

# 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

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

Lot on plan description

Community titles scheme  
or BUGTA scheme:

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

☐ **Yes**

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

☒ **No**

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

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

### Title details

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

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

☒ **Yes**

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

☒ **Yes**

<b>Registered encumbrances</b>	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue <input checked="" type="checkbox"/> <b>Yes</b> <input 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> <p>» the start and end day of the term of the lease: <input type="text" value="21/12/2024 to 20/12/2025"/></p> <p>» the amount of rent and bond payable: <input type="text" value="\$440.00 per week (Bond: \$1,760.00)"/></p> <p>» whether the lease has an option to renew: <input type="text" value="No"/></p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If <b>Yes</b>, 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 and Telstra QLD Regional.</p> </div>
<b>Residential tenancy or rooming accommodation agreement</b>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input 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>) <input type="text" value="20/12/2023"/></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> <div style="border: 1px solid black; padding: 2px;">Medium Density Residential</div>		
<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. <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p><i>If <b>Yes</b>, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></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>. <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></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). <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></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). <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></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). <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></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. <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p><i>If <b>Yes</b>, a copy of the order or application must be given by the seller.</i></p>		
<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). <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p>		
<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"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	Pool compliance certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
<b>Notices and orders</b>	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
<b>Asbestos</b>	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) including common locations of asbestos and other practical guidance for homeowners.		

## Part 5 – Rates and services

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

<b>Rates</b>	<b>Whichever of the following applies—</b>
	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="\$1,685.45"/> Date Range: <input type="text" value="01/07/2025-31/12/2025"/>
	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 is issued by a local government for the property. <input type="checkbox"/>

\*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*.

<b>Water</b>	<b>Whichever of the following applies—</b>
	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="\$188.87"/> Date Range: <input type="text" value="15/04/2025-26/08/2025"/>
	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.**

<b>Body Corporate and Community Management Act 1997</b>	<p><b>The property is included in a community titles scheme.</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>(If Yes, complete the information below)</i></p>
<b>Community Management Statement</b>	<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"/> <b>Yes</b></p> <p><b>Note</b>—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>
<b>Body Corporate Certificate</b>	<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"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul>
<b>Statutory Warranties</b>	<p><b>Statutory Warranties</b>—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>

<b>Building Units and Group Titles Act 1980</b>	<p><b>The property is included in a BUGTA scheme</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>(If Yes, complete the information below)</i></p>
<b>Body Corporate Certificate</b>	<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"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul> <p><b>Note</b>—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>

# Signatures – SELLER

\_\_\_\_\_  
Signature of seller

DANA MARGARET DELMONT

\_\_\_\_\_  
Name of seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of seller

\_\_\_\_\_  
Name of seller

\_\_\_\_\_  
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

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>21154241</b>	<b>Search Date:</b>	23/09/2025 09:23
<b>Date Title Created:</b>	27/11/1981	<b>Request No:</b>	53457991
<b>Previous Title:</b>	20957224		

**ESTATE AND LAND**

Estate in Fee Simple

LOT 86 REGISTERED PLAN 737020  
Local Government: CAIRNS

**REGISTERED OWNER**

Dealing No: 718527272 18/01/2018

DANA MARGARET DELMONT

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10568159 (POR 94)
2. MORTGAGE No 719643609 26/09/2019 at 15:18  
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

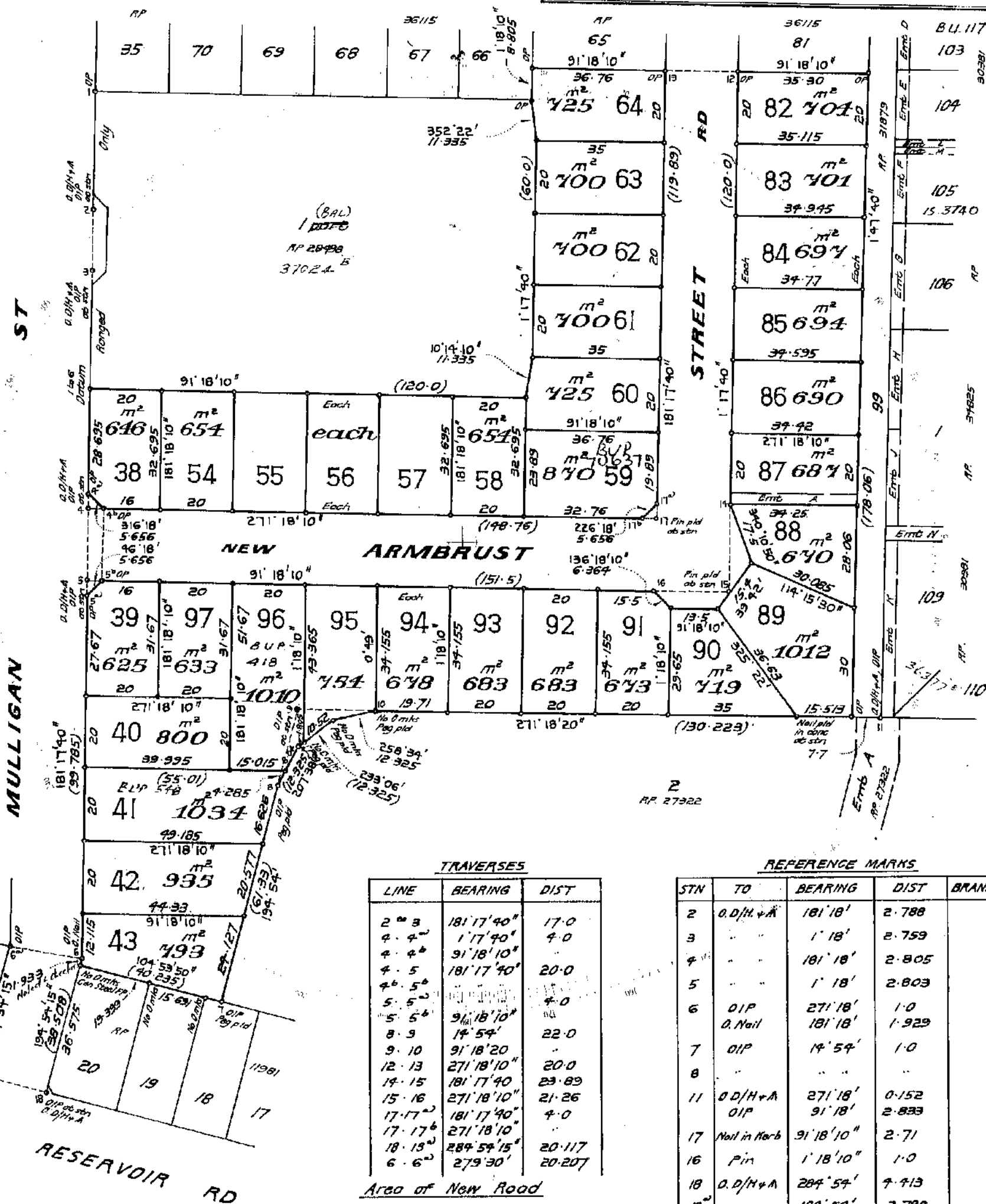
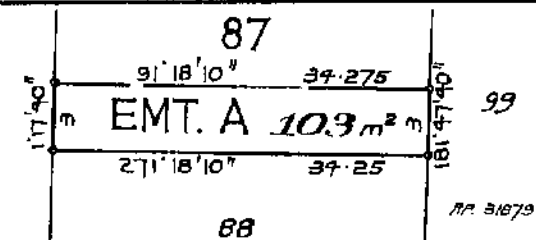
\*\* End of Current Title Search \*\*



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

PERMANENT MARKS			
PM	BEARING	DIST	No
14 to PM	280°38'30"	4.268	57015

**DIAGRAM**  
Not to Scale



TRAVERSES		
LINE	BEARING	DIST
2-3	181°17'40"	17.0
4-4	1°17'40"	4.0
4-4	91°18'10"	20.0
4-5	181°17'40"	20.0
4-5	181°17'40"	20.0
5-5	91°18'10"	20.0
5-5	14°54'	22.0
9-10	91°18'20"	20.0
12-13	271°18'10"	20.0
14-15	181°17'40"	20.89
15-16	271°18'10"	21.26
17-17	181°17'40"	4.0
17-17	271°18'10"	20.117
18-18	284°54'15"	20.117
6-6	279°30'	20.207

Area of New Road

6097m²

REFERENCE MARKS				
STN	TO	BEARING	DIST	BRAND
2	O.D/H+A	181°18'	2.788	
3	"	1°18'	2.759	
4	"	181°18'	2.805	
5	"	1°18'	2.803	
6	OIP	271°18'	1.0	
6	O Nail	181°18'	1.929	
7	OIP	14°54'	1.0	
8	"	"	"	
11	O D/H+A	271°18'	0.152	
11	OIP	91°18'	2.833	
17	Nail in Herb	91°18'10"	2.71	
16	Pin	1°18'10"	1.0	
18	O.D/H+A	284°54'	4.413	
18	"	104°54'	2.788	
6	OIP	91°18'	1.0	

No... FIELD NOTES LODGED		LINES NOT SURVEYED		STNS		CORNERS NOT MARKED		STNS			
ORIGINAL PORTION		PLAN OF <u>Lots 38 to 43, 54 to 64, 82 to 94 and</u> <u>Emt A Lot 84</u> <u>Concilling part of Lot 1 on RP. 28498</u>								TOWN	
ORIGINAL GRANT 60649										PARISH <u>CAIRNS</u>	
										COUNTY <u>Nares</u>	
MAP REF.	PROCLAIMED SURVEY AREA	SURVEYED BY G.E. Chapman		MERIDIAN RP. 30380		SCALE 1:1000		REGISTERED PLAN <b>37020</b>			

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

CISP

No 74547

**CERTIFICATE**

I, George Edward Chapman  
hereby certify that I surveyed the land comprised in this plan  
personally  
that the plan is accurate, that the said survey was performed in accordance with the 'Surveyors Act 1977' and the 'Surveyors Regulations 1978' and that the said survey was completed on 7.9.81

G Chapman  
Date 11<sup>th</sup> September 1981 Signature of Licensed Surveyor.

Council of the CITY of CAIRNS certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1981 and all By-Laws have been complied with and approves this Plan of Subdivision.

Dated this 5<sup>th</sup> day of OCTOBER 1981

[Signature] Mayor  
[Signature] Town Clerk

We CAIRNS DEVELOPERS PTY LTD  
(Names in full) as proprietor/s  
of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of Proprietor/s

THE COMMON SEAL of CAIRNS DEVELOPERS PTY LTD was hereunto affixed by authority of a resolution of the Directors in the presence of GEORGE EDWARD CHAPMAN a Director and MARGO JEANETTE CHAPMAN a Director and in the presence of

[Signature]  
Justice of the Peace

**FOR TITLES OFFICE USE ONLY**

Previous Title  
Lot 26 See B.U.P. 54A  
Lot 25 See B.U.P. 54A

**New C.T. Ref.**

(No) Sub.	Vol.	Fol.
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
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96	96	96
97	97	97
98	98	98
99	99	99
100	100	100

REGISTRATION F  
13 NOV 1981  
Paid Vide No. 65063

**33 NEW TITLES**  
Vol. 33 Fol. 33

Lodged by  
MacDONNELLS

**Fees Payable**

Postal fee and Postage 2.30.00

Lodgt, Exam. & Ass. 2.31.00

Entd. on Docs. 7.00

New Title 6.00

Entd. on Deeds 80.00

Photo Fee

Total

Short Fees Paid

**Received**  
Registrar of Titles  
Journal No.  
**T 15297**  
Receipt No. **67081**

OCT 22 12 25 PM '81  
RECEIVED  
TITLES OFFICE

Calc. Bk. No. 139/117  
Examined 17/11/81  
Passed 17/11/81  
Charted 11  
Map Ref. 139/117

Particulars entered in Register Book  
Vol. N957 Folio 224  
at 4.15pm  
19 NOV 1981  
[Signature]  
REGISTRAR OF TITLES  
SOUTH AUSTRALIA

REGISTERED PLAN **37020**



166218/XE/003234 D-044  
D M Delmont  
Unit 1  
3 Holm Street  
ATHERTON QLD 4883

Your **Rates Account** is Due **20 August 2025**

Total Amount Due **\$ 1,685.45**

### Summary of Rates and Charges

For period 01/07/2025 to 31/12/2025

**Property Location:** 26 Armbrust Street MANOORA QLD 4870

**Property Description:** LOT 86 RP 737020

**Improvements:** Fhold-Dwg  
690.0000SQUARE METRES

Land Use Code

0200

### Your New Payment System

Payble allows you to pay rates and water with greater ease - providing flexible payment options, helpful reminders & support for all major bank accounts, credit and debit cards.



Scan the QR code to get started or visit:  
[pay.cairns.qld.gov.au](http://pay.cairns.qld.gov.au)



General Residential A	Land Val.	240,000.00	\$	612.60
Water Access Charge/s-Residential		1.00	\$	213.75
Sewerage Charge/s-Residential		1.00	\$	495.80
Cleansing Charge/s		1.00	\$	237.50
State Emergency Management Levy 2 A		1.00	\$	125.80

### Pay In Person At Any Post Office



**Post  
Billpay**

**Biller Code:** 0212  
**Assessment No:** 148304

Pay in-store at Australia Post, online at [auspost.com.au/postbillpay](http://auspost.com.au/postbillpay) or by phone 13 18 16



\*212 148304

See over the page for more payment options.

SEE OVER THE PAGE FOR INFORMATION ON THE STATE WASTE LEVY

Balance Brought Forward	\$	0.00
Total new transactions	\$	1,685.45
Total Account Balance	\$	1,685.45

### Rates Payment Slip

**NAME**  
D M Delmont

**PROPERTY**  
26 Armbrust Street MANOORA QLD 4870

**Assessment No.** 148304

**Due Date** 20/08/2025

**Total Amount Due** \$ 1,685.45

### Scan to Pay


Pay in full or choose **smaller instalments** that suit your budget



New

- Helpful reminders
- Card or bank payments
- See your balance

Scan or visit [pay.cairns.qld.gov.au](http://pay.cairns.qld.gov.au)

Powered By  Payble



## State Waste Levy

Council has received an annual payment of \$844,418 from the State Government to mitigate any direct impacts of the State Waste Levy on households.

The direct costs imposed by the State Waste Levy on Council are unknown. Council will use the annual payment received to mitigate any direct impacts of the State Waste Levy on households in accordance with the Waste Reduction and Recycling Act 2011, and will take any steps available to further mitigate costs to the greatest extent possible. Any net costs incurred by the imposed State Waste Levy after the annual payment and other mitigation strategies are applied are intended to be recovered by a separate charge in future years. For information please refer to the Council's Revenue Statement.

## Information for Customers

### 1. Please Note

In accordance with the *Local Government Act 2009* and Council's adopted budget resolutions, all rates and charges are payable by close of business on the due date.

### 2. Interest

Compound interest at the rate determined by Council is accrued on all rates and charges which remain unpaid after the due date. Please note interest still applies if a payment arrangement or direct debit is in place.

### 3. Experiencing Financial Difficulties

If you are experiencing financial difficulties or hardship and cannot pay this account by the due date please email [revenue@cairns.qld.gov.au](mailto:revenue@cairns.qld.gov.au) and officers will work with you to arrange a suitable payment plan to avoid recovery action and associated costs.

### 4. Electronic Notices

Receive your rates and water notice by:

\* Email - Go to [www.cairns.qld.gov.au/paperless](http://www.cairns.qld.gov.au/paperless)

\* BPAY View - Register through your online banking facility

### 5. Change of Postal Address

If the postal address shown overleaf is incorrect please contact Customer Service or visit Council's website

[www.cairns.qld.gov.au/change-address](http://www.cairns.qld.gov.au/change-address)

### 6. Refunds

Refunds can only be facilitated where the account is in credit or the monies were not intended for payment to Council e.g. incorrect biller code. To request a refund go to

[www.cairns.qld.gov.au/refund](http://www.cairns.qld.gov.au/refund)

### 7. Privacy Statement

Your personal information has been collected for the purpose of ensuring Council has your correct contact information. Your information will be disclosed to authorised Council officers for business purposes only. Your information will also be disclosed to Department of Natural Resources and Mines and Australian Electoral Office for business purposes only.

## More Payment Options



### Payments at Council Offices

Spence Street Administration Centre  
(Council Chambers), 119-145 Spence Street, Cairns  
Open hours: 8:30am to 4:30pm Monday to Friday.  
Closed on public holidays.

Accepts all Council payments.  
EFTPOS (no cash withdrawals), credit card, cash  
(not accepted at libraries) & cheque payments  
(post dated cheques will not be accepted).



### Payment by Phone

Credit Card Payment by Using BPOINT

Callers **within Australia** dial **1300 276 468**

**Biller Code: 49346**

**Assessment No: 148304**



### Payment by Bpay

**Biller Code: 49346**  
**Ref: 148304**

**BPAY®** this payment via Internet or phone banking.

**BPAY View®** - View and pay this bill using internet banking.

**BPAY View Registration No:** 148304

## Pay Online

Simply scan the QR code to  
pay in full or choose from  
flexible weekly, fortnightly and  
monthly instalments.



You can also pay online at [pay.cairns.qld.gov.au](http://pay.cairns.qld.gov.au)

New

- Helpful reminders
- Card or bank payments
- See your balance

Powered By Payble



VISA



### Payment By Mail

Tear off this payment slip and  
mail with a cheque or money  
order made payable to:  
Cairns Regional Council  
PO Box 359, CAIRNS QLD 4870.  
**Cheque** : Post dated cheques  
will not be accepted

### Account Enquiries

E: [rates@cairns.qld.gov.au](mailto:rates@cairns.qld.gov.au)  
P: 1300 69 22 47

For more information, visit  
[www.cairns.qld.gov.au](http://www.cairns.qld.gov.au)

### Switch to paperless notices



Sign up to receive your  
rates and water notices  
by email

**Assessment:** 148304





166827/XE11/000311 D-044  
D M Delmont  
Unit 1  
3 Holm Street  
ATHERTON QLD 4883

Your Water Usage **Account** is **Due 14 October 2025**

Total Amount  
Due

**\$ 188.87**

**Property Location:** 26 Armbrust Street MANOORA QLD 4870

**Property Description:** LOT 86 RP 737020 Fhold-Dwg

### Summary of Water Usage Charges

Meter No.	Previous Reading	Current Reading	ADC*	Usage	Rate	Usage Charge
DCV97662	15/04/25 1904	26/08/25 2005	0.759	101	1.87	\$188.87

\*ADC = Average Daily Consumption (kilolitres)

### Your New Payment System

Payble allows you to pay rates and water with greater ease - providing flexible payment options, helpful reminders & support for all major bank accounts, credit and debit cards.



Scan the QR code to  
get started or visit:  
[pay.cairns.qld.gov.au](https://pay.cairns.qld.gov.au)



### Pay In Person At Any Post Office



**Post  
Billpay**

**Billor Code:** 0430  
**Assessment No:** 148304

Pay in-store at Australia Post, online at  
[auspost.com.au/postbillpay](https://auspost.com.au/postbillpay) or by phone 13 18 16



\*430 148304

See over the page for more payment options.



## Scan to Pay

Pay in full or choose  
**smaller instalments**  
that suit your budget



New

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- Card or bank payments
- See your balance

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Powered By Payble



## Water Payment Slip

### NAME

D M Delmont

### PROPERTY

26 Armbrust Street MANOORA QLD 4870

Assessment No.

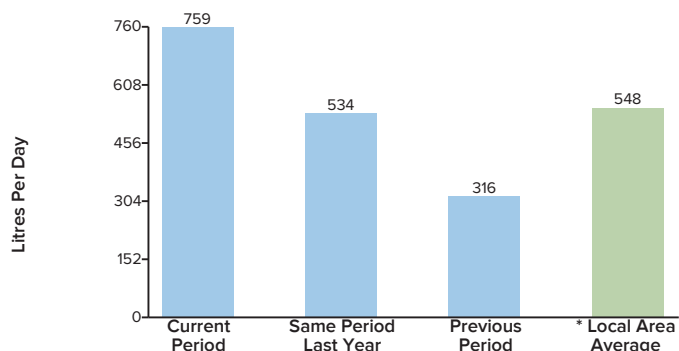
148304

Due Date Total

14/10/2025

Amount Due

\$ 188.87



Current period average use	759
Same period last year	534
Previous period	316
Local area average*	548
Number of days measured	133

\*The comparison graph is a guide only and does not take into consideration if there is a swimming pool, irrigation system or the number of people living at the property.

## Information for Customers

- Please Note.** In accordance with *the Local Government Act 2009* and Council's adopted budget resolutions, all rates and charges are payable by close of business on the due date.
- Interest.** Compound interest at the rate determined by Council is accrued on all rates and charges which remain unpaid after the due date. Please note interest still applies if a payment arrangement or direct debit is in place.
- Experiencing Financial Difficulties.** If you are experiencing financial difficulties or hardship and cannot pay this account by the due date please email [revenue@cairns.qld.gov.au](mailto:revenue@cairns.qld.gov.au) and officers will work with you to arrange a suitable payment plan to avoid recovery action and associated costs.
- Electronic Notices.** Receive your rates and water notice by:
  - Email - Go to [www.cairns.qld.gov.au/paperless](http://www.cairns.qld.gov.au/paperless)
  - Bpay View - Register through your online banking facility
- Change of Postal Address.** If the postal address shown overleaf is incorrect please contact Customer Service or visit Council's website [www.cairns.qld.gov.au/change-address](http://www.cairns.qld.gov.au/change-address)
- Refunds.** Refunds can only be facilitated where the account is in credit or the monies were not intended for payment to Council e.g. incorrect biller code. To request a refund go to [www.cairns.qld.gov.au/refund](http://www.cairns.qld.gov.au/refund)
- Privacy Statement.** Your personal information has been collected for the purpose of ensuring Council has your correct contact information. Your information will be disclosed to authorised Council Officers for business purposes only. Your information will also be disclosed to Department of Natural Resources and Mines and Australian Electoral Office for business purposes only.
- Customer Service Standard.** For information on the Water & Waste Customer Service Standards please visit [www.cairns.qld.gov.au](http://www.cairns.qld.gov.au)

### No water at your property?

Find out if there is a water outage in your area

Visit [www.cairns.qld.gov.au/interruptions](http://www.cairns.qld.gov.au/interruptions)

OR



SCAN ME



## More Payment Options



### Payments at Council Offices

Spence Street Administration Centre  
(Council Chambers), 119-145 Spence Street, Cairns  
Open hours: 8:30am to 4:30pm Monday to Friday.  
Closed on public holidays.

Accepts all Council payments.  
EFTPOS (no cash withdrawals), credit card, cash  
(not accepted at libraries) & cheque payments  
(post dated cheques will not be accepted).



### Payment by Phone

Credit Card Payment by Using BPOINT  
Callers within Australia dial 1300 276 468  
Biller Code: 51722  
Assessment No: 148304



### Payment by Bpay

Biller Code: 51722  
Ref: 148304

BPAY® this payment via Internet or phone banking.

BPAY View® – View and pay this bill using internet banking.

BPAY View Registration No: 148304

## Pay Online

Simply scan the QR code to pay in full or choose from flexible weekly, fortnightly and monthly instalments.



You can also pay online at [pay.cairns.qld.gov.au](http://pay.cairns.qld.gov.au)

New

- Helpful reminders
- Card or bank payments
- See your balance

Powered By Payble



VISA



### Payment By Mail

Tear off this payment slip and mail with a cheque or money order made payable to: Cairns Regional Council  
PO Box 359, CAIRNS QLD 4870.  
**Cheque** : Post dated cheques will not be accepted

### Account Enquiries

E: [waterbilling@cairns.qld.gov.au](mailto:waterbilling@cairns.qld.gov.au)  
P: 1300 69 22 47

For more information, visit [www.cairns.qld.gov.au](http://www.cairns.qld.gov.au)

### Switch to paperless notices



Sign up to receive your rates and water notices by email  
**Assessment: 148304**



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](http://www.detsi.qld.gov.au)

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

Helen Brennan  
PO Box 15021  
Edgehill QLD 4870

Transaction ID: 51058686      EMR Site Id: 23 September 2025  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 86      Plan: RP737020  
26 ARMBRUST ST  
MANOORA

**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](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**



# Department of Transport and Main Roads

## Property Search - Advice to Applicant

**Property Search Reference:** 951937  
**Search Request Reference:** 146185329

**Date:** 23-Sep-2025 09:38:39 AM

### Applicant Details:

**Applicant:** Helen Brennan  
helen@bcreports.com.au  
**Buyer:** DANA MARGARET DELMONT

### Search Response:

Your request for a property search on Lot 86 on Plan RP737020 at 26 Armbrust Street Manoorra 4870 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.

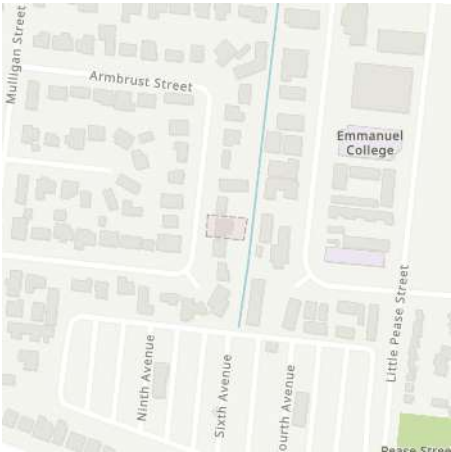
Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) 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 received**

26 Armbrust St, Manooora QLD 4870

Job dates  
23/09/2025 → 23/10/2025

These plans expire on  
20 Oct 2025

Lodged by  
Helen Brennan

Authority	Status	Page
✉ BYDA Confirmation		2
🏛 Cairns Regional Council	Received	4
🏛 Ergon QLD	Received	7
🏛 NBN Co Qld	Received	45
🏛 Telstra QLD Regional	Received	56

Referral

261538040

Member Phone

(07) 4044 3044

Responses from this member

Response received Tue 23 Sep 2025 9.28am

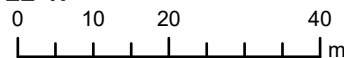
File name	Page
Response Body	5
ASSET 261538040.pdf	6



In an emergency contact Cairns Regional Council on 1300 69 22 47

23/09/25 (valid for 30 days)

Plans generated by SmarterWX™ Automate



Scale 1:1,000

Referral

261538041

Member Phone

13 10 46

Responses from this member

Response received Tue 23 Sep 2025 9.38am

File name	Page
Response Body	8
Ergon Energy BYDA Terms and Conditions.pdf	11
261538041 - Ergon Energy Plan.pdf	16
Working Near Overhead and Underground Electric Lines.pdf	17



BYDA

Sequence: 261538041  
Date: 23/09/2025  
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 Ergon 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.

Referral  
261538039

Member Phone  
1800 687 626

Responses from this member

Response received Tue 23 Sep 2025 9.33am

File name	Page
Response Body	46
Disclaimer_261538039_20250922_233253498504.pdf	47
261538039_20250922_233253498504_1.pdf	51
4678_NBN_Dial_Before_You_Dig_Poster_20170517.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
	<p>Cable count of trench is 2.</p> <p>One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart.</p> <p>One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.</p>
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
Scale	<p>Meters 1:2000 1 cm equals 20 m</p>





## Emergency Contacts

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



Referral

261538042

Member Phone

1800 653 935

Responses from this member

Response received Tue 23 Sep 2025 9.33am

File name	Page
Response Body	57
AccreditedPlantLocators 2025-09-16a.pdf	59
Telstra Duty of Care v33.0a.pdf	60
Telstra Map Legend v4_0c.pdf	62
261538042.pdf	63

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 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

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.

5 ← Roadside / Front Property Boundary

← 2 pair Leadin to property from 5 pit in street

O59 ← Pair Working ( pair ID O59 )

1 DEAD ← 1 pair Dead (i.e.: spare not connected)

← Side / Rear Property Boundary

107 ← Property Number

The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

<h3>Plan</h3> <p>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.</p>	<h3>Prepare</h3> <p>Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.</p>	<h3>Pothole</h3> <p>Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.</p>	<h3>Protect</h3> <p>Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.</p>	<h3>Proceed</h3> <p>Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------

