



**ASSET**  
**LEGAL**

Seller  
Disclosure  
Report

**Seller(s):**

Siang Hoe Lim

**Property Address:**

14 Julie Street, Crestmead QLD 4132

**Agent:**

Position One Property

**Prepared On:**

9 October 2025

# 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 Siang Hoe Lim

Property address 14 Julie Street, Crestmead QLD 4132

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

Lot on plan description Lot 8 on RP 890082

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**

<p><b>Registered encumbrances</b></p>	<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>
<p><b>Unregistered encumbrances (excluding statutory encumbrances)</b></p>	<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:</li> <li>» the amount of rent and bond payable:</li> <li>» whether the lease has an option to renew:</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>
<p><b>Statutory encumbrances</b></p>	<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> <ol style="list-style-type: none"> <li>1. Logan City Council water supply line and stormwater pipes crossing the lot. A plan showing the location of the stormwater &amp; water pipes/lines/infrastructure is attached.</li> <li>2. Energex cables/pit/pillar and planned work area crossing the lot. A plan showing the location of the cables/pit/pillar and working area is attached.</li> <li>3. Telstra infrastructure/cables crossing the lot. A plan showing the location of the infrastructure/ cables is attached.</li> </ol>
<p><b>Residential tenancy or rooming accommodation agreement</b></p>	<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 checked="" type="checkbox"/> <b>Yes</b> <input 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> 09/01/2025</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>	<p>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>):</p> <p>Low Density Residential</p>		
<b>Transport proposals and resumptions</b>	<p>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.</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If <b>Yes</b>, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>		
<p>* <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.</p>			
<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.</p> <p><b>The following notices are, or have been, given:</b></p> <p>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).</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p>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).</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p>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).</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p>		
<b>Trees</b>	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.</p> <p><i>If <b>Yes</b>, a copy of the order or application must be given by the seller.</i></p>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Heritage</b>	<p>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).</p>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Flooding</b>	<p>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.</p>		
<b>Vegetation, habitats and protected plants</b>	<p>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.</p>		

## Part 4 – Buildings and structures

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

<b>Swimming pool</b>	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<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"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.  <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
<b>Asbestos</b>	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) including common locations of asbestos and other practical guidance for homeowners.		



## Part 6 – Community titles schemes and BUGTA schemes

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

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

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

<b>Body Corporate and Community Management Act 1997</b>	<b>The property is included in a community titles scheme.</b> <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Community Management Statement</b>	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.  <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.	<input type="checkbox"/> Yes	
<b>Body Corporate Certificate</b>	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer.  <i>If No</i> — An explanatory statement is given to the buyer that states:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	» a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	<input type="checkbox"/> Yes	
<b>Statutory Warranties</b>	<b>Statutory Warranties</b> —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		
<b>Building Units and Group Titles Act 1980</b>	<b>The property is included in a BUGTA scheme</b> <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Body Corporate Certificate</b>	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer.  <i>If No</i> — An explanatory statement is given to the buyer that states:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	» a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.  <b>Note</b> —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	<input type="checkbox"/> Yes	

## Signatures – SELLER

Signed by:

*Siu Pyn Lim*

BD54A0263428484...

Signature of seller

Signature of seller

Siang Hoe Lim by their duly constituted attorney Siu Pyn Lim  
as per attached

Name of seller

Name of seller

14 October 2025 | 9:43 AM AEST

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



Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 50075528	<b>Search Date:</b> 30/09/2025 10:33
<b>Date Title Created:</b> 15/06/1995	<b>Request No:</b> 53541185
<b>Previous Title:</b> 14579127	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 8 REGISTERED PLAN 890082  
Local Government: LOGAN

#### REGISTERED OWNER

Dealing No: 721389986 06/01/2022

SIANG HOE LIM

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10804154 (POR 229)
2. MORTGAGE No 721389987 06/01/2022 at 12:02  
WESTPAC BANKING CORPORATION A.C.N. 007 457 141
3. CAVEAT No 722089074 07/11/2022 at 14:41  
THE STATE OF QUEENSLAND

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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

REFERENCE MARKS

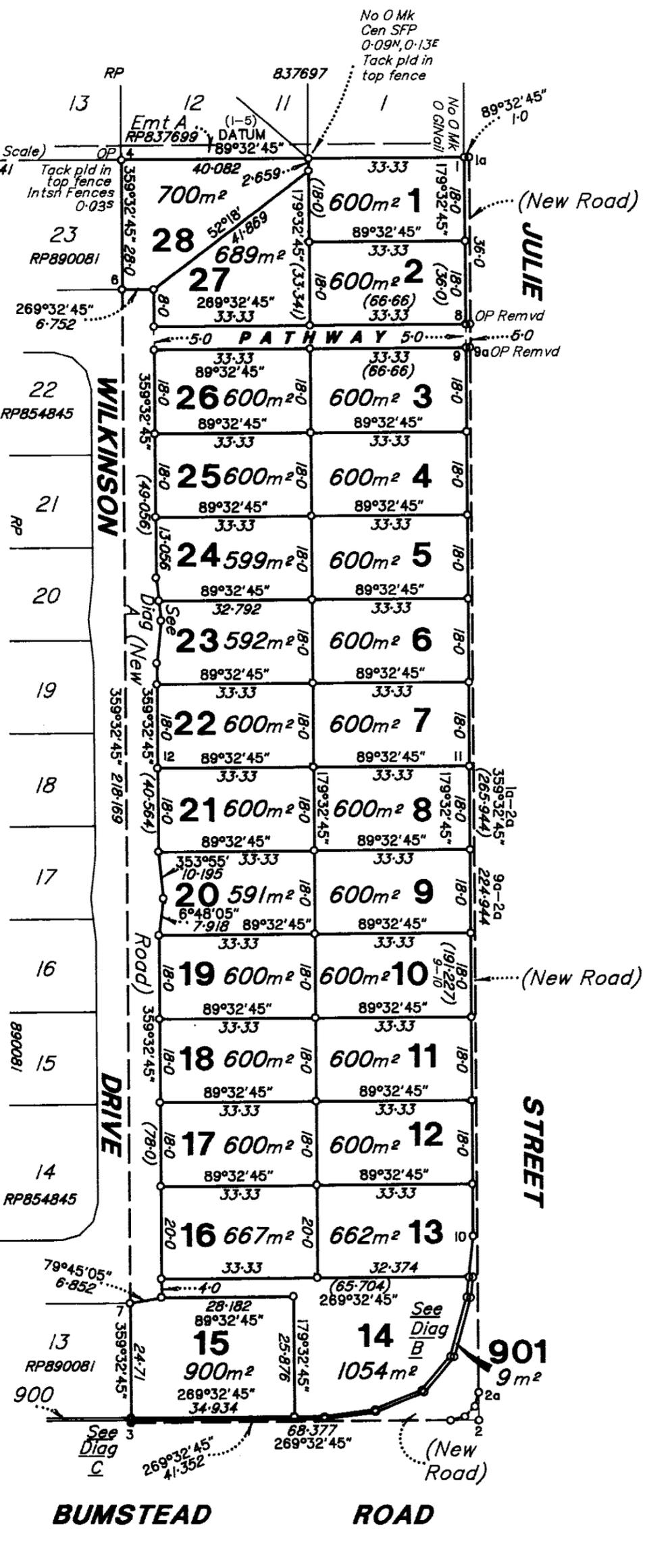
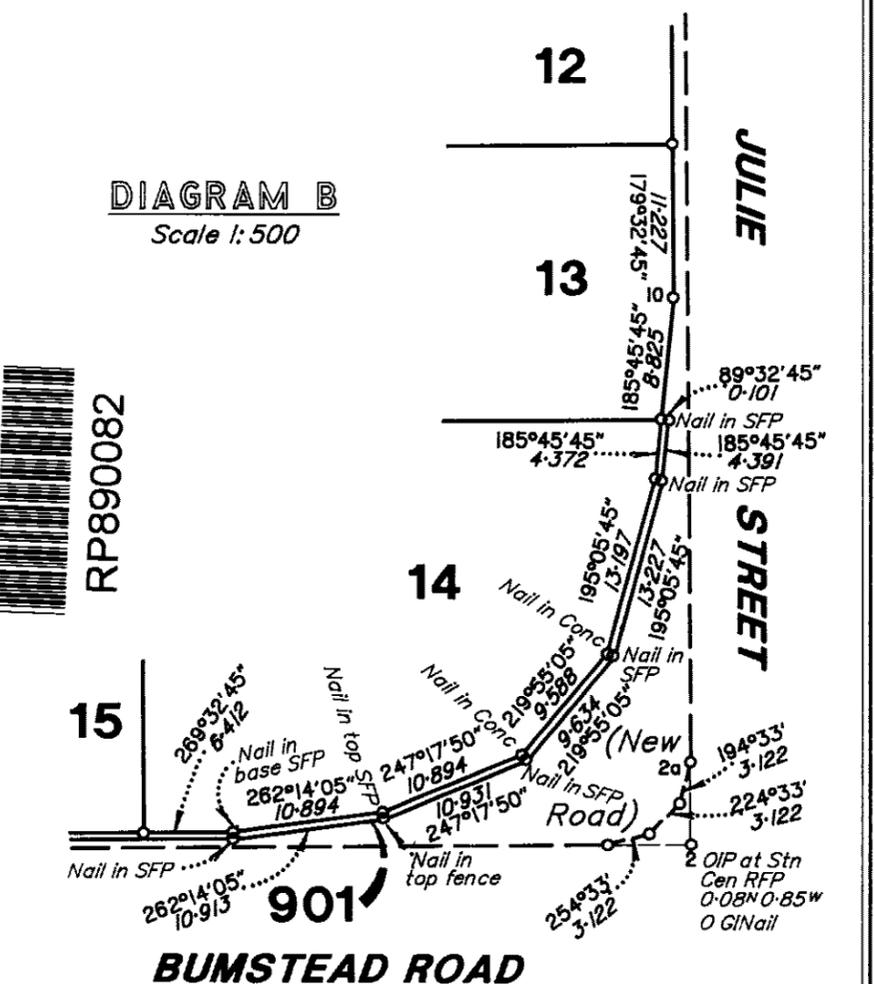
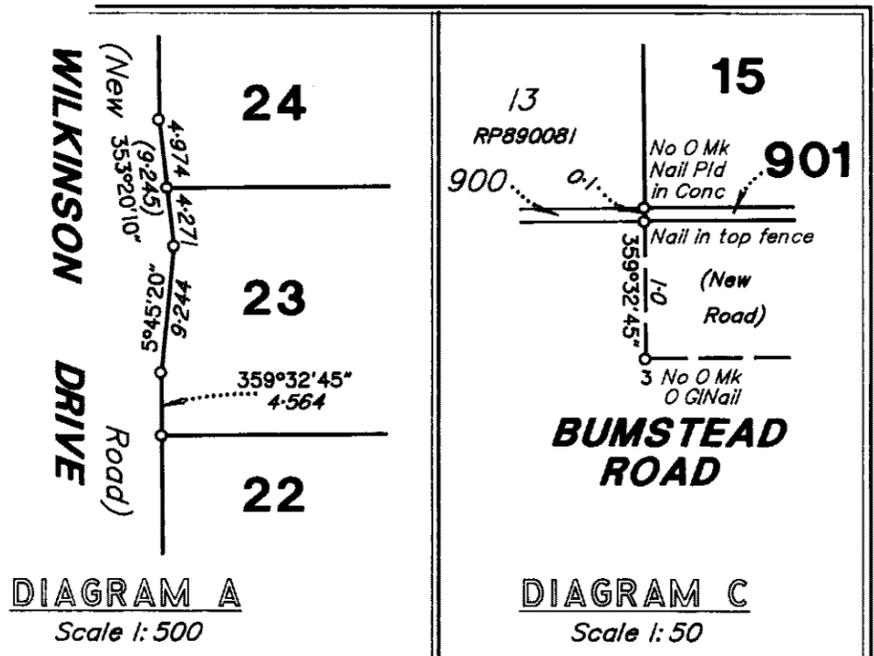
STN	TO	ORIGIN	BEARING	DIST
1	Nail in Conc		116°16'	4.714
1a	O GINail in Bit	1/RP844365	84°03'	10.105
2	O GINail in Bit	2/RP844365	88°33'	10.06
3	O GINail in Bit	3/RP844365	179°33'	9.0
5	O Screw in kb	10/RP854845	309°54'	6.506
6	Nail in Conc		183°54'30"	10.764
6	Nail in Conc		194°44'30"	16.509
10	Nail in Conc		45°26'	6.233
11	Nail in Conc		148°51'	8.483
12	Nail in Conc		271°49'	3.9

PERMANENT MARKS

PM	BEARING	DIST	NO
7-PM	334°29'	7.208	105434
8-PM	175°06'	1.672	105435

Branded peg placed at all new corners unless otherwise shown

Area of New Road  
2368m<sup>2</sup>



890082

PLAN MUST BE DRAWN WITHIN BLACK LINES

890082

890082

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

890082

I, Jonathan Craig BAUMANN, hereby certify that I have surveyed the land comprised in this plan personally and that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 3-2-95

Date: 7-2-95  
Licensed Surveyor

PLAN OF **Lots 1-28 & 901**  
Cancelling of Lot 72 on RP126255

ORIGINAL Portion 229

MERIDIAN RP854848	MAP REF 9542-43241	SCALE 1:1000	ENDORSED 17.3.95	ARCHIVED BRISBANE
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PARISH **MACKENZIE**  
COUNTY **Stanley**  
TOWN/LOCALITY **Marsden**  
LOCAL GOVERNMENT **LOGAN C.C.**  
LANDS REGION **SOUTH COAST**  
MINING DISTRICT

NO SURVEY RECORDS DEPOSITED  
**REGISTERED PLAN 890082**

700680542



BE 400 NT PLAN OF SURV ORIG

\$1261.00  
02/06/1995  
09:20

Lodged by

006

(Include address, phone number and reference)

Particulars entered in the Register on the Title

REGISTERED

15 JUN 1995

EXAM. INITS *MC*

1/We LANBEACH PTY LTD ACN 010 988306

Title Reference	Description	New Lots	Road
14579127	Lot 72 on RP 126255	1-28, 901	New Road

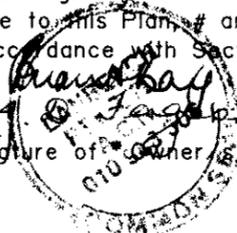
*Ent A on RP 844365 (L402075L) absorbed by new road.*

(Names in full)

\* As Registered Owner of this land ~~\* As Lessee/s of Miners Homestead~~ agree to this Plan # and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

BRIAN HERBERT KAY (Director)  
JONEEN DOROTHY ALICE FERGUSON (Director)

Signature of ~~Owner/s~~ ~~Lessee/s~~



For Additional Plan & Document Notings Refer to CISP

FOLIO

\* Rule out whichever is inapplicable  
# NOTE: A Lessee of a Miners Homestead is unable to dedicate Public Use Land.

\* Council of the City of Logan certifies that all the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Environment) Act 1990 and all Local Laws, ~~# and the City of Brisbane Act 1924 and all Ordinances thereunder~~, have been complied with and approves this plan of Subdivision, SUBJECT TO the transfer to Council of Lot 901 under a Nomination of Trust for Town Planning purposes

Dated this fourteenth day of March 19 95

*S. Agley*  
Deputy Mayor  
~~Assistant Officer~~  
Acting Chief Executive Officer

\* Insert the name of the Local Government  
# Delete for Local Governments other than the City of Brisbane

SURVEY EXAMINATION

Exam. Fee \$ 535.00  
Receipt No. 584911  
Date 13.2.95  
Deposited  
Examined *WY*  
Passed 17.3.95

ORIGINAL GRANT

10804154 (Por 229)

CHARTING

Charted

LODGEMENT FEES

Survey Exam \$ -  
Lodg, Exam & Ass \$ 85  
29 New Titles \$ 1160  
Photocopy \$ 14  
Postage \$ -  
TOTAL \$ 1261

REFERENCES

Lands File  
Local Government Reference SA1772, SA1460  
Surveyors Reference

REGISTERED PLAN 890082

890082

890082

# Before You Dig Australia (BYDA)

## Asset Location Response



PO Box 3226 Logan City DC QLD 4114 • 150 Wembley Road, Logan Central  
 p (07) 3412 3412 • e council@logan.qld.gov.au • www.logan.qld.gov.au • ABN 21-627-796 435



Asset Legal - Taylor Green  
 76 Skyring Terrace  
 Newstead QLD 4006  
 taylor@assetlegal.com.au

Logan City Council has been advised that you have placed an enquiry through the Before You Dig Australia service. Our records indicate the enquiry with the following details are affecting Logan City Council asset(s).

Enquiry Details	
Sequence Number	262019334
Enquiry Date	02/10/2025 11:34
Response	<b>AFFECTED</b>
Address	14 Julie St Crestmead
Location in Road	
Activity	Conveyancing

**Please review plans attached and contact Logan City Council prior to commencing works:**

Logan City Council now provides a limited amount of As-Constructed and Drainage Plans on-line, click on the [Logan City As-Constructed Plans](#) link and type in the property address you are seeking.

Unfortunately, not all properties will have plan records accessible on-line. The following options are available to customers should a record not be available:

- For **As Constructed Private Sewer/Roofwater (Inside Properties)**  
 Contact *Development Assessment, Building & Plumbing*  
 p: (07) 3412 5269  
 Alternatively visit our Website [Link to the relevant PS1 or PS2 forms:](#)  
[Logan City As-Constructed Plans](#)
- For **As Constructed Private Sewer/Water/Stormwater (Outside Properties)**  
 Contact *Road Infrastructure Planning*  
 p: (07) 3412 5282  
 Alternatively visit our Website [Link for PS3 forms:](#)  
[Logan City As-Constructed Plans](#)

If you need more assistance please call us on 07 3412 3412 or email us at [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au).

**Disclaimer:** This document is confidential to the addressee and may also be privileged, and neither confidentiality nor privilege is waived, lost or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from Council's records is believed to be accurate, but no responsibility is assumed for any error or omission. Council will only accept responsibility for information contained under official letterhead and duly signed by, or on behalf of, Chief Executive Officer.

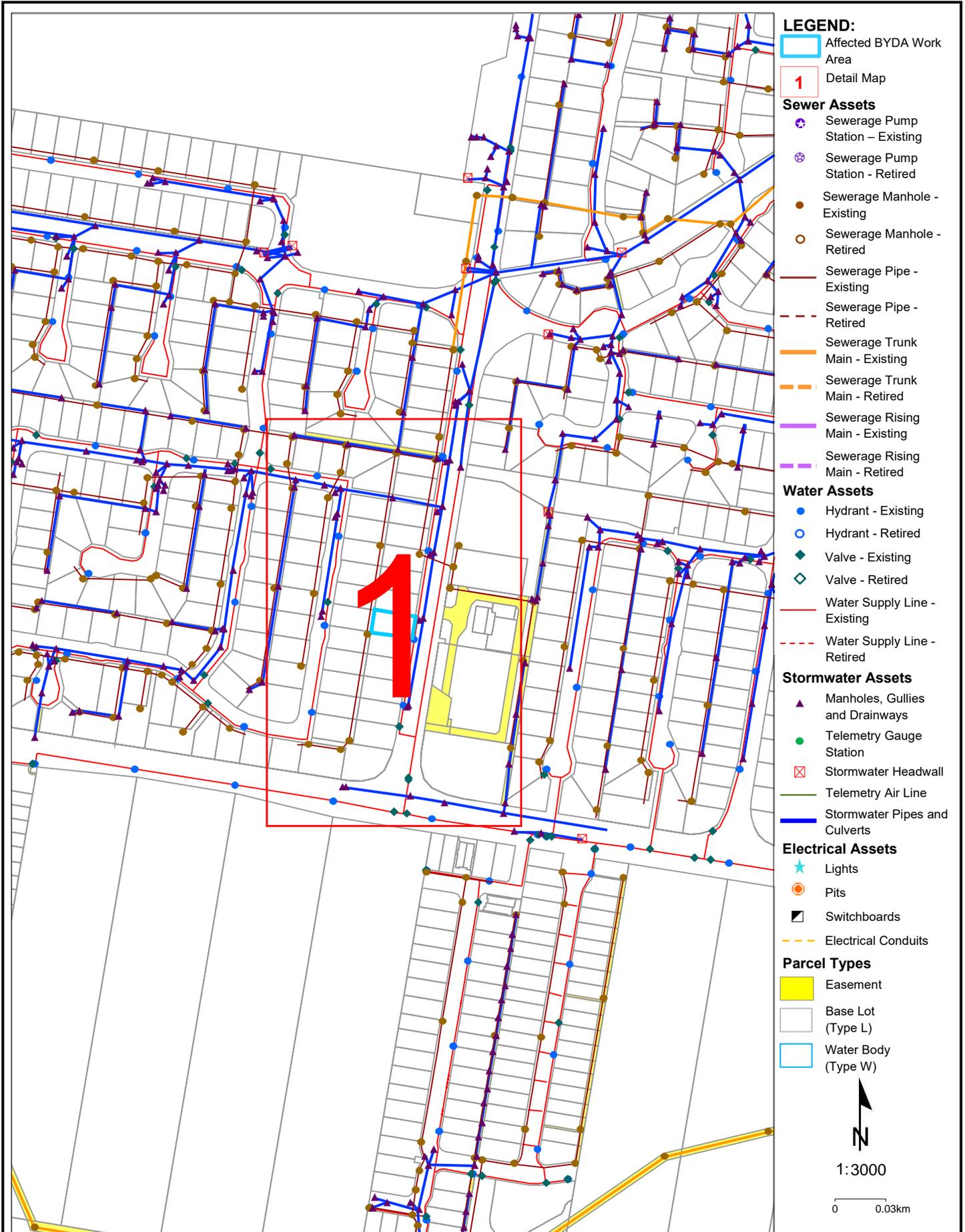
Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".



# Overview Map

Sequence No: 262019334

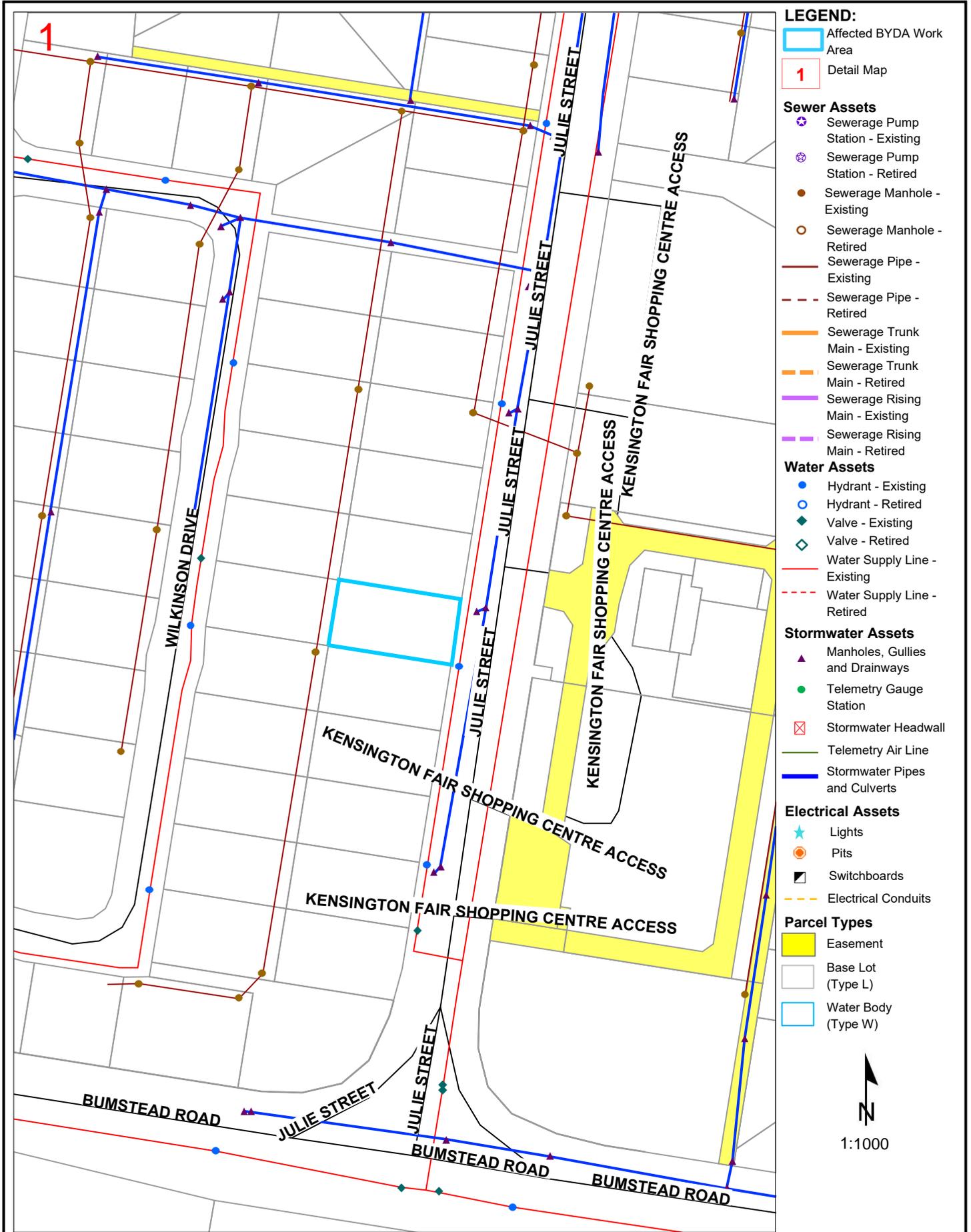
14 Julie St Crestmead



1:3000  
0 0.03km

**Disclaimer:** The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).

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- LEGEND:**
- Affected BYDA Work Area
  - 1 Detail Map
- Sewer Assets**
- Sewerage Pump Station - Existing
  - ⊗ Sewerage Pump Station - Retired
  - Sewerage Manhole - Existing
  - Sewerage Manhole - Retired
  - Sewerage Pipe - Existing
  - - - Sewerage Pipe - Retired
  - Sewerage Trunk Main - Existing
  - - - Sewerage Trunk Main - Retired
  - Sewerage Rising Main - Existing
  - - - Sewerage Rising Main - Retired
- Water Assets**
- Hydrant - Existing
  - Hydrant - Retired
  - ◆ Valve - Existing
  - ◇ Valve - Retired
  - Water Supply Line - Existing
  - - - Water Supply Line - Retired
- Stormwater Assets**
- ▲ Manholes, Gullies and Drainways
  - Telemetry Gauge Station
  - ⊠ Stormwater Headwall
  - Telemetry Air Line
  - Stormwater Pipes and Culverts
- Electrical Assets**
- ★ Lights
  - Pits
  - Switchboards
  - - - Electrical Conduits
- Parcel Types**
- Easement
  - Base Lot (Type L)
  - Water Body (Type W)

1:1000

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**BYDA**

Sequence: 262019335  
Date: 02/10/2025  
Scale: 1:500  
Tile No: 1

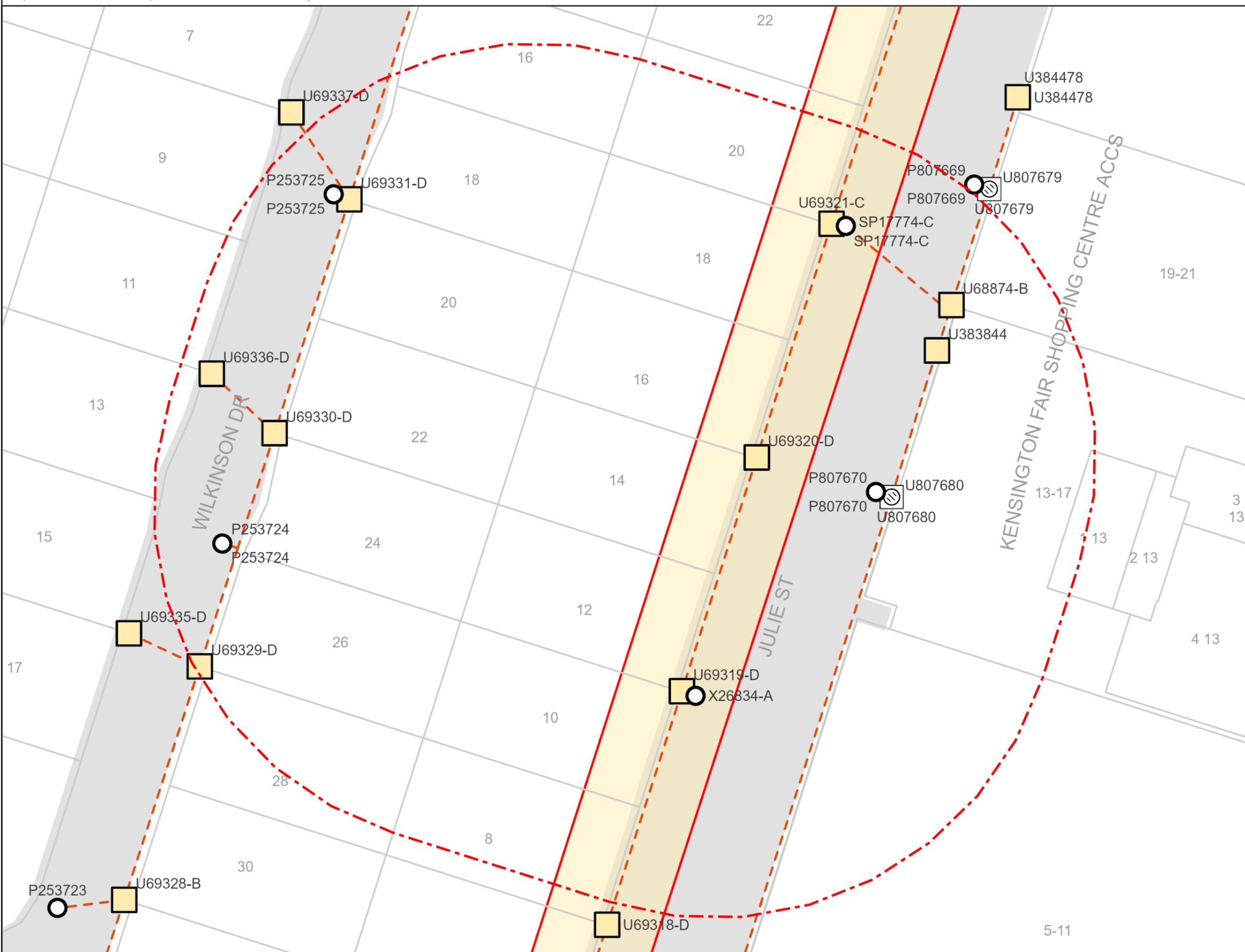
**LEGEND**

- 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

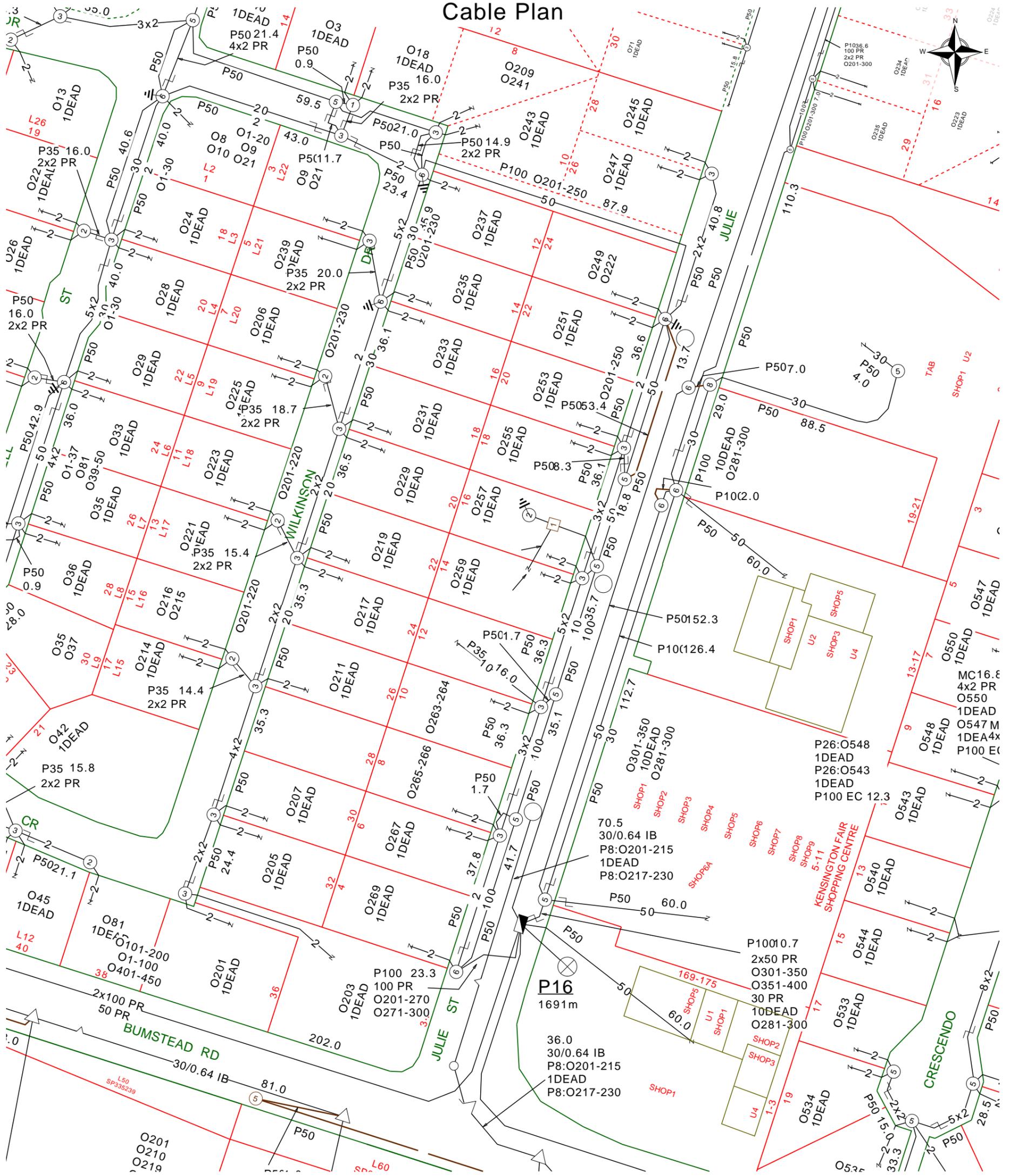
AS5488 Category "D" Plan



**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.



# 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: 262019336

TELSTRA LIMITED A.C.N. 086 174 781

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

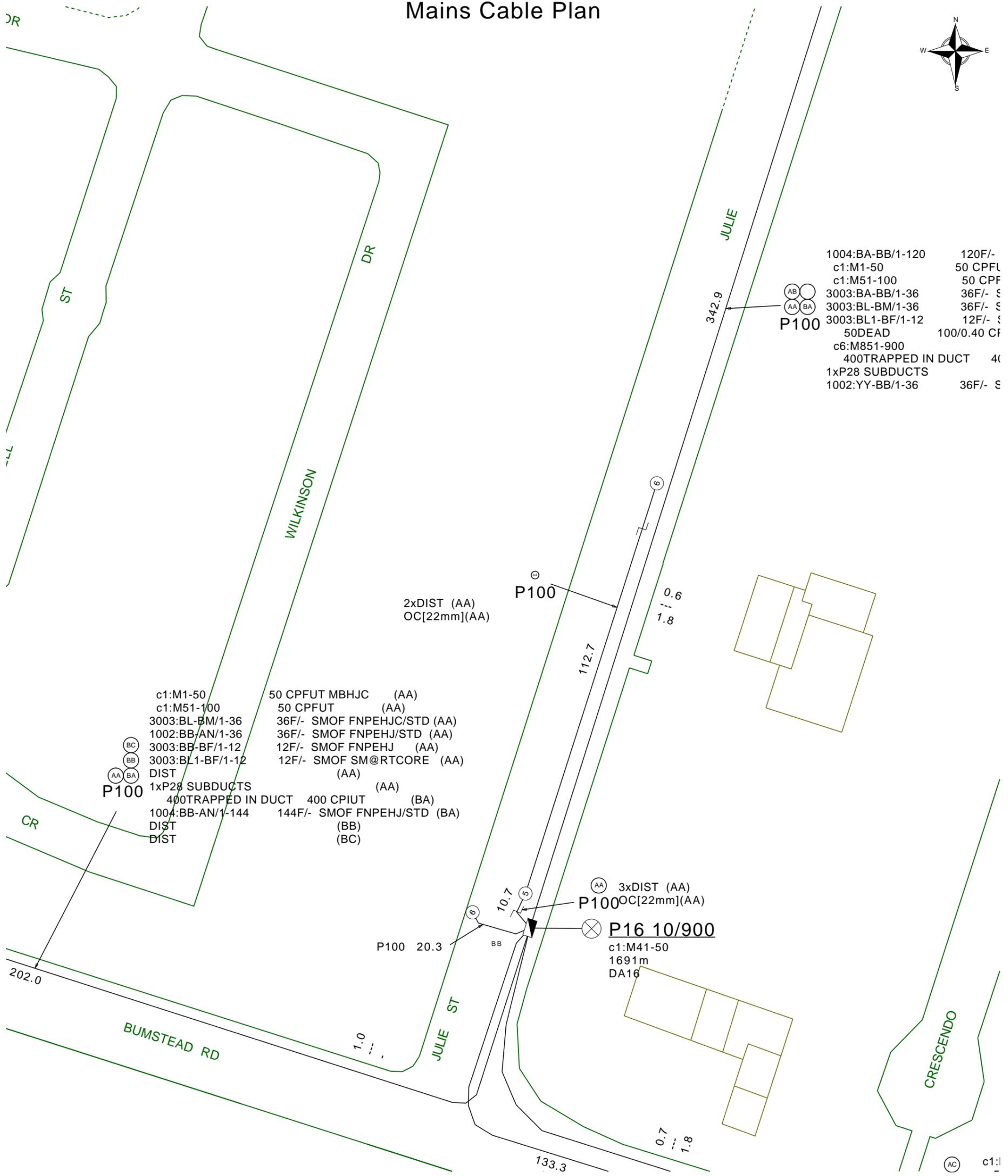
Generated On 02/10/2025 11:38:42

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

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

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

# Mains Cable Plan



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: 262019336

TELSTRA LIMITED A.C.N. 086 174 781  
 Generated On 02/10/2025 11:38:45

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

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

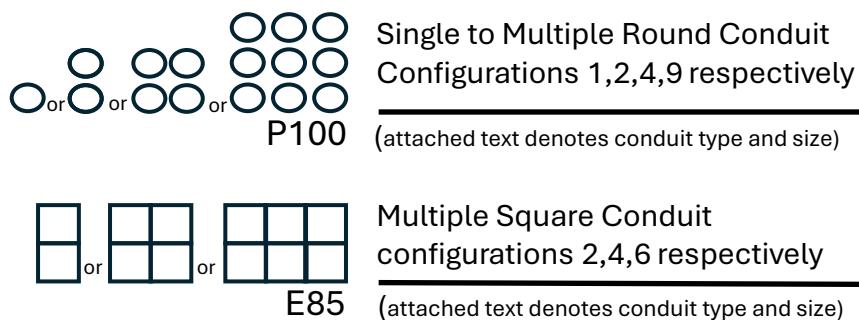
**WARNING**  
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS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



# LEGEND

	<b>Lead-in terminates at a Customer Address</b>
	<b>Exchange</b> Major Cable Present
	<b>Pillar / Cabinet</b> Above ground Free Standing
	<b>Above ground Complex Equipment</b> 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



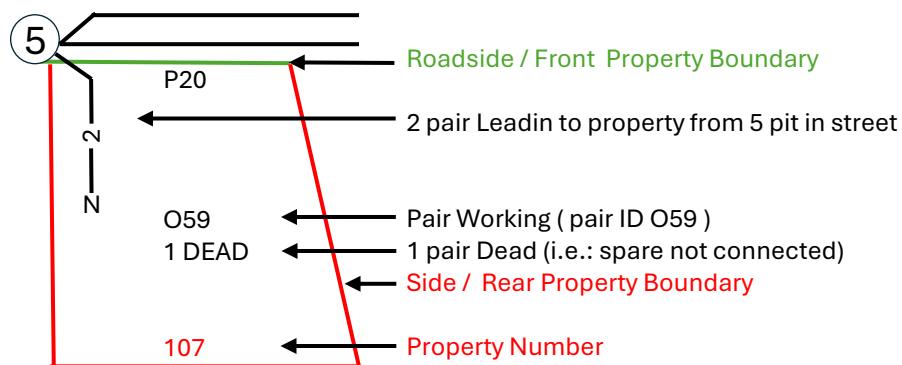
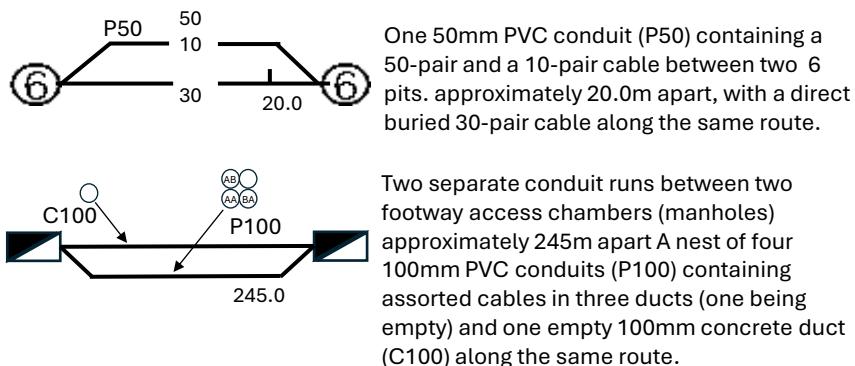
**Some examples of conduit type and size:**

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.

Enduring Power of Attorney

ENDURING POWER OF ATTORNEY

An enduring power of attorney is a legal document that allows you (the principal) to nominate one or more persons (referred to as attorneys) to act on your behalf. An enduring power of attorney gives the attorney the authority to manage your legal and financial affairs, including buying and selling real estate, shares and other assets, operating your bank accounts and spending money on your behalf.

The attorney's power continues even if for any reason you lose the mental capacity to manage your own affairs. Once you lose mental capacity you cannot revoke this power of attorney. If you want the power of attorney to cease if you lose mental capacity, use the general power of attorney form. An attorney under an enduring power of attorney cannot make decisions about your lifestyle or health. These decisions can only be made by a guardian (whether an enduring guardian appointed by you or a guardian appointed by the Civil and Administrative Tribunal or the Supreme Court).

The Prescribed Witness Certificate must be completed. Before acting as your attorney/s, the attorney/s (including any substitute attorney/s) must sign the acceptance section.

Please read the Important Information set out at the end of this document. It includes notes to assist in completing this document and more fully explains the role and responsibilities of an attorney.

1. APPOINTMENT OF ATTORNEY BY THE PRINCIPAL

Principal - The person who appoints the attorney is known as the principal.

Attorney - The person you nominate to look after your financial affairs is known as the attorney. You can appoint more than one attorney.

I, SIANG HOE LIM of 4 Neville Street, North Willoughby NSW 2068, appoint my sister SIU PYN LIM of 4 Neville Street, North Willoughby NSW 2078 to be my attorney.

Nomination of substitute attorney:

If my attorney vacates office, I appoint my sister SIU EAN LIM of 8/8 Harold Street, Parramatta NSW 2150 to be my substitute attorney.

2. POWERS

My attorney may exercise the authority conferred by Part 2 of the Powers of Attorney Act 2003 to do anything on my behalf I may lawfully authorise an attorney to do.

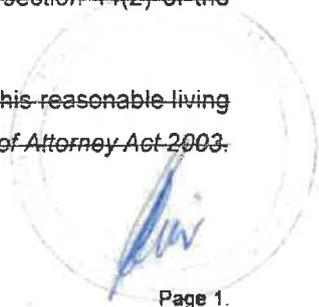
I give this power of attorney with the intention that it will continue to be effective if I lack capacity through loss of mental capacity after its execution.

Additional powers (optional)

You may also choose to allow your attorney to use your money and assets to pay for those things listed below. [Select any one or more options that apply and cross out the rest.]

I authorise my attorney to give reasonable gifts as provided by section 11(2) of the Powers of Attorney Act 2003.

I authorise my attorney to confer benefits on the attorney to meet his reasonable living and medical expenses as provided by section 12(2) of the Powers of Attorney Act 2003.



Enduring Power of Attorney

I authorise my attorney to confer benefits on the following person, to meet their reasonable living and medical expenses as provided by section 13(2) of the Powers of Attorney Act 2003:

.....  
.....  
[insert full name and address of each person]

3. CONDITIONS AND LIMITATIONS

I place the following conditions and/or limitations on the authority of my attorney:

NIL

4. COMMENCEMENT

This power of attorney operates: [select one option only]

- Once my attorney has accepted her appointment by signing this document.
- Once a medical practitioner considers that I am unable to manage my affairs (and provides a document to that effect).
- Once my attorney considers that I need assistance to manage my affairs.
- Other: .....

If no option is selected or the options chosen are unclear or inconsistent, I intend that the power of attorney will operate once my attorney/s have accepted their appointment by signing this document.

5. YOUR SIGNATURE TO MAKE THE APPOINTMENT

Signature:  Date: 10 / 11 / 2022

Signature of prescribed witness: 

Full name of prescribed witness: Krystle Anne Wolthers

Address of prescribed witness: 49 Dumaresq Street, Campbelltown NSW 2560



Enduring Power of Attorney

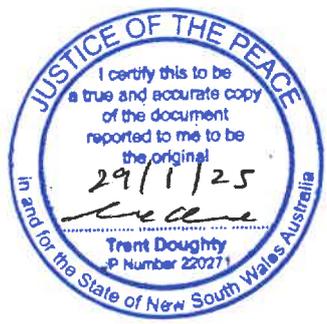
6. CERTIFICATE UNDER SECTION 19 OF THE POWERS OF ATTORNEY ACT 2003

I **KRYSTLE ANNE WOLTERS** certify the following:

- (a) I explained the effect of this power of attorney to the principal before it was signed.
- (b) The principal appeared to understand the effect of this power of attorney.
- (c) I am a prescribed witness.
- (d) I am not an attorney under this power of attorney.
- (e) I have witnessed the signature of this power of attorney by the principal.

Signature: *Krystle Anne Wolters* Date: 10 / 11 / 2022

- Australian Legal Practitioner  
Practice Certificate Number: 64024
- Registrar of the Local Court
- Licensed Conveyancer who has successfully completed a course of study approved by the Minister
- NSW Trustee and Guardian employee who has successfully completed a course of study approved by the Minister
- A trustee company employee who has successfully completed a course of study approved by the Minister
- Legal Practitioner qualified in a country other than Australia who is instructed and employed independently of any legal practitioner appointed as an attorney under this power of attorney



*Dani*  
Page 3

*Enduring Power of Attorney*

**7. ACCEPTANCE BY ATTORNEYS**

- (a) I accept that I must always act in the principal's best interests.
- (b) I accept that as an attorney I must keep my own money and property separate from the principal's money and property.
- (c) I accept that I should keep reasonable accounts and records of the principal's money and property.
- (d) I accept that unless expressly authorised, I cannot gain a benefit from being an attorney.
- (e) I accept that I must act honestly in all matters concerning the principal's legal and financial affairs.

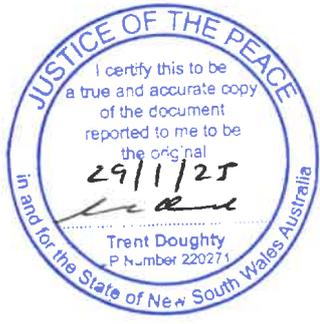
**Failure to do any of the above may incur civil and/or criminal penalties.**

Signature:  ..... Date: 14 / 11 / 2022

Name: **Siu Pyn Lim**

Signature:  ..... Date: 14 / 11 / 2022

Name: **Siu Ean Lim**



NSW LRS USE ONLY




*Enduring Power of Attorney*

### Important Information

- A power of attorney is an important and powerful legal document. You should get legal advice before you sign it.
- It is important that you trust the person you are appointing as attorney to make financial decisions on your behalf. Your attorney must be over 18 years old and must not be bankrupt or insolvent. If your financial affairs are complicated, you should appoint an attorney who has the skills to deal with complex financial arrangements.
- A power of attorney cannot be used for health or lifestyle decisions. You should appoint an enduring guardian under the *Guardianship Act 1987* if you want a particular person to make these decisions. For further information contact your solicitor.
- Clause 2 of the power of attorney contains powers which will permit your attorney to use your money and assets for the attorney or anyone else as provided. You should only tick boxes in clause 2 if you want your attorney to have that power.
- This power of attorney is designed for use in New South Wales only. If you need a power of attorney for interstate or overseas, you may need to make a power of attorney under their laws. The laws of some other States and Territories in Australia may give effect to this power of attorney. However, you should not assume this will be the case. You should confirm whether the laws of the State or Territory concerned will in fact recognise this power of attorney.
- Your attorney must keep the attorney's own money and property separate from your money and property, unless you are joint owners, or operate joint bank accounts. Your attorney should keep reasonable accounts and records about your money and property. The cost of providing and maintaining these records by the attorney may be recoverable from you.
- If your attorney is signing certain documents that affect real estate, the power of attorney must be registered at NSW Land Registry Services. Please contact NSW LRS on T: 1300 052 637 to see whether the power of attorney must be registered.
- An attorney must always act in your best interest. If your attorney does not follow your directions, or does not act in your best interest, you should consider revoking the power of attorney. You will be only able to do so while you retain your mental capacity. If you revoke the power of attorney you should notify the attorney, preferably in writing, that they are no longer your attorney. The attorney must stop acting immediately once they have knowledge of the revocation.
- This power of attorney does not automatically revoke earlier powers of attorney made by you. If you have made an earlier power of attorney that you do not want to continue, you must revoke the earlier power of attorney. It is advisable that you notify the attorney, preferably in writing, of the revocation, if you have not already done so. You should also give notice of the revocation to anyone who is aware of the earlier power of attorney, such as a bank.

### Gifting

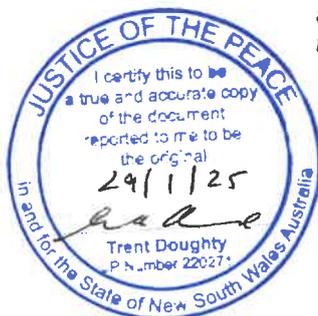
Sections 11, 12 and 13 of the Act are relevant to the power of Attorneys to make gifts of any of your assets:

**"11. Prescribed power of attorney does not generally confer authority to give gifts**

- (1) *A prescribed power of attorney does not authorise an attorney to give a gift of all or any property of the principal to any other person unless the instrument creating the power expressly authorises the giving of the gift.*

*Note: This subsection restates a rule of the general law. Accordingly, whether a gift of all or any of the property of a principal is expressly authorised by a prescribed power of attorney is to be determined by reference to the general principles and rules of the common law and equity concerning the interpretation of powers of attorney.*

- (2) *Without limiting subsection (1), a prescribed power of attorney that includes the prescribed expression for the purposes of this subsection set out in Schedule 3 authorises an attorney to give the kinds of gifts that are specified by that Schedule for that expression*



*Enduring Power of Attorney*

**12. Prescribed power of attorney does not generally confer authority to confer benefits on attorneys**  
(cf 1919 No 6, s 163B (2) (b))

- (1) A prescribed power of attorney does not authorise an attorney to execute an assurance or other document, or to do any other act, as a result of which a benefit would be conferred on the attorney unless the instrument creating the power expressly authorises the conferral of the benefit.

*Note: This subsection restates a rule of the general law. Accordingly, whether the conferral of a benefit on an attorney is expressly authorised by a prescribed power of attorney is to be determined by reference to the general principles and rules of the common law and equity concerning the interpretation of powers of attorney.*

- (2) Without limiting subsection (1), a prescribed power of attorney that includes the prescribed expression for the purposes of this subsection set out in Schedule 3 authorises an attorney to confer on the attorney the kinds of benefits that are specified by that Schedule for that expression.

**13. Prescribed power of attorney does not generally confer authority to confer benefits on third parties**

- (1) A prescribed power of attorney does not authorise an attorney to execute an assurance or other document, or to do any other act, as a result of which a benefit would be conferred on a third party unless the instrument creating the power expressly authorises the conferral of the benefit.

*Note: This subsection restates a rule of the general law. Accordingly, whether the conferral of a benefit on a third party is expressly authorised by a prescribed power of attorney is to be determined by reference to the general principles and rules of the common law and equity concerning the interpretation of powers of attorney.*

- (2) Without limiting subsection (1), a prescribed power of attorney that includes the prescribed expression for the purposes of this subsection set out in Schedule 3 authorises an attorney to confer on a third party the kinds of benefits that are specified by that Schedule for that expression."



**Notes for Completion**

**Joint attorneys**

If you appoint more than one attorney, you should indicate whether the attorneys are to act jointly or jointly and severally. Attorneys who are appointed jointly are only able to act and make decisions together.

Attorneys who are appointed jointly and severally (i.e. together or separately) are able to act and make decisions independently of each other. However, you can specify that a simple majority (if you appoint 3 or more attorneys) must agree before they can act.

**Substitute attorneys**

If you appoint a substitute attorney, the substitute attorney will only have authority to act as your attorney if the first appointed attorney dies, resigns or vacates their position.

You can specify for whom the substitute is to act (e.g. if you appoint A and B as attorneys and X and Y as substitutes, you can specify that X takes A's place if A vacates office).

**Attorney vacates office**

Section 5 of the *Powers of Attorney Act 2003* states that there is a vacancy in the office of attorney if the attorney dies, resigns, becomes bankrupt, loses mental capacity or the authority to act is revoked.

If you have appointed a substitute attorney, it may be helpful that some sort of documentation evidencing the vacation of the original attorney is attached to this power of attorney when that vacancy happens. This will assist to satisfy a third party that the substitute attorney is entitled to act for you.

**Further information**

For information on powers of attorney, the attorney's duties and registration, contact NSW Land Registry Services [www.nswlrs.com.au](http://www.nswlrs.com.au), the NSW Trustee and Guardian ([www.tag.nsw.gov.au](http://www.tag.nsw.gov.au)), a solicitor or a trustee company.

The NSW Government's Planning Ahead Tools website ([www.planningaheadtools.com.au](http://www.planningaheadtools.com.au)) provides up-to-date information and resources about powers of attorney, enduring guardianship, wills and advanced care planning.