

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 Suzanne Maree Curcuruto and Brian Ronald Wadman

Property address

21 Dean Drive, Ocean View, QLD 4521

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

Lot on plan description

Lot 81 on Survey Plan 194152

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

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 ☐ Yes ☒ No to affect the property after settlement. 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 ☒ No 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 <i>If Yes, the details of any statutory encumbrances are as follows:</i>
Residential tenancy or rooming accommodation agreement	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. ☐ Yes ☒ No If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. 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.

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>: Rural residential	
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes ☒ No The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i>. A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.		
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. ☐ Yes ☒ No The following notices are, or have been, given: A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No	
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. ☐ Yes ☒ No <i>If Yes, a copy of the order or application must be given by the seller.</i>	
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). ☐ 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.	

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
	<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>		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	☐ 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
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount:

\$692.13

Date Range:

01 October 2025- 31 December 2025

OR

The property is currently a rates exempt lot.**

☐

OR

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

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

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

Water

Whichever of the following applies—

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

Amount:

Date Range

"Private Water Supply Only"

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)		
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.	☐ Yes	
	Note —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.		
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer.	☐ Yes	☐ No
	If No — An explanatory statement is given to the buyer that states:	☐ Yes	☐ 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.		
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		

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

Signatures – SELLER

Suzanne Maree Curcuruto

Signature of seller

Suzanne Maree Curcuruto

Name of seller

23/10/2025

Date

Brian Ronald Wadman

Signature of seller

Brian Ronald Wadman

Name of seller

23/10/2025

Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53782492

Search Date: 20/10/2025 16:38

Title Reference: 50663828

Date Created: 16/05/2007

Previous Title: 50440523

REGISTERED OWNER

Interest

Dealing No: 711699564 04/06/2008

BRIAN RONALD WADMAN	TENANTS IN COMMON	1/2
SUZANNE MAREE CURCURUTO	TENANTS IN COMMON	1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 81 SURVEY PLAN 194152
Local Government: MORETON BAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10502082 (POR 90)
Deed of Grant No. 10540149 (POR 97)

2. MORTGAGE No 711699565 04/06/2008 at 15:09
SUNCORP-METWAY LTD A.B.N. 66 010 831 722

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ EQUIFAX

PRSC File 1993/73

APPROVED 19.03.2007

Land Title Act 1994; Land Act 1994
Form 21 Version 2Sheet
1 of
7

SURVEY PLAN

NOTE:

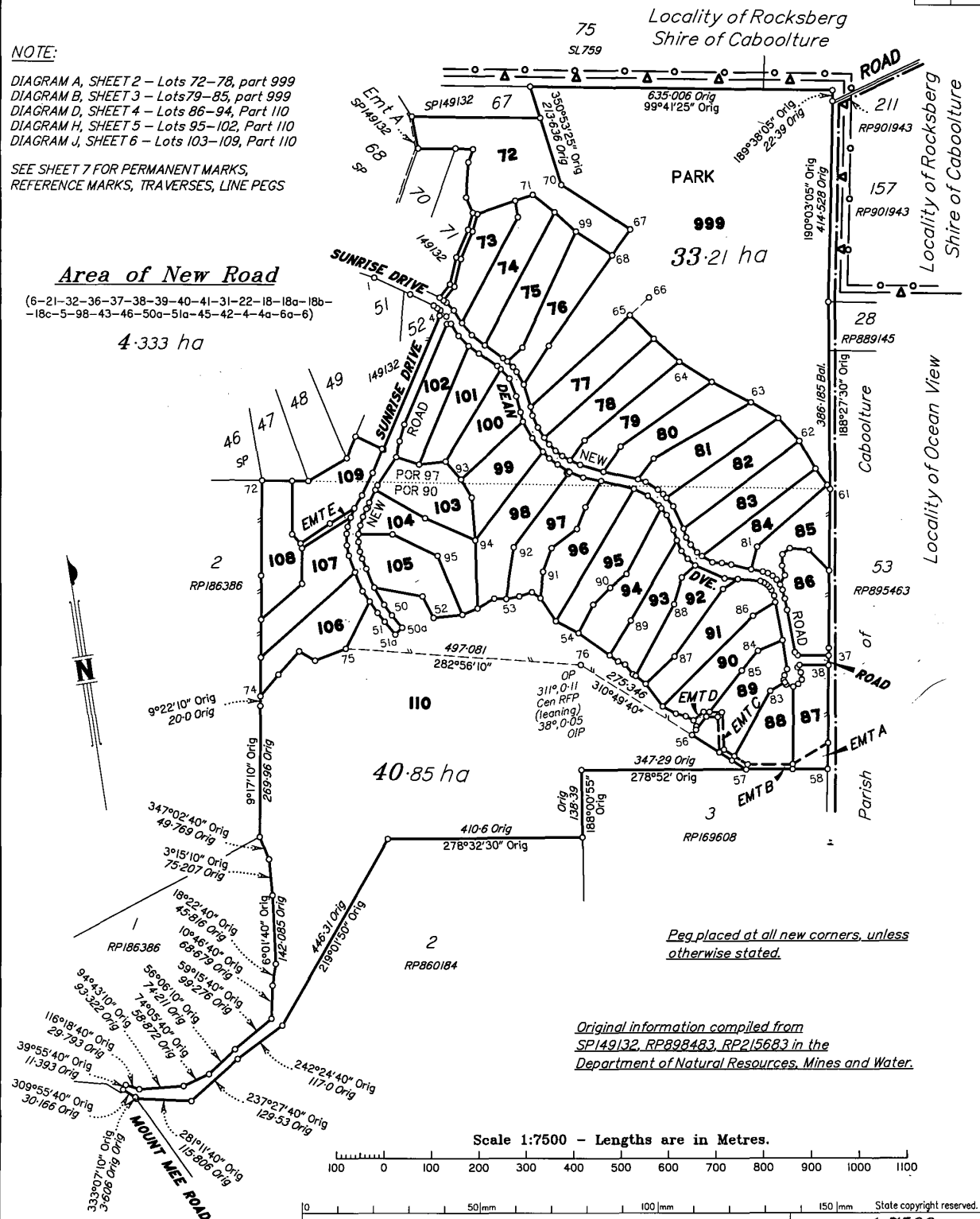
DIAGRAM A, SHEET 2 - Lots 72-78, part 999
 DIAGRAM B, SHEET 3 - Lots 79-85, part 999
 DIAGRAM D, SHEET 4 - Lots 86-94, Part 110
 DIAGRAM H, SHEET 5 - Lots 95-102, Part 110
 DIAGRAM J, SHEET 6 - Lots 103-109, Part 110

SEE SHEET 7 FOR PERMANENT MARKS,
 REFERENCE MARKS, TRAVERSES, LINE PEGS

Area of New Road

(6-21-32-36-37-38-39-40-41-31-22-18-18a-18b-
 -18c-5-98-43-46-50a-51a-45-42-4-4a-6a-6)

4.333 ha



Peg placed at all new corners, unless
 otherwise stated.

Original information compiled from
 SPI49132, RP898483, RP215683 in the
 Department of Natural Resources, Mines and Water.

Scale 1:7500 - Lengths are in Metres.

Plan of Lots 72-110, 999 & Easements A-E in Lots 87-90 and 108 respectively

Cancelling Lots 72 and 73 on SPI49132, Lot 2 on RP215683
 and Lot 104 on RP898483

PARISH: **PINE** COUNTY: **Stanley**

Meridian: **AMG - Zone 56 (vide SPI49132)**

F/N's: **No**

Scale: **1:7500**Format: **STANDARD**

SP194152

Plan Status:

I, Douglas Stuart Parkinson, hereby certify that the land
 comprised in this plan was surveyed by Stephen Charles
 McKenzie, cadastral surveyor, for whose work I accept
 responsibility and that the plan is accurate, that the said survey
 was performed in accordance with the Survey and Mapping
 Infrastructure Act 2003 and Surveyors Act 2003 and associated
 Regulations and Standards and that the said survey was
 completed on 5/9/06.

[Signature]
 Cadastral Surveyor

Date 20/9/06

710555372 \$2908.60 03/05/2007 13:56 BE 400 NT		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.																																												
1. Certificate of Registered Owners or Lessees. 1/We <u>QLD RURAL HOLDINGS PTY LTD A.C.N. 010 292 976</u> <u>QLD RURAL HOLDINGS PTY LTD</u> <u>Kenneth Raymond RUHLE (Interest 1/2) and Elaine Olive BUCKFIELD</u> <u>(Interest 1/2) as TENANTS IN COMMON</u> <u>COUNCIL OF THE SHIRE OF PINE RIVERS AS TRUSTEE UNDER</u> <u>INSTRUMENT 701222781</u> (Names in full) * as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994. * as Lessees of this land agree to this plan. SIGNING AS PERMANENT GOVERNING DIRECTOR Signature of *Registered Owners *Lessees <u>E. Buckfield</u> <u>K. Ruhle</u> <u>J. A. Chapman</u> Mayor <u>[Signature]</u> Chief Executive Officer * Rule out whichever is inapplicable		5. Lodged by <u>Hemming + Hart Lawyers</u> <u>21307 Queen Street</u> <u>Brisbane Qld 4000</u> <u>Ph: 3002 9700</u> <u>Ref: 261595</u> <u>Lodger Code: 175</u> (Include address, phone number, reference, and Lodger Code)																																												
2. Local Government Approval. * <u>Council of the Shire of Pine Rivers</u> hereby approves this plan in accordance with the: % <u>Integrated Planning Act 1997</u> Dated this <u>NINETEENTH</u> day of <u>MARCH</u> 2007 <u>J. A. Chapman</u> Mayor <u>[Signature]</u> Chief Executive Officer * Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990		6. Existing <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Lots</th> <th>Emts</th> <th>Road</th> </tr> </thead> <tbody> <tr> <td>17132105</td> <td>2</td> <td>RP215683</td> <td>110</td> <td></td> <td></td> </tr> <tr> <td>50440523</td> <td>73</td> <td>SP149132</td> <td>72-110, 999</td> <td>A-E</td> <td>New Rd</td> </tr> <tr> <td>50440522</td> <td>72</td> <td>SP149132</td> <td>72</td> <td></td> <td></td> </tr> <tr> <td>50123464</td> <td>104</td> <td>RP898483</td> <td>999</td> <td></td> <td></td> </tr> </tbody> </table> MORTGAGE ALLOCATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Mortgage</th> <th>Lots Fully Encumbered</th> <th>Lots Partially Encumbered</th> </tr> </thead> <tbody> <tr> <td>601902557 (H960161)</td> <td>73-80, 100-102</td> <td>72, 81-85, 96-99, 103, 109</td> </tr> <tr> <td>601902558 (J377599M)</td> <td>73-109</td> <td>72, 110</td> </tr> </tbody> </table> ADMINISTRATIVE ADVICE <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Administrative Advice</th> <th>Lots to be Encumbered</th> </tr> </thead> <tbody> <tr> <td>707055186</td> <td>72</td> </tr> </tbody> </table>		Title Reference	Lot	Plan	Lots	Emts	Road	17132105	2	RP215683	110			50440523	73	SP149132	72-110, 999	A-E	New Rd	50440522	72	SP149132	72			50123464	104	RP898483	999			Mortgage	Lots Fully Encumbered	Lots Partially Encumbered	601902557 (H960161)	73-80, 100-102	72, 81-85, 96-99, 103, 109	601902558 (J377599M)	73-109	72, 110	Administrative Advice	Lots to be Encumbered	707055186	72
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3. Plans with Community Management Statement : CMS Number : Name :		4. References : Dept File : Local Govt : <u>1993/73</u> Surveyor : <u>9699 Stage 6-8</u>																																												
12. Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; * Part of the building shown on this plan encroaches onto adjoining * lots and road		13. Lodgement Fees : Survey Deposit \$ Lodgement \$ New Titles \$ Photocopy \$ Postage \$ TOTAL \$																																												
14. Insert Plan Number SP194152		11. Passed & Endorsed : By : <u>D.S. Parkinson</u> Date : <u>5/10/06</u> Signed : <u>[Signature]</u> Designation : <u>Cadastral Surveyor</u>																																												

DIAGRAM A

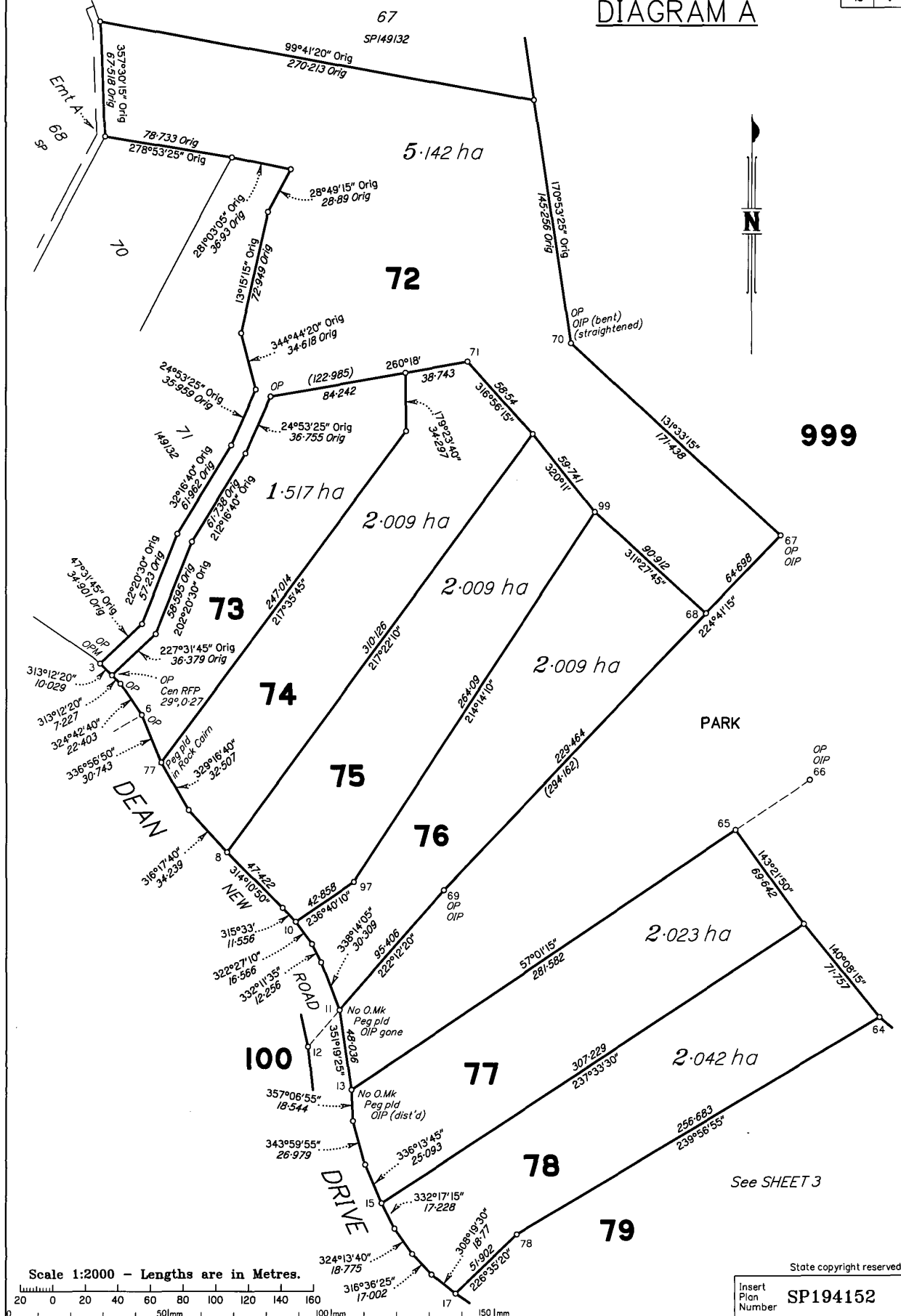


DIAGRAM B

See SHEET 2

PARK

999

77

78

79

80

81

82

83

84

85

86

95

96

DEAN DRIVE

NEW ROAD

Cabbottville

Parish

Scale 1:2000 - Lengths are in Metres.

See Diagram C

See SHEET 4

53
RP895463

State copyright reserved.

Insert
Plan
Number
SP194152

Land Title Act 1994; Land Act 1994
Form 21A Version 1Sheet
4 of
7

ADDITIONAL SHEET

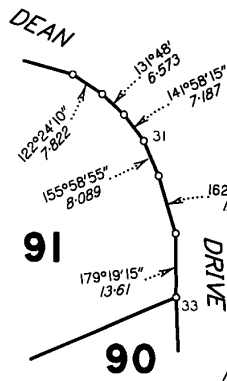
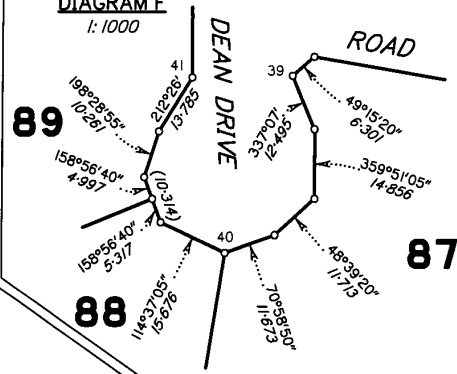
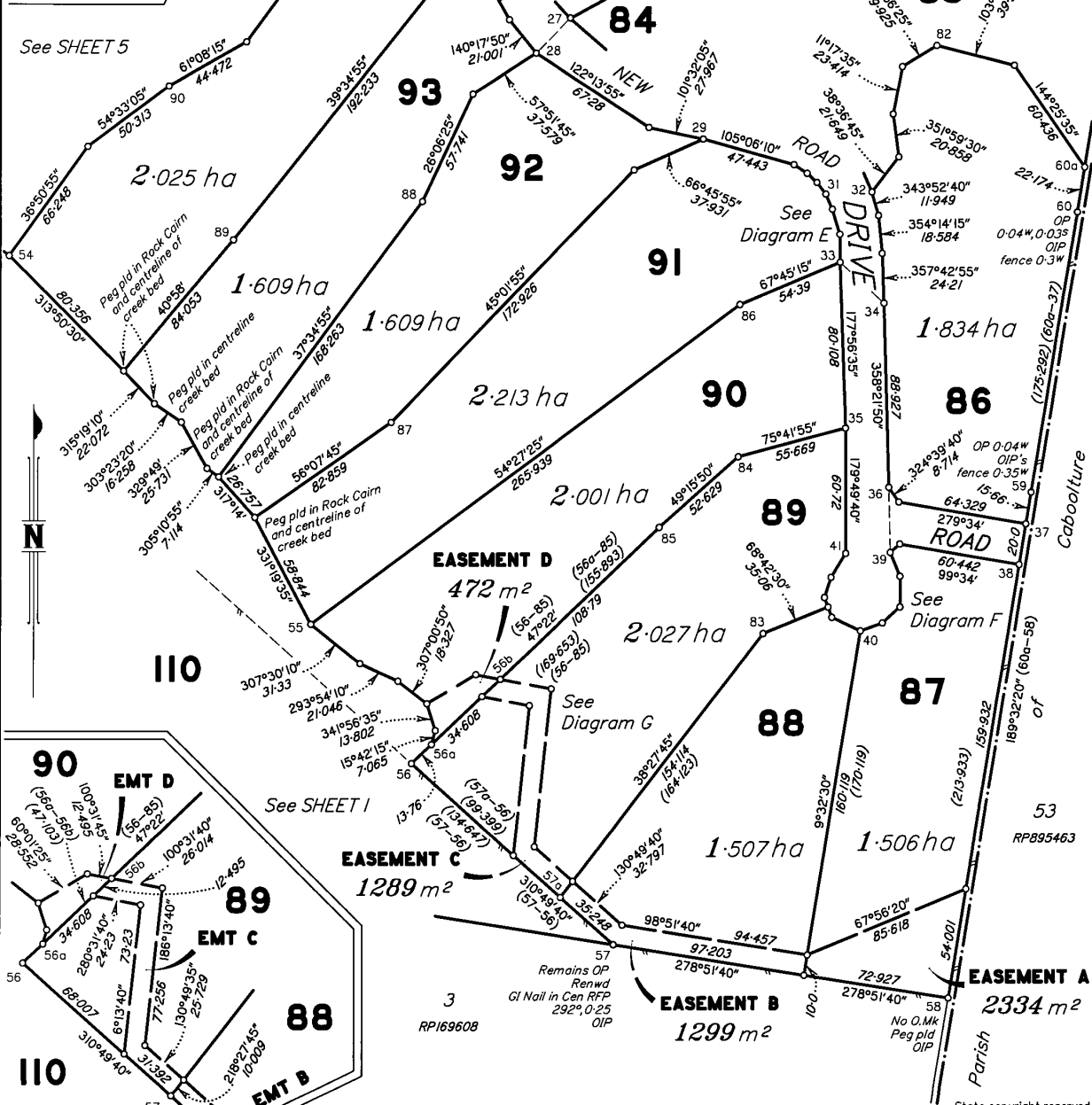
DIAGRAM E
1:1000

DIAGRAM D

DIAGRAM F
1:1000

See SHEET 5

See SHEET 3

DIAGRAM G
1:2000

Scale 1:2000 - Lengths are in Metres.

Insert
Plan
Number
SP194152

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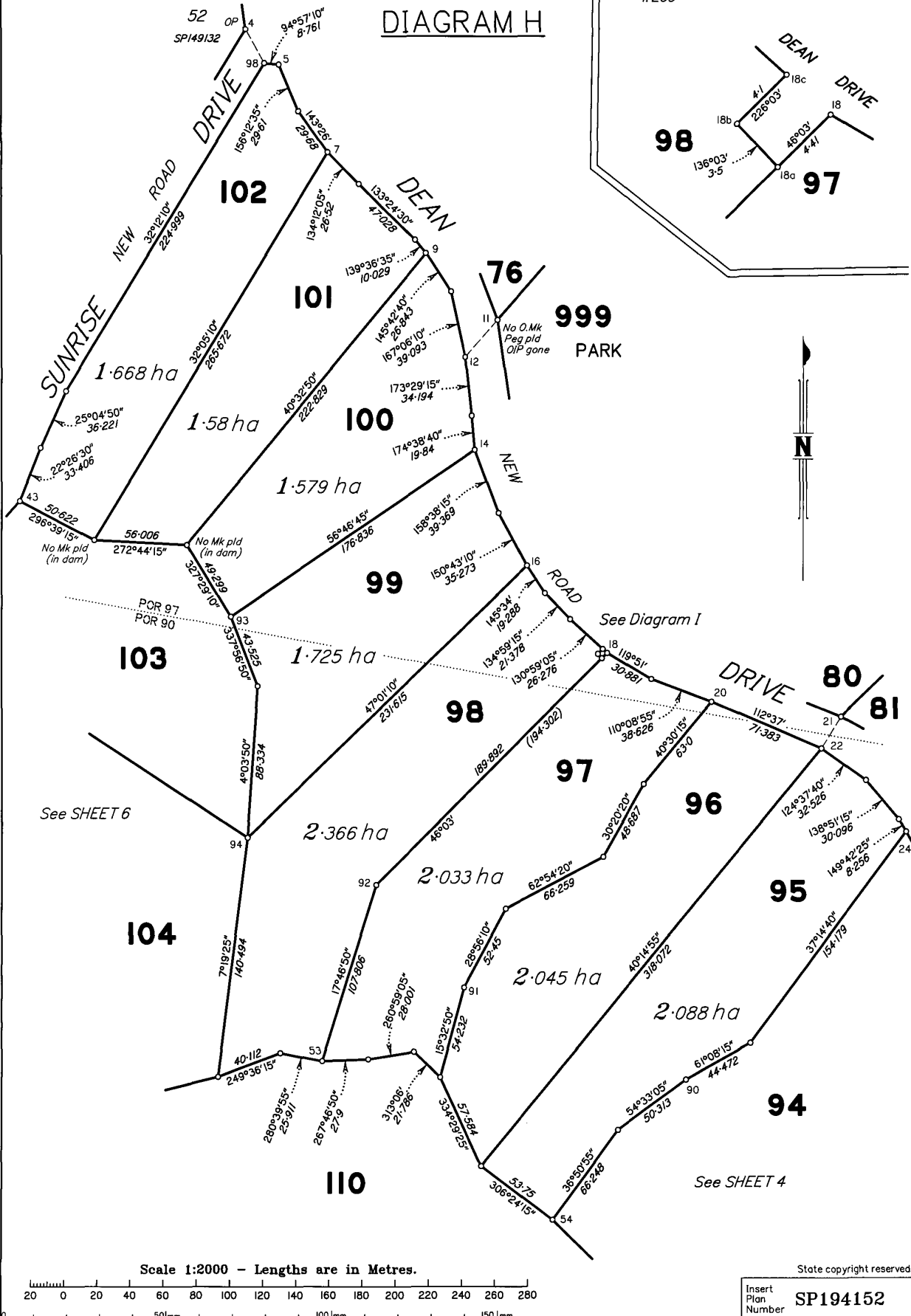
ADDITIONAL SHEET

Sheet
5 of
7

DIAGRAM H

DIAGRAM I

1:200



ADDITIONAL SHEET

DIAGRAM K

1:1000

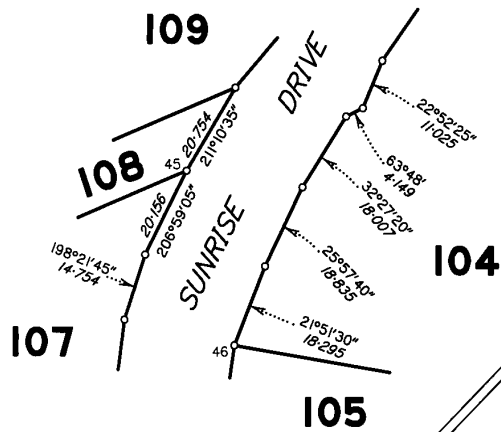
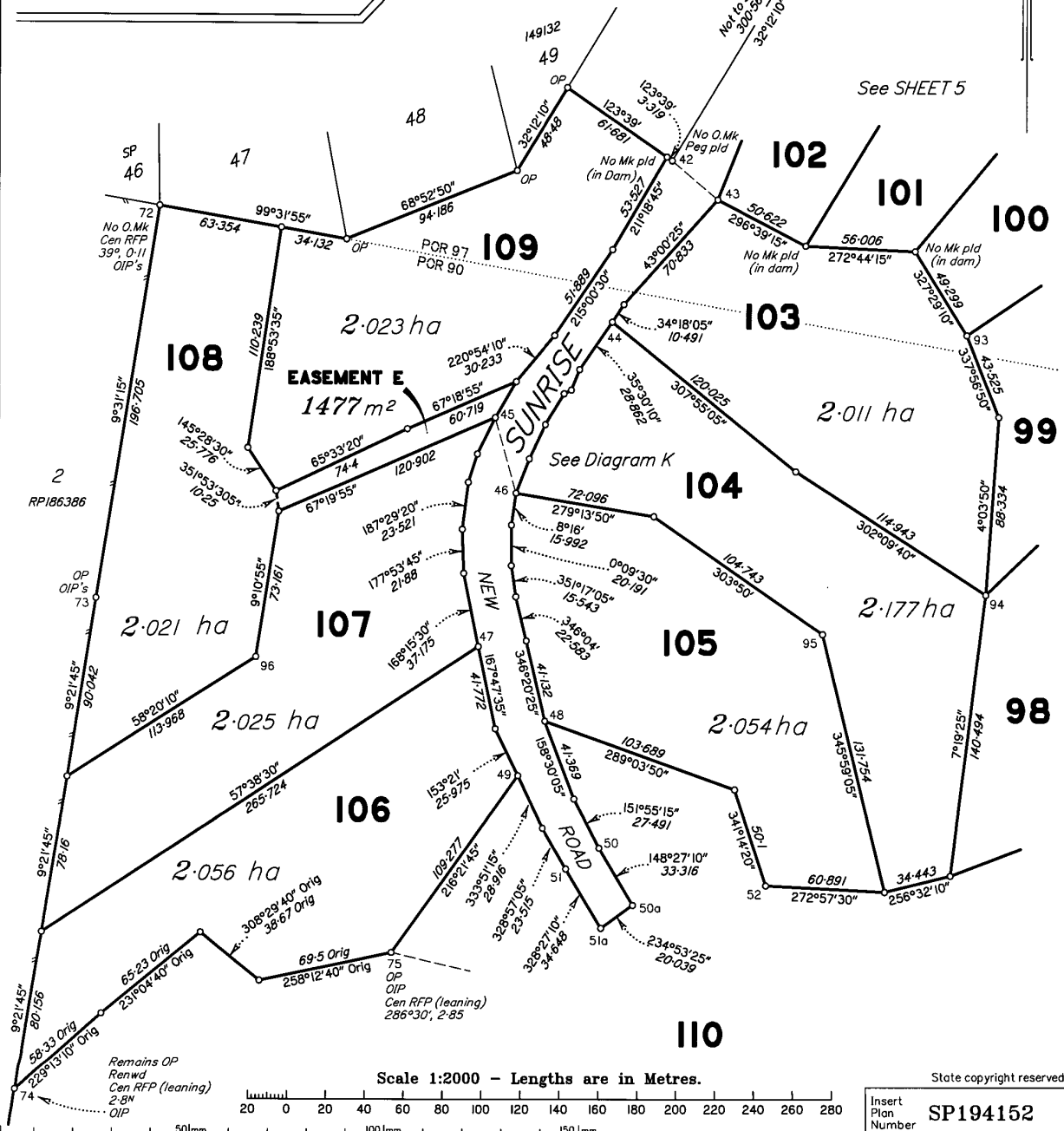
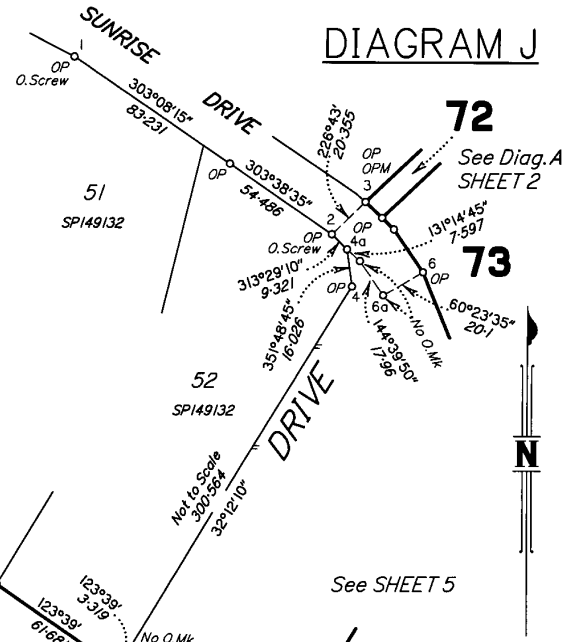


DIAGRAM J



ADDITIONAL SHEET

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
3-OPM	20-SP149132	221°27'40"	6.245	144476
6-PM		238°04'30"	6.791	164550
13-PM		265°33'20"	8.199	164565
18-PM		32°32'40"	8.584	164583
21-PM		211°13'10"	9.109	164541
26-PM		74°12'10"	7.904	164566
32-PM		251°46'40"	7.703	164564
40-PM		21°15'55"	9.614	164570
42-PM		149°45'10"	5.812	164568
47-PM		76°39'15"	8.834	164559
51-PM		86°05'00"	7.16	164587

TRAVERSES ETC

LINE	BEARING	DISTANCE
11-12	222°02'35"	29.128
21-22	211°59'30"	21.84
27-28	225°17'45"	24.307
33-34	132°10'20"	29.652
36-39	178°34'35"	31.6
42-43	129°15'30"	30.385
45-46	163°59'20"	38.794
65-66	57°01'15"	54.066
98-4	329°45'05"	22.558

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O. Screw in Kerb	17-SP149132	37°37'15"	6.274
2	O. Screw in Kerb	21-SP149132	71°57'	8.004
4	Screw in Kerb		78°08'	13.657
5	Screw in Kerb		344°50'	10.838
7	Screw in Kerb		51°03'	7.674
8	Screw in Kerb		225°43'	7.075
9	Screw in Kerb		53°58'	6.442
10	Screw in Kerb		205°52'	8.267
11	OIP Gone	39-RP898483	223°34'	0.997
12	Screw in Kerb		78°14'	9.126
13	OIP dist'd	38-RP898483	249°55'	1.131
14	Screw in Kerb		69°21'	9.747
15	Screw in Kerb		243°53'	7.756
16	Screw in Kerb		55°40'	7.191
17	Screw in Kerb		219°43'	7.343
19	Screw in Kerb		201°06'	6.968
20	Screw in Kerb		19°17'	6.774
22	Screw in Kerb		27°07'	6.33
23	Screw in Kerb		234°04'	9.701
24	Screw in Kerb		57°08'	6.533
25	Screw in Kerb		258°35'	8.427
27	Screw in Kerb		225°16'	9.114
28	Screw in Kerb		43°02'	8.794
29	Screw in Kerb		20°42'	10.66
30	Screw in Kerb		204°03'	6.955
31	Screw in Kerb		58°34'	7.02
33	Screw in Kerb		89°03'	6.852
34	Screw in Kerb		273°23'	8.607
35	Screw in Kerb		91°17'	5.106
36	Screw in Kerb		271°17'	9.83
37	Pin		186°43'	0.558
38	Pin		14°40'	0.627
39	Screw in Kerb		253°00'	10.503
41	Screw in Kerb		107°17'	6.065
43	Screw in Kerb		303°46'30"	17.728
44	Screw in Kerb		275°05'	6.984
45	Screw in Kerb		101°07'	9.993
46	Screw in Kerb		285°55'	5.99
48	Screw in Kerb		251°15'	7.077
49	Screw in Kerb		66°31'	8.188
50	Screw in Kerb		212°24'	7.026
52	Pin		159°09'	6.743
53	Pin		176°41'	1.968
54	Pin		152°51'	2.158
55	Pin		319°26'	0.875
56	Pin		38°34'	2.31
57	OIP	3-RP215683	316°39'40"	20.67
58	OIP	2-RP895463	104°59'45"	1.178
59	OIP	4-RP895463	193°31'	1.28
59	OIP	4-RP895463	190°06'40"	86.438
60	OIP	5-RP895463	279°32'45"	1.095
61	OIP	6-RP895463	342°43'45"	3.226
62	Pin		33°24'	0.852
63	Pin		234°22'	2.036
64	Pin		70°11'	0.902
65	Pin		46°59'	1.148
66	OIP	37-RP898483	58°37'	1.71
67	OIP	41-RP898483	44°26'25"	1.91
68	Pin		75°11'	1.277
69	OIP	40-RP898483	322°17'25"	1.47
70	OIP bent, strghd	33-SP149132	112°28'	1.82
71	Pin		81°23'	0.725
72	OIP	32-SP149132	27°48'55"	2.796
72	OIP	32-SP149132	345°47'55"	6.13
73	OIP	1-RP215683	99°17'45"	0.684
73	OIP	1-RP215683	291°09'45"	3.16
74	OIP	12-RP215683	345°48'15"	18.95
75	OIP	13-RP215683	282°56'10"	0.95
76	OIP	14-RP215683	102°56'10"	1.04

New Ref.

New Ref.

New Ref.

New Ref.

LINE PEGS

STN	BEARING	DISTANCE
7-LP	212°05'10"	134.99
7-LP	212°05'10"	211.26
8-LP	37°22'10"	28.44
8-LP	37°22'10"	77.11
9-LP	220°32'50"	41.71
9-LP	220°32'50"	91.42
9-LP	220°32'50"	164.78
10-LP	56°40'10"	23.04
14-LP	236°46'45"	40.06
14-LP	236°46'45"	87.47
15-LP	57°33'30"	26.37
15-LP	57°33'30"	50.59
16-LP	227°01'10"	83.81
17-LP	46°35'20"	19.28
18-LP	226°03'	62.37
18-LP	226°03'	150.96
19-LP	44°56'	27.95
21-LP	46°34'15"	20.59
22-LP	220°14'55"	41.2
22-LP	220°14'55"	132.14
22-LP	220°14'55"	228.79
22-LP	220°14'55"	263.79
23-LP	64°08'35"	30.28
23-LP	64°08'35"	68.35
24-LP	217°14'40"	59.64
25-LP	62°22'55"	34.65
26-LP	219°34'55"	53.45
27-LP	61°49'50"	13.88
27-LP	61°49'50"	37.06
27-LP	61°49'50"	183.99
30-LP	23°19'10"	28.84
40-LP	189°32'30"	40.21
40-LP	189°32'30"	101.77
44-LP	127°55'05"	65.8
47-LP	237°38'30"	35.95
47-LP	237°38'30"	178.05
47-LP	237°38'30"	196.29
48-LP	109°03'50"	52.73
49-LP	216°21'45"	48.62
63-LP	126°27'40"	13.37
64-LP	320°08'15"	30.97
77-LP	37°35'45"	32.41
77-LP	37°35'45"	67.27
78-LP	59°56'55"	15.55
79-LP	64°07'15"	24.83
80-LP	69°39'	12.15
81-LP	58°07'20"	83.6
82-LP	103°57'05"	15.54
83-LP	218°27'45"	134.82
84-LP	229°15'50"	38.84
85-LP	227°22'	49.69
86-LP	234°27'25"	72.42
87-LP	236°07'45"	18.55
88-LP	217°34'55"	79.92
88-LP	217°34'55"	127.17
89-LP	220°58'	20.28
90-LP	234°33'05"	32.49
91-LP	195°32'50"	8.71
92-LP	197°46'50"	55.2
93-LP	157°56'50"	13.05
94-LP	302°09'40"	55.14
94-LP	187°19'25"	74.66
95-LP	165°59'05"	38.06
95-LP	165°59'05"	75.85
96-LP	238°20'10"	63.13
96-LP	9°10'55"	45.74
97-LP	34°14'10"	37.3
98-LP	212°12'10"	82.97
99-LP	320°11'	14.69



QUEENSLAND
GOVERNMENT

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 960768

Date: 21/10/2025

Search Request reference: 176447109

Applicant details

Applicant: Amy Andrew

amy.andrew@bytherules.com.au

Buyer: BRIAN RONALD WADMAN, SUZANNE MAREE CURCURUTO

Search response:

Your request for a property search on Lot 81 on Plan SP194152 at 21 Dean Dr, Ocean View Qld 4521 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
< <https://planning.dsdmip.qld.gov.au/maps/sara-da> >
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
< <https://planning.dsdmip.qld.gov.au/maps/spp> >

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51072834 EMR Site Id: 21 October 2025
Cheque Number:
Client Reference:

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

Lot: 81 Plan: SP194152
21 DEAN DR
OCEAN VIEW

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority

FORM 36 - NOTICE OF NO POOL SAFETY CERTIFICATE

EFFECTIVE OCTOBER 2022

Important information

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

For the seller:

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

Before settlement you must give a copy to:

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

For the buyer:

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

For the lessor - non shared (private) pool:

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

For the body corporate - shared pool:

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

GOVERNING LEGISLATION

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

PRIVACY NOTICE

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

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

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

RIGHT TO INFORMATION (RTI)

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

COMPLETING THIS FORM

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

RETURN YOUR COMPLETED FORM BY

Post: GPO Box 5099 Brisbane QLD 4001.

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

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

1. DETAILS OF PROPERTY OWNER

Title ☐ Mr ☐ Mrs ☐ Miss ☐ Ms Other

Surname

First Name

Postal Address

State

Postcode

Mobile

Home
Phone

Email

2. LOCATION OF THE SWIMMING POOL

Street address

State

Postcode

Lot/s on plan

Local
Government
Area

3. SHARED OR NON-SHARED POOL

☐

Shared pool

☒

Non-shared pool

OFFICE

CRN:

USE
ONLY

Receipt no:

Assignee:

Licence no:

Container:

Receipt amount: \$

Received by:

4. DETAILS OF PROPERTY PURCHASER

Title ☐ Mr ☐ Mrs ☐ Miss ☐ Ms Other

Surname

First Name

Postal Address

State Postcode

Mobile Home Phone

Email

5. PROPOSED DATE OF SETTLEMENT OR ACCOMMODATION AGREEMENT

☒ Sale
 ☐ Lease

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

Date

6. PROPERTY OWNER'S DECLARATION

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

Name of Owner

Signature of Owner

Date



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



The owner or authorised person acting on behalf of the owner must submit completed form to:
 Email - poolssafety@qbcc.qld.gov.au
 Post - GPO Box 5099, Brisbane, QLD. 4001
 In person - QBCC service centres are listed on our website qbcc.qld.gov.au.