

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 PETER MARCHESIN AS PERSONAL REPRESENTATIVE, - SON OF THE DECEASED PETER JOHN MARCHESIN

Property address 197-201 O'Shea Esplanade

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

Machans Beach QLD 4878

Lot on plan description Lot 1 on RP733921 (Title Reference 21090246)

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	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text"/></p> <p>» the amount of rent and bond payable: <input type="text"/></p> <p>» whether the lease has an option to renew: <input type="text"/></p> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>Details of Statutory Encumbrances can be found in the attached extract of results and plans showing each encumbrance from the BYDA (Before You Dig Australia) report undertaken for this property. The BYDA report has returned results for: Cairns Regional Council, Ergon QLD, NBN Co Qld, Telstra QLD Regional.</p> </div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	<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> <div style="border: 1px solid black; padding: 5px; width: fit-content;">Low Density Residential</div>		
Transport proposals and resumptions	<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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>		
Contamination and environmental protection	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The following notices are, or have been, given:</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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Trees	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>		
Heritage	<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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Flooding	<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 FloodCheck Queensland portal or the Australian Flood Risk Information portal.</p>		
Vegetation, habitats and protected plants	<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.

Swimming pool	<p>There is a relevant pool for the property.</p> <p>If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.</p> <p>Pool compliance certificate is given.</p> <p>OR</p> <p>Notice of no pool safety certificate is given.</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> Yes</p>	<p><input checked="" type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> No</p>
Unlicensed building work under owner builder permit	<p>Building work was carried out on the property under an owner builder permit in the last 6 years.</p> <p><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></p>	<p><input type="checkbox"/> Yes</p>	<p><input checked="" type="checkbox"/> No</p>
Notices and orders	<p>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.</p> <p>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.</p> <p><i>If Yes, a copy of the notice or order must be given by the seller.</i></p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> Yes</p>	<p><input checked="" type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> No</p>
Building Energy Efficiency Certificate	<p>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.</p>		
Asbestos	<p>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.</p>		

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: <input type="text" value="\$3,130.15"/> Date Range: <input type="text" value="01/07/2024 to 31/12/2024"/>
	OR
	The property is currently a rates exempt lot.** <input type="checkbox"/>
	OR
	The property is not rates exempt but no separate assessment of rates <input type="checkbox"/> 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: <input type="text" value="\$0.00"/> Date Range: <input type="text" value="31/07/2024 to 12/08/2024"/>
	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: <input type="text"/> Date Range: <input type="text"/>

* 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	<p>The property is included in a community titles scheme. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Community Management Statement	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <input type="checkbox"/> Yes</p> <p>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.</p>
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » 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	<p>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.</p>

Building Units and Group Titles Act 1980	<p>The property is included in a BUGTA scheme <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » 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. <p>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.</p>

Signatures – SELLER

Signature of seller

Signature of seller

Name of seller

Name of seller

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

Title Reference:	21090246	Search Date:	16/10/2025 10:21
Date Title Created:	07/03/1979	Request No:	53738158
Previous Title:	20457241, 20462020		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 733921
Local Government: CAIRNS

REGISTERED OWNER

Dealing No: 704419611 10/11/2000
PETER MARCHESIN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20284105 (POR 6V)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

Dealing	Type	Lodgement Date	Status
724217965	WRIT	23/07/2025 10:48	UNVERIFIED

** End of Current Title Search **

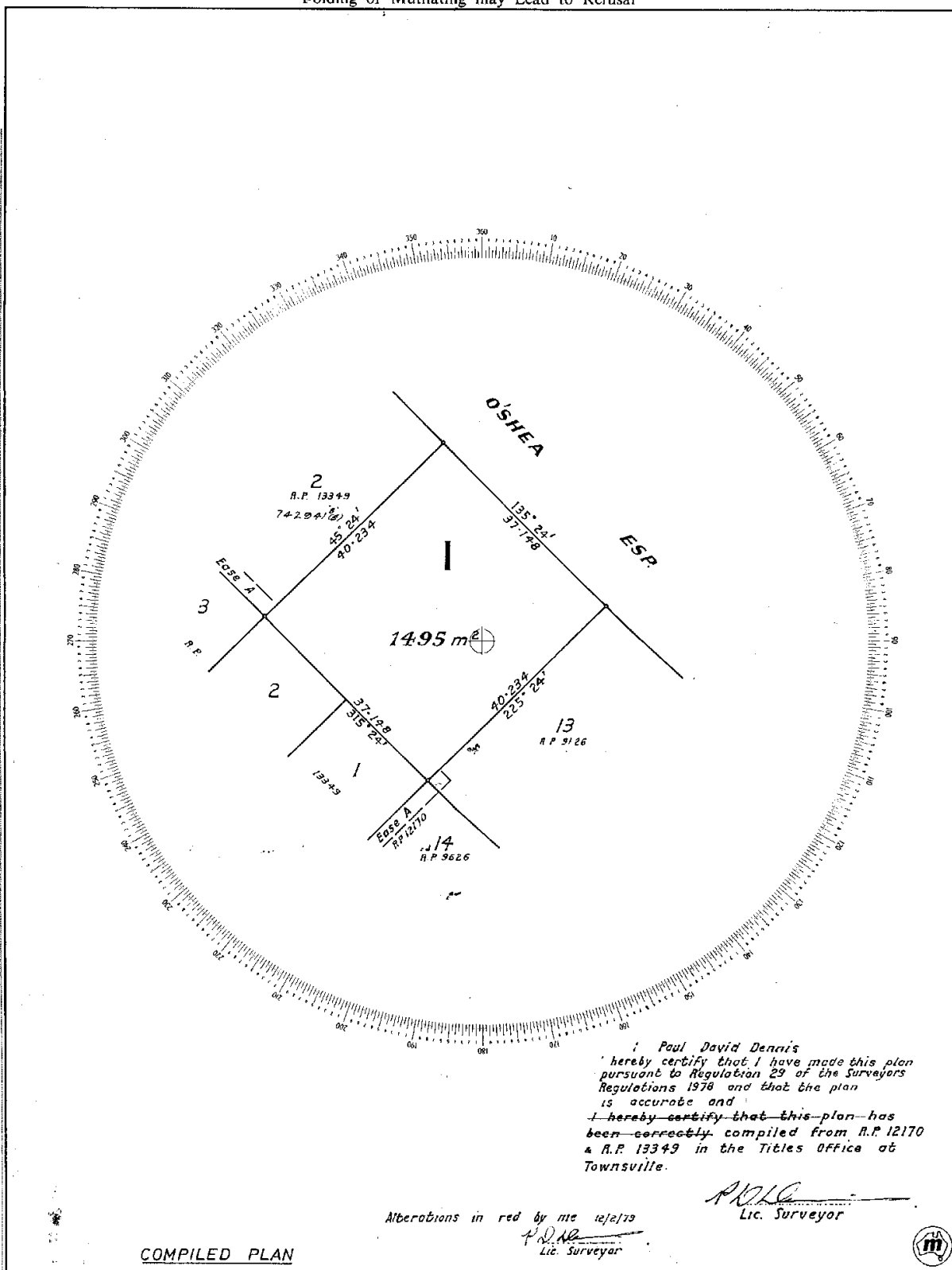
Folding or Mutilating may Lead to Refusal

33921

12633

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

33921



I, Paul David Dennis
hereby certify that I have made this plan
pursuant to Regulation 29 of the Surveyors
Regulations 1978 and that the plan
is accurate and
I hereby certify that this plan has
been correctly compiled from R.P. 12170
& R.P. 13349 in the Titles Office at
Townsville.

P.D. Dennis
Lic. Surveyor

Alterations in red by me 12/2/79

P.D. Dennis
Lic. Surveyor

COMPILED PLAN



CANCELLATIONS etc

33921

Lots 1 Orig. Portion 6V DIMENSIONS IN METRES

Cancelling Subs 5 & 6 on R.P. 12170 & Orig. Grant N.12621

Resub. 1 on R.P. 13349 Parish of SMITHFIELD Town of

Surveyed by P. D. Dennis 13/10/1978 County of Nares

SCALE 1-500 REGISTERED PLAN 33921 M.F.

CROWN COPYRIGHT RESERVED. REGISTRAR OF TITLES, QUEENSLAND



FOR TITLES OFFICE USE ONLY

Authorised Surveyor

Made and Signed at
19... before me

Signature of Registrar of Titles or of a Magistrate.

Council of the Shire of Bulgrave certifies
that all the requirements of this Council, the Local Government Acts of 1936 to 19 and all By-Laws
have been complied with and approves this Plan of Subdivision subject to

Dated this 31st day of Oct 1978

G. K. Allen

~~Mayer~~ or
Chairman
~~Town~~ or
Shire Clerk

I/we.....MARIANNE LE FEVRE.....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 Marianne La Foye

**For Additional Plan &
Document Notings
Refer to CISP**

NEW TITLE
Vol. _____ Fol. _____

830 DEPOSITIONS

23 FEB 1979

1251a

~~WITHDRAWN~~
AND
RE-ENTERED

Lodged by:

WILLIAMS, GRAHAM & CARMAN
SOLICITORS
CAIRNS

Date 23-2-79

N905372

Fees Payable
\$55

~~Postage and Fee~~

.....200 ~~Postage and Postage~~

40.00 Lodgt. & Exam.

Entd. on Docs.

13.00 New Title

10.00 Entd on Deeds

3.50 Photo. Fee

18:50 Total

Q. D. S. =	Total
St. = 5	2.44

Short Fees Paid..

RECEIVED
FEB 23 11 18 AM '79
TITLES T.V. LIT.

Received
Registrar of Titles
Journal No.

~~N902720~~

Receipt No. 27646

Calc. Bk. No. 122,151
Examined 23/2/79 NAH
Passed { 23/2/79 NAH
26/FEB. 1979
Charted 7/3/79 M.F.S.
Located IM. Machans Beach

Particulars entered in Register Book
Vol. 457 Folio 241

462 20

1. *Journal of the American Medical Association*, 2000; 283: 2689-2696.

28 FEB 1979



REGISTRAR OF TITLES

REGISTERED PLAN 33921

RATE SEARCH

Search No:	144199	Date:	13/08/2024
Receipt/Account No:	43025	Fee:	\$103.40
Reference:	242331:Preston Law	Assessment No:	518837

Applicant:

InfoTrack Pty Ltd
PO Box 10314
Adelaide St BRISBANE QLD 4000

Owner: (As Recorded by Council)

P Marchesin
225 Barcelona Ave
BROWNSVILLE TX 78526
UNITED STATES OF AMERICA

Purchaser: N/A

Property Description: 197-201 O'Shea Esplanade MACHANS BEACH 4878

Title: LOT: 1 RP: 733921

Valuation Date: 01/07/2022

Improvements: Fhold-Dwg

Land Valuation: \$700,000

Rates & Charges Paid to: 31/12/2023

Section A

1. Particulars of Rates and Charges for which a charge has been made:

General Residential A	\$2,114.70
Water Access Charge/s-Residential	\$192.06
Sewerage Charge/s-Residential	\$474.43
Cleansing Charge/s	\$227.26
State Emergency Management Levy 2 A	\$121.70
Total Rates & Charges – (01/07/2024 – 31/12/2024)	\$3,130.15
Less Total Council Pensioner Concession*	\$0.00
Less Total State Government Pensioner Subsidy**	\$0.00
Rate Arrears & Interest to 30/06/2024	\$64.58
Current Interest to 11/07/2024	\$0.27
Other Charges	\$0.00
Payments Received or Refunded	\$0.00
Total Rates Outstanding	\$64.85
Private Works	
TOTAL DUE (if paid in full by close of business on 21/08/2024)	\$3,195.00
INTEREST WILL APPLY ON BALANCES OWING AFTER THE DUE DATE	



2. Remarks:

Full payment of all outstanding rates and charges are required at time of settlement. Pursuant to Cairns Regional Council's Debt Recovery Policy 1:02:28 Section 2.3 Legal Action 'If Council approves the commencement of legal action, solicitors may issue a final letter of demand for payment of the outstanding balance' to the new property owner. Please note additional interest will apply to the date of settlement.

****Council Pensioner Concession will only be allowed on a pro-rata basis to the date of sale if settlement is not calculated on this basis the Purchaser and or their Solicitor will be held responsible for the recovery of monies.***

*****State Government Pensioner Subsidy will only be allowed on a pro-rata basis to the date of sale, if settlement is not calculated on this basis the Purchaser and or their Solicitor will be held responsible for the recovery. A rebate adjustment for an amount less than \$20.00 on the property following a sale or death is not required to be made to Council.***

3. Water meter installed: Yes Water access to the area: Yes

Note: Where a Water Meter is connected, water charges may apply. For further information contact Water Billing on (07) 4044 8216 or settlement.reads@cairns.qld.gov.au

Section B – Requisitions

1. Registration / Licences: N/A

2. Building Finalisation – It is recommended a Building Permit Search be requested which will indicate whether all structures are approved and finalised on the property. Building Permit Search can be requested via the Land Record Search Request Form. General enquiries please contact Building Services on 4044 3583.

3. Storm Surge Zone – For information on storm surge zones please visit [Council's Cairns Disaster Dashboard](#).

4. Outstanding requisitions & notices

Note: Any enquiries regarding requisitions or notices, please contact the relevant department's phone number as shown on the Land Record Search Request form.

The Owner/s were advised that they must make the necessary house connection as the Sewerage System is ready to receive sewage from this property. A plumber is required to lodge an application and pay the fees applicable under Council by-laws. Contact Council's Plumbing Department to confirm connection on 4044 8235.

Information regarding flood data for this lot can be obtained from Cairns Infrastructure & Assets at imsearches@cairns.qld.gov.au.

Property is within the defined area of Coastal Management Control District 9/10, it is recommended that purchaser/s contact the Environmental Protection Agency on phone number 1300 130 372 (Option 4) or via the link http://www.epa.qld.gov.au/coastal/management/coastal_plan_maps.php and follow the prompts for an on-line search.

Section C – Sewerage

Sewerage access to the area: Yes

Existing sewerage mains will affect the siting of structures. Sewerage plans are available at the Council Chambers for your perusal.

Effluent storage tanks: A temporary storage or effluent, which requires pumping out at owner's expense No

Remarks:

Sewerage to be connected to the property at the owner's expense. A sewerage access charge has been applied to this property as the property is capable of being connected to Council sewer mains.

Disclaimer

1. *If the property is vacant it is required to be cleared at regular intervals. Please contact our Regulatory Admin on 07 4044 3287 regarding any outstanding fees.*
2. *If a pool is located on this property, it is the responsibility of the vendor / purchaser to obtain a Swimming Pool Fencing Compliance Certificate. The certificate can be obtained by contacting a Swimming Pool Safety Inspector or Council's Building Regulation Department on 07 4044 3583.*
3. *The information is correct up to the 30th of June next, provided unimproved valuation and land record remains unaltered.*
4. *Interest: 'Compound interest at the rate determined by Council is accrued on all rates and charges which remain unpaid after the due date. Interest will continue to accrue until payment is received.*
5. *The above information is extracted from Council's records and does not necessarily reflect the actual state of the property or the extent of compliance with relevant requirements. Before making decisions with legal or financial consequences, persons should obtain professional advice. The above information is supplied only on this basis. Other information is available upon application to Council.*
6. *Once settlement has occurred, please forward one (1) copy of Transfer Form 1 and Form 24 to rates@cairns.qld.gov.au to expedite change of ownership.*
7. *Electronic payment using BPAY payments Biller Code for Rates is **49346**. Reference number is the **Assessment Number: 518837**.*

Yours faithfully



Monica Askin
Team Leader Rates

WATER SEARCH

Search No:	121277	Date:	13/08/2024
Receipt/Account No:	43025	Fee:	\$48.70
Reference:	242331 Preston Law		

Applicant:

Preston Law submitted by
InfoTrack Pty Ltd
PO Box 10314
Adelaide St BRISBANE QLD 4000

Owner: (As Recorded by Council)

P Marchesin
225 Barcelona Ave
BROWNSVILLE TX 78526
USA 9999

Assessment No: 518837

Property Description: 197-201 O'Shea Esplanade MACHANS BEACH 4878

Title: LOT: 1 RP: 733921

Current Amount: \$0.00 **Rate/ kilolitre:** 170 cents

Total Amount Due: \$0.00

Settlement Water Meter Reading

Meter No:	Last Read		Settlement Read		
	Read Date	Read (kls)	Read Date	Read (kls)	Usage (kls)
DCV82556 The above meter was replaced by:	23/05/2024	15	31/07/2024	15	0
TNA2402711	31/07/2024	0	12/08/2024	0	0
Total:					0kls

The billing for water consumption for the above period is pending. All amounts are payable to Cairns Regional Council.

Please note for electronic payments via BPAY the Biller Code for Water is 51722 and the reference number is 518837.

Should you have any queries please contact the Water Billing Unit on telephone number (07) 4044 8216 or email settlement.reads@cairns.qld.gov.au.

Yours Faithfully



Mirella Cosmo
Team Leader Water Billing



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)

MARCHESIN
197-201 OSHEA ESPLANADE
MACHANS BEACH QLD 4878

Transaction ID: 51070782 EMR Site Id: 16 October 2025
Cheque Number:
Client Reference:

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

Lot: 1 Plan: RP733921
197 OSHEA ESP
MACHANS BEACH

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search Reference: 959394
Search Request Reference: 146449899

Date: 16-Oct-2025 10:35:27 AM

Applicant Details:

Applicant: Helen Brennan
nat@bcreports.com.au
Buyer: MARCHESIN

Search Response:

Your request for a property search on Lot 1 on Plan RP733921 at 197-201 O'SHEA ESPLANADE MACHANS BEACH 4878 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.

[Review responses online](#) ↗

Received 4 of 4 responses

All responses received197-201 Oshea Esp, Machans Beach QLD
4878Job dates
17/10/2025 → 07/11/2025These plans expire on
13 Nov 2025Lodged by
Helen Brennan

Authority	Status	Page
✉ BYDA Confirmation		2
🏛 Cairns Regional Council	Received	4
🏛 Ergon QLD	Received	7
🏛 NBN Co Qld	Received	47
🏛 Telstra QLD Regional	Received	58

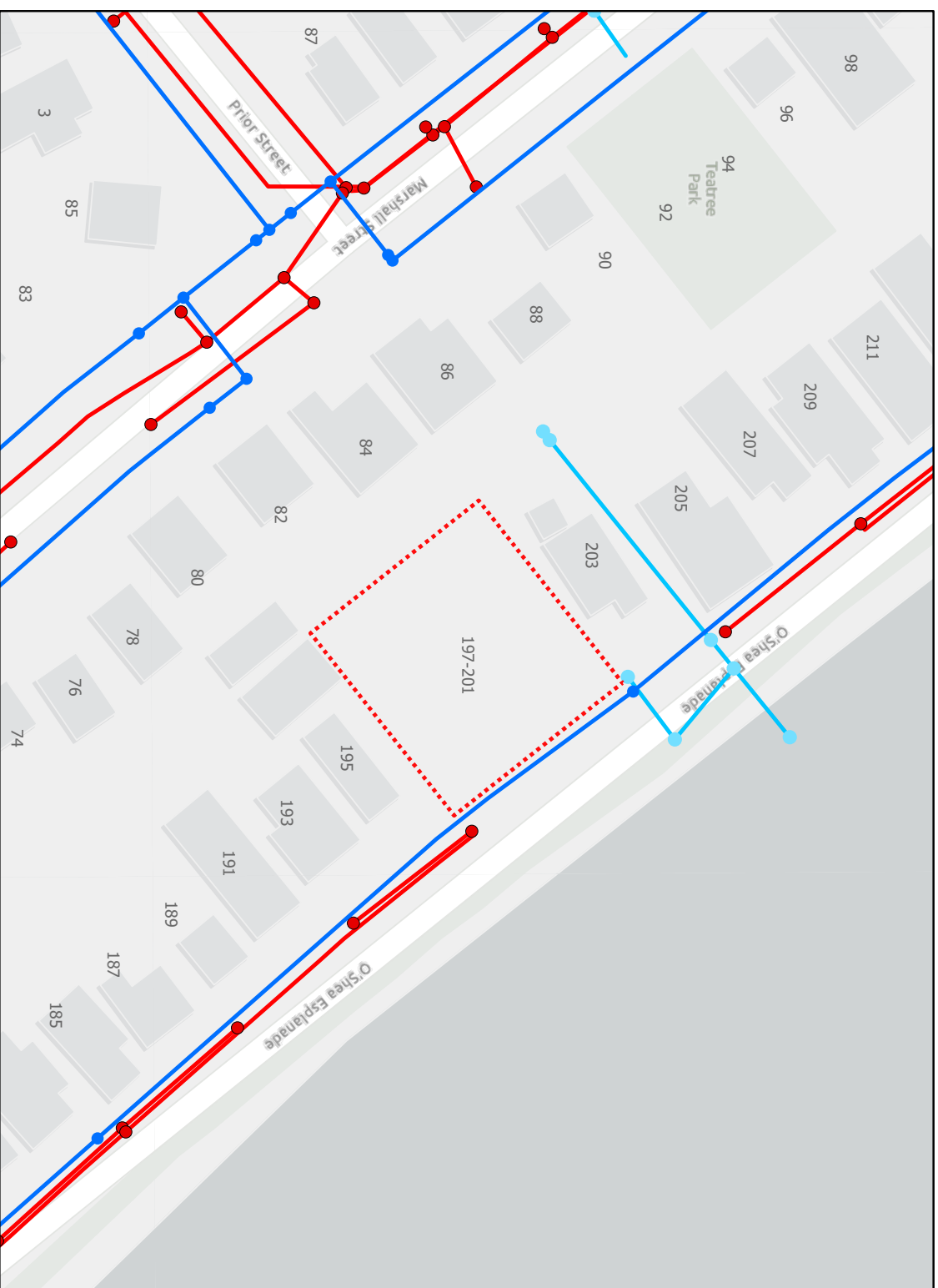
Referral
262700671

Member Phone
(07) 4044 3044

Responses from this member

Response received Thu 16 Oct 2025 10.29am


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Response Body	5
ASSET 262700671.pdf	6



Legend

 BYDA Enquiry

Water

 Water Nodes

 Water Pipes


Drainage


 Drainage Nodes


 Drainage Lines

Sewer

 Sewer Node

 Sewer Gravity Pipe

 Sewer Rising Main

 Sewer Vacuum Main

Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NSA, USGS

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In an emergency contact Cairns Regional Council on 1300 69 22 47
16/10/25 (valid for 30 days)

Plans generated by SmarterWX™ Automate

Referral**262700672****Member Phone****13 10 46**

Responses from this member

Response received Thu 16 Oct 2025 10.30am**File name****Page**

Response Body

8

262700672 - Ergon Energy Plan.pdf

11

Ergon Energy BYDA Terms and Conditions.pdf

14

Working Near Overhead and Underground Electric Lines.pdf

19

At underground cables shall be treated as being energized. Where a cable is located that is not represented on the ERGON ENERGY NETWORK STDA map, then ERGON ENERGY NETWORK shall be contacted immediately.

For Emergency Situations
Please Call 13 10 19



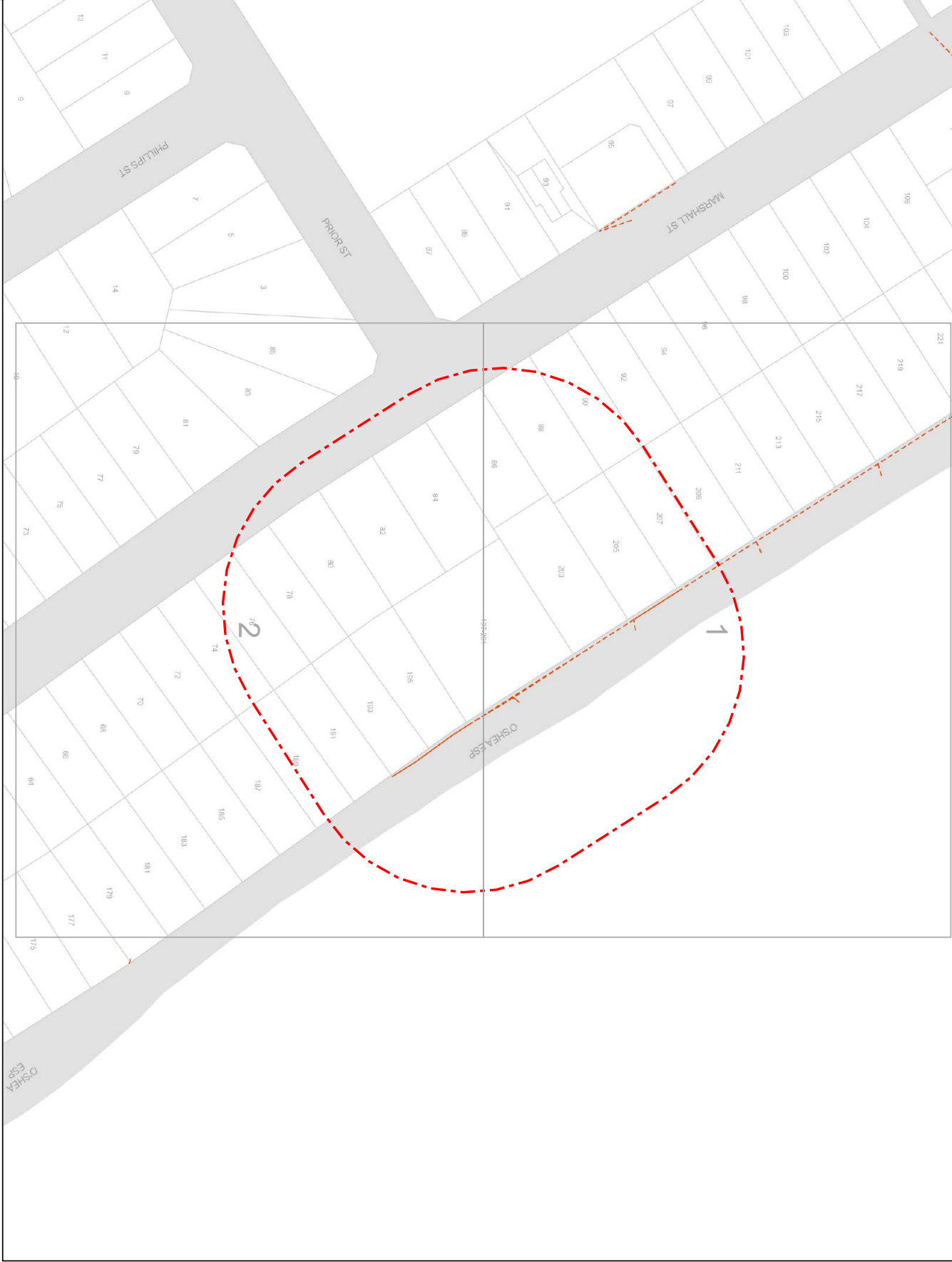
BYDA

Sequence: 269200672
Date: 16/10/2025
Scale: 1:1025
Title No: **OVERVIEW**

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



AS5488 Category 'D' Plan



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

Plan generated 16 Oct 2025 by Pellicanorri TicketAccess Software | www.pellicanorri.com

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Ergon Energy Network nor Pellicanorri Corp accept any liability for any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness of the information. This plan response and the information is subject to and constitutes acceptance of these terms.

At underground cables shall be located as being energized. Where a cable is located that is not represented on the ERCON ENERGY NETWORK (10kV map), then ERCON ENERGY NETWORK shall be contacted immediately.

For Emergency Situations
Please Call 10 10 10



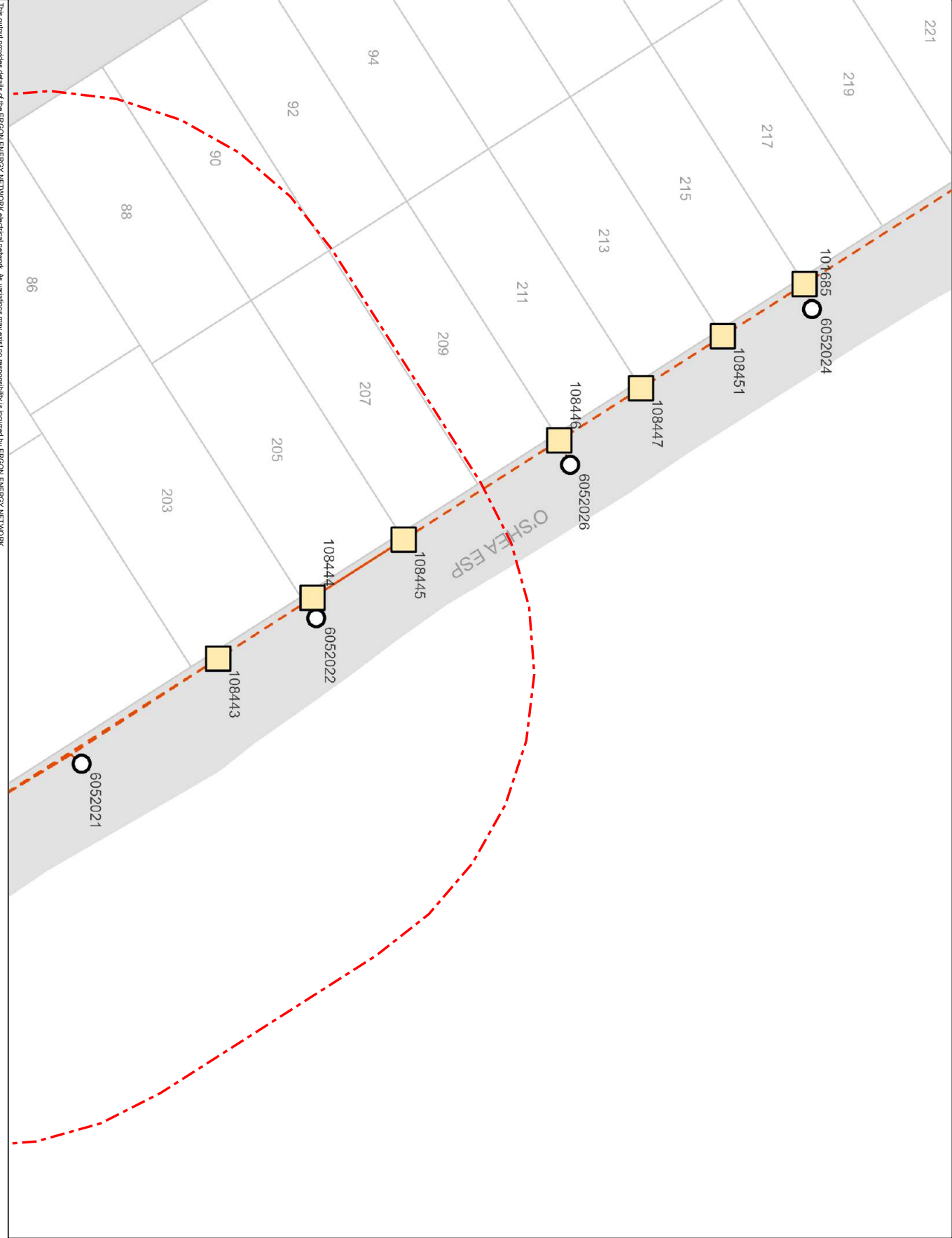
BYDA

Sequence: 262700672
Date: 16/10/2025
Scale: 1:500
Title No: 1

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



AS5488 Category 'D' Plan

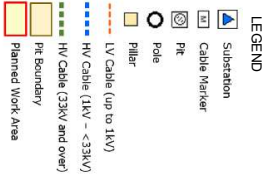


This output provides details of the ERCON ENERGY NETWORK electrical network. As variations may exist no responsibility is incurred by ERCON ENERGY NETWORK for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

Plan generated 16/10/2025 by Pelicanorp TicketAccess Software | www.pelicanorp.com

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**For Emergency Situations
Please Call 13 16 70**



AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Egon Energy Network 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 ERGON ENERGY NETWORK electrical network. As variations may exist no responsibility is incurred by ERGON ENERGY NETWORK for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

Plans generated 16/10/2025 by PelicanCorp TicketAccess Software | www.pelicancorp.com

Referral 262700670	Member Phone 1800 687 626
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Responses from this member

Response received Thu 16 Oct 2025 10.32am

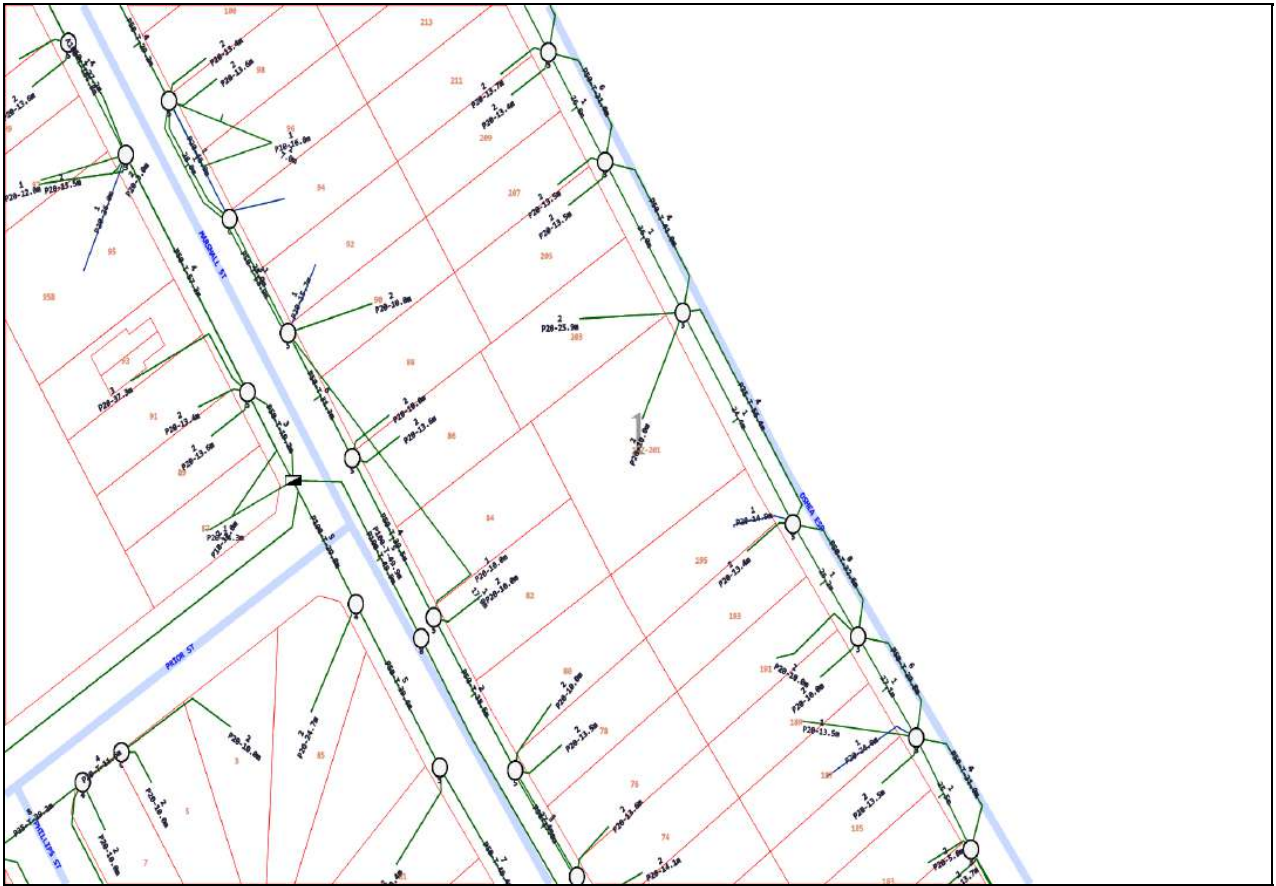
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Disclaimer_262700670_20251016_003146737665.pdf	54



LEGEND



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



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.

Referral
262700673

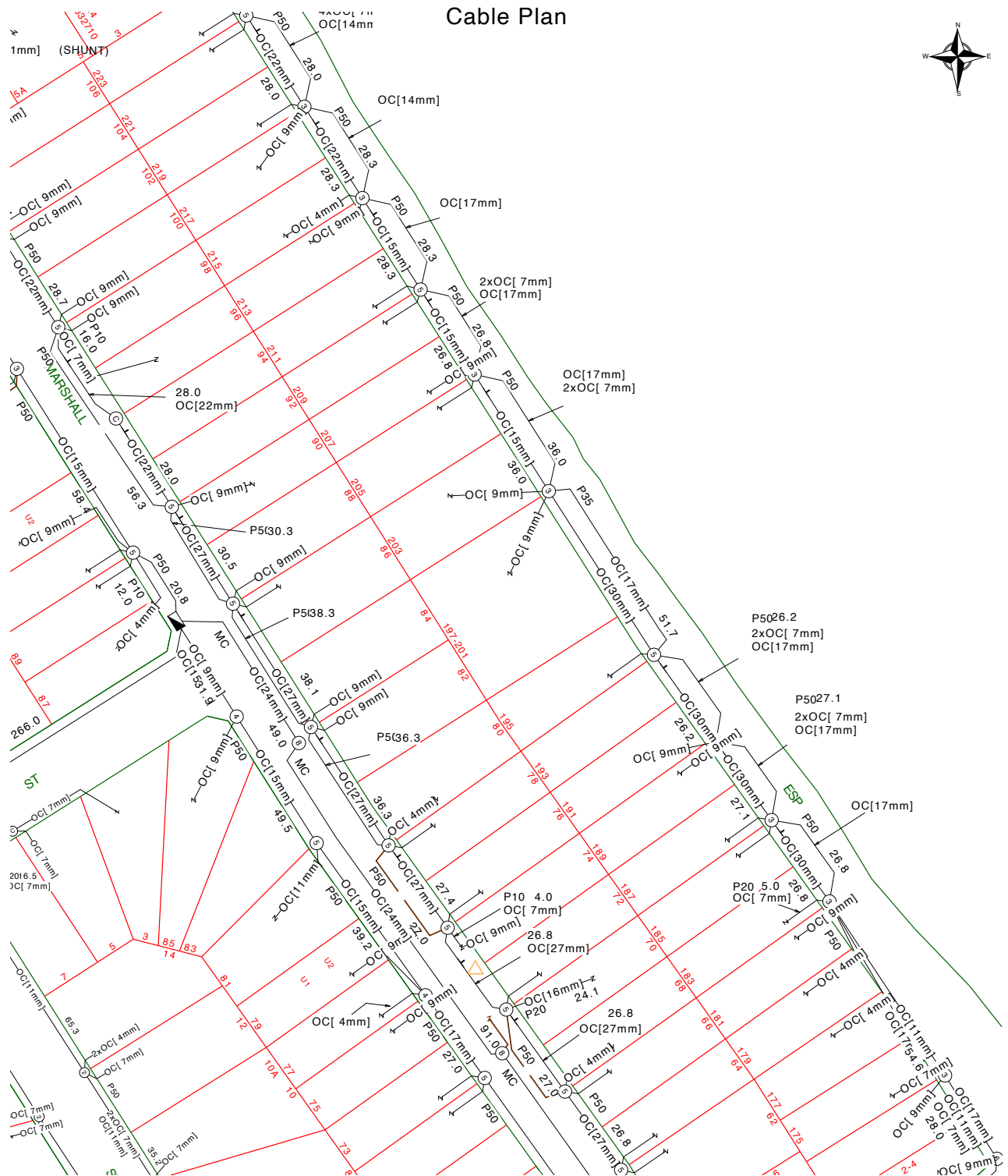
Member Phone
1800 653 935

Responses from this member

Response received Thu 16 Oct 2025 10.34am

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AccreditedPlantLocators 2025-09-16a.pdf	63
Telstra Duty of Care v33.0a.pdf	64
Telstra Map Legend v4_0c.pdf	66

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: 262700673

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.

TELSTRA LIMITED A.C.N. 086 174 781

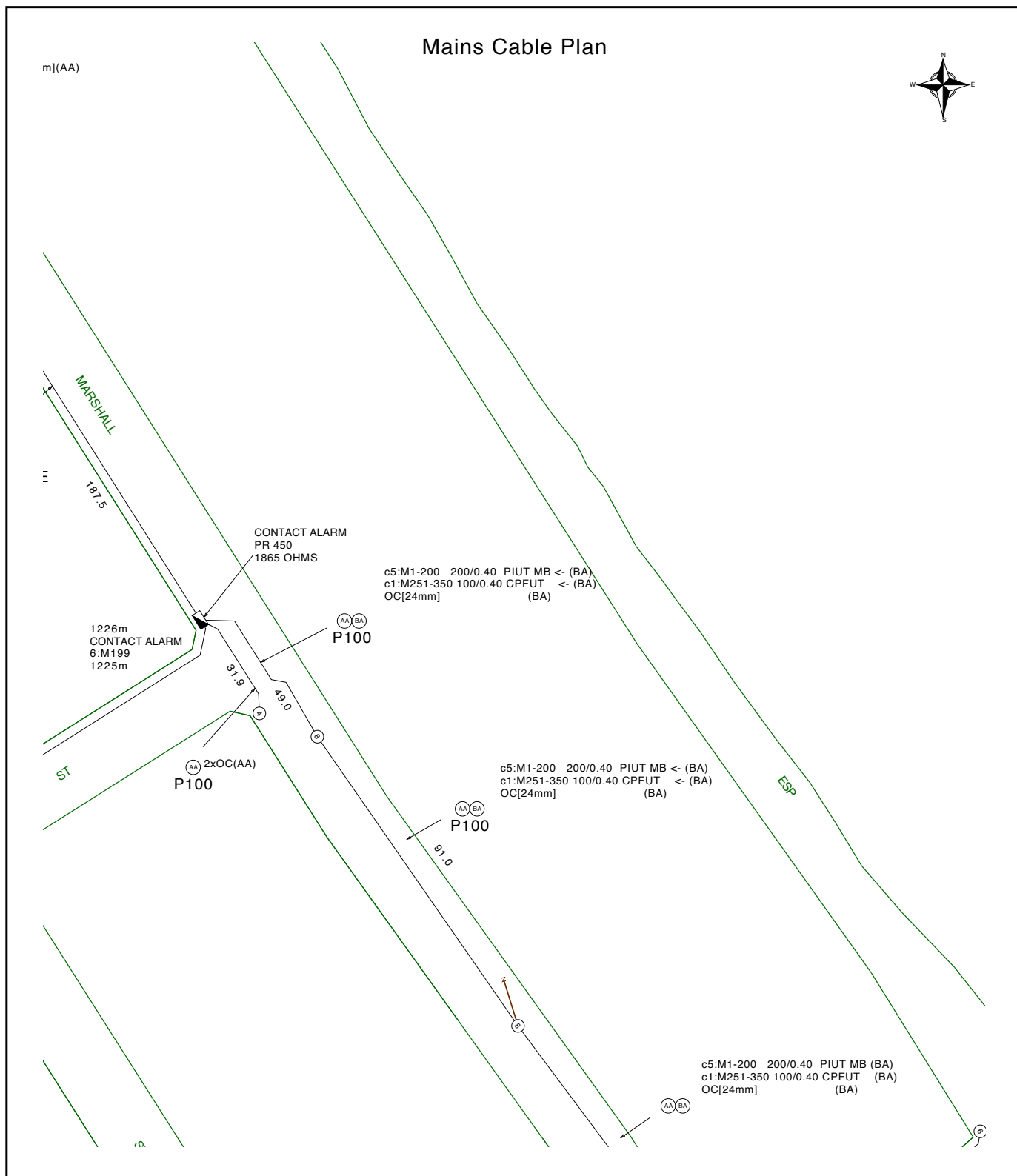
Generated On 16/10/2025 11:32:17


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.



	<p>Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-t Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 262700673</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781 Generated On 16/10/2025 11:32:21</p>		<p>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.</p>

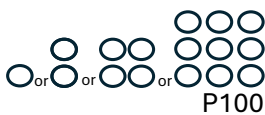
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

<p>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.</p> <p>See the Steps- Telstra Duty of Care that was provided in the email response.</p>

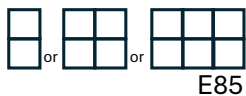
LEGEND



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

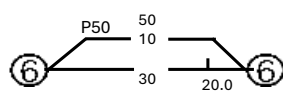


Single to Multiple Round Conduit
Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)

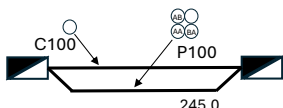


Multiple Square Conduit
configurations 2,4,6 respectively
(attached text denotes conduit type and size)

Some Examples of how to read Telstra Plans



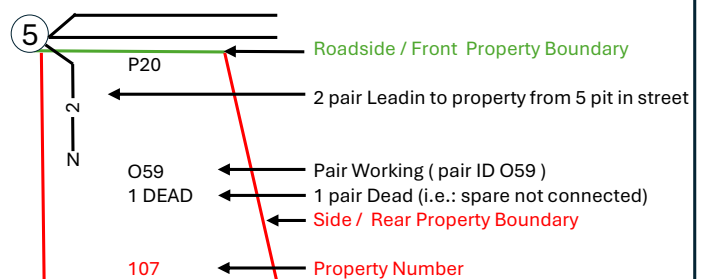
One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



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

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



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.