, town planner or a building certifier for guidance on heritage places.

Questions to ask

- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



Sources: Cairns Regional Council

THINGS TO KNOW

Properties located in protected vegetation areas may have tree clearing restrictions over the native vegetation or significant vegetation on the property. Your property may have vegetation protection if it:

- is located near a river, creek or a waterway corridor
- is located in a bushland area or rural area with native vegetation
- contains large significant trees even in an urban area
- the trees have heritage values and cultural sentiment

If these features are present, your property may contribute to the preservation of important environmental or cultural values. In these cases, planning controls may apply to help guide how vegetation is managed or how land can be developed.

Note: The map provided identifies areas that may have restrictions on tree clearing of native vegetation or significant. The mapping is based on broad modelling assumptions and does not assess each site individually. Newly subdivided lots may already have considered protected vegetation in the design of the subdivision and removal of vegetation approved by Council. To obtain accurate information about tree clearing and building on a site with protected vegetation considerations, it is recommended to contact your local Council or a local arborist for guidance.

Questions to ask

- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

LEGEND

- Selected Property
- High Landscape Values
- Urban Waterway B

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

Being located in a bushfire risk area does not guarantee a bushfire occurrence but signifies that the property has been identified as having conditions conducive to supporting a bushfire. Factors such as a dry climate, dense surrounding vegetation, and steep landscapes all contribute to the impact and intensity of a bushfire.

If you plan to build or develop in a bushfire area, your construction may need to adhere to specific requirements to ensure resident safety. This could involve proper building siting, creating barriers and buffer zones around your home, and using appropriate building design and materials to minimise the impact of bushfires.

Note: The map provided is based on broad government modelling assumptions and does not assess each site individually or guarantee bushfire immunity.

Newly subdivided lots may have already considered bushfire risk in the design of the subdivision, potentially involving vegetation removal, and gained approval from the Council. You should speak with the Council or a building certifier to identify any relevant safety requirements for your site.

Questions to ask

- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

LEGEND

 Selected Property

Steep Land

Is there significant slope on this property?



Sources: Cairns Regional Council, Department Of Resources

THINGS TO KNOW

Understanding how the land slopes on your property is important to know for building construction, soil and rainwater management purposes. A sloping block is a title of land that has varying elevations. Whether the slope is steep or gradual, knowing the land's topography helps in planning and building structures on site.

A flat block of land is generally easier to construct on but sloping land has other benefits if the building is designed well, such as improved views, drainage and ventilation. Properties with steep slopes pose challenges, particularly regarding soil stability. Retaining walls and other stabilisation measures may be necessary to prevent erosion and ensure the safety of structures.

For an accurate assessment of your property's slopes and suitability for construction, consult a surveyor or structural engineer.

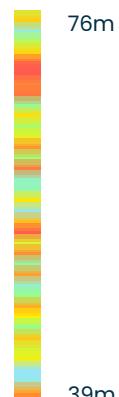
Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

Questions to ask

- Where is the steep land and/or landslide risk located?
- How does this affect what can be built on the property?
- Can the steep land and/or landslide risk be improved?

LEGEND

- Selected Property
- Property Est. Fall: ~4m
- Property High: ~51m
- Property Low: ~47m



Noise

Is the property in a potential noise area?



THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling.

Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

Note: The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

Questions to ask

- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

LEGEND

 Selected Property

Water

Are there any water pipes nearby?



Sources: Cairns Regional Council

THINGS TO KNOW

Water mains carry potable water from water treatment facilities to properties to use for drinking, washing and watering of gardens. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

LEGEND

- Selected Property
- Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Cairns Regional Council

THINGS TO KNOW

Sewer mains carry wastewater away from properties to sewage treatment facilities. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery was captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

LEGEND

- Selected Property
- Pipes
- Sewer Maintenance Structure

Stormwater

Are there stormwater pipes on or near the property?



Sources: Cairns Regional Council

THINGS TO KNOW

Council stormwater pipes collect piped roof water and surface water from a number of properties and direct flows away from buildings. These pipes are owned by Council and feed into large pipes which collect water from the street curb and channel.

You will need government approval to build over or near a large stormwater pipe. It is important to locate these pipes before digging to ensure they are not damaged. Please contact the local authority to access detailed plans that show the size and depth of pipes.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground.

The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

LEGEND

- Selected Property
- Stormwater Pipe Or Culvert

Power

Are there any power lines on or near the property?



Sources: Ergon

THINGS TO KNOW

Power lines (overhead or underground) transmit electricity from power stations through cables to individual properties. It is important to locate these cables before digging or undertaking overhead work near power lines, to ensure they are not damaged or workers injured.

Note: The map provided identifies the general location of large power mains identified by the service authority. The location of cables and power lines in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative cable location is provided as a guide only and not relied upon solely before undertaking work. Please contact the relevant Service Authority to find out further detailed information.

Questions to ask

- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

- Selected Property
- Overhead Power Line (LV)
- Underground Power Cable (HV)
- ... Underground Power Cable (LV)

Boundary

View your property boundaries



LEGEND

□ Selected Property

DISCLAIMER

This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd makes no representations or warranties about the accuracy, currency, completeness, or suitability of the information provided.

Information displayed in this report may be derived from third-party data modelling, automated algorithms, and publicly available or licensed third-party datasets. All data is subject to change without notice and may not reflect recent developments, site-specific conditions, or council-approved amendments. Due to the limitations of digital mapping, imagery distortion, and third-party data dependencies, all spatial data, infrastructure locations, distances, and risk indicators are indicative only.

This report does not constitute legal, financial, planning, or building advice, and must not be relied upon as a substitute for independent professional advice. Readers should conduct their own enquiries and seek qualified advice from a solicitor, town planner, surveyor, certifier, or relevant authority before making decisions or relying on this information.

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By accessing this report, you acknowledge and accept the above terms and assume full responsibility for verifying all information independently prior to undertaking any development, renovation, or transaction.

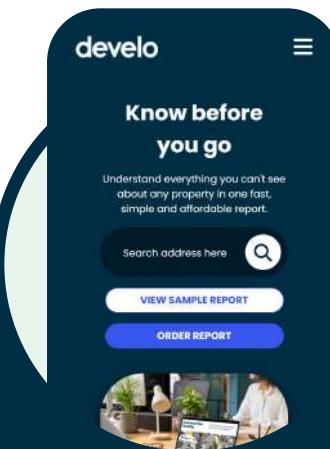
WHO ELSE COULD USE THIS REPORT

- ✓ Your mortgage broker and bank
- ✓ Your building and pest inspector
- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

YOUR DIGITAL COPY



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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: 51101318 EMR Site Id: 08 January 2026

Cheque Number:

Client Reference:

This response relates to a search request received for the site:

Lot: 160 Plan: RP835637
36 SUMMER HILL DR
MOOROOBOOL

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 980810

Date: 08/01/2026

Search Request reference: 183035655

Applicant details

Applicant: SearchX Ltd
orders@search-x.com.au

Buyer: SearchX Pty Ltd

Search response:

Your request for a property search on Lot 160 on Plan RP835637 at 36 Summer Hill Dr, Mooroobool Qld 4870 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>>

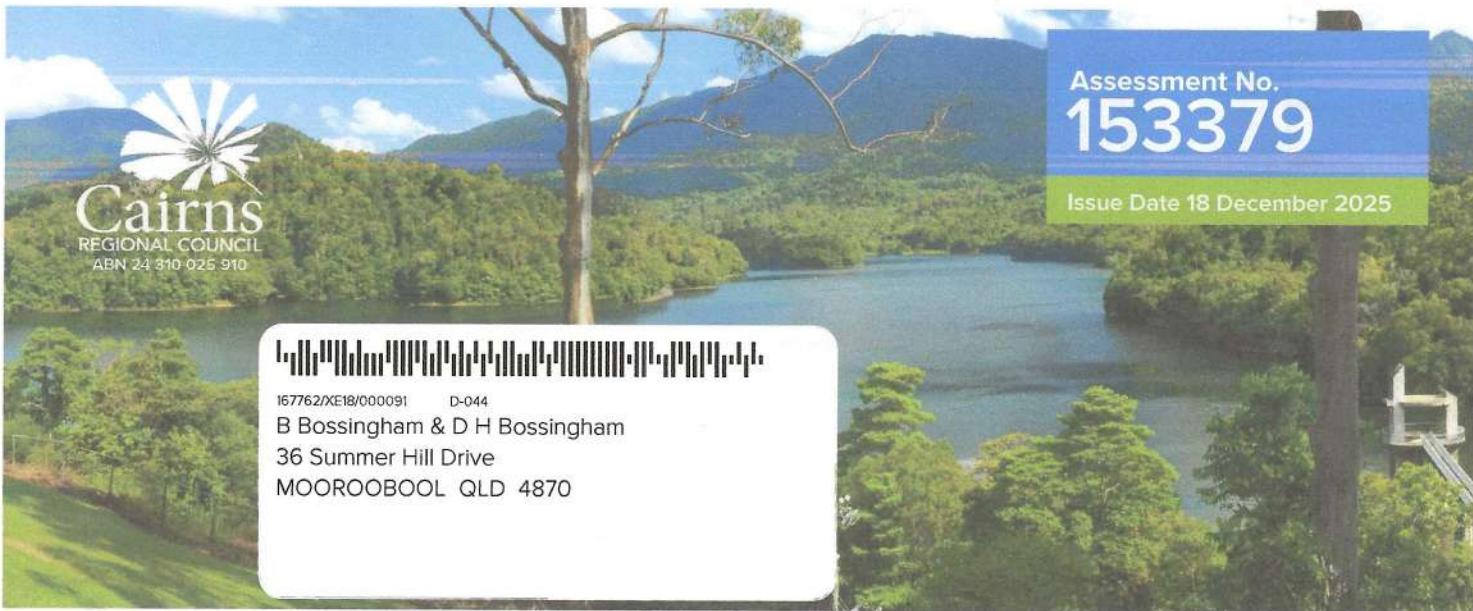
Disclaimer:

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.



167762/XE18/000091 D-044

B Bossingham & D H Bossingham
36 Summer Hill Drive
MOOROOBOOL QLD 4870

Your Water Usage **Account is Due 20 January 2026**

Total Amount Due

NO PAYMENT DUE

Property Location: 36 Summer Hill Drive MOOROOBOOL QLD 4870

Property Description: LOT 160 RP 835637 Fhold-Dwg

Summary of Water Usage Charges

Meter No.	Previous Reading	Current Reading	ADC*	Usage	Rate	Usage Charge
14CW04998	14/08/25	1180 04/12/25	1226 0.411	46	1.87	\$86.02

*ADC = Average Daily Consumption (kilolitres)

Total Usage	46
Total Billable Usage	46
Balance Brought Forward	\$ Cr -219.26
Total new transactions	\$ 86.02
Total Account Balance	\$ Cr -133.24

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Scan the QR code to get started or visit: pay.cairns.qld.gov.au



Pay In Person At Any Post Office



Biller Code: 0430
Assessment No: 153379

Pay in-store at Australia Post, online at auspost.com.au/postbillpay or by phone 13 18 16



*430 153379

See over the page for more payment options.

167762/XE18/000091



Scan to Pay

Pay in full or choose smaller instalments that suit your budget



New

- Helpful reminders
- Card or bank payments
- See your balance



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Powered By Payble

Water Payment Slip

NAME
B Bossingham & D H Bossingham

PROPERTY
36 Summer Hill Drive MOOROOBOOL
QLD 4870

Assessment No. 153379

Due Date Total 20/01/2026

Amount Due NO PAYMENT DUE



Cairns
REGIONAL COUNCIL
ABN 24 310 025 910

Assessment No.
153379

Half Yearly Rates
Issue Date 17 July 2025



166218/XE/001171

D-044

B Bossingham & D H Bossingham
36 Summer Hill Drive
MOOROOBOOL QLD 4870

Your Rates Account is Due 20 August 2025

Total Amount
Due

\$ 104.73

Summary of Rates and Charges

For period 01/07/2025 to 31/12/2025

Property Location: 36 Summer Hill Drive MOOROOBOOL QLD 4870

Property Description: LOT 160 RP 835637

Improvements: Fhold-Dwg
751.00000 SQUARE METRES

Land Use Code
0200

General Residential A	Land Val.	350,000.00	\$	893.38
Water Access Charge/s-Residential		1.00	\$	213.75
Sewerage Charge/s-Residential		1.00	\$	495.80
Cleansing Charge/s		1.00	\$	237.50
State Emergency Management Levy 2 A		1.00	\$	125.80

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Biller Code: 0212
Assessment No: 153379

Pay in-store at Australia Post, online at auspost.com.au/postbillpay or by phone 13 18 16



*212 153379

See over the page for more payment options.

SEE OVER THE PAGE FOR INFORMATION ON THE STATE WASTE LEVY

1/2

Balance Brought Forward	\$	Cr -1,861.50
Total new transactions	\$	1,966.23
Total Account Balance	\$	104.73

166218/XE/001171



Scan to Pay

Pay in full or choose
smaller instalments
that suit your budget



New

- Helpful reminders
- Card or bank payments
- See your balance



Scan or visit pay.cairns.qld.gov.au

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Rates Payment Slip

NAME
B Bossingham & D H Bossingham

PROPERTY
36 Summer Hill Drive MOOROOBOOL QLD 4870

Assessment No. 153379

Due Date 20/08/2025

Total Amount Due \$ 104.73

FORM 36 - NOTICE OF NO POOL SAFETY CERTIFICATE

EFFECTIVE OCTOBER 2022

Important information

1. Pool owners, including bodies corporate, are responsible for ensuring the barrier complies with the pool safety standard at all times, even after giving or receiving this Form 36.
2. Pool owners may be committing an offence by failing to comply with their pool safety obligations and penalties of up to 165 penalty units may be applied.
3. The owner must complete this form if a pool safety certificate is not in effect when:
 - selling a premises with a regulated pool; or
 - entering into an accommodation agreement (e.g. written, oral or implied agreement for provision of accommodation) for premises associated with a shared pool.
4. It is recommended the seller maintain a record of giving this form to the required parties.

For the seller:

When selling without a pool safety certificate, you need to fill out this Form 36. A Form 36 is completed as part of the contract of sale.

Before settlement you must give a copy to:

- the buyer; and
- the QBCC; and
- body corporate (if you are selling a home, unit or townhouse, where there is a shared pool).

For the buyer:

If you buy a property without a pool safety certificate you must get one within 90 days of settlement. The seller must have given you a Form 36 – notice of no pool safety certificate, before entering into a contract of sale.

For the lessor - non shared (private) pool:

You must get a pool safety certificate before a lease is signed for a house or townhouse with its own non-shared pool.

For the body corporate - shared pool:

The body corporate must also ensure a pool safety certificate is in effect within 90 days of settlement OR the date an accommodation agreement is entered into. A pool safety certificate must be displayed at the main entrance to the premises or at any gate or door giving access to the pool.

GOVERNING LEGISLATION

Applicable under Sections 246ATF and 246ATI of the *Building Act 1975*.

PRIVACY NOTICE

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*.

This information may be stored by the QBCC and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*.

Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RIGHT TO INFORMATION (RTI)

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

COMPLETING THIS FORM

- Use BLACK pen only
- Print clearly in BLOCK LETTERS
- DO NOT use correction fluid – cross out and initial amendments

RETURN YOUR COMPLETED FORM BY

Post: GPO Box 5099 Brisbane QLD 4001.

In person: QBCC service centres are listed on our website qbcc.qld.gov.au.

Email: poolsafety@qbcc.qld.gov.au.

1. DETAILS OF PROPERTY OWNER

Title	Mr	Mrs	Miss	Ms	Other
-------	----	-----	------	----	-------

Surname	B	o	s	s	i	n	g	h	a	m									
---------	---	---	---	---	---	---	---	---	---	---	--	--	--	--	--	--	--	--	--

First Name	D	a	v	i	d													
------------	---	---	---	---	---	--	--	--	--	--	--	--	--	--	--	--	--	--

Postal Address	3	6	S	U	M	M	E	R	H	I	L	L	D	R			
----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	--	--	--

M	O	O	R	O	O	B	O	O	L								
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State	Q	L	D	Postcode	4	8	7	0
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Mobile		Home	Phone														
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Email																	
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2. LOCATION OF THE SWIMMING POOL

Street address	3	6	S	U	M	M	E	R	H	I	L	L	D	R			
----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	--	--	--

State	Q	L	D	Postcode	4	8	7	0
-------	---	---	---	----------	---	---	---	---

Lot/s on plan	Lot 160 on Plan RP835637
---------------	--------------------------

Local Government Area	
-----------------------	--

3. SHARED OR NON-SHARED POOL

 Shared pool


Non-shared pool

 OFFICE
USE
ONLY

CRN:

Licence no:

Container:

Receipt no:

Receipt amount:

Assignee:

Received by:

4. DETAILS OF PROPERTY PURCHASER

Title	Mr	Mrs	Miss	Ms	Other			
Surname								
First Name								
Postal Address								
					State		Postcode	
Mobile					Home Phone			
Email								

5. PROPOSED DATE OF SETTLEMENT OR ACCOMMODATION AGREEMENT
 Sale Lease

Date can be amended and initialed by the owner if the settlement or accommodation agreement date changes after this form is completed.

Date

D	D
---	---

 /

M	M
---	---

 /

Y	Y	Y	Y
---	---	---	---

6. PROPERTY OWNER'S DECLARATION

I declare that the information provided in this form is true and correct to the best of my knowledge; there is no pool safety certificate in effect for the pool; and I will give this form to the required parties in accordance with the *Building Act 1975*.

Name of Owner

D	a	v	i	d	B	o	s	s	i	n	g	h	a	m

Signature of Owner

David Bossingham

D D M M Y Y Y Y

Date

8	
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 /

1	
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 /

2	0	2	6
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FORM 36 IS NOT PROPERLY COMPLETED UNLESS ALL RELEVANT DETAILS ARE PROVIDED.
It is recommended the seller maintain a record of giving this form to the required parties.



The owner or authorised person acting on behalf of the owner must submit completed form to:

Email - poolsafety@qbcc.qld.gov.au

Post - **GPO Box 5099, Brisbane, QLD. 4001**

In person - QBCC service centres are listed on our website qbcc.qld.gov.au.

Look up and Live - 52060206



Network Device	Poles	Network TR	Network LV	Network SWER
Pillar	●	—	—	Overhead
Substation	□	—	—	Overhead
		—	—	Underground
		—	—	Underground
		•	•	Submarine
		•	•	Submarine

Network HV

Overhead
Underground
Submarine

Network Other

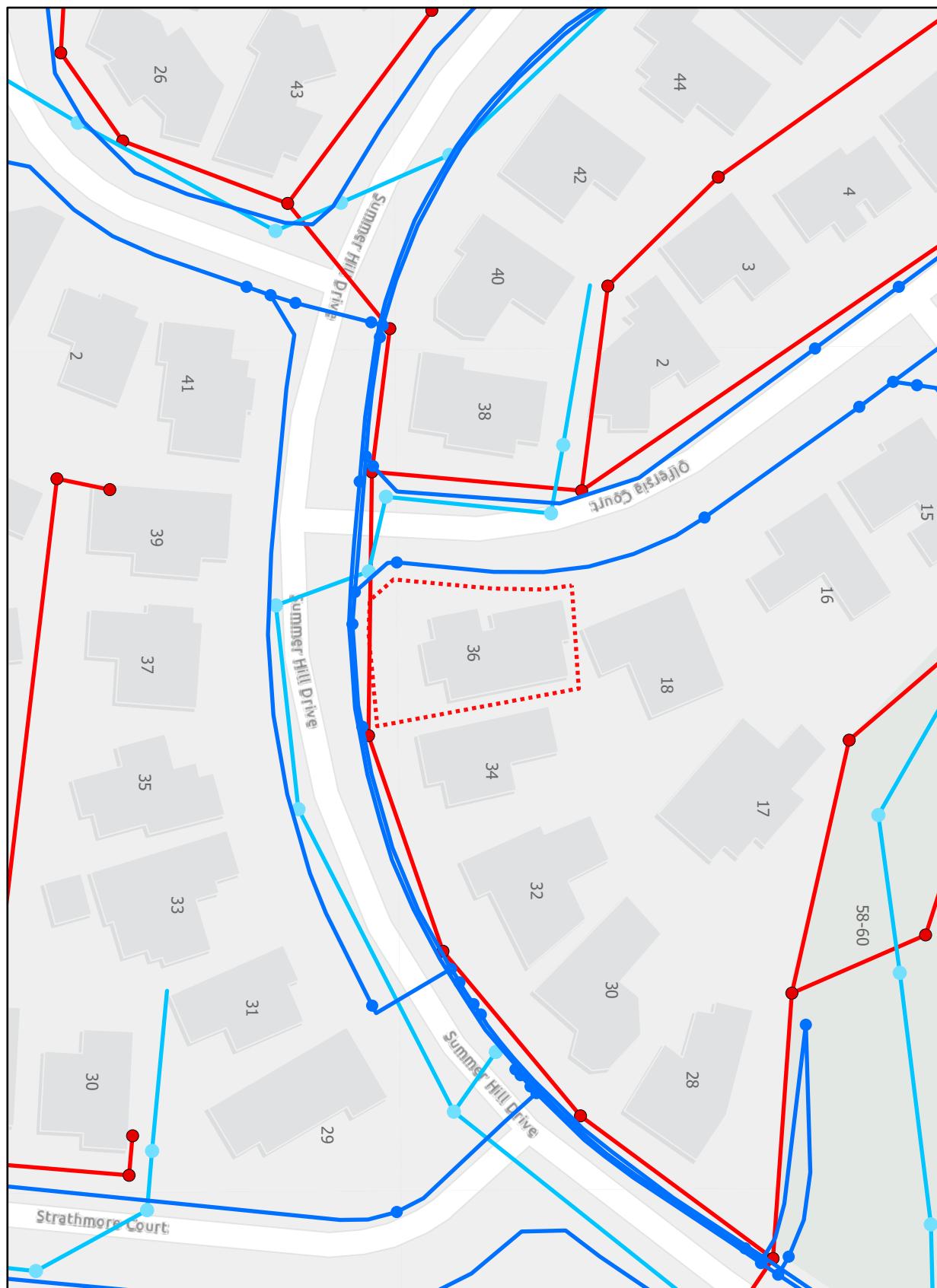
LUAL_Exclusion_Zone_Feature_Public
LUAL_NoData_Public

LUAL_Exclusion_Zone_Feature_Public

LUAL_NoData_Public

LUAL_Exclusion_Zone_Feature_Public

LUAL_NoData_Public



Legend

- BYDA Enquiry
- Water
- Water Nodes
- Water Pipes
- Drainage
- Drainage Nodes
- Drainage Lines
- Sewer
- Sewer Node
- Drainage Gravity Pipe

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Disclaimer: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, Cairns Regional Council shall not have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

In an emergency contact Cairns Regional Council on 1300 69 22 47
08/01/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate

Sequence: 266380522
Date: 08/01/2026
Scale: 1:500
Title No: 1

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Pt
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <3kV)
- HV Cable (3kV and over)
- Pt Boundary
- Planned Work Area

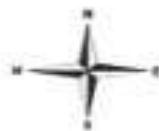
AS5488 Category "D" Plan



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

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan in response, neither Ergon Energy Network nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expenses arising from the use of this plan, response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

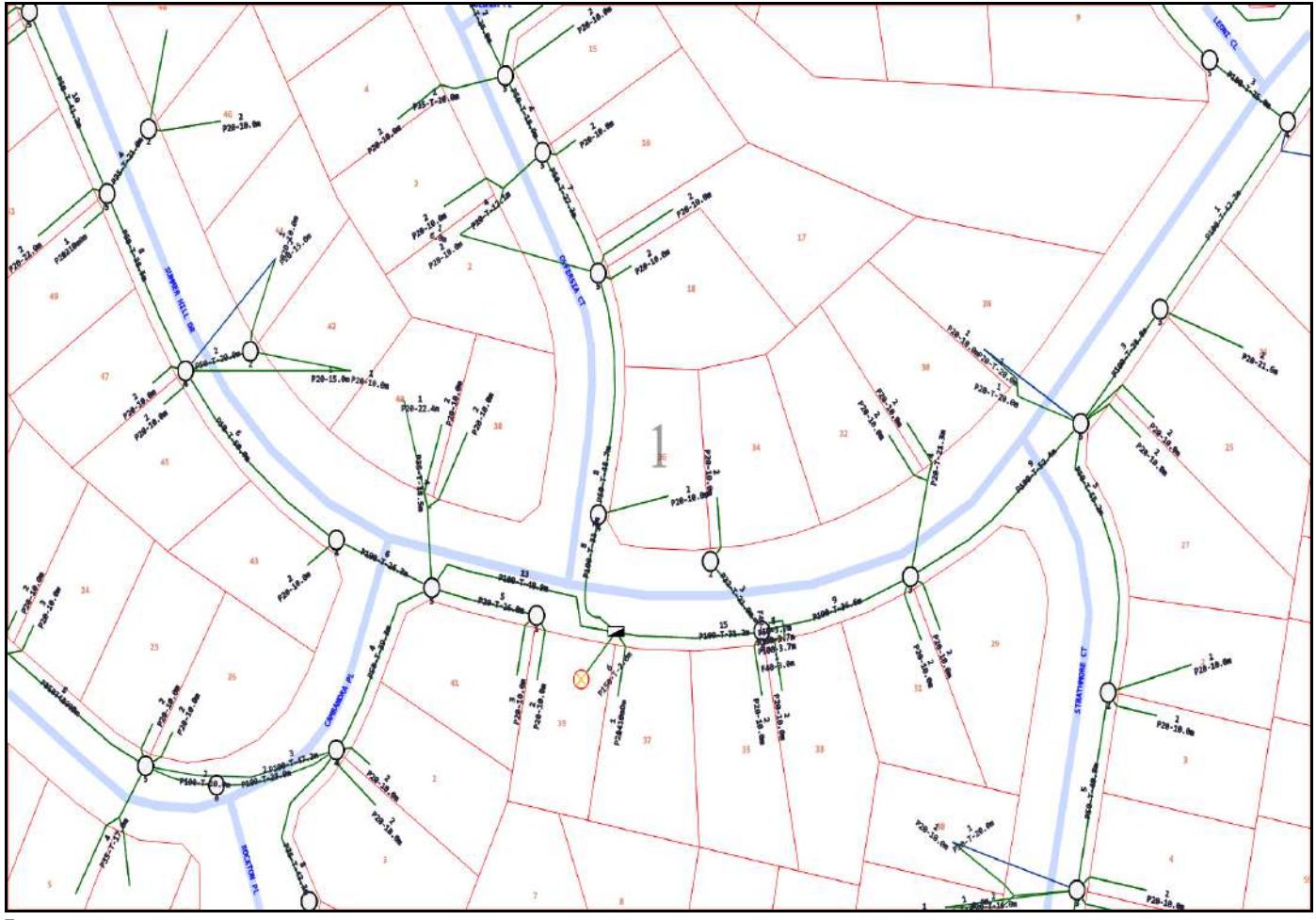




LEGEND



	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
	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 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	



Emergency Contacts

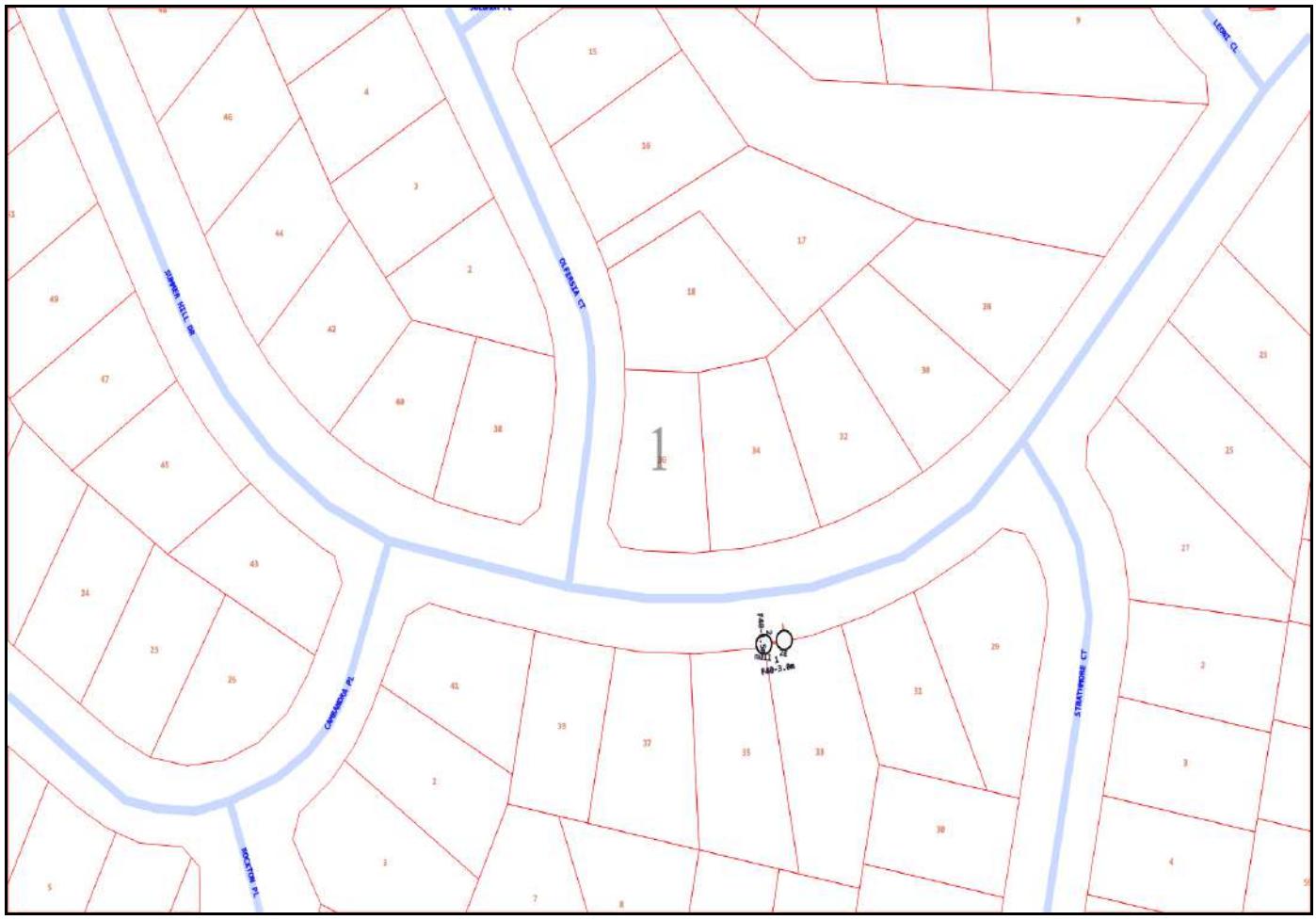
You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



LEGEND

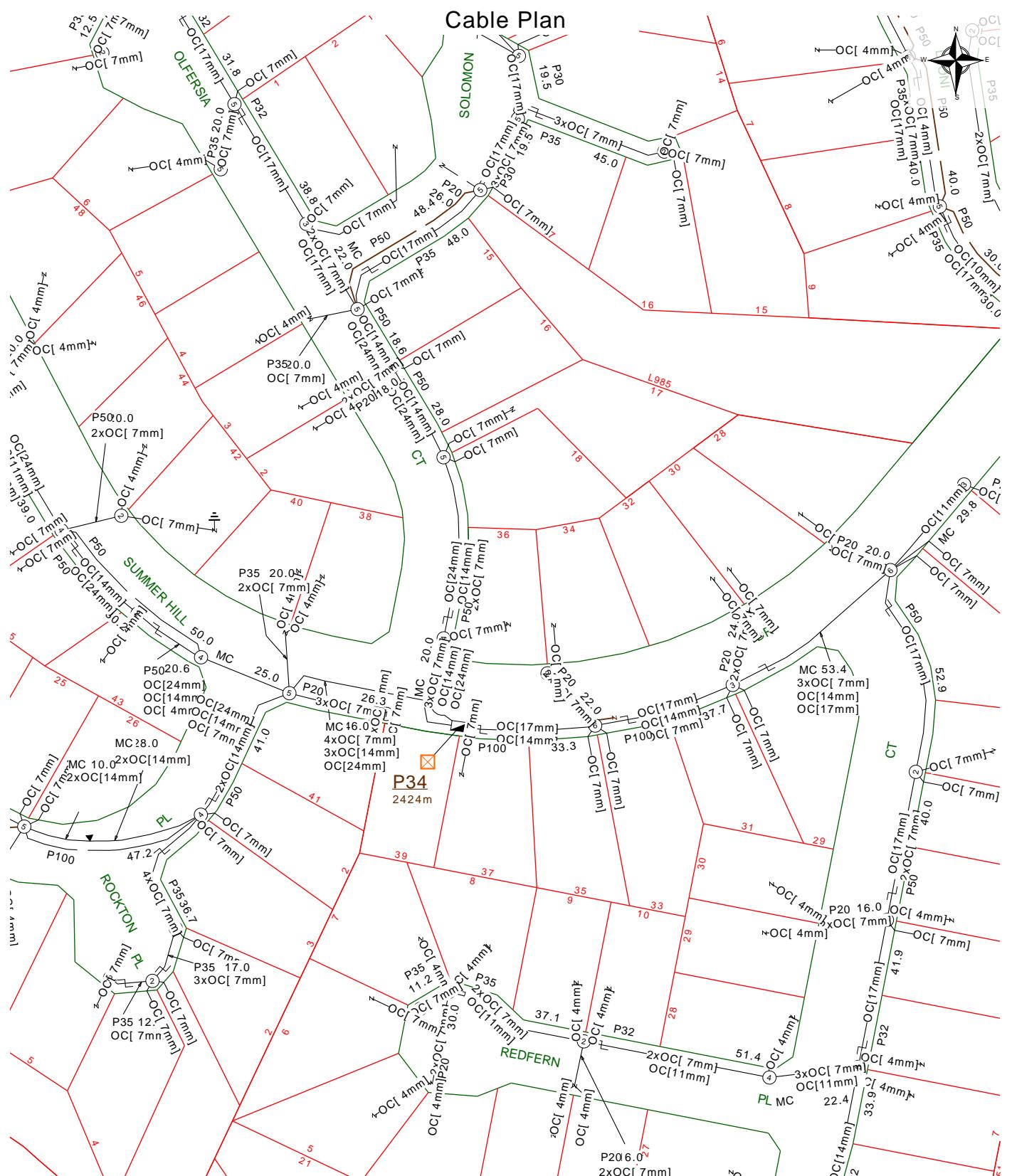


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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



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.



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

Sequence Number: 266380523

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 08/01/2026 14:31:40

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.

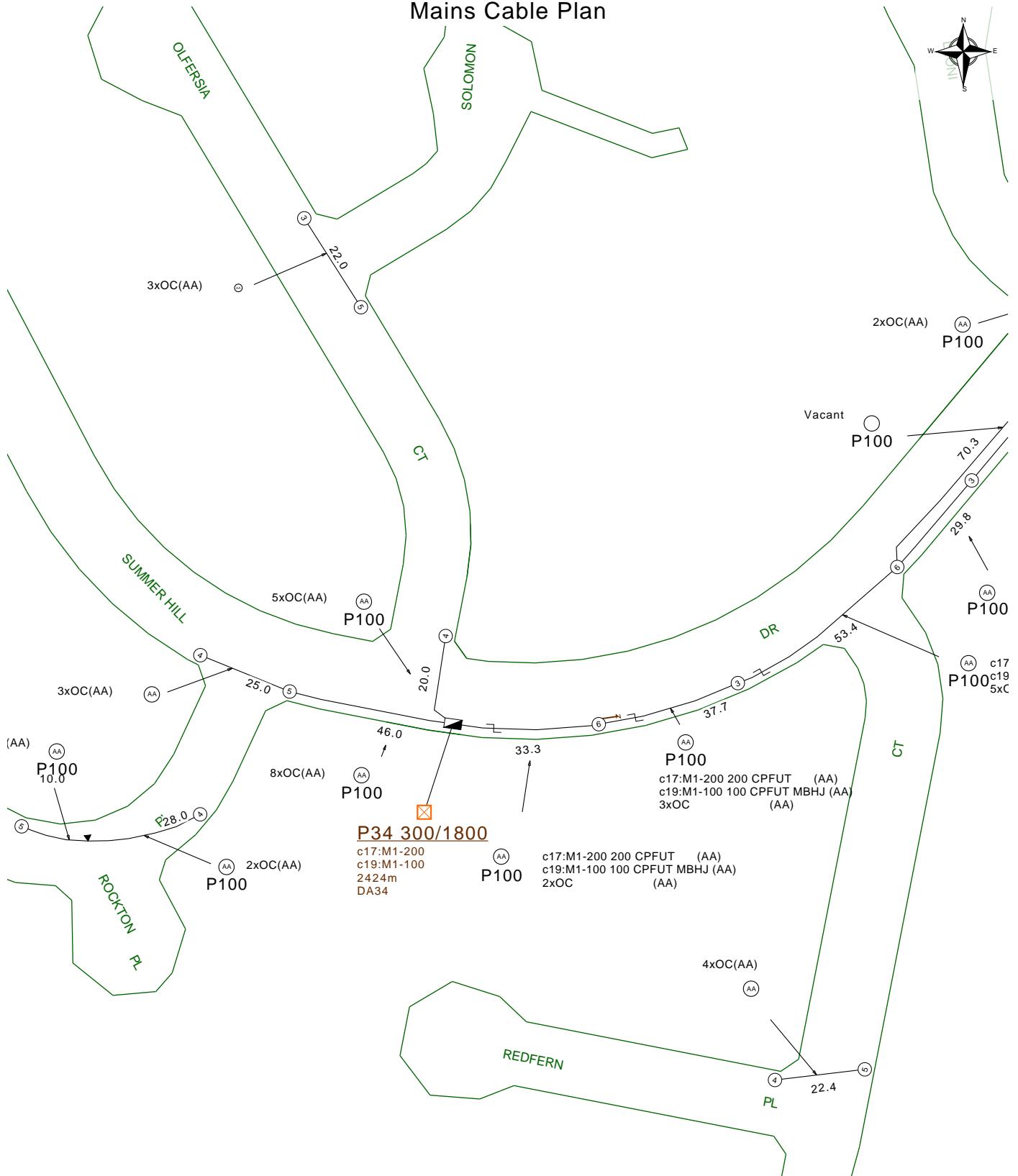
As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.

Refer to AS 3466 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

Mains Cable Plan



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 08/01/2026 14:31:41

Sequence Number: 266380523

Please read Duty of Care prior to any excavating

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

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically crossing it.

Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra assets are generally held below the ground surface and are not easily visible or accessible.

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.

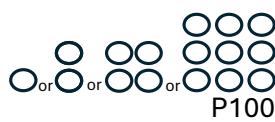
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps, Telstra Duty of Care that was provided in the email response.

LEGEND



	Leadin terminates at a Customer Address		Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240V electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)

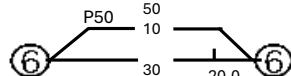


Multiple Square Conduit configurations 2,4,6 respectively
(attached text denotes conduit type and size)

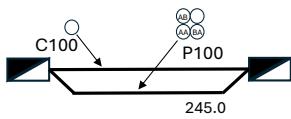
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware
Conduit sizes nominally range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

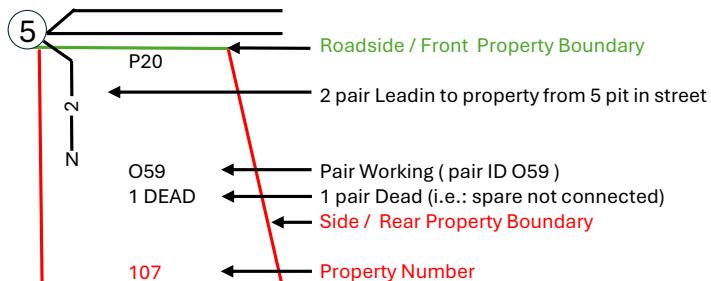
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits, approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



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



The 5 Ps of Safe Excavation

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

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

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

Pothole

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

Protect

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

Proceed

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

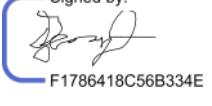


Certificate of completion

Generated by Annature

Envelope Id	7a95baaa8cc64b9798ce941b62468b12	Sender	SearchX Legal
Envelope name	Seller disclosure report for 36 SUMMER HILL DR, MOOROOBOOL QLD 4870	Business	SearchX
Sent	08 Jan 2026, 02:31:46 pm (GMT+10:00)	Email	support@search-x.com.au
Completed	09 Jan 2026, 03:19:27 pm (GMT+10:00)	Number	
Number of documents	11 (Eleven)	Address	GPO Box 2199, Brisbane QLD 4001
Number of pages	46 (Forty-six)	Website	www.search-x.com.au
Number of recipients	2 (Two)		

Recipient Id	6f35371a33bd417181ff7111bf8b9bc6	Sent	08 Jan 2026, 02:31:46 pm (GMT+10:00)
Recipient name	Barbara Bossingham	Viewed	09 Jan 2026, 03:17:32 pm (GMT+10:00)
Email address	bbossing1@gmail.com	Signed	09 Jan 2026, 03:19:21 pm (GMT+10:00)
Authenticated by	Email	Completed	09 Jan 2026, 03:19:26 pm (GMT+10:00)
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Recipient Id	89cf4d0a783b4e14884ef15bf8b144d6	Sent	08 Jan 2026, 02:31:46 pm (GMT+10:00)
Recipient name	David Bossingham	Viewed	09 Jan 2026, 03:07:09 pm (GMT+10:00)
Email address	gladboss92@gmail.com	Signed	09 Jan 2026, 03:09:21 pm (GMT+10:00)
Authenticated by	Email	Completed	09 Jan 2026, 03:09:27 pm (GMT+10:00)
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Audit log

08 Jan 2026, 02:31:02 pm The envelope has been created by SearchX.

08 Jan 2026, 02:31:08 pm The envelope has been sent by SearchX.

08 Jan 2026, 02:31:49 pm Barbara Bossingham (bbossing1@gmail.com) has been emailed a copy of the envelope to complete.

08 Jan 2026, 02:31:50 pm David Bossingham (gladboss92@gmail.com) has been emailed a copy of the envelope to complete.

08 Jan 2026, 03:00:01 pm David Bossingham (gladboss92@gmail.com) has opened and viewed the envelope.

08 Jan 2026, 03:00:29 pm David Bossingham (gladboss92@gmail.com) has opened and viewed the envelope.

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09 Jan 2026, 09:54:01 am David Bossingham (gladboss92@gmail.com) has opened and viewed the envelope.

09 Jan 2026, 02:34:37 pm Barbara Bossingham (bbossing1@gmail.com) has opened and viewed the envelope.

09 Jan 2026, 02:40:05 pm Barbara Bossingham (bbossing1@gmail.com) has opened and viewed the envelope.

09 Jan 2026, 03:07:09 pm David Bossingham (gladboss92@gmail.com) has opened and viewed the envelope.

09 Jan 2026, 03:09:21 pm David Bossingham (gladboss92@gmail.com) has completed the envelope.

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09 Jan 2026, 03:19:21 pm Barbara Bossingham (bbossing1@gmail.com) has completed the envelope.

09 Jan 2026, 03:19:27 pm The envelope has been viewed and completed by all recipients.

Statutory Encumbrances Overview

Property: 36 SUMMER HILL DR, MOOROOBOOL QLD 4870

This report details statutory encumbrances that directly impact the property.

1. Cairns Regional Council

A sewer gravity pipe traverses a portion of the property, as indicated in the statutory mapping. This infrastructure represents an encumbrance affecting the land within the property boundaries.

2. Ergon QLD

Electrical infrastructure, specifically pillars connected to low voltage cables, is located within the property. These assets constitute an encumbrance to the land in the areas they occupy.

3. NBN Co QLD

Telecommunications assets are situated within the property, as indicated in the statutory maps. These assets create a statutory encumbrance affecting the land within the property boundaries.

4. Telstra QLD Regional

Telecommunications infrastructure is present within the property, as shown in the statutory mapping. The location of these assets constitutes an encumbrance on the property.