



# Seller disclosure statement

Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

**WARNING TO BUYER** – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

**WARNING** – You must be given this statement before you sign the contract for the sale of the property.

**This statement does not include information about:**

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- » the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

## Part 1 – Seller and property details

Seller **Thomas Samuel Radford, Tracey-Anne Radford, Carissa Brenda Radford**

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

**29 PASCOE ROAD, ORMEAU QLD 4208**

Lot on plan description

**413/RP231134**

Community titles scheme  
or BUGTA scheme:

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

**Yes**

**No**

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

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

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

**Title details**

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

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

**Yes**

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

**Yes**

<b>Registered encumbrances</b>	<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>
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after <b>settlement</b>.</p> <p><b>Note</b>—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 <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></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"> <li>» the start and end day of the term of the lease: <input style="width: 100%;" type="text"/></li> <li>» the amount of rent and bond payable: <input style="width: 100%;" type="text"/></li> <li>» whether the lease has an option to renew: <input style="width: 100%;" type="text"/></li> </ul> <p><b>Other unregistered agreement in writing (if applicable)</b></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. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></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> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>&gt; Look Up &amp; Live, City Of Gold Coast, NBN Co Qld and Telstra QLD South East assets affect the property as evidenced in the attached BYDA maps.</p> </div>
<b>Residential tenancy or rooming accommodation agreement</b>	<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. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, 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>) <input style="width: 100%;" type="text"/></p> <p><b>Note</b>—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.

<b>Zoning</b>	The zoning of the property is ( <i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i> ): <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Rural Residential</div>		
<b>Transport proposals and resumptions</b>	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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	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>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
<b>Contamination and environmental protection</b>	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<b>The following notices are, or have been, given:</b>		
	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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Trees</b>	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
<b>Heritage</b>	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
<b>Flooding</b>	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 <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.		
<b>Vegetation, habitats and protected plants</b>	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

## Part 4 – Buildings and structures

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

<b>Swimming pool</b>	There is a relevant pool for the property.	<input checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	Pool compliance certificate is given.	<input checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<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>		
<b>Notices and orders</b>	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	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.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
<b>Asbestos</b>	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) including common locations of asbestos and other practical guidance for homeowners.		

## Part 5 – Rates and services

**WARNING TO BUYER** – The amount of charges imposed on you may be different to the amount imposed on the seller.

### Rates

#### Whichever of the following applies—

The total amount payable\* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount:  Date Range:

OR

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

OR

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

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

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

### Water

#### Whichever of the following applies—

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

Amount:  Date Range:

OR

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

Amount:  Date Range:

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

## Part 6 – Community titles schemes and BUGTA schemes

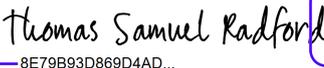
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

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

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

<p><b>Body Corporate and Community Management Act 1997</b></p>	<p><b>The property is included in a community titles scheme.</b> (If Yes, complete the information below)</p>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<p><b>Community Management Statement</b></p>	<p>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.</p> <p><b>Note</b>—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>	<input type="checkbox"/> <b>Yes</b>	
<p><b>Body Corporate Certificate</b></p>	<p>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.</p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» 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.</li> </ul>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<p><b>Statutory Warranties</b></p>	<p><b>Statutory Warranties</b>—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>	<input type="checkbox"/> <b>Yes</b>	
<p><b>Building Units and Group Titles Act 1980</b></p>	<p><b>The property is included in a BUGTA scheme</b> (If Yes, complete the information below)</p>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<p><b>Body Corporate Certificate</b></p>	<p>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.</p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» 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.</li> </ul> <p><b>Note</b>—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>

# Signatures – SELLER

Signed by:  
  
8E79B93D869D4AD...

Signed by:  
  
0E1746B343C1460...

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Signature of seller

Signed by:  
  
07785F3E2E5145A...

---

Signature of seller

**Thomas Samuel Radford & Tracey-Anne Radford**

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Name of Seller

**Carissa Brenda Radford**

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Name of Seller

19/2/2026                      19/2/2026

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Date

19/2/2026

---

Date

# Signatures – BUYER

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

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Signature of buyer

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Signature of buyer

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Name of buyer

---

Name of buyer

---

Date

---

Date



## Current Title Search

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

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

### ESTATE AND LAND

Estate in Fee Simple

LOT 413 REGISTERED PLAN 231134  
Local Government: GOLD COAST

### REGISTERED OWNER

### INTEREST

Dealing No: 722692981 21/08/2023

TRACEY-ANNE RADFORD  
THOMAS SAMUEL RADFORD  
CARISSA BRENDA RADFORD

JOINT TENANTS INTER SE	69/100
TENANTS IN COMMON	31/100
AS TENANTS IN COMMON	

### EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by  
Deed of Grant No. 10858097 (POR 30)
- MORTGAGE No 722692982 21/08/2023 at 14:24  
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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

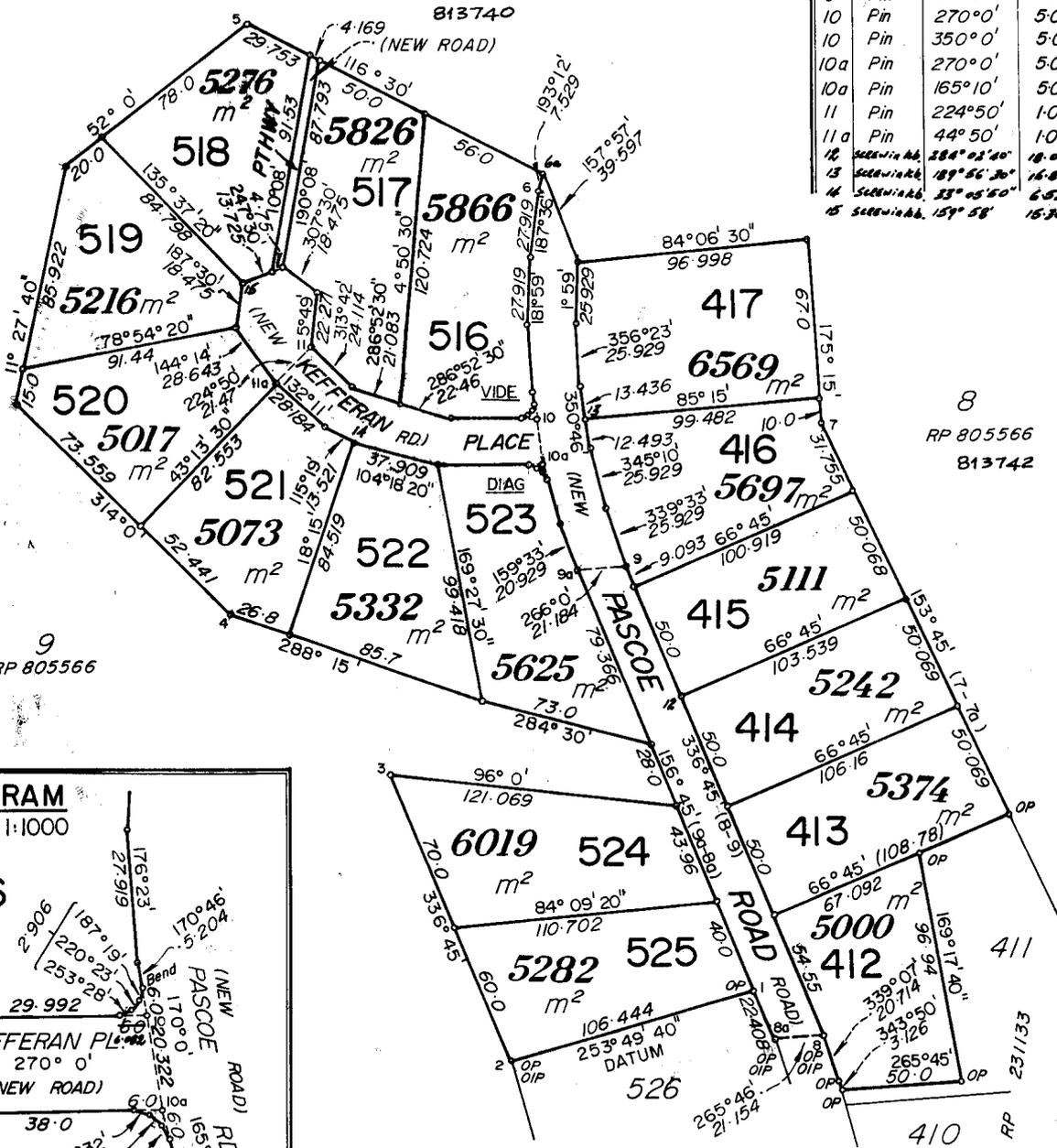
WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED

PLAN NUMBER AMENDED BY AUTHORITY  
 OF REGISTRAR OF TITLES

AREA OF NEW ROAD  
 (Including Pathway)  
 1.116 ha

REFERENCE MARKS

STN	TO	BEARING	DIST.	REMARKS
2	OIP	253°49'40"	1.0	
3	Pin	276°0'	1.0	
4	Pin	288°15'	1.0	
5	Pin	52°0'	1.0	
6	Pin	100°23'50"	1.0	
6a	Setback	179°08'30"	26.471	
7	Pin	175°15'	1.0	
8	OIP	265°46'	1.0	
8a	OIP	85°46'	1.0	
9	Pin	266°0'	1.0	
9a	Pin	86°0'	1.0	
10	Pin	270°0'	5.0	
10	Pin	350°0'	5.0	
10a	Pin	270°0'	5.0	
10a	Pin	165°10'	5.0	
11	Pin	224°50'	1.0	
11a	Pin	44°50'	1.0	
12	Setback	284°05'40"	18.008	
13	Setback	189°56'30"	16.882	
14	Setback	33°05'50"	6.524	
15	Setback	159°58'	15.308	

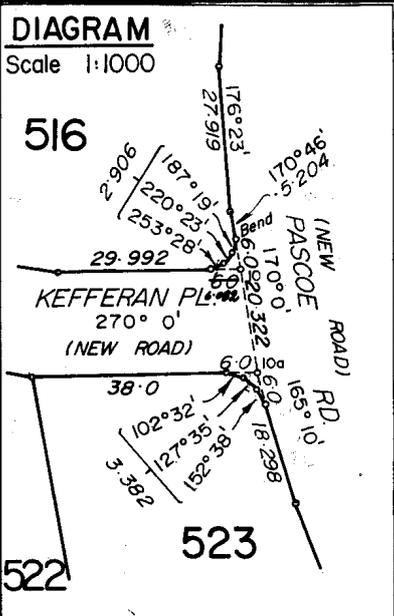


231134

PLAN MUST BE DRAWN WITHIN BLUE LINES

231134

PLAN MUST BE DRAWN WITHIN BLUE LINES



AMENDMENTS BY  
 MELBA FOX M'GHE PTY LTD  
 ON 21-5-90  
 Supt. LICENSED SURVEYOR  
 DIRECTOR.

N.O. FIELD NOTES LODGED	PLAN OF LOTS 412 - 417 & 516 - 525 Cancelling part of Lot 1 on RP 803496	ORIG. PORTION.....30.....
ORIGINAL GRANT 79587		TOWN..... PARISH.....DARLINGTON..... COUNTY.....Ward.....

MAP REF. Darlington *	PROCLAIMED SURVEY AREA	SURVEYED BY Keilor, Fox & McGhie Pty Ltd. .....21.5.1990.....	MERIDIAN	SCALE 1:2000	REGISTERED PLAN 231134
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No. 823034

231134

CERTIFICATE

FOR TITLES OFFICE USE ONLY

..... *Keilar Fox & McGhie Pty. Ltd.* .....  
 hereby certify that ..... *the company has* ..... surveyed the land  
 comprised in this plan ..... *by Ernest Thomas Craig, Surveying Associate,* .....  
 for ..... *whose work the company accepts responsibility,* .....

Previous Title  
*CT 7489-6B* ..... *Lot 1* ..... *803496* .....

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 ..... *9-2-1990* .....



..... *Ernest Thomas Craig* .....  
 Director,  
 Director,  
 Licensed Surveyor.  
 Signature of Licensed Surveyor

Date ..... *9-2-1990* .....

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

Dated this ..... *14th* ..... day of ..... *May* ..... 1990

..... *[Signature]* ..... Mayor or  
 Chairman  
 ..... *[Signature]* ..... Town or  
 Shire Clerk

We ..... *Robert Ross & Co* .....  
*MURRAY COB HATCHERIES OF AUSTRALIA PTY LTD* .....

(Names in full)

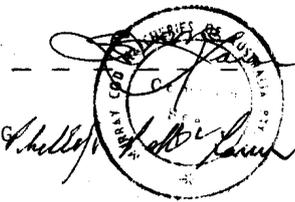
as Proprietor / s of this land, agree to ..... and dedicate the new roads shown  
 hereon to public use.

Signature of  
 Proprietor / s



SECRETARY

PERMANENT GOVERNING  
 DIRECTOR



For Additional Plan & Document Notings Refer to CISP

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

Lodged by

*PETER ATKINSON*  
*BELL FRADLEY SMITH*  
*& BAUMANN*

Fees Payable

..... *220.00* ..... Postal fee and Postage .....  
 ..... *230.00* ..... Lodgt. Exam. & Ass. ....  
 ..... *496.00* ..... Entd. on Docs. ....  
 ..... *14.00* ..... New Title .....  
 ..... *12.00* ..... Entd. on Deeds .....  
 ..... *742.00* ..... Photo Fee .....  
 ..... *2.* ..... Total .....  
 ..... Short Fees Paid .....

Journal Receipt

*KEVIN*

*2000*

Calc. Bk. No. ..... *385/181* .....  
 Examined *22/6/90* .....  
 Passed *27/6/90* .....  
 Charted *27/7/90* .....  
 Map Ref. ..... *DARLINGTON\** .....

Particulars entered in  
 Register Book

Vol. ..... *7489* ..... Folio ..... *68* .....

at *10.51am*

27 JUN 1990 *[Signature]*

REGISTRAR OF TITLES

SHORT FEE  
 REGISTRATION FEE  
 POSTAGE FEE

21 JUN 1990

PAID TO No. *146502*

REGISTERED PLAN 231134

Approved Surveyor

231134

*14-6-90*

*7489/68*



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

**1. Pool safety certificate number**

Identification number:

PSC0284623

**2. Location of the swimming pool**

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

Street address:

29 PASCOE RD

ORMEAU QLD

Postcode

4

2

0

8

Lot and plan details:

413/RP/231134

Local government area:

GOLD COAST CITY

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

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

No disability exemption applies; No impracticality exemption applies

No performance solution applies

**4. Pool properties**

Shared pool

Non-shared pool

Number of pools

1

**5. Pool safety certificate validity**

Effective date:

1 7 / 0 2 / 2 0 2 6

Expiry date:

1 7 / 0 2 / 2 0 2 8

**6. Certification**

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

Name:

Sebastian Hilbert

Pool safety inspector licence number:

PS15536295

Signature:



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

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

**Privacy statement**

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

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

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



[Review responses online](#) ↗



Received 4 of 4 responses  
**All responses received**

29 Pascoe Rd, Ormeau QLD 4208

Job dates  
 17/02/2026 → 17/02/2026

These plans expire on  
 16 Mar 2026

Lodged by  
 Stephen King

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

Job No 52387324



byda.com.au

Zero damage - Zero harm - Zero disruption

## Contact Details

<b>Contact</b> Stephen King	<b>Contact number</b> 0428 658 608	<b>Company</b> Royal Conveyancing	<b>Enquirer ID</b> 3736292
<b>Email</b> stephen@royalconveyancing.com.au		<b>Address</b> 49-51 Saint Covet Court Glenlogan QLD 4280	

## Job Site and Enquiry Details

**WARNING:** The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

<b>Enquiry date</b> 16/02/2026	<b>Start date</b> 17/02/2026	<b>End date</b> 17/02/2026	<b>On behalf of</b> Private	<b>Job purpose</b> Design	<b>Locations</b> Private	<b>Onsite activities</b> Conveyancing
-----------------------------------	---------------------------------	-------------------------------	--------------------------------	------------------------------	-----------------------------	--



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

<b>User Reference</b> 29855	<b>Address</b> 29 Pascoe Rd Ormeau QLD 4208	<b>Notes/description</b> -
--------------------------------	---	-------------------------------

## Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit [www.byda.com.au](http://www.byda.com.au)

## Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
268324395	APA Group Gas Networks (90073)	1800 085 628	NOTIFIED
268324393	City of Gold Coast	1300 465 326	NOTIFIED
268324392	NBN Co Qld	1800 687 626	NOTIFIED
268324394	Telstra QLD South East	1800 653 935	NOTIFIED

END OF UTILITIES LIST



**Plan**

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



**Prepare**

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



**Pothole**

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



**Protect**

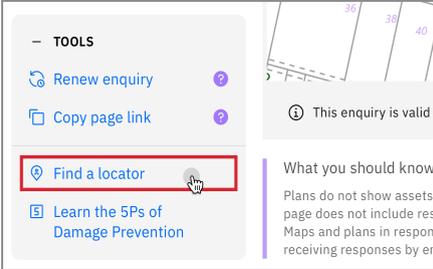
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.



**Proceed**

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

**Engage a skilled Locator**



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

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

[certloc.com.au/locators](http://certloc.com.au/locators)

**Get FREE Quotes for Contractors & Equipment Fast**



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

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

**GET QUOTE**

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

**Book a FREE BYDA Session**



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

To book a session, visit: [byda.com.au/contact/education-awareness-enquiry-form](http://byda.com.au/contact/education-awareness-enquiry-form)

**BOOK NOW**

# Look up and Live - 52387324



**Poles**

-  Pole
-  Pole w Ground Stay
-  Tower

**Network TR**

-  Overhead
-  Underground
-  Submarine

**Network LV**

-  Overhead
-  Underground

**Network SWER**

-  Overhead
-  Underground

**Network HV**

-  Overhead
-  Underground
-  Submarine

**Network Other**



**LUAL\_Exclusion\_Zone\_Feature\_Public**



**LUAL\_NoData\_Public**



Job ID 52387324

## APA Group Gas Networks (90073)

**Referral**  
268324395

**Member Phone**  
1800 085 628

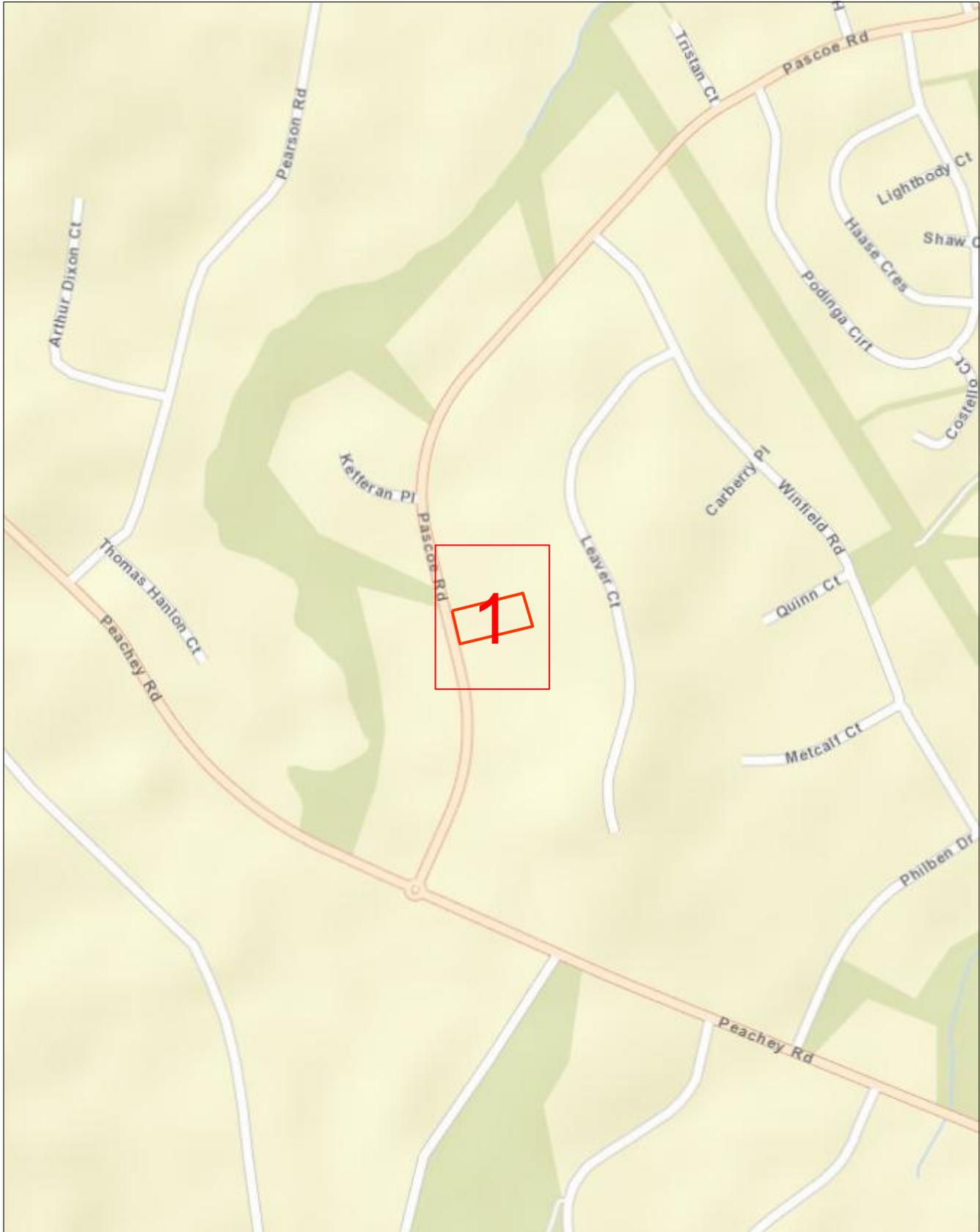
### Responses from this member

Response received Mon 16 Feb 2026 3.13pm

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

**Site** 29 Pascoe Rd  
**Address:** Ormeau  
QLD 4208

**Sequence** 268324395  
**Number:**



Scale 1: 6000

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

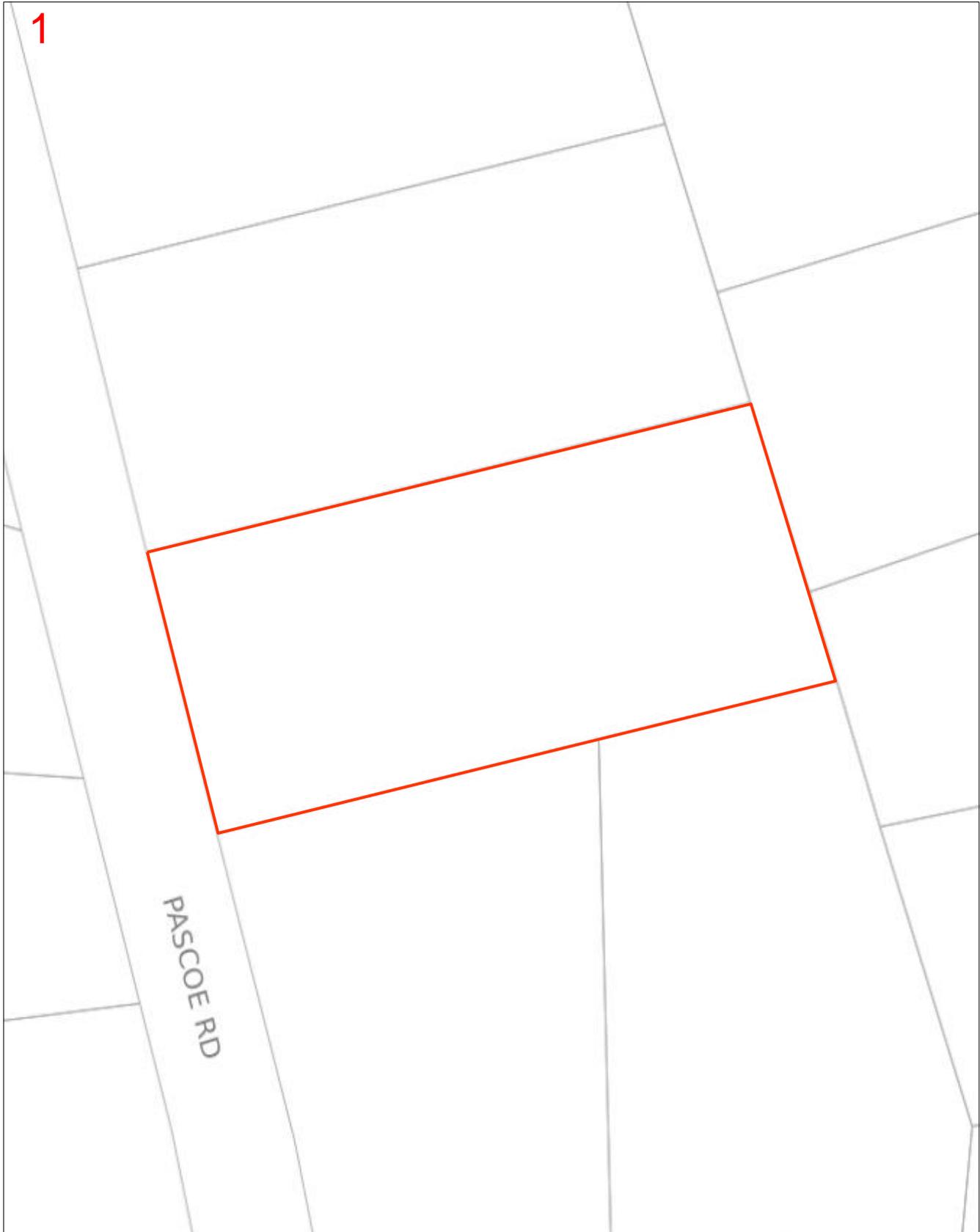


Map Key Area



**Site** 29 Pascoe Rd  
**Address:** Ormeau  
QLD 4208

**Sequence** 268324395  
**Number:**



Scale 1: 700

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



Map Key Area



# Legend

## PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	<i>not applicable</i>			<i>not applicable</i>
Hydrogen blended (aqua dash)	<i>not applicable</i>			<i>not applicable</i>

## PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				<i>not applicable</i>

These designations typically apply to any pipe type and pressure

## PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

## ABBREVIATION

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

## OBJECT SYMBOLS

Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service <sup>A</sup>	
Gas connected property		CP rectifier terminal		<sup>A</sup> A live gas service terminated underground within the property boundary, available for future extension to the gas meter.	

## PIPE CODE AND MATERIAL

P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

## INTERPRETATION EXAMPLE

	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	Medium pressure, 63 mm steel

Pipe diameter in millimetres is shown before pipe code.  
40P6 = 40 mm nominal diameter

*This map was created in colour and should be printed in colour*

Job ID 52387324

**City of Gold Coast**

**Referral**  
268324393

**Member Phone**  
1300 465 326

## Responses from this member

**Response received** Mon 16 Feb 2026 3.13pm

**File name**

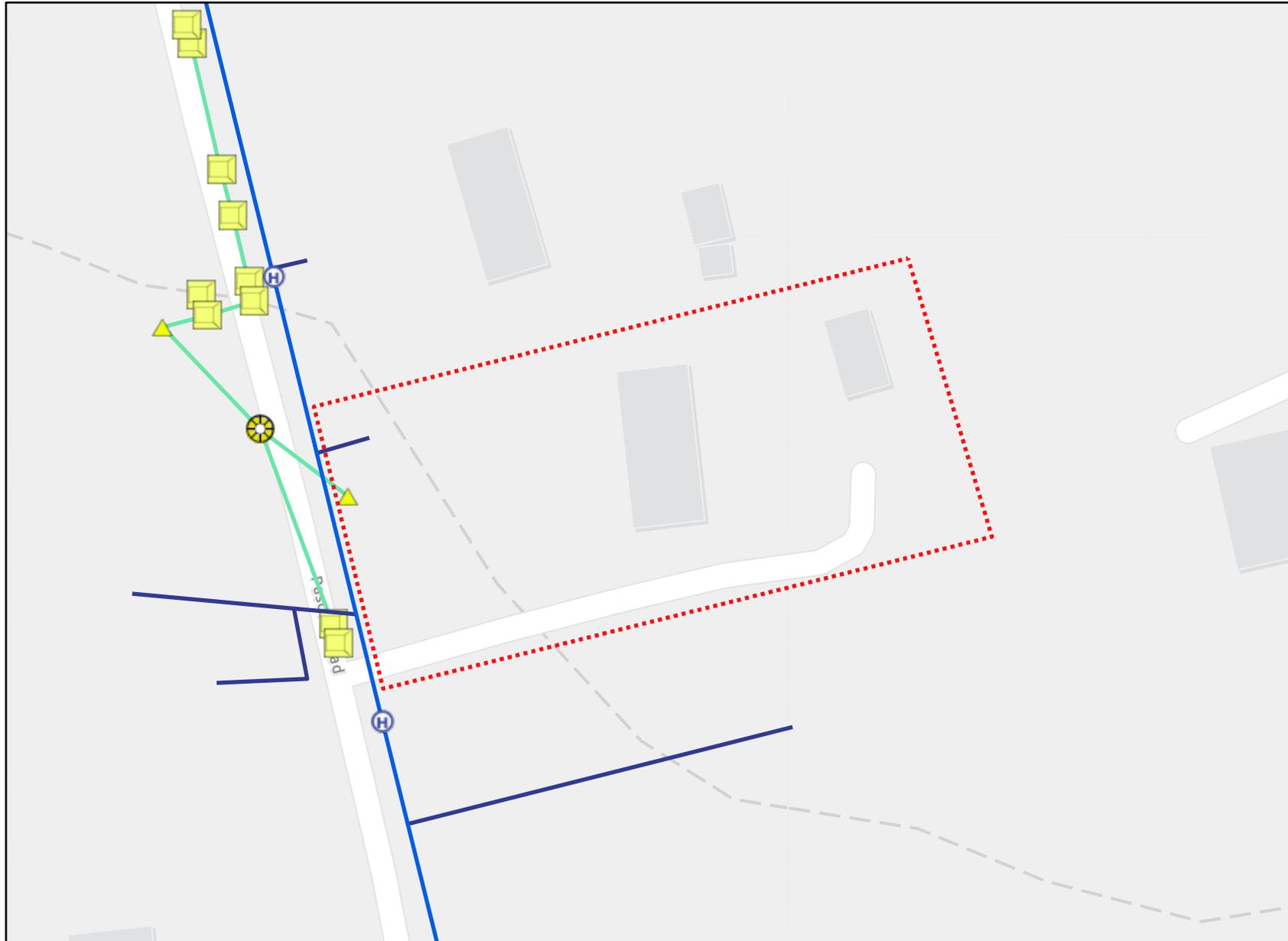
**Page**

Response Body

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ASSET 268324393.pdf

11



### Legend

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

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

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

**16/02/26 (valid for 30 days)**

Plans generated by SmarterWX™ Automate



Scale 1:1,000

Job ID 52387324

**NBN Co Qld**

**Referral**  
268324392

**Member Phone**  
1800 687 626

## Responses from this member

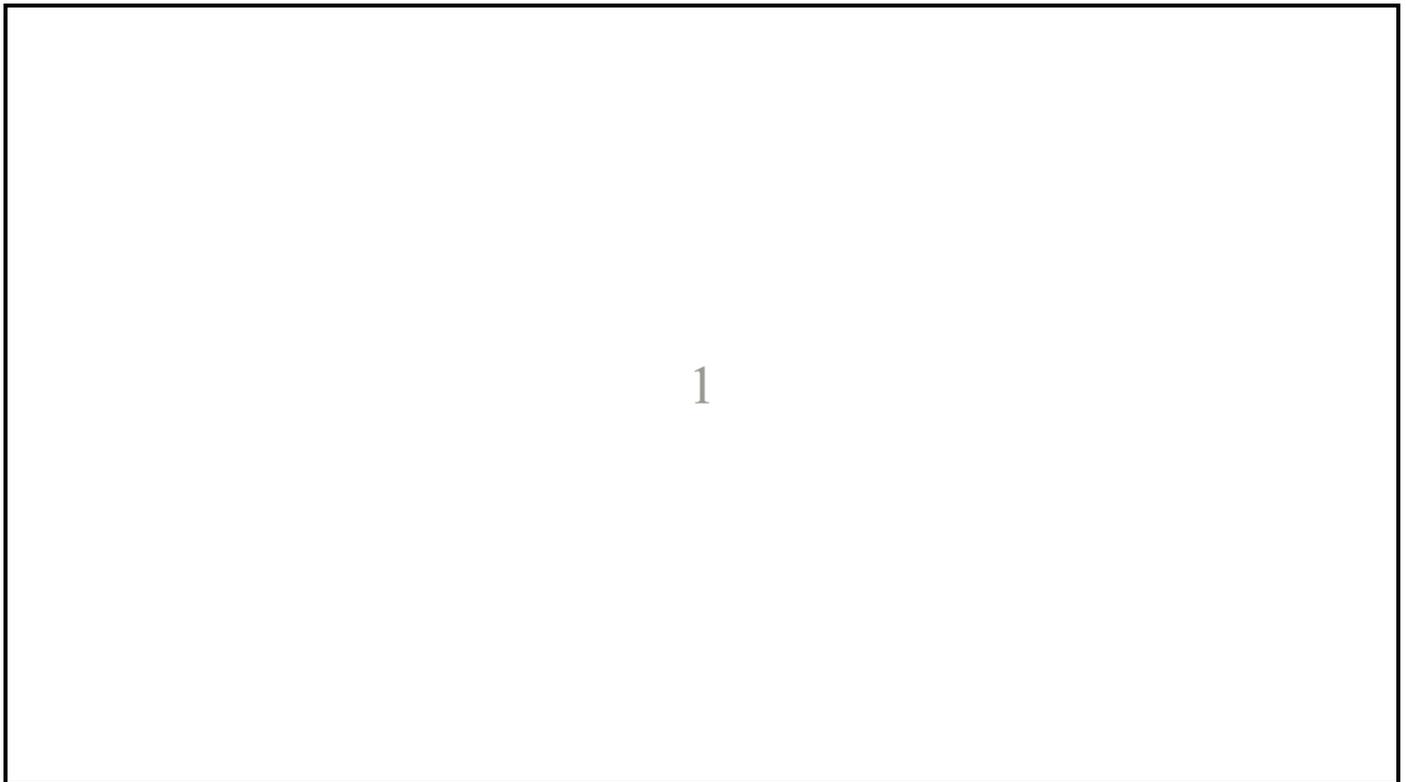
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268324392_20260216_065439681908_1.pdf	13
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	Excluded
Disclaimer_268324392_20260216_065439681908.pdf	Excluded

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

<b>Dial before you dig Job #:</b>	52387324	
<b>Sequence #</b>	268324392	
<b>Issue Date:</b>	16/02/2026	
<b>Location:</b>	29 Pascoe Rd , Ormeau , QLD , 4208	

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

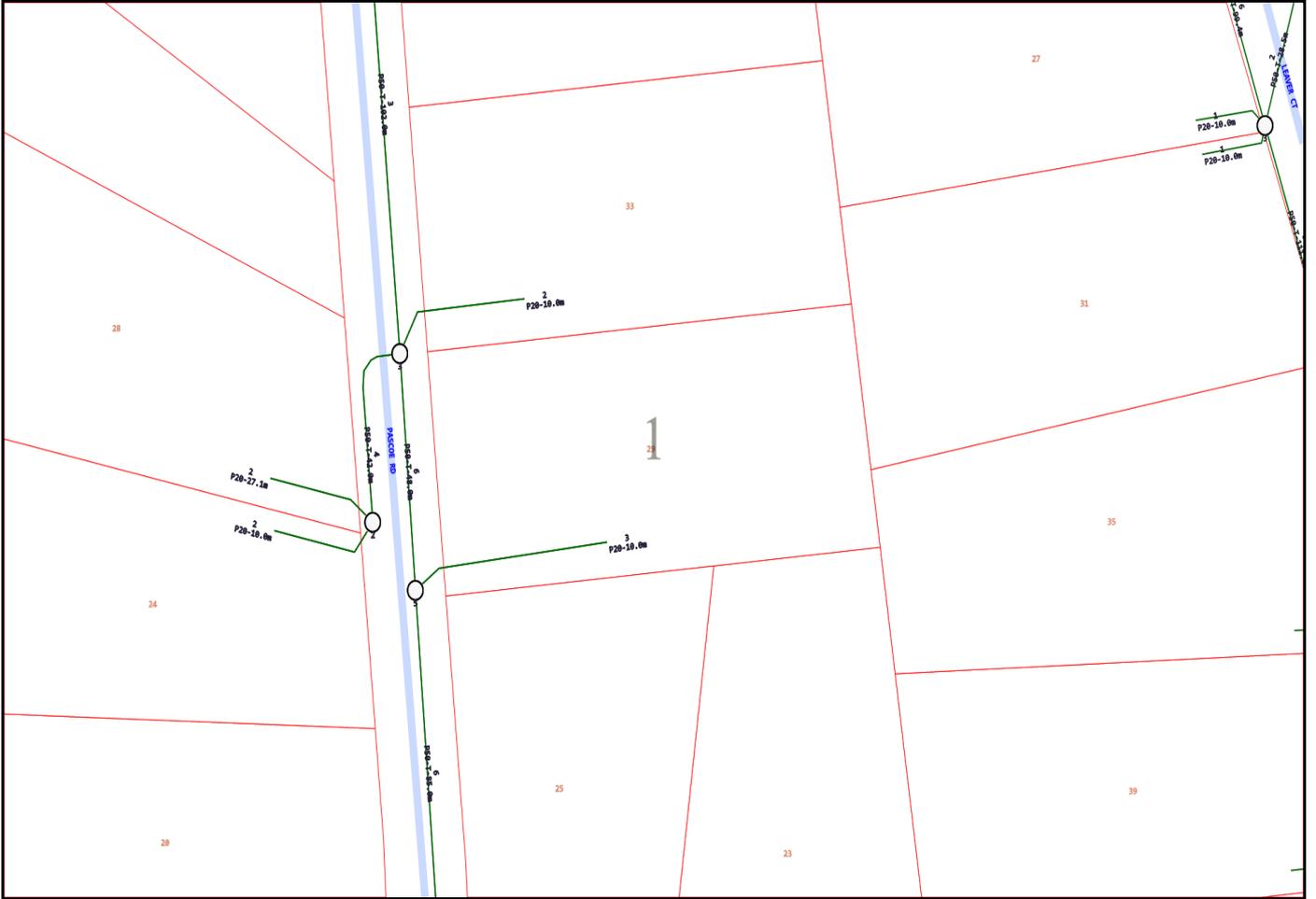




## LEGEND



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



## 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.

Job ID 52387324

## Telstra QLD South East

**Referral**  
268324394

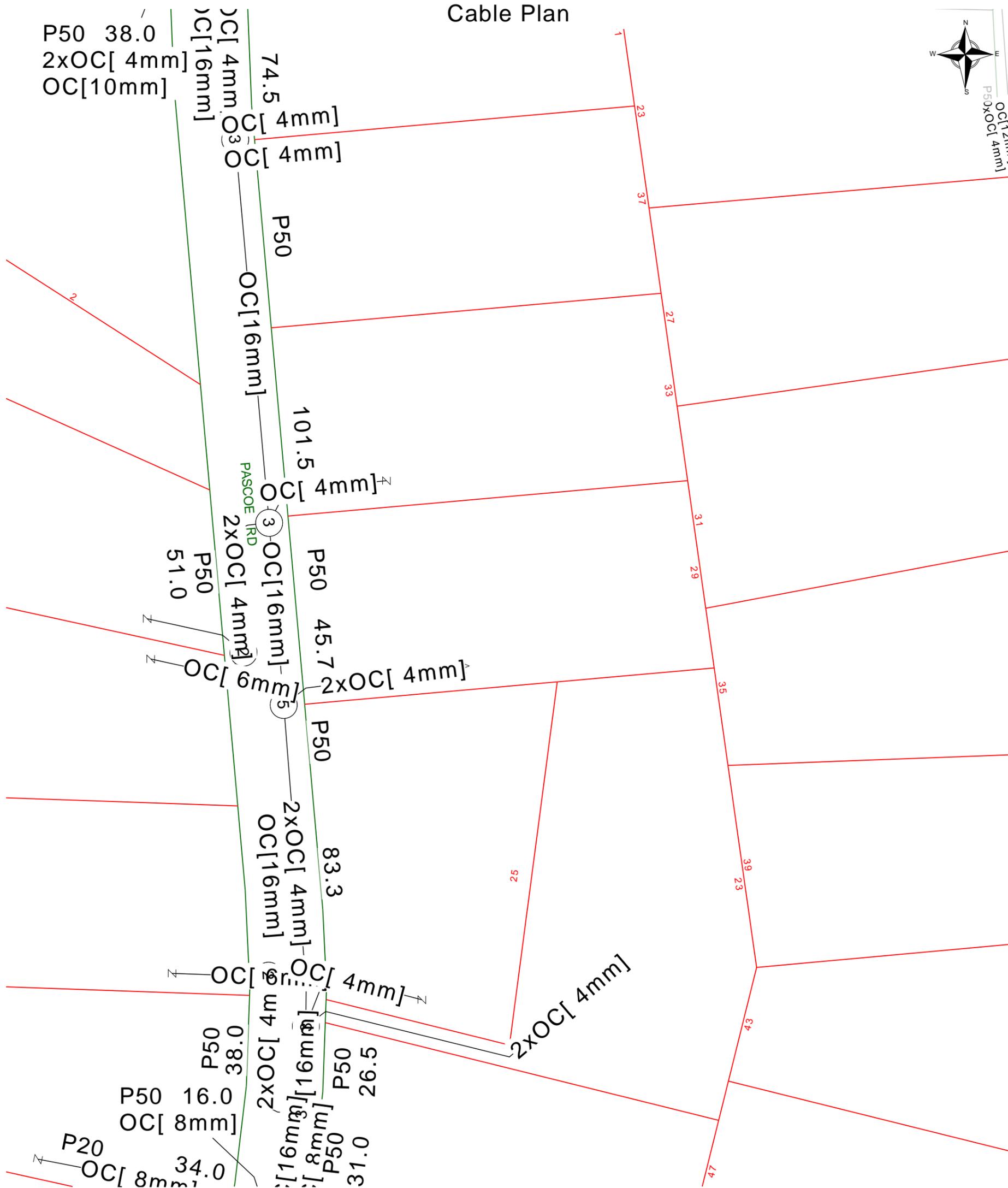
**Member Phone**  
1800 653 935

### Responses from this member

**Response received** Mon 16 Feb 2026 3.47pm

<b>File name</b>	<b>Page</b>
Response Body	Excluded
268324394.pdf	17
AccreditedPlantLocators 2025-12-17b.pdf	Excluded
Telstra Duty of Care v33.0a.pdf	Excluded
Telstra Map Legend v4_0c.pdf	18

### 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

Sequence Number: 268324394

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 16/02/2026 16:27:41

**WARNING**  
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

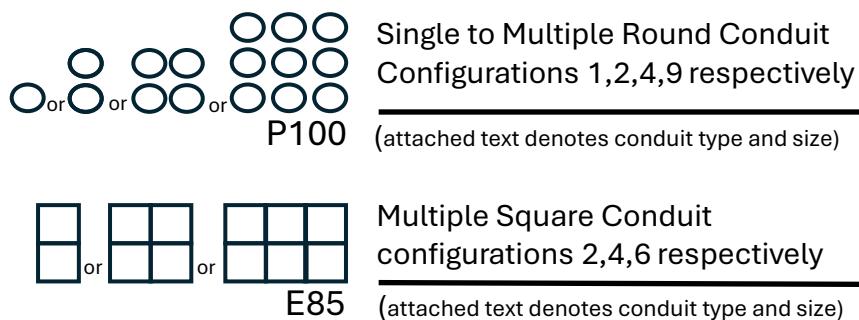
See the Steps- Telstra Duty of Care that was provided in the email response.



# LEGEND

	<b>Lead-in terminates at a Customer Address</b>
	<b>Exchange</b> Major Cable Present
	Pillar / Cabinet Above ground Free Standing
	Above ground Complex Equipment Please note: Powered by 240v electricity
<b>OC</b>	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned
<b>DIST</b>	Distribution cables in Main Cable Ducts
<b>MC</b>	Main Cable ducts on a Distribution Plan
	Blocked or Damaged Duct
	Footway Access Chamber (can vary between 1-lid to 12-lid)
	NBN Pillar
	Third Party Owned Network Non-Telstra

	Cable Jointing Pit Number / Letter indicating Pit type/size
	Elevated Joint (above ground joint on buried cable)
	Telstra Plant in shared Utility trench
	Aerial cable / or cable on wall
	Aerial cable (attached to joint use Pole e.g., Power Pole)
	Marker Post Installed
	Buried Transponder
	Marker Post & Transponder
	Optical Fibre Cable Direct Buried
	Direct Buried Cable
	nbn owned network



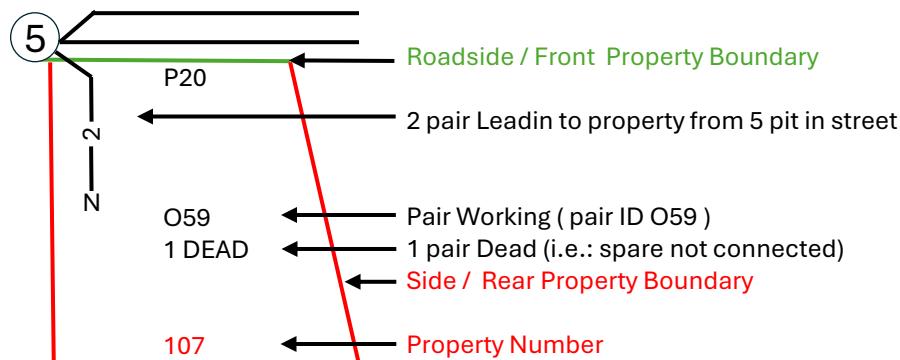
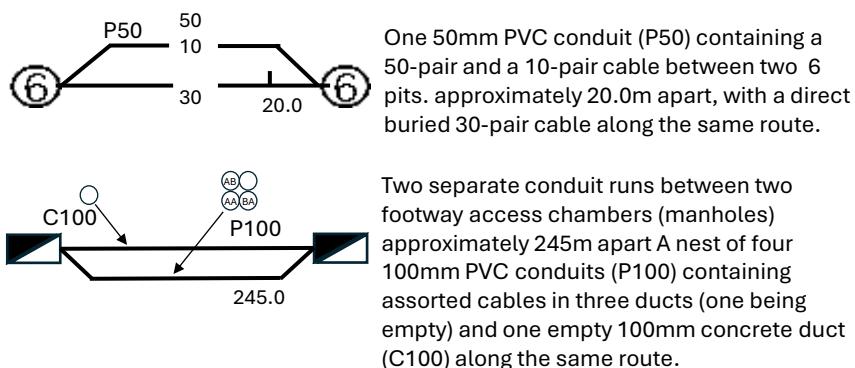
**Some examples of conduit type and size:**

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



# 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.



## End of document

**i** This document may exclude some files (eg. DWF or ZIP files)

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