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	**ZEJIAN FANG**
Property address (referred to as the "property" in this statement)	**32 STAVEWOOD ST, ALGESTER QLD 4115**
Lot on plan description	**169/RP129672**

Community titles scheme or BUGTA scheme:

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

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

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

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

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

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue to affect the property after **settlement**. ☐ **Yes** ☒ **No** **Note**—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed. **Unregistered lease (if applicable)** If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: **Other unregistered agreement in writing (if applicable)** If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ **Yes** **Unregistered oral agreement (if applicable)** If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ **Yes** ☐ **No** *If **Yes**, the details of any statutory encumbrances are as follows:* APA Gas Pipeline or Gas Assets; Brisbane City Council stormwater infrastructure - in the vicinity; Energex's Assets in the search area; NBN - Underground Assets; Infrastructure owned by Urban Utilities; Telstra - Major Cables and/Or OPTIC Fibre in the area;
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☐ **Yes** ☒ **No** If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)* **Note**—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

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Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*: Low Density Residential Zone		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	☐ **Yes**	☒ **No**
	The lot is affected by a notice of intention to resume the property or any part of the property.	☐ **Yes**	☒ **No**
	If **Yes**, *a copy of the notice, order, proposal or correspondence must be given by the seller.*		

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

Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.	☐ **Yes**	☒ **No**
	The following notices are, or have been, given:		
	A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	☐ **Yes**	☒ **No**
	A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).	☐ **Yes**	☒ **No**
	A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).	☐ **Yes**	☒ **No**
Trees	There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. *If* **Yes**, *a copy of the order or application must be given by the seller.*	☐ **Yes**	☒ **No**
Heritage	The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).	☐ **Yes**	☒ **No**
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

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Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☐ **Yes**	☒ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ **Yes**	☐ **No**
	Pool compliance certificate is given.	☐ **Yes**	☐ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **Yes**	☐ **No**

Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ **Yes**	☒ **No**
	A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.		

Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☒ **No**
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ **Yes**	☒ **No**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		

Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m2, a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.

Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.

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Part 5 – Rates and services

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

Rates	**Whichever of the following applies—**
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is: Amount: $485.03 Date Range: 01/01/2026 - 31/03/2026 OR The property is currently a rates exempt lot.** ☐ OR The property is not rates exempt but no separate assessment of rates ☐ is issued by a local government for the property.

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

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

Water	**Whichever of the following applies—**
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is: Amount: $281.42 Date Range: 04/12/2025 - 19/03/2026 OR There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is: Amount: 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.

Body Corporate and Community Management Act 1997	**The property is included in a community titles scheme.** ***(If Yes, complete the information below)***	☐ **Yes**	☒ **No**
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* or another Act is given to the buyer. **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.	☐ **Yes**	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer. *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 *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☐ **Yes** ☐ **Yes**	☐ **No**
Statutory Warranties	**Statutory Warranties**—If you enter into a contract, you will have implied warranties under the *Body Corporate* and *Community Management Act 1997* relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		

Building Units and Group Titles Act 1980	**The property is included in a BUGTA scheme** ***(If Yes, complete the information below)***	☐ **Yes**	☒ **No**
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer. *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 *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot. **Note**—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	☐ **Yes** ☐ **Yes**	☐ **No**

Signatures – SELLER



Signature of seller

Signature of seller

ZEJIAN FANG

Name of Seller

Name of Seller

16/04/2026

Date

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

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 55784936
Search Date: 15/04/2026 15:49 Title Reference: 14689063
Date Created: 29/12/1971

Previous Title: 14550211

REGISTERED OWNER

Dealing No: 724152745 25/06/2025

ZEJIAN FANG

ESTATE AND LAND

Estate in Fee Simple

LOT 169 REGISTERED PLAN 129672
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10637077 (POR 390)

2. MORTGAGE No 724152746 25/06/2025 at 14:20
AFSH NOMINEES PTY LTD A.C.N. 143 937 437

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

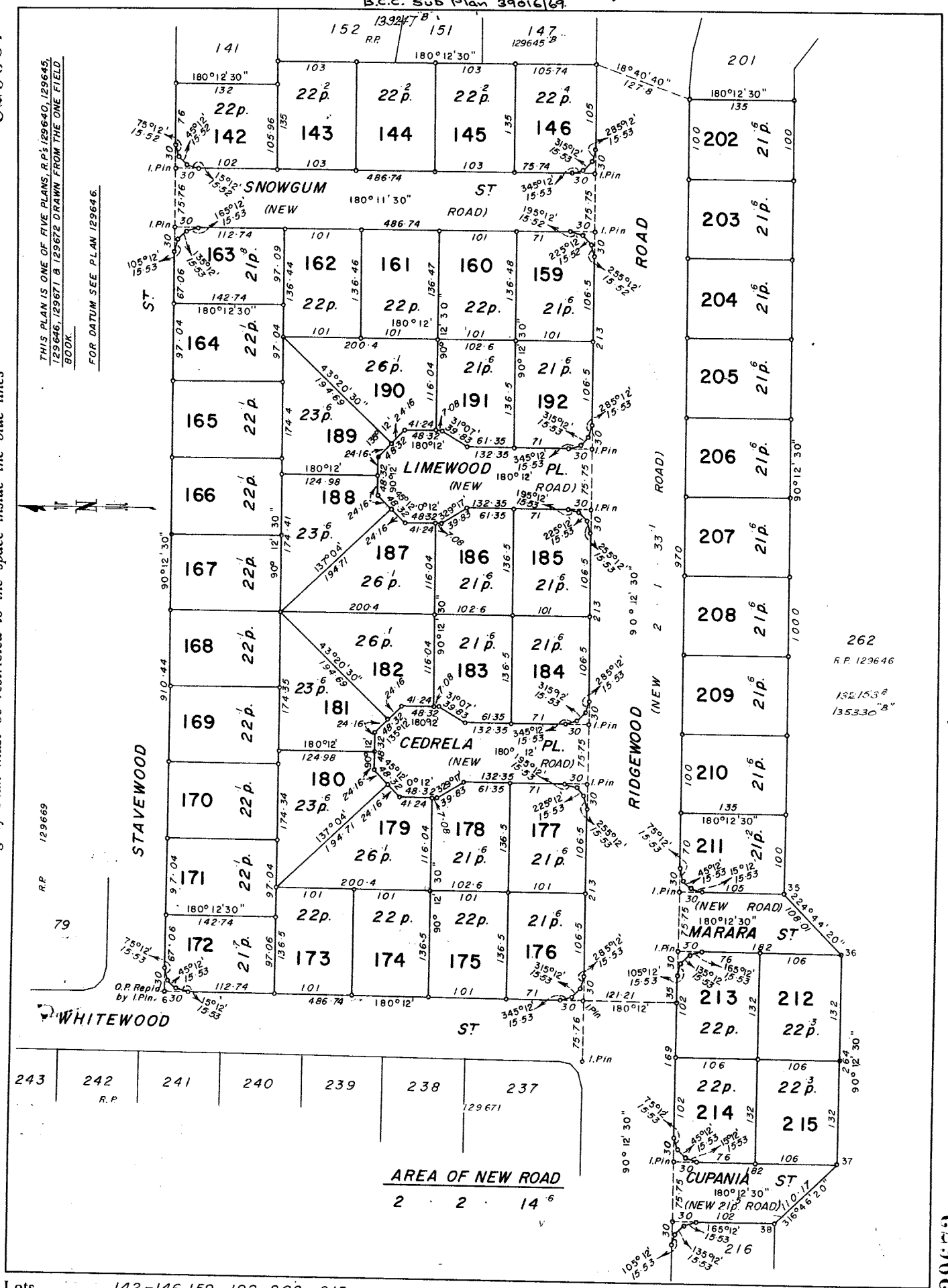
** End of Current Title Search **

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

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

This plan MUST NOT BE FOLDED but may be rolled.

B.C.C. Sub Plan 39016/69.



Lots 142–146, 159–192, 202–215

Orig. Portion 390

Cancelling Part of Lot 1 on RP119957

Orig. Grant 66317

~~Town of~~ City of Brisbane

Parish of Yeerongpilly County of Stanley

SCALE 1 chain to an inch

M.F. Surveyed by J.E. Webb A.S. 11/6/1971

CROWN COPYRIGHT RESERVED
REGISTRAR OF TITLES, QUEENSLAND

REGISTERED PLAN 129672

CISP ©

Drawing of Plan must be restricted to the space inside the blue lines

129672 129672 129672 129672

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

This plan MUST NOT BE FOLDED but may be rolled.

No 15372

I, Joseph Edward Webb of Brisbane
Authorised Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners or occupiers of the land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Acts, 1867-1960"

J.E. Webb
Authorised Surveyor

Made and Signed at Brisbane this 1st day of October 19 71 before me.

P Bailey J.P.
Signature ~~of Registrar of Titles or~~ of a Magistrate

- FOR SURVEYOR'S USE ONLY -

SURVEY OF Lots 142-146, 159-192, 202-215

County of Stanley Parish of Yeerongpilly

~~Town of~~ City of Brisbane To the Depth of

Cancelling Part of Lot 1 on RP 119957

Orig. Grant 66317 Orig. Portion 390

The Council of the ~~of~~ Brisbane City Council certifies that all the requirements of this Council and Local Government Acts of 1936 to 1967 and all By-Laws have been complied with and approves this plan of subdivision subject to the Town Planning Acts 1964 to 1967 and all ordinances thereunder have been complied with and approves this plan of subdivision subject to

Dated this 30th day of September 1971

Chairman or Mayor

Town Clerk

- FOR OFFICE USE ONLY -

Previous Title CT 4550-211 Lot 1 119957

Lot 192 see IS 99831

New C.T. Ref.

(Re) Sub.	Vol.	Fol.
Lot 172	4689	64
173	"	65
174	"	66
175	"	69
176	"	70
177	"	71
178	"	72
179	"	73
180	"	74
181	"	75
182	"	76
183	"	77
184	"	78
185	"	79
186	"	80
187	"	81
188	"	82
189	"	83

New C.T. Ref.

(Re) Sub.	Vol.	Fol.
Lot 190	"	84
191	"	85
192	"	86
202	"	87
203	"	88
204	"	89
205	"	90
206	"	91
207	"	92
208	"	93
209	"	94
210	"	95
211	"	96
212	"	97
213	"	98
214	"	99
215	"	100
174	4752	49-50

I/We Ridgewood Development Pty. Ltd. as proprietor/s
(Names in full)
of this land, agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Signature of Proprietor/s Given under the common seal of Ridgewood Development Pty. Ltd. by authority of a resolution of the Board of Directors in the presence of a Director and the Secretary and in the presence of a Justice of the Peace.

RIDGEWOOD DEVELOPMENT PTY. LTD.

SECRETARY

DIRECTOR

J.P.

JUSTICE OF THE PEACE

53 NEW TITLES
TO ISSUE

77876

$18-75

E111234

Collect $2-50
FEES SHORT

New C.T. Ref.

(Re) Sub.	Vol.	Fol.
Lot 142	4689	48
143	"	49
144	"	50
145	"	51
146	"	52
159	"	53
160	"	54
161	"	55
162	"	56
163	"	57
164	"	58
165	"	59
166	"	60
167	"	61
168	"	62
169	"	63
170	"	64
171	"	65

New C.T. Ref.

(Re) Sub.	Vol.	Fol.
174	5309	154

RECEIVED
REGR. OF TITLES
OCT 22 9 33 AM '71

For Additional Plan & Document Natings Refer to C.R.D.

Calc. Bk. No. 23/124
Examined 17/11/71
Passed 17/11/71
Charted 23/11/71
Located S.C. 2288

Particulars entered in Register Book
Vol. 4550 Folio 211
the 22 day of Nov 1971 at 11.50

REGISTRAR OF TITLES

Lodged by:

Solicitors.
Brisbane

REGISTERED PLAN 129672

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

BRISBANE CITY

Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Mailing Code EMAIL

Property Location 32 STAVEWOOD ST ALGESTER

Issue Date 12 Jan 2026

Bill number
5000 1049 9333 643

Bill number **including donation**
5800 1049 9333 643

Enquiries
(07) 3403 8888
24 hours 7 days

500010499333643/E-1/S-1/I-1/H-156

MR ZEJIAN FANG
32 STAVEWOOD ST
ALGESTER QLD 4115

Account Period
1 Jan 2026 - 31 Mar 2026

Donate to the Lord Mayor's Charitable Trust to help those in need

You can donate your $15 rates discount to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more about the work of the Trust visit lmct.org.au

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the *Collections Act 1966*.

LORD MAYOR'S
CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date.
Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Payment assistance - If you would like to arrange a payment extension or a payment plan please contact Council on (07) 3403 8888.

Nett Amount Payable
$0.00

Due Date
11 Feb 2026

Summary of Charges

Opening Balance	470.00 CR
Brisbane City Council Rates & Charges	422.13
State Government Charges	62.90
Gross Amount	15.03
Discount and/or Rounding (where applicable)	15.03 CR
Nett Amount Payable	0.00
Optional Lord Mayor's Charitable Trust donation received by the Due Date	15.00

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

Including Lord Mayor's Charitable Trust $15 donation

POST billpay *439 580010499333643

PAY Biller Code: 319186
Ref: 5800 0000 3378 673
Amt: $15.00 by 11 Feb 2026

Excluding Lord Mayor's Charitable Trust $15 donation

POST billpay *439 500010499333643

PAY Biller Code: 78550
Ref: 5000 0000 3378 673
Amt: $0.00 by 11 Feb 2026

Pay using your smartphone

Sniip
Google play
Available on the App Store

MR ZEJIAN FANG

Due Date		Gross Amount	Nett Amount
11 Feb 2026	50	$15.03	$0.00

<0000000000> <004440> <500010499333643> >

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

Rating and rebate information

As a ratepayer, it is your responsibility to ensure that the charges and rating category are correct and matches your property's predominant use.

Rating information and Category - general rates are calculated based on the land valuation issued by the Queensland Government and the rating category of the property. Please refer to the rating category statement or visit brisbane.qld.gov.au/rating-categories for more information.

Change your contact details - It is important you advise Council of changes to your phone number, postal and email addresses by phone on 07 3403 8888 or visit brisbane.qld.gov.au/change-rates-contact-details to notify us online.

Rebates - Council offers a range of rates rebates, including pensioner, not for profit and owner occupier. Phone 07 3403 8888 or visit brisbane.qld.gov.au/rates-rebates for more information.

Interest - Compounding interest of 12.12% per annum will accrue daily on any amount owing immediately after the due date.

Payment options

Online
To pay online go to brisbane.qld.gov.au/pay-rates Payment is accepted by American Express, MasterCard or Visa credit card*. Minimum payment $10.

Direct Debit
Pay a nominated amount by Direct Debit transfer from your cheque or savings account. To apply please visit brisbane.qld.gov.au/pay-rates and complete the online form.

By Mobile
Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. *(Sniip is not available for iPads or tablets.)* Payment is accepted by American Express, MasterCard or Visa credit card*. Minimum payment $10.

Mail
Allow sufficient time for mail delivery as payment must be received on or before the due date to receive discount.

Return the bottom slip with cheque made payable to Brisbane City Council to:

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Telephone and Internet Banking - BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: bpay.com.au
Minimum payment $10.
®Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAY VIEW
Contact your participating bank or financial institution to register to receive your future Rate Accounts electronically. When registering, your BPAY View Registration number is our Account number located on Page 3 of this account.

Instore
Pay in-store at Australia Post
Billpay Code: *439

Phone Pay
Call 1300 309 311 to pay by American Express, MasterCard or Visa credit card*. Minimum payment $10.

Brisbane City Council Customer Centre
Pay at any Customer Centre. Payment is accepted by cash, cheque, debit card, MasterCard or Visa credit card*. Minimum payment $10.

* For credit and debit cards a surcharge may apply at time of payment. Details can be found at brisbane.qld.gov.au/about-council/rates-and-payments

Use and Disclosure Notice

Your property ownership and rates details are used for a range of Council functions and to provide services to you.

English
If you need this information in another language, please phone the Translating and Interpreting Service (TIS) on 131450 and ask to be connected to Brisbane City Council on (07) 3403 8888.

Italian
Per avere queste informazioni in un'altra lingua, telefonate al TIS (*Translating and Interpreting Service*, cioè Servizio Traduttori e Interpreti) al numero 131450 e chiedete di essere collegati con il numero (07) 3403 8888 del municipio di Brisbane *(Brisbane City Council)*.

Spanish
Si necesitara esta información en otro idioma, se le ruega llamar al Servicio de Traducción e Interpretación *["TIS"]*, teléfono 131450, y pedir conexión con el Municipio de Brisbane, teléfono (07) 3403 8888.

Chinese
如果您需要用另一種語言獲悉此文件的內容，請致電131450到翻譯與傳譯服務部（TIS），請他們給您轉接（07）34038888到布里斯本（Brisbane）市政廳。

CC144/2 (3 June 2025)
© Brisbane City Council - Corporate Forms

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

Property Details

Owner	**MR ZEJIAN FANG**	
Property Location	**32 STAVEWOOD ST ALGESTER**	
Real Property Description	**L.169 RP.129672 PAR Y'PILLY**	
Valuation effective from	1 Jul 2023	$455,000
	1 Jul 2024	$455,000
	1 Jul 2025	$590,000
Average Rateable Valuation (A R V)		$500,000

Account Details

Account Number 5000 0000 3378 673

Opening Balance		
Closing Balance Of Last Bill	485.03	
Payment Received - 26-Oct-2025	470.00	CR
Payment Received - 10-Nov-2025	470.00	CR
Discount/Rounding Allowed	15.03	CR
Total	**470.00**	**CR**

Period: 1 Jan 2026 - 31 Mar 2026

Brisbane City Council Rates & Charges	
General Rates - Category 1(Annually 0.2159 Cents In The A R V $)	269.88
Waste Utility Charge - 1 Charge(S) @ $128.24 Qtr	128.24
Bushland Preservation Levy Category 1 (Annually 0.0079 Cents In The A R V $)	9.88
Environmental Mgt Compliance Levy Category 1 (Annual 0.0113 Cents In The A R V $)	14.13
Total	**422.13**

State Government Charges	
Emergency Management Levy - Group 2	62.90
Total	**62.90**

Other Information

Your rating category statement can be found by visiting our website at brisbane.qld.gov.au and entering 'how rates are calculated'. The category statement will provide information about each rating category.

The Queensland Government waste levy for general waste is now $125 per tonne. Council has received a payment of $36,822,816 for the 2025-26 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 70% of the amount required to be paid by Council to the Queensland Government as a levy for household waste to landfill. The Waste Utility Charge covers costs associated with managing waste in Brisbane, including the gap between the Queensland Government levy charged to Council and the 70% rebate received by Council.

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

Urban Utilities
ABN 86 673 835 011

Water and Sewerage Quarterly Account

Account Enquiries 13 26 57
Faults and Emergencies 13 23 64
www.urbanutilities.com.au

QUUR96_A4B/E-1/S-1/I-1/
ZEJIAN FANG
14 FERNSHAW ST
MACGREGOR QLD 4109

Customer reference number	10 1129 2860 0000 0
Bill number	1129 2860 4
Date issued	25/03/2026
Total due	**$315.94**
Current charges due date	**30/04/2026**

Property Location: 32 STAVEWOOD STREET
ALGESTER 4115

Your water usage

Water usage (kL)	15
Days charged	106

Average daily water usage (litres)

Current period	142
Same period last year	0

Account Summary

Period 04/12/2025 - 19/03/2026

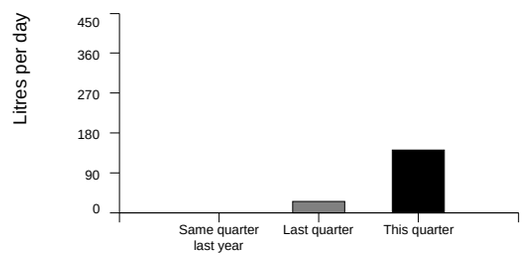
Your Last Account

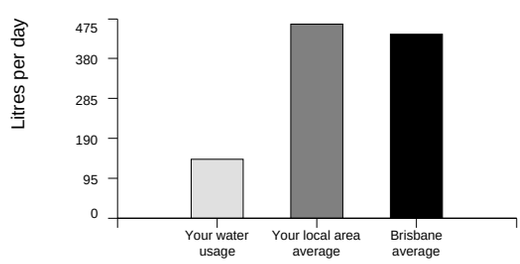
Amount Billed	$216.07
Amount Paid	$0.00

Your Current Account

Balance	$32.94CR
Current Charges	$348.88
Total Due	**$315.94**

If full payment is not received by the due date, simple interest (at an annual interest rate of 11%) will apply to each outstanding transaction.





BS0120



Payment options

Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit

Telephone and internet banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking.
More info: www.bpay.com.au
® Registered to BPAY Pty Ltd ABN 69 079 137 518

Internet
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a surcharge.
We accept Mastercard or Visa credit cards.

By phone
Call 1300 123 141 to pay your account using your MasterCard or Visa card.

Mail
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124

In person
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

Amount paid

Date paid

Receipt number

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

YOUR CHARGES for 04/12/2025 - 19/03/2026 (106 days)

Customer ref. no.	10 1129 2860 0000 0

32 STAVEWOOD STREET
ALGESTER 4115

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABF66755	04/12/2025	1225		Final Reading
	02/03/2026	1237	12kL	
ABG2507776	02/03/2026	0		New Meter
	02/03/2026	0	0kL	
ABG2507776	02/03/2026	0		
	20/03/2026	3	3kL	

Your usage was 15 kilolitres.

That's an average of 142 litres per day.

Water Usage

State bulk water price

State Bulk Water Charge 2025/26	15kL @ $3.517000/kL	$52.75

Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	15kL @ $0.981000/kL	$14.71
	Subtotal	**$67.46**

Water Services

Urban Utilities water service charge

Water service charge 2025/26	106 days	$73.56
	Subtotal	**$73.56**

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2025/26	106 days	$207.86
	Subtotal	**$207.86**

Water usage	**$67.46**
Water services	**$73.56**
Sewerage services	**$207.86**
Your total charges 04/12/2025 - 19/03/2026	**$348.88**



INTERPRETER SERVICE 13 14 50

当您需要口译员时，请致电 13 14 50。

اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.

Khi bạn cần thông ngôn, xin gọi số 13 14 50

통역사가 필요하시면 13 14 50 으로 연락하십시오

Cuando necesite un intérprete llame al 13 14 50

© Urban Utilities 2026

Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.

UrbanUtilities

Water and Sewerage Account
In Person / Mail Payment Advice
Name: ZEJIAN FANG

BPAY Biller Code: 112144
Ref: 10 1129 2860 0000 0

BPAY® this payment via Internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au

Commonwealth Bank Credit
Commonwealth Bank of Australia
ABN 48 123 123 124
240 Queen Street, Brisbane, QLD

*4001 101129286000000

POST billpay

Current charges due date
30/04/2026

For Credit **Urban Utilities**

Trans Code	User ID	Customer Reference No.
831	066840	101129286000000

Teller Stamp & Initials

Date

Cash

Cheques

Total Due $ 315.94

+757+

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

The property lot report shows the zone, neighbourhood plan, overlays and related information that apply to the lot on plan selected.



Property Address

32 STAVEWOOD ST ALGESTER 4115

Parcel Details

Lot No and Plan: Lot 169 on RP129672
Full Property Holding:
Lot 169 on RP129672
Title Area *: 559 m^2
Ward: CALAMVALE
PDF Maps GRID Reference: Map 47
* refer NOTES below
Open Cityplan.Brisbane.qld.gov.au

Zones

Name	Description
Low Density Residential Zone	The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents. Refer to Part 6 in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

Name	Description
Algester-Parkinson-Stretton neighbourhood plan	Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Algester-Parkinson-Stretton neighbourhood plan code.

Overlays

Name	Description
Airport environs overlay	The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.
OLS - Conical limitation surface boundary	OLS – Conical limitation surface boundary sub-categories of the Airport environs overlay. NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.
Procedures for air navigation surfaces (PANS)	Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay. NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.
BBS zone - Distance from airport 3-8km	BBS zone - Distance from airport 3-8km sub-categories of the Airport environs overlay.
LI - Within 6km - Max intensity of light sources 3 deg above horizon	LI - Within 6km - Max intensity of light sources 3 deg above horizon sub-categories of the Airport environs overlay.

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Name	Description
Community purposes network overlay	The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets. The Community purposes network overlay includes the following sub-categories: • Existing trunk park sub-category • Existing non-trunk park sub-category • Existing community facilities and land for community facilities sub-category • LGIP planned land for community facilities specific location sub-category • LGIP planned park acquisition specific location sub-category • LGIP planned park upgrade specific location sub-category • LGIP planned park embellishment specific location sub-category • LGIP planned corridor park specific location sub-category • Long term land for community facilities specific location sub-category • Long term park specific location sub-category • Long term corridor park specific location sub-category Refer to the Community purposes network map to see which sub-categories are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.
Critical infrastructure and movement network overlay	The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014. The Critical infrastructure and movement network overlay includes: • Critical assets sub-category • Critical infrastructure and movement planning area sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties.
Critical infrastructure and movement planning area sub-category	Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.
Dwelling house character overlay	The Dwelling house character overlay identifies areas with specific requirements for houses (such as height), including houses on small lots, required to protect the residential character of an area. Refer to Part 9 in the City Plan 2014 and the Factsheets.
Road hierarchy overlay	The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets. The Road hierarchy overlay includes: • Motorways sub-category • Arterial roads sub-category • Suburban roads sub-category • District roads sub-category • Neighbourhood roads sub-category • Future motorway sub-category • Future arterial road sub-category • Future suburban road sub-category • Future district road sub-category • Primary freight routes sub-category • Primary freight access sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.

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Name	Description
Streetscape hierarchy overlay	The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes: • Subtropical boulevard - in centre verge width 6m sub-category • Subtropical boulevard - in centre verge width 5m sub-category • Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category • Subtropical boulevard - out of centre verge width 6m sub-category • Subtropical boulevard - out of centre verge width 5m sub-category • Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category • Centre street major sub-category • Centre street minor sub-category • Neighbourhood street major subcategory • Neighbourhood street minor sub-category • Industrial street sub-category • Pathway link sub-category • Corner land dedication sub-category • Locality street subcategory • Laneway sub-category • Wildlife movement solution sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.

Local Government Infrastructure Plan

Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 313 All networks applicable	All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Urban Utilities (UU) water netserv plan. Further details can be obtained from UU.

Other Plans

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

Name	Description
Stormwater network	The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets. The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items: • Bioretention swale • Land • Natural channel • Pipe (new) • Pipe (relief drainage) • Culvert • Stormwater quality improvement device • Rehabilitation • Backflow prevention device Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.

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Regard must be had to the *Brisbane City Plan 2014* when interpreting this property report (*this* **Report**). Some information relating to overlays and neighbourhood plans may not be shown in the Report.

NOTES
a) Areas shown in this Report are approximate only.
b) Contour information shown is from Council's 2002 Contour records.
c) Further information on mining tenements issued under the Mineral Resources Act 1989 can be obtained from the Queensland State Government.
*d) A Temporary Local Planning Instrument (**TLPI**) may affect a particular property. TLPIs are not identified in this report. Visit the Temporary Local Planning Instrument page at www.Brisbane.qld.gov.au to confirm whether this property is included in a TLPI.*
*e) Users of the information recorded in this document (the **Information**) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.*

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Local Government Authorities

LGA boundary

Property boundaries holding

Property Holding

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Look up and Live - 52829405



LUAL_WA

Network Devices

- Pillar
- Substation

Network Device

- Pillar
- Substation

Poles

- Pole
- Pole w Ground Stay
- Tower

Network TR

- Overhead
- Underground
- Submarine

Network LV

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

Poles

- Pole
- Pole w Ground Stay
- Tower

Network TR

- Overhead
- Underground
- Submarine

Network LV

- Overhead
- Underground

Network SWER

- Overhead
- Underground

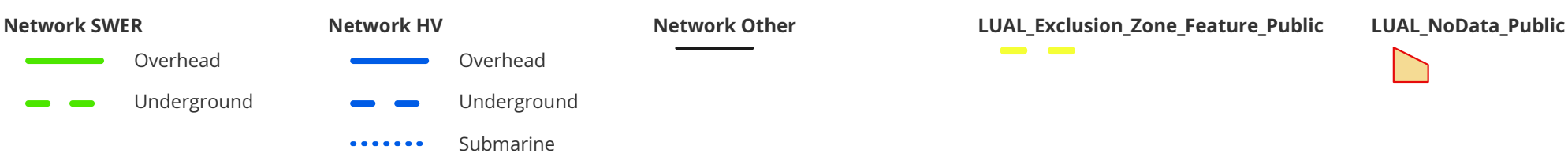
Network HV

- Overhead
- Underground
- Submarine

Network Other

Exclusion Zone All

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234



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PLEASE NOTE: This is an automated response. Please **DO NOT REPLY to this email**. If you require further information in relation to this Before You Dig response, please contact

BYDA_APA@apa.com.au

Enquiry Details:

Impact	affected
Sequence Number	270959653
Enquirer Id	3733461
Activity	Conveyancing,Planning and Design,Subdivision,Tendering
Job Number	52829405
User Reference	32 Stavewood St
Message	

Site Details:

Address	32 Stavewood St Algester QLD 4115

Enquirers Details:

Contact	LJHPPForm 2 Preparation
Company	
Email	form2@ljhpp.com.au
Phone	+61733440288
Address	PO Box 3325 Sunnybank South QLD 4109

APA Group

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For your immediate information

THERE IS A GAS PIPELINE OR GAS ASSETS

located in close vicinity to your works.

Enquiry Date:	08/04/2026
Enquirer:	LJHPPForm 2 Preparation
Sequence Number:	270959653
Work Site Address:	32 Stavewood St
	Algester
	QLD 4115

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

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

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

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

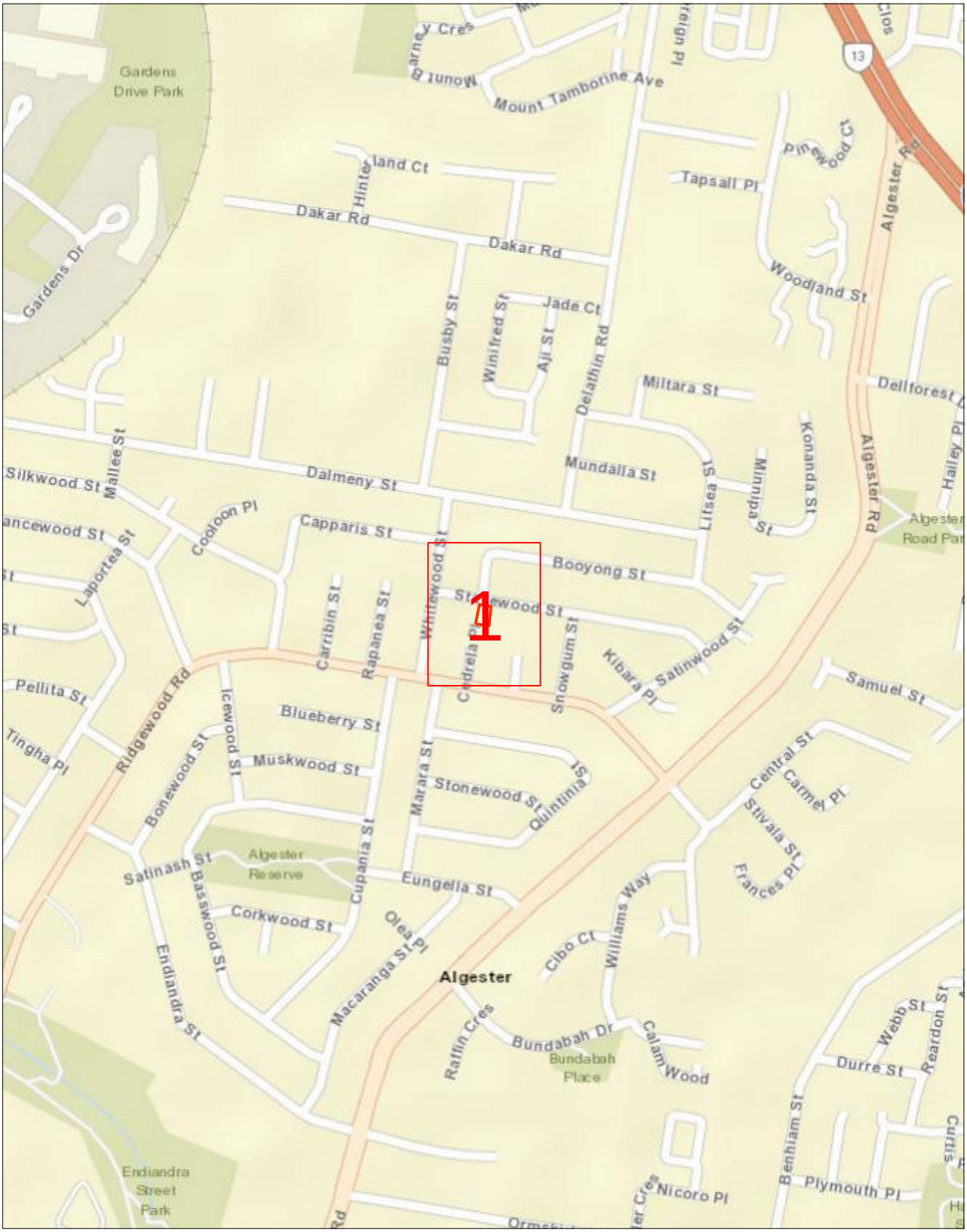
If you have any queries relating to this information, or you are unable to comply with requirements of the APA Guidelines for Works Near Existing Gas Assets contact the APA Before You Dig Officer

- **Phone 1800 085 628**
- **Email BYDA_APA@apa.com.au**

for clarification before proceeding with any work.

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

Site Address:	32 Stavewood St Algester QLD 4115	**Sequence Number:**	270959653



Scale 1: 6000

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

Enquiry Area

Map Key Area

Site Address:	32 Stavewood St Algester QLD 4115	**Sequence Number:**	270959653



Scale 1: 700

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

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)	*not applicable*			*not applicable*
Hydrogen blended (aqua dash)	*not applicable*			*not applicable*

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				*not applicable*

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
- Buried valve
- Regulator station
- Gas connected property
- CP test station
- CP anode
- CP bond wire
- CP rectifier terminal
- Syphon
- Marker
- Part service^

^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

40P6 in 80C2 — High pressure, 40 mm polyethylene in an 80 mm cast iron casing

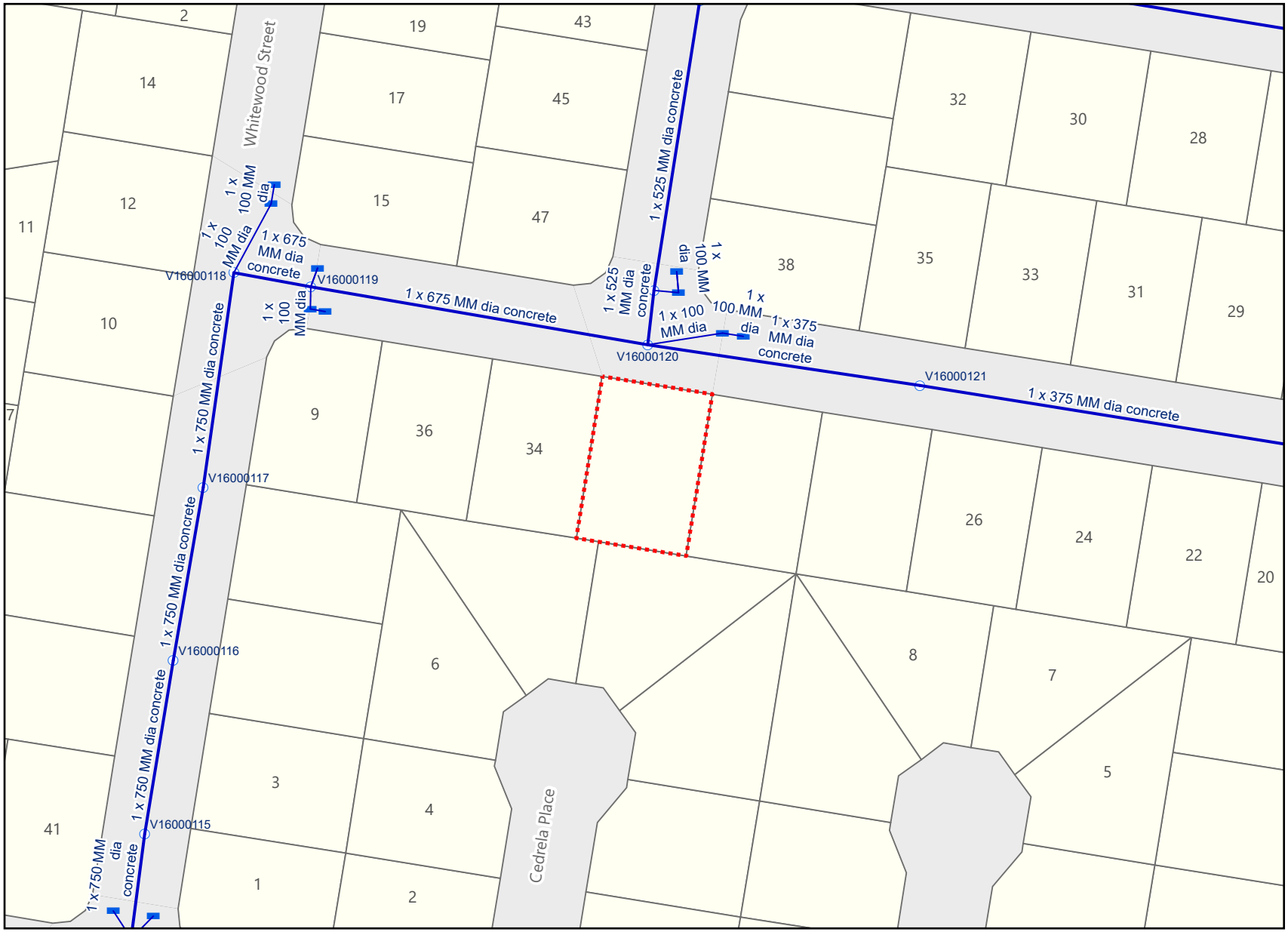
63S8 — Medium pressure, 63 mm steel

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

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

Job # 52829405
Seq # 270959652
Provider: Brisbane City Council
Telephone: (07) 3403 8888



Legend

- BYDA Enquiry

Stormwater Network

- Stormwater Drain
- Stormwater Gully / Roofwater Connection
- Stormwater Maintenance Hole
- Stormwater Gully Pit

Disclaimer:
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Data must not be used for direct marketing or be used in breach of the privacy laws.

Copyright of data is as follows:
Cadastre and Street Names © 2020 State of Queensland (Department of Natural Resources, Mines and Energy)

Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.

In an emergency contact Brisbane City Council on 07 3403 8888

08/04/26 (valid for 30 days)

0 10 20 40 m

Scale 1:1,000

Plans generated by SmarterWX™ Automate

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

Assets found

Before You Dig Australia (BYDA) Request

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

The attached Plan details ENERGEX's Assets in relation to Your nominated search area.

Ensure You read and understand the important notes outlined below.

You:	**BYDA Enquiry No:**
LJHPPForm 2 Preparation	270959655
Company:	**Date of Response:**
Not Supplied	08 Apr 2026
Search Location:	**Period of Plan Validity:**
32 Stavewood St Algester, QLD 4115	4 Weeks

External Comments (if any):

WARNING: When working in the vicinity of Energex's Assets You have a legal *Duty of Care* that must be observed.

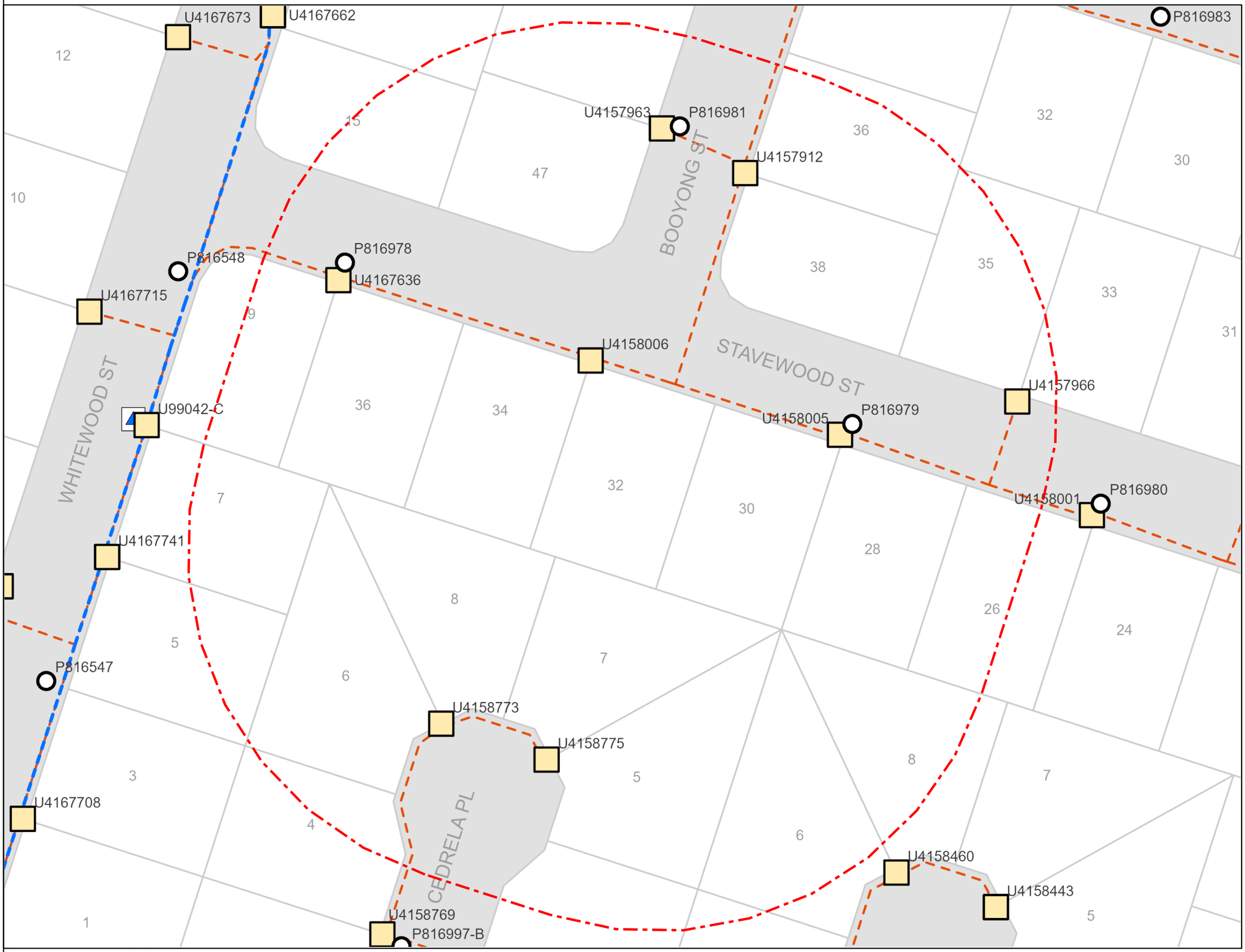
It is important that You note:

1. Immediately report life threatening emergencies to Emergency Services on **000** or to ENERGEX on **13 19 62**.
2. Please read and understand all the information and disclaimers provided - including the Terms and Conditions on the attached pages.
3. We have only searched the area which has been nominated in the request. If this nominated area is not what You require, please resubmit another enquiry with BYDA.
4. Plans provided by ENERGEX are only an indication of the presence of underground Assets within the nominated area. Locations provided are approximate and the plans are not suitable for scaling purposes, as exact ground cover and alignments cannot be provided. You must confirm the exact location of Assets by use of an electronic cable locator followed by careful, non-mechanical excavation (i.e. potholing).
5. Plans provided by ENERGEX do not encompass ENERGEX's overhead Assets.
6. ENERGEX, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and details supplied pursuant to the BYDA Request and You agree to indemnify ENERGEX against any claim or demand for any such loss or damage to You, Your servants or Your agents.
7. You are responsible for any damage to underground Assets caused by works pursuant to or in any way connected with this BYDA Request.

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 270959655
Date: 08/04/2026

Scale: 1:500
Tile No: **1**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan

N
W E
S

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

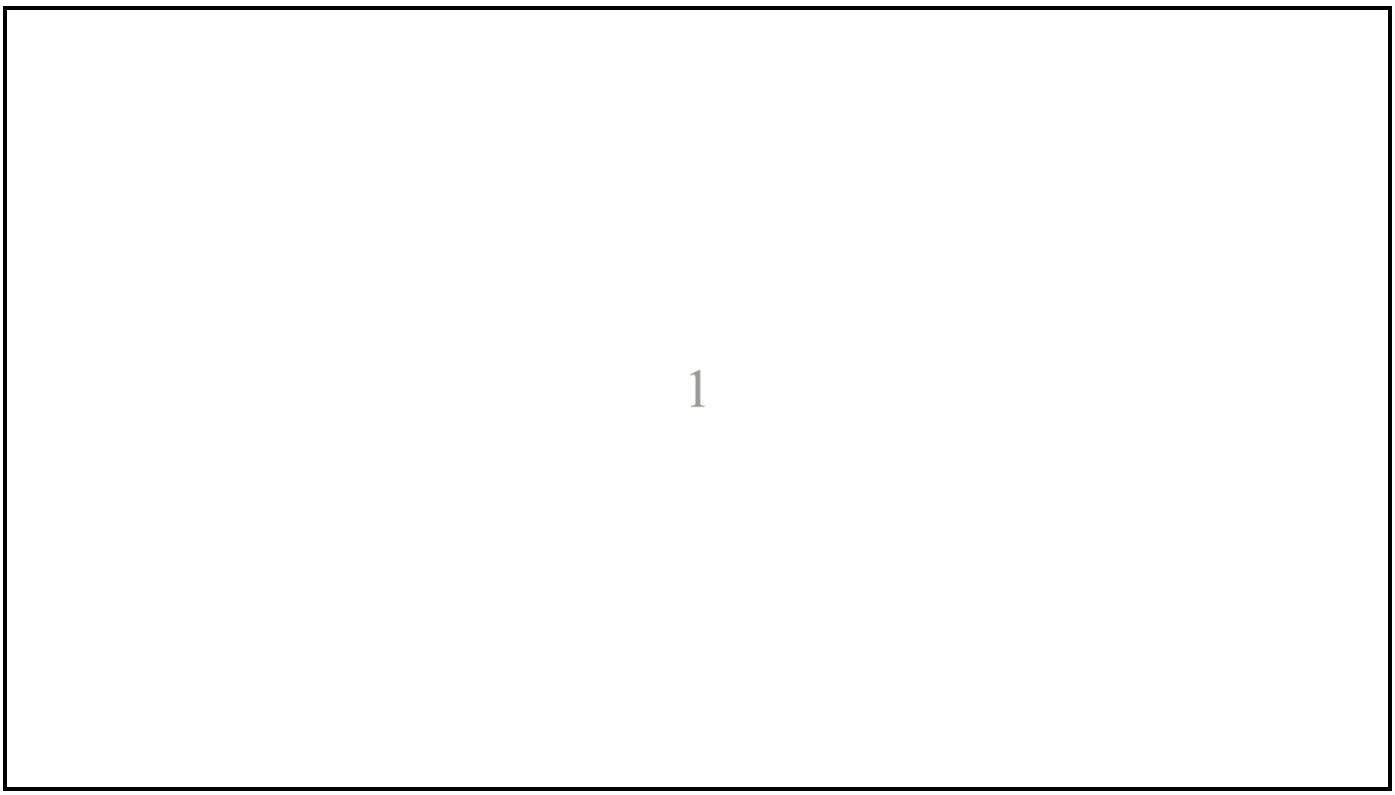
This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

Please sign document PLS00C3F1994d2ab086760491dcc5234

To:	LJHPPForm 2 Preparation
Phone:	Not Supplied
Fax:	Not Supplied
Email:	form2@ljhpp.com.au

Dial before you dig Job #:	52829405	BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm
Sequence #	270959651	
Issue Date:	08/04/2026	
Location:	32 Stavewood St , Algester , QLD , 4115	

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

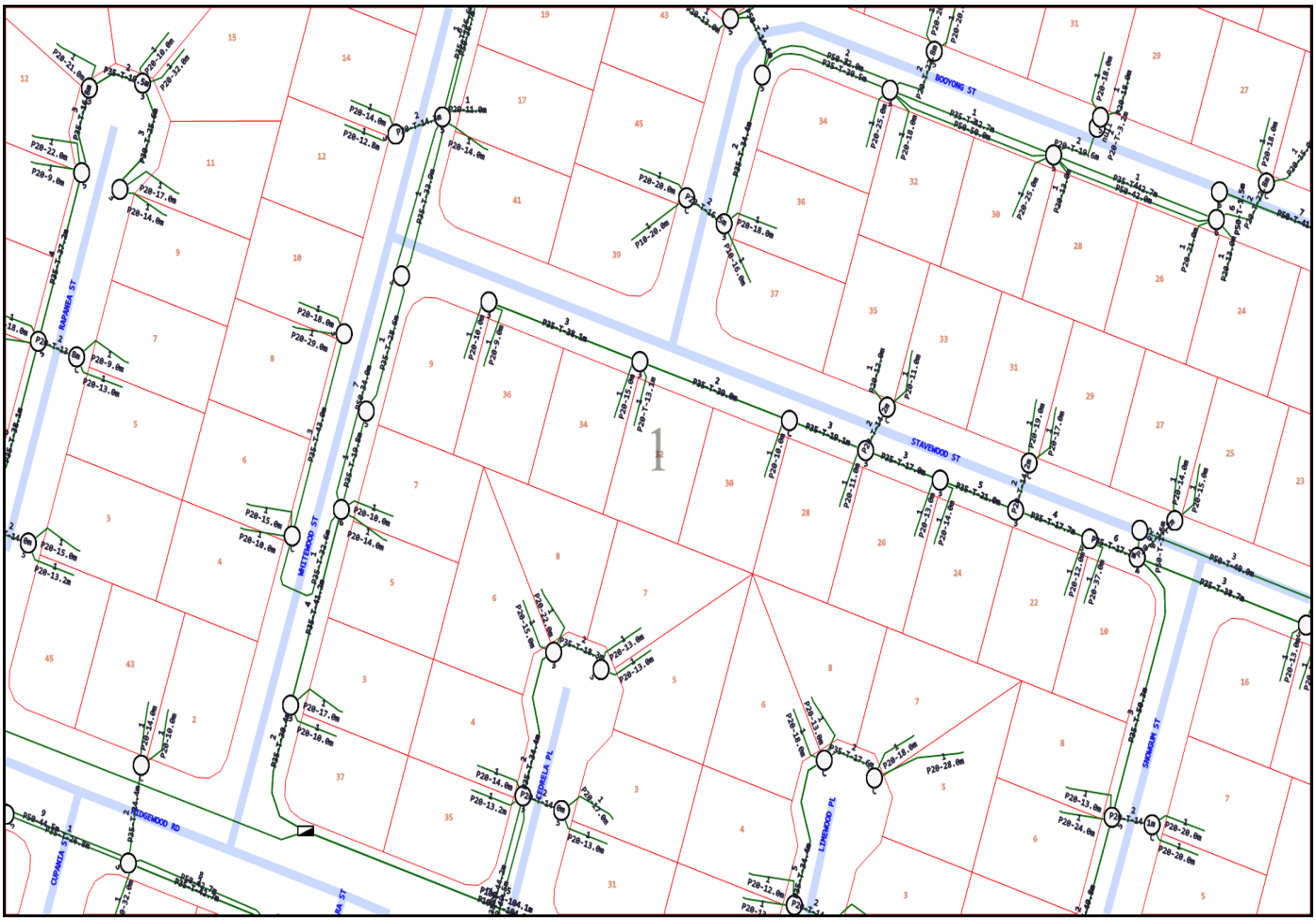


PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

LEGEND

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

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Emergency Contacts

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

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To:	LJHPPForm 2 Preparation
Phone:	Not Supplied
Fax:	Not Supplied
Email:	form2@ljhpp.com.au

Before You Dig Australia Job #:	52829405	BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm
Sequence #	270959651	
Issue Date:	08/04/2026	
Location:	32 Stavewood St , Algester , QLD , 4115	

Information

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

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

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

Location of **nbn™** Underground Assets

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

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

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

Notes:

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

Referral Conditions

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

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

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GPO Box 2765
Brisbane QLD 4001

Date: 08 Apr 2026

Before You Dig Australia Response

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

Dear LJHPPForm 2 Preparation

We appreciate your diligence in contacting the Before You Dig Australia service (**BYDA**) prior to engaging in work or activities which may affect the water and sewerage infrastructure of Urban Utilities.

Job Number:	52829405
Sequence Number:	270959654
Enquiry Date:	8/4/2026 3:37:00 pm
Enquiry Location:	32 Stavewood St Algester QLD 4115

WARNING: When working in the vicinity of Urban Utilities' assets you have a legal *Duty of Care* that must be observed.

Our records indicate the presence of infrastructure owned by Urban Utilities within your nominated search area, as shown on the attached plan.

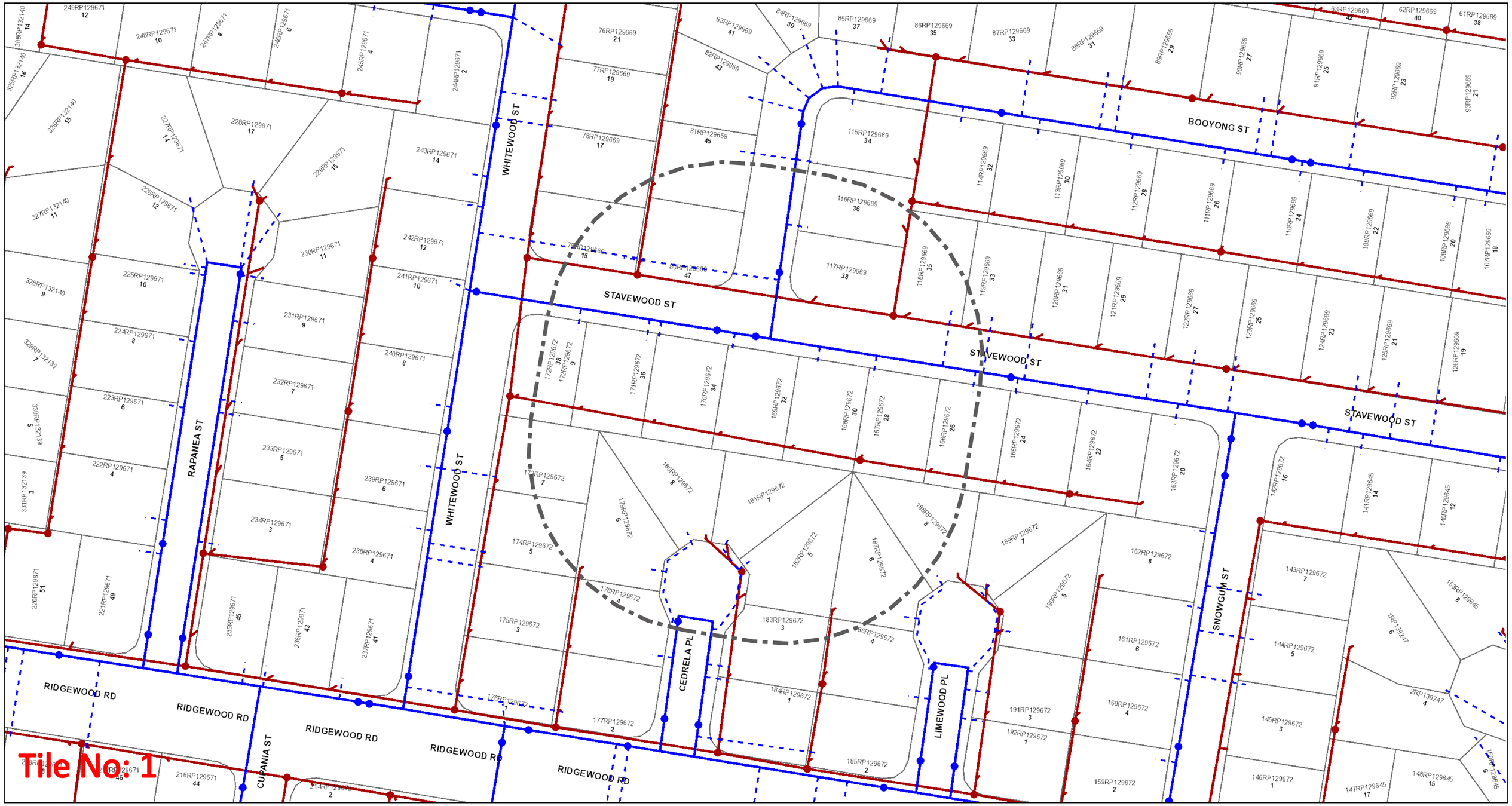
Please note that you may be liable for any loss or damage to our infrastructure which is caused by any works or activities which you undertake over or near such infrastructure. Additionally, your works or activities may conflict with other works scheduled in your nominated search area. To avoid any unnecessary impacts, before any undertaking you must obtain the following approvals:

- And/or a Urban Utilities Network Access Permit for self assessable works or activities that are within two metres of our infrastructure (refer to Urban Utilities Network Access Permit Webpage)
- Either a Build Over Asset (BOA) Approval for assessable building works undertaken within specified distances of our infrastructure (refer to DHPW BOA Factsheet)

We have provided additional information about your responsibilities in relation to our infrastructure in the Important Information sheet attached to this letter. By accessing BYDA to obtain our records about our infrastructure, you warrant that you have read the sheet and agree to the terms and conditions set out therein.

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



UrbanUtilities

N

Map Scale
1:1000

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

BYDA Reference No: 270959654

Date BYDA Ref Received: 08/04/2026

Date BYDA Job to Commence: 08/04/2026

Date BYDA Map Produced: 08/04/2026

This Map is valid for 30 days

Produced By: Urban Utilities

Sewer	Water	Recycled Water
Infrastructure	Infrastructure	Infrastructure
Major Infrastructure	Major Infrastructure	Major Infrastructure
Network Pipelines	Network Pipelines	Network Pipelines
Network Structures	Network Structures	Network Structures
	Water Service (Indicative only)	

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.

Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.

This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]

For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).

www.urbanutilities.com.au

ABN 86 673 835 011

Attention: LJHPPForm 2 Preparation

Site Location: 32 Stavewood St, Algester, QLD 4115

Your Job Reference: 32 Stavewood St

Please do not reply to this email, this is an automated message -


Important - this site is within or in the vicinity of a **RED IMPORTED FIRE ANT RESTRICTED AREA**
Movement controls apply. Penalties of up to $220,000 for individuals and $1.1 million for corporations may apply.
Call **13 25 23** or visit www.daff.qld.gov.au/fireants for further information.

Thank you for requesting Telstra information via Before You Dig Australia (BYDA).

This response contains Telstra information relating to your recent BYDA request.

Please refer to all enclosed attachments for more information.
Information for opening Telstra Asset Plans as well as some other useful contact information is noted in the attached documents.

Report Damage to Telstra Equipment: Report damages to Telstra equipment - Telstra

Please note:
When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed.
Ensure you read all documents (attached) - they contain important information.
Please also refer to the **Before you Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation** https://www.byda.com.au/before-you-dig/best-practice-guides/, The essential steps that must be undertaken prior to commencing construction activities

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WARNING - MAJOR CABLES and/or OPTIC FIBRE IN THE AREA.
Phone 1800 653 935 for further assistance.

Note: In some areas Telstra fibre routes may be marked as "Amcom", as Telstra has purchased much of this infrastructure. If in doubt, please contact Telstra Plan services on the number above. Telstra plans and information are only valid for 60 days from the date of issue.

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 them. 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 assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation** https://www.byda.com.au/before-you-dig/best-practice-guides/.

Please note that:
- it is a criminal offence under the *Criminal Code Act* 1995 (Cth) to tamper or interfere with telecommunications infrastructure.
- Telstra will take action to recover compensation for damage caused to property and assets, and for interference with the operation of Telstra's networks and customers' services.

Telstra's plans contain Telstra's confidential information and are provided on the basis that they are used solely for identifying the location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause Telstra loss or damage and you must comply with any other terms of access to the data that have been provided to you by Telstra (including Conditions of Use or Access).

(See attached file: Telstra Duty of Care v32.0c.pdf)

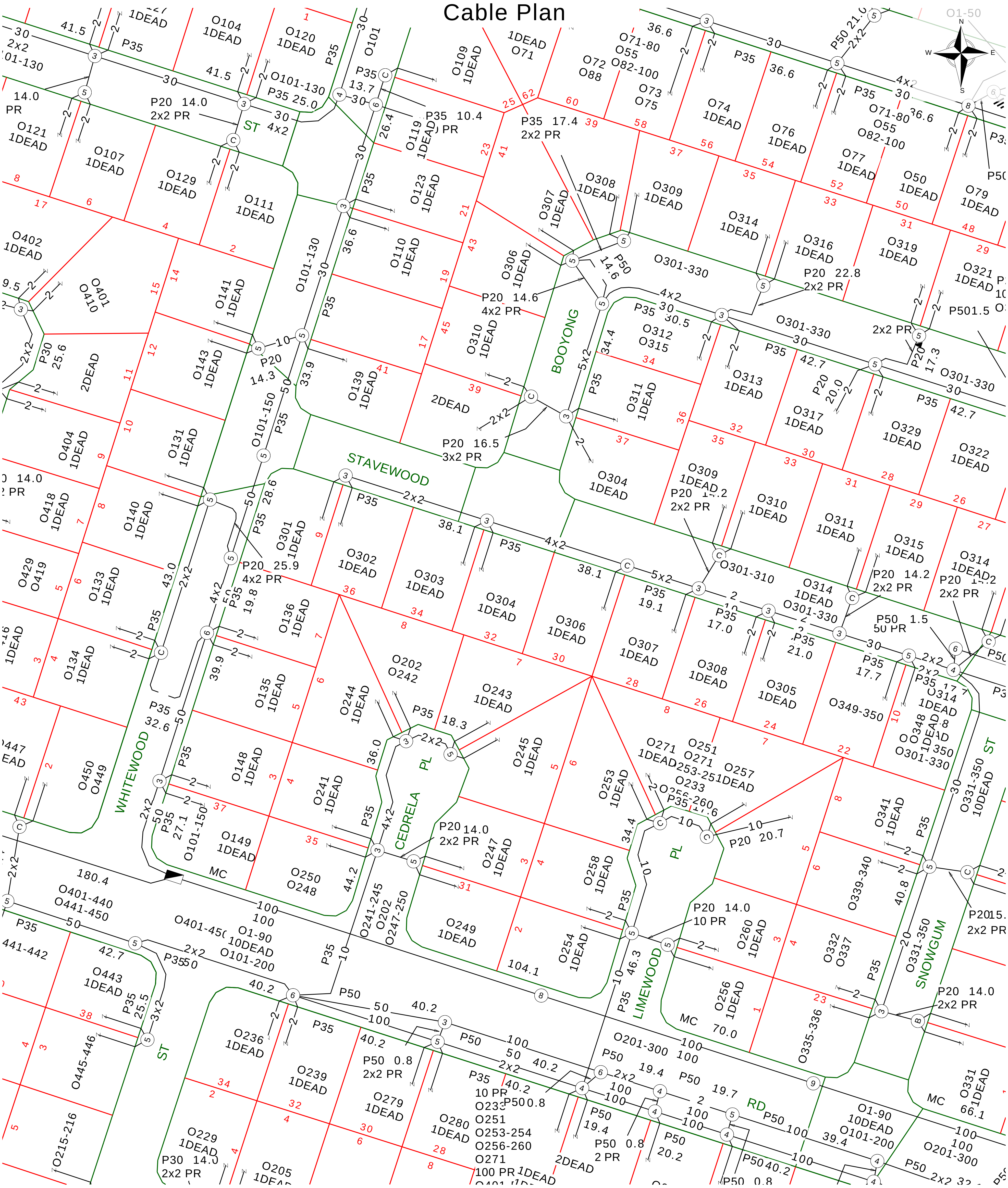
(See attached file: Telstra Map Legend 4.0b.pdf)

(See attached file: AccreditedPlantLocators 2025-01-08a.pdf)

(See attached file: 270959656.pdf)

PleaseSign Document PLSDOC3f1994d2ab08676b491dcc5234

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 08/04/2026 15:41:06

Sequence Number: 270959656

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

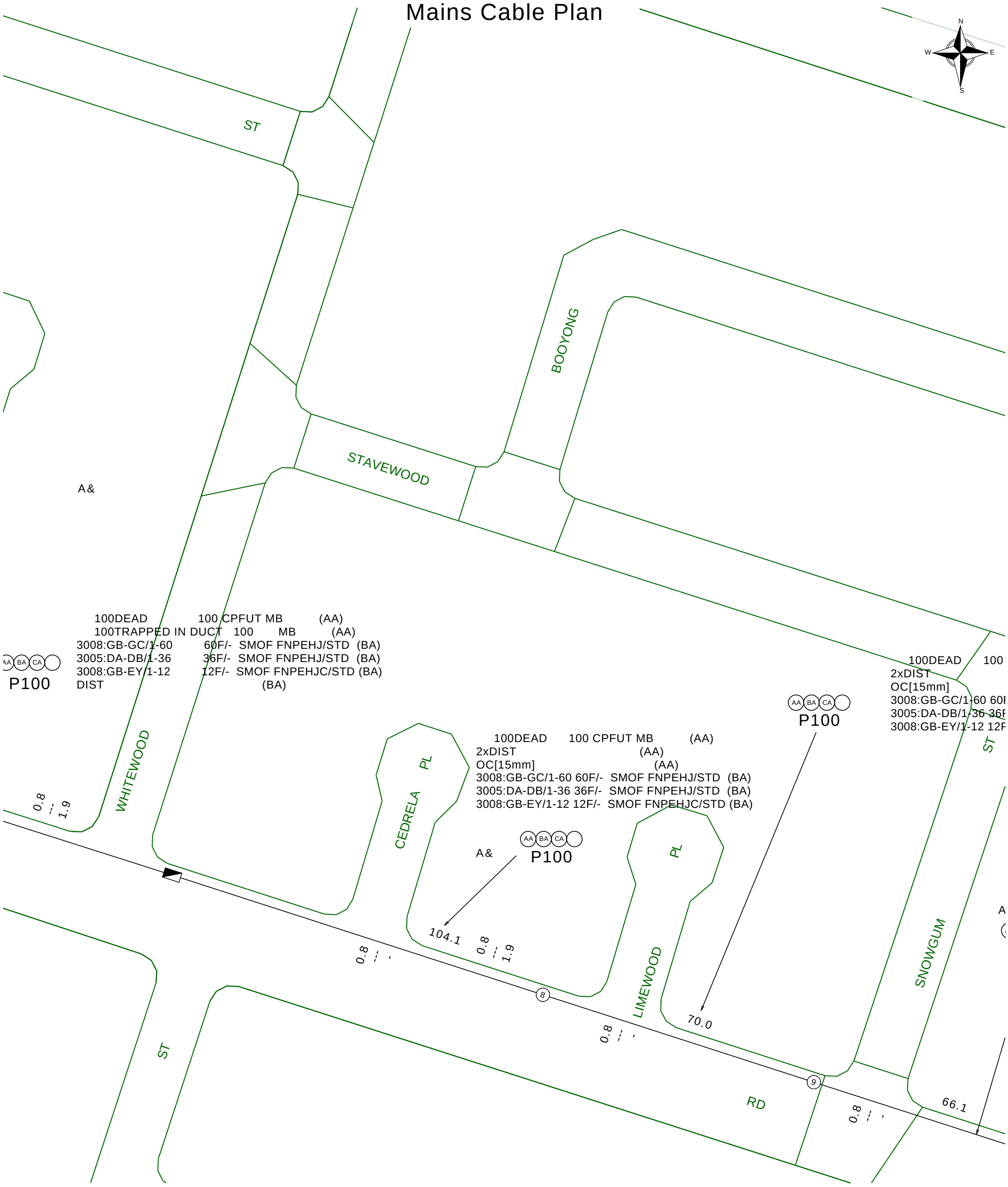
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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

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

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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 08/04/2026 15:41:06

Sequence Number: 270959656

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

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

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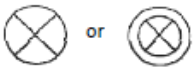
LEGEND



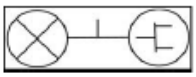
Exchange
(Major Cable Present)



Footway Access Chamber
(can vary from 1-lid to 12-lid)



Pillar / Cabinet
(above ground / free standing)



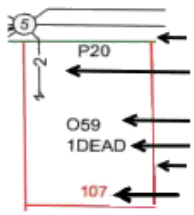
Above ground complex equipment housing (eg RIM)
Please Note: This equipment is powered by 240V Electricity

OC — Other Carrier Telecommunications Cable/Asset

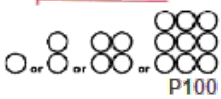
Dist — Distribution cables in Main Cable ducts

MC — Main Cable ducts on a Distribution plan

▲ — Blocked or damaged duct.



Roadside / Front Boundary
2 pair lead-in to property from pit in street 1
pair working (pair ID 059)
1 pair dead (i.e. spare, not connected)
Side / Rear Property Boundary
Property Number



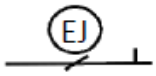
Single to multiple round conduit
Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)



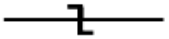
Multiple square conduit
Configurations 2, 4, 6 respectively
(attached text denotes conduit type and size)



Cable Jointing Pit
(number / Letter indicating Pit Type)



Elevated Joint
(above ground joint on buried cable)



Telstra Plant in shared Utility trench



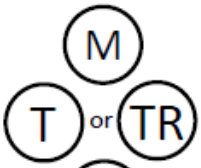
Aerial Cable



Aerial Cable
(attached to joint Use Pole eg. Power)



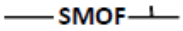
Direct Buried Cable



Marker Post Installed

Buried Transponder

Marker Post, Transponder

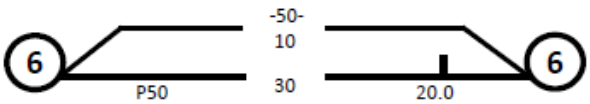


Optical Fibre cable direct buried

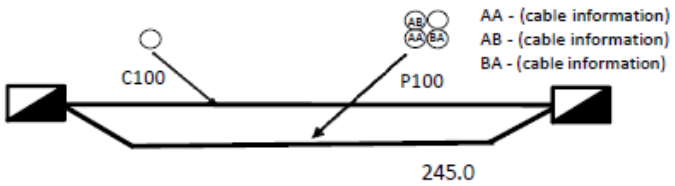
Some examples of conduit type and size:

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

Some Examples of how to read Telstra Plans



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



AA - (cable information)
AB - (cable information)
BA - (cable information)

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

Protect our Network:

by maintaining the following distances from our assets:

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

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

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