

# Seller disclosure statement

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 Michael John Papalia & Glenda Joyce Papalia

Property address 8 Ringtail Court, Greenbank QLD 4124  
(referred to as the  
“property” in this  
statement)

Lot on plan description 220/RP857862

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 to <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No affect the property after <b>settlement</b>.</p> <p><del><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.</del></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"/></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><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in <input type="checkbox"/> Yes writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.</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>
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>Rights and interests reserved to the Crown by Deed of Grant No. 12165182 (POR 7V)</p> <p>The rights to maintain and access assets owned by Energex QLD, Logan City Council, NBN Co QLD and Telstra QLD FA.</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 <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></p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <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.

**Zoning**

The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*:

Rural Residential

**Transport proposals and resumptions**

The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal\* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes ☒ No

The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No

*If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.*

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

**Contamination and environmental protection**

The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*. ☐ Yes ☒ No

**The following notices are, or have been, given:**

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No

**Trees**

There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. ☐ Yes ☒ No

*If Yes, a copy of the order or application must be given by the seller.*

**Heritage**

The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth). ☐ Yes ☒ No

**Flooding**

Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the [FloodCheck Queensland](#) portal or the [Australian Flood Risk Information](#) portal.

**Vegetation, habitats and protected plants**

Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

## Part 4 – Buildings and structures

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

### Swimming pool

There is a relevant pool for the property.

☒ Yes

☐ No

~~If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.~~

☐ Yes

☐ No

Pool compliance certificate is given.

☒ Yes

☐ No

OR

Notice of no pool safety certificate is given.

☐ Yes

☐ No

### Unlicensed building work under owner builder permit

Building work was carried out on the property under an owner builder permit in the last 6 years.

☐ Yes

☒ No

*A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.*

### Notices and orders

There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.

☐ Yes

☒ No

The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.

☐ Yes

☒ No

*If Yes, a copy of the notice or order must be given by the seller.*

### Building Energy Efficiency Certificate

If the property is a commercial office building of more than 1,000m<sup>2</sup>, a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.

### Asbestos

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

## Part 5 – Rates and services

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

### Rates

#### Whichever of the following applies—

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

Amount:  Date Range:

OR

~~The property is currently a rates exempt lot.\*\*~~ ☐

OR

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

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

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

### Water

#### Whichever of the following applies—

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

Amount:  Date Range:

OR

~~There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:~~

Amount:  Date Range:

\* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

## Part 6 – Community titles schemes and BUGTA schemes

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

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

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

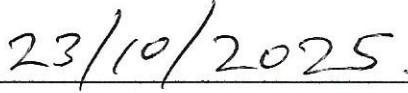
<b>Body Corporate and Community Management Act 1997</b>	<b>The property is included in a community titles scheme.</b> <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Community Management Statement</b>	A copy of the most recent community management statement for the scheme as recorded under the <del>Land Title Act 1994</del> or another Act is given to the buyer.	<input type="checkbox"/> Yes	
<b>Body Corporate Certificate</b>	<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> <p>A copy of a body corporate certificate for the lot under the <del>Body Corporate and Community Management Act 1997</del>, section 205(4) is given to the buyer.</p> <p>If <del>No</del>—An explanatory statement is given to the buyer that states:</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>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Statutory Warranties</b>	<p><b>Statutory Warranties</b>—If you enter into a contract, you will have implied warranties under the <del>Body Corporate and Community Management Act 1997</del> 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>	<input type="checkbox"/> Yes	
<b>Building Units and Group Titles Act 1980</b> <b>Body Corporate Certificate</b>	<b>The property is included in a BUGTA scheme</b> <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A copy of a body corporate certificate for the lot under the <del>Building Units and Group Titles Act 1980</del> , section 40AA(1) is given to the buyer.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<p>If <del>No</del>—An explanatory statement is given to the buyer that states:</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>	<input type="checkbox"/> Yes	
	<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

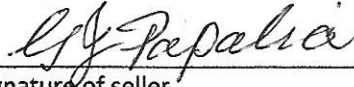


Signature of seller

Michael John Papalia  
Name of seller



Date



Signature of seller

Glenda Joyce Papalia  
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

Signature of buyer

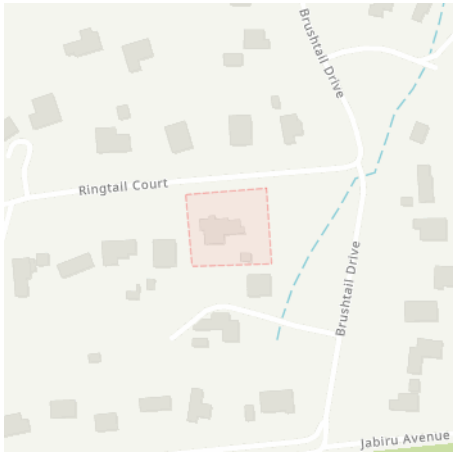
Name of buyer

Name of buyer

Date

Date

[Review responses online](#) ↗








Received 4 of 4 responses  
**All responses received**

8 Ringtail Ct, Greenbank QLD 4124

Job dates  
02/10/2025 → 02/10/2025

These plans expire on  
29 Oct 2025

Lodged by  
Christopher Leotta

Authority	Status	Page
 BYDA Confirmation		2
 Energex QLD	Received	4
 Logan City Council	Received	44
 NBN Co Qld	Received	49
 Telstra QLD FA	Received	60



Contact Details

Contact	Contact number	Company	Enquirer ID
Christopher Leotta	0478 653 149	Wheldon & Associates	3749231
Email		Address	
staff@wheldons.com		12 Zamia Street Sunnybank QLD 4109	

Job Site and Enquiry Details

**WARNING:** The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
02/10/2025	02/10/2025	02/10/2025	Private	Design	Private	Conveyancing



- Check that the location of the job site is correct. If not, you must submit a new enquiry.
- If the scope of works change or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference	Address	Notes/description
22514404	8 Ringtail Ct Greenbank QLD 4124	-

Your Responsibility and Duty of Care

- Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit [www.byda.com.au](http://www.byda.com.au)

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
262006831	Energex QLD	13 12 53	NOTIFIED
262006830	Logan City Council	(07) 3412 3412	NOTIFIED
262006829	NBN Co Qld	1800 687 626	NOTIFIED
262006832	Telstra QLD FA	1800 653 935	NOTIFIED

END OF UTILITIES LIST



### 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.



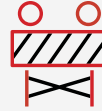
### Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.



### Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.



### Protect

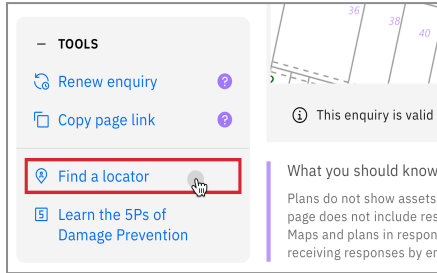
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.



### Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

## Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

[certloc.com.au/locators](https://certloc.com.au/locators)

## Get FREE Quotes for Contractors & Equipment Fast



Use isseekplant's FREE marketplace to get quotes for the equipment or services you need on your project. Compare quotes from trusted local contractors and get your project done on time and in budget.

1. Fill out your job details in our FREE quick quote form.
2. We send the request to trusted local contractors.
3. The local contractors will contact you directly with quotes

GET QUOTE

Use isseekplant to find trusted contractors near you today, visit:  
[blog.isseekplant.com.au/byda-isp-get-quotes](https://blog.isseekplant.com.au/byda-isp-get-quotes)

## Book a FREE BYDA Session



BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

To book a session, visit:  
[byda.com.au/contact/education-awareness-enquiry-form](https://byda.com.au/contact/education-awareness-enquiry-form)

BOOK NOW

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 52294429  
Search Date: 19/06/2025 15:50

Title Reference: 18661250  
Date Created: 16/12/1993

Previous Title: 18587150

REGISTERED OWNER

Dealing No: 700348333 17/11/1994

MICHAEL JOHN PAPALIA  
GLENDA JOYCE PAPALIA JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 220 REGISTERED PLAN 857862  
Local Government: LOGAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 12165182 (POR 7V)

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

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

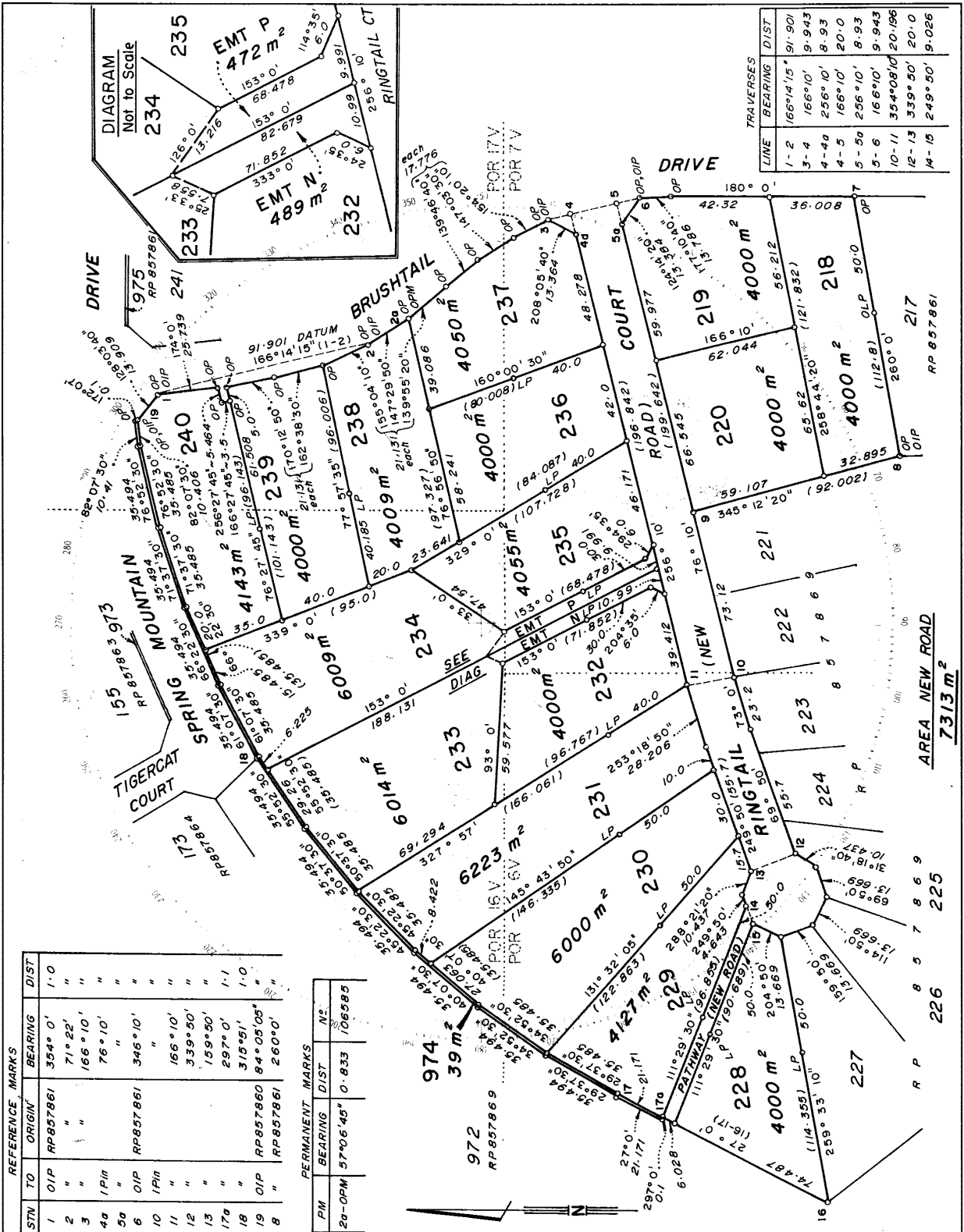
COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]  
Requested By: D-ENQ INFOTRACK PTY LIMITED

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

857862

PLAN MUST BE DRAWN WITHIN BLACK LINES

857862



STN	TO	ORIGIN	BEARING	DIST
1	OIP	RP857861	354° 0'	1.0
2	"	"	71° 22'	"
3	"	"	166° 10'	"
4	"	"	76° 10'	"
5	OIP	RP857861	346° 10'	"
6	OIP	"	166° 10'	"
10	"	"	339° 50'	"
11	"	"	159° 50'	"
12	"	"	297° 0'	"
13	"	"	315° 51'	"
17	OIP	RP857860	84° 05' 05"	1.0
18	"	"	260° 0'	"
19	OIP	RP857861	260° 0'	"
8	"	"	"	"

PM	BEARING	DIST	N <sup>o</sup>
2a-OPM	57° 06' 45"	0.833	106585

LINE	BEARING	DIST
1-2	166° 14' 15"	91.901
3-4	166° 10'	9.943
4-4a	256° 10'	8.93
4-5	166° 10'	20.0
5-5a	256° 10'	8.93
5-6	166° 10'	9.943
10-11	354° 08' 10"	20.196
12-13	339° 50'	20.0
14-15	249° 50'	9.026

857862

PLAN MUST BE DRAWN WITHIN BLACK LINES

857862

STEPHEN HOSKING SURVEYS PTY LTD  
hereby certify that the Company have surveyed the land shown on this plan (either personally or by a duly Licensed Surveyor or a duly Licensed Associate) and that the said survey was made in accordance with the Surveyors Act and the Survey Regulations and that the said survey was completed on the date shown below.  
Director Date 26/10/93

**PLAN OF LOTS 218 - 220, 228 - 240, 974 and Proposed EASEMENTS N & P in Lots 233 & 234 respectively**  
Cancelling Part of Lot 805 on RP853911

ORIGINAL POR 6V, 7V, 16V, 17V		NO SURVEY RECORDS DEPOSITED	
MERIDIAN	MAP REF	SCALE	FILE REF
RP853911	9442-123	1:1500	413/5A
ENDORSED		REGISTERING DIST	
18-11-93		BRISBANE	

PARISH STAPYLTON  
COUNTY Stanley  
TOWN/LOCALITY Greenbank  
LOCAL AUTHORITY BEAUDESERT SC  
LAND AGENTS/MINING DISTRICT Brisbane

REGISTERED  
PLAN 857862

Council of the SHIRE of BEAUDESERT certifies that all the requirements of this Council, the Local Government Acts and all By-Laws have been complied with and approves this Plan of Subdivision subject to the Nomination of Trustees of Lot 974 to the Council of the Shire of Beau-desert in trust for Town Planning (Future Road) Purposes and subject to Grants of Easement N in Lot 233 in favour of the Owner of Lot 234 and Easement P in Lot 234 in favour of the Owner of Lot 233 for Reciprocal Access Purposes.

Dated this Seventeenth day of November 19 93

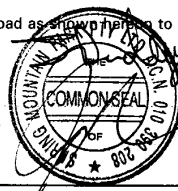
*M. W. Fraser*  
Chairman  
*J. W. Fraser*  
Shire Clerk

I/We SPRING MOUNTAIN PARK PTY LTD  
ACN 010 390 208

(Names in full)

- as Proprietor/s of this land.
  - as ~~Lessee/s~~ of Minor's Homestead
- agree to this plan and dedicate the new road as shown hereon to public use.

Signature of • Proprietor/s • ~~Lessee/s~~  
• Rule out which is inapplicable.



DIRECTOR  
SECRETARY

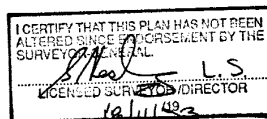
Previous Title

CT 8587 — 150 Lot 805 RP 853911

PORTION ALLOCATIONS

LOTS	PORTION
228, 229	6V
230, 231	6V & 16V
232	6V, 7V, 16V
233 - 235	7V & 16V
218 - 220	7V
237	7V & 17V
236	7V, 16V, 17V
238 - 240	16V & 17V
974	6V, 16V, 17V

Mem. of Trust for Lot 374 & docs for Ents N & P required



This survey has been examined and may be used for land dealings.

Surveyor General

Date

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
218	8661	248	974	8662	14			
219		249						
220		250						
218	8662	1						
224		2						
230		3						
231		4						
232		5						
233		6						
234		7						
235		8						
236		9						
237		10						
238		11						
239		12						
240		13						

Lodged by  
SPRING MOUNTAIN PARK P/L  
PO BOX 389  
ARCHERFIELD. Q 4102.

Received  
Registrar of Titles

Fees Payable

Postal fee and postage

55

Logt. Exam. & Ass.

640

New Title

Entd. on Deeds

14

Photo Fee

662

Total

Short Fees Paid

For Additional Plan & Document Notings Refer to CISP

File Ref.  
Deposited / /  
Audited / /  
Passed 12/11/93  
Survey Records: File/Field Notes  
Charted / /  
Original Grant  
128672 (Pors. 6V & 7V)  
92286 (Pors. 16V & 17V)

Particulars entered in Register Book  
Vol. 8587 Folio 150

at 2.07 pm

9 DEC 1993  
REGISTRAR OF TITLES

Rec. No. 340539  
RECEIVED \$ 296.00  
DATE 1.11.93

857862

4844 PLAN  
L732429X  
\$662.00  
19 NOV 1993  
11:30 AM

## Department of Transport and Main Roads

### Property Search - Advice to Applicant

Property Search reference 954961

Date: 02/10/2025

Search Request reference: 174744380

#### Applicant details

Applicant: Holly Turner-Woodall

Holly.TW@wheldons.com

Buyer: not known not known

#### Search response:

Your request for a property search on Lot 220 on Plan RP857862 at 8-14 Ringtail Ct, Greenbank Qld 4124 has been processed.

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

#### **Note:**

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

#### **Disclaimer:**

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

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

#### **Privacy Statement:**

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



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

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

Infotrack Pty Ltd  
PO Box 10314  
BRISBANE QLD 4000

Transaction ID: 51065081      EMR Site Id: 02 October 2025  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 220      Plan: RP857862  
8 RINGTAIL CT  
GREENBANK

**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**

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]  
Sent: Thursday, 2 October 2025 4:32 PM  
To: InfoTrack QLD Property Services  
Subject: RE: QCAT Search & Copy - 22514404

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

**Queensland Civil and Administrative Tribunal**  
**Register of Proceedings**

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

MICHAEL JOHN PAPALIA

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009*. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • *Queensland Civil and Administrative Tribunal Act 2009*, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 19/9/2025.

**Queensland Civil and Administrative Tribunal**

\*\*\*\*\*

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Queensland Government home >For Queenslanders >Environment, land and water >  
Land, housing and property >Heritage places >Queensland Heritage Register >Search the register >  
Heritage register search results

## Heritage register search results

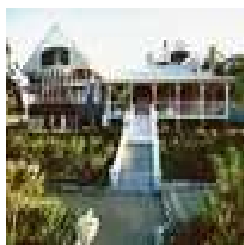
Filtered by:

[greenbank](#)

---

Displaying 1 place

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### Lochiel

- Place ID: 601965
- 6 Hillside Crescent, Hamilton

LGA

Brisbane City Council

Classification

State Heritage

( <https://apps.des.qld.gov.au/heritage-register/detail/?id=601965> )

[Details...](#)

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Displaying 1 place

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**Current applications**

You can also see places being assessed or awaiting a decision from the Queensland Heritage Council for entry in or removal from the Queensland Heritage Register at [Current Queensland Heritage Register applications](https://www.qld.gov.au/environment/land/heritage/register/applications/) ( <https://www.qld.gov.au/environment/land/heritage/register/applications/> ).

 ( <https://creativecommons.org/licenses/by/4.0/> )

Last reviewed      1 July 2022

Last updated      28 February 2023

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Queensland Government ( <https://www.qld.gov.au/> )

# Australia's World Heritage List

**Last updated:** 16 July 2025

World heritage sites that are nominated for World Heritage listing are inscribed on the list only after they have been carefully assessed as representing the best examples of the world's cultural and natural heritage. Australia currently has 21 properties on the World Heritage List.

Select from the list below to find out more about a listed place.

Places	Location
<a href="/parks-heritage/heritage/places/world/convict-sites">Australian Convict Sites - Brickendon Estate</a> (/parks-heritage/heritage/places/world/convict-sites)	TAS
<a href="/parks-heritage/heritage/places/world/convict-sites">Australian Convict Sites - Cascades Female Factory</a> (/parks-heritage/heritage/places/world/convict-sites)	TAS
<a href="/parks-heritage/heritage/places/world/convict-sites">Australian Convict Sites - Coal Mines Historic Site</a> (/parks-heritage/heritage/places/world/convict-sites)	TAS
<a href="/parks-heritage/heritage/places/world/convict-sites">Australian Convict Sites - Cockatoo Island</a> (/parks-heritage/heritage/places/world/convict-sites)	NSW
<a href="/parks-heritage/heritage/places/world/convict-sites">Australian Convict Sites - Darlington Probation Station</a> (/parks-heritage/heritage/places/world/convict-sites)	TAS
<a href="/parks-heritage/heritage/places/world/convict-sites">Australian Convict Sites - Fremantle Prison (former)</a> (/parks-heritage/heritage/places/world/convict-sites)	WA
<a href="/parks-heritage/heritage/places/world/convict-sites">Australian Convict Sites - Hyde Park Barracks</a> (/parks-heritage/heritage/places/world/convict-sites)	NSW
<a href="/parks-heritage/heritage/places/world/convict-sites">Australian Convict Sites - Kingston and Arthurs Vale Historic Area</a> (/parks-heritage/heritage/places/world/convict-sites)	EXT
<a href="/parks-heritage/heritage/places/world/convict-sites">Australian Convict Sites - Old Government House and the Government Domain</a> (/parks-heritage/heritage/places/world/convict-sites)	NSW
<a href="/parks-heritage/heritage/places/world/convict-sites">Australian Convict Sites - Old Great North Road</a> (/parks-heritage/heritage/places/world/convict-sites)	NSW
<a href="/parks-heritage/heritage/places/world/convict-sites">Australian Convict Sites - Port Arthur Historic Site</a> (/parks-heritage/heritage/places/world/convict-sites)	TAS
<a href="/parks-heritage/heritage/places/world/convict-sites">Australian Convict Sites - Woolmers Estate</a> (/parks-heritage/heritage/places/world/convict-sites)	TAS
<a href="/parks-heritage/heritage/places/world/australian-fossil-mammal-sites">Australian Fossil Mammal Sites (Naracoorte)</a> (/parks-heritage/heritage/places/world/australian-fossil-mammal-sites)	SA
<a href="/parks-heritage/heritage/places/world/australian-fossil-mammal-sites">Australian Fossil Mammal Sites (Riversleigh)</a> (/parks-heritage/heritage/places/world/australian-fossil-mammal-sites)	QLD
<a href="/parks-heritage/heritage/places/world/budj-bim">Budj Bim Cultural Landscape</a> (/parks-heritage/heritage/places/world/budj-bim)	VIC
<a href="/parks-heritage/heritage/places/world/gondwana">Gondwana Rainforests of Australia - Barrington Tops Area</a> (/parks-heritage/heritage/places/world/gondwana)	NSW
<a href="/parks-heritage/heritage/places/world/gondwana">Gondwana Rainforests of Australia - Focal Peak Group</a> (/parks-heritage/heritage/places/world/gondwana)	QLD
<a href="/parks-heritage/heritage/places/world/gondwana">Gondwana Rainforests of Australia - Focal Peak Group</a> (/parks-heritage/heritage/places/world/gondwana)	NSW
<a href="/parks-heritage/heritage/places/world/gondwana">Gondwana Rainforests of Australia - Hastings-Macleay Group</a> (/parks-heritage/heritage/places/world/gondwana)	NSW

Places	Location
<a href="/parks-heritage/heritage/places/world/gondwana">Gondwana Rainforests of Australia - Iluka Nature Reserve</a> (/parks-heritage/heritage/places/world/gondwana)	NSW
<a href="/parks-heritage/heritage/places/world/gondwana">Gondwana Rainforests of Australia - Main Range Group</a> (/parks-heritage/heritage/places/world/gondwana)	QLD
<a href="/parks-heritage/heritage/places/world/gondwana">Gondwana Rainforests of Australia - Main Range Group</a> (/parks-heritage/heritage/places/world/gondwana)	NSW
<a href="/parks-heritage/heritage/places/world/gondwana">Gondwana Rainforests of Australia - New England Group</a> (/parks-heritage/heritage/places/world/gondwana)	NSW
<a href="/parks-heritage/heritage/places/world/gondwana">Gondwana Rainforests of Australia - Shield Volcano Group</a> (/parks-heritage/heritage/places/world/gondwana)	QLD
<a href="/parks-heritage/heritage/places/world/gondwana">Gondwana Rainforests of Australia - Shield Volcano Group</a> (/parks-heritage/heritage/places/world/gondwana)	NSW
<a href="/parks-heritage/heritage/places/world/gondwana">Gondwana Rainforests of Australia - Washpool and Gibraltar Range</a> (/parks-heritage/heritage/places/world/gondwana)	NSW
<a href="/parks-heritage/great-barrier-reef/world-heritage">Great Barrier Reef</a> (/parks-heritage/great-barrier-reef/world-heritage)	QLD
<a href="/parks-heritage/heritage/places/world/blue-mountains">Greater Blue Mountains Area</a> (/parks-heritage/heritage/places/world/blue-mountains)	NSW
<a href="/parks-heritage/heritage/places/world/heard-mcdonald">Heard and McDonald Islands</a> (/parks-heritage/heritage/places/world/heard-mcdonald)	EXT
<a href="/parks-heritage/heritage/places/world/kakadu">Kakadu National Park</a> (/parks-heritage/heritage/places/world/kakadu)	NT
<a href="/parks-heritage/heritage/places/world/kgari-fraser-island">K'gari</a> (/parks-heritage/heritage/places/world/kgari-fraser-island)	QLD
<a href="/parks-heritage/heritage/places/world/lord-howe">Lord Howe Island Group</a> (/parks-heritage/heritage/places/world/lord-howe)	NSW
<a href="/parks-heritage/heritage/places/world/macquarie-island">Macquarie Island</a> (/parks-heritage/heritage/places/world/macquarie-island)	TAS
<a href="/parks-heritage/heritage/places/world/murujuga-cultural-landscape">Murujuga Cultural Landscape</a> (/parks-heritage/heritage/places/world/murujuga-cultural-landscape)	WA
<a href="/parks-heritage/heritage/places/world/purnululu">Purnululu National Park</a> (/parks-heritage/heritage/places/world/purnululu)	WA
<a href="/parks-heritage/heritage/places/world/royal-exhibition">Royal Exhibition Building and Carlton Gardens</a> (/parks-heritage/heritage/places/world/royal-exhibition)	VIC
<a href="/parks-heritage/heritage/places/world/shark-bay">Shark Bay, Western Australia</a> (/parks-heritage/heritage/places/world/shark-bay)	WA
<a href="/parks-heritage/heritage/places/world/sydney-opera-house">Sydney Opera House</a> (/parks-heritage/heritage/places/world/sydney-opera-house)	NSW
<a href="/parks-heritage/heritage/places/world/tasmanian-wilderness">Tasmanian Wilderness</a> (/parks-heritage/heritage/places/world/tasmanian-wilderness)	TAS
<a href="/parks-heritage/heritage/places/world/ningaloo">The Ningaloo Coast</a> (/parks-heritage/heritage/places/world/ningaloo)	WA
<a href="/parks-heritage/heritage/places/world/uluru">Uluru - Kata Tjuta National Park</a> (/parks-heritage/heritage/places/world/uluru)	NT
<a href="/parks-heritage/heritage/places/world/wet-tropics">Wet Tropics of Queensland</a> (/parks-heritage/heritage/places/world/wet-tropics)	QLD
<a href="/parks-heritage/heritage/places/world/willandra">Willandra Lakes Region</a> (/parks-heritage/heritage/places/world/willandra)	NSW

# Pool Register

Property location

 [Show Map](#)

Address

8-14 RINGTAIL CT, GREENBANK QLD 4124

Lot on plan (RPD)

220/RP/857862

Council

LOGAN CITY

Details

## Pool Details

Number of pools

1

Impracticality exemption

Shared pool property

No

Disability exemption

Building certificate issue date

7 June 2022

Alternative solution

Building certificate  
term

2 years

**Contact the QBCC to change the number of  
registered pools [click here \(contactsupport\)](#).**

### Pool safety certificate

There is no current pool safety certificate.

Note: If you are not selling or leasing your property,  
a pool safety certificate is not required.

The owner of a regulated pool must ensure the pool  
complies with the pool safety standard at all times  
and all barriers for the pool are kept in good  
condition.

Please [click here](#)

([https://www.qbcc.qld.gov.au/your-  
property/swimming-pools/inspect-certify-pool](https://www.qbcc.qld.gov.au/your-property/swimming-pools/inspect-certify-pool)) for  
more information about when a pool safety  
certificate is required

[Back](#)

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[Terms & conditions \(https://www.qbcc.qld.gov.au/myqbcc-terms-conditions\)](https://www.qbcc.qld.gov.au/myqbcc-terms-conditions)

[Privacy policy \(https://www.qbcc.qld.gov.au/privacy-policy\)](https://www.qbcc.qld.gov.au/privacy-policy)

[Help and support \(https://www.qbcc.qld.gov.au/myqbcc-system-requirements-useful-tips\)](https://www.qbcc.qld.gov.au/myqbcc-system-requirements-useful-tips)

[Maintenance \(upcoming-maintenance\)](#)

[www.qbcc.qld.gov.au \(https://www.qbcc.qld.gov.au\)](https://www.qbcc.qld.gov.au)



A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool. This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

**1. Pool safety certificate number**

Identification number: **PSC0271503**

**2. Location of the swimming pool**

Property details are usually shown on the title documents and rates notices

Street address:

**8-14 RINGTAIL CT**

**GREENBANK QLD**

Postcode

**4**

**1**

**2**

**4**

Lot and plan details:

**220/RP/857862**

Local government area:

**LOGAN CITY**

**3. Exemptions or alternative solutions for the swimming pool (if applicable)**

If an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

**No disability exemption applies; No impracticality exemption applies**

**No alternative solution applies**

**4. Pool properties**

Shared pool

☐

Non-shared pool

☒

Number of pools

**1**

**5. Pool safety certificate validity**

Effective date:

**2**

**1**

**/**

**1**

**0**

**/**

**2**

**0**

**2**

**5**

Expiry date:

**2**

**1**

**/**

**1**

**0**

**/**

**2**

**0**

**2**

**7**

**6. Certification**

**I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.**

Name:

**Tapiwa Tendai Chikonyora**

Pool safety inspector  
licence number:

**PS102273**

Signature:



**Other important information that could help save a young child's life**

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

**Privacy statement**

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

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

This is a public document and the information in this form will be made available to the public.



8-14 Ringtail Court

GREENBANK QLD 4124

Property Key 285069

Plan Area 4,000 m<sup>2</sup>

Lot/Plan Lot 220 RP 857862

Property Specific Planning Scheme Chapters

View Full Planning Scheme

Planning Scheme Property Report

Zoom to selected property

Clear selected property

Current

Change

Version: 9.2 (with TLPi No. 1/2024)

Effective Date: 01 Jul 2025

The following information applies to this property

Zone

☒ Rural Residential

View section

Overlays (Part 8)

☐ OM-02.00 Biodiversity areas trigger - Secondary Vegetation Management Area



Map Tools

☐ OM-08 Landslide hazard and slope

☐ OM-09 Regional infrastructure

☐ OM-10 Residential overlay

☐ OM-11 Strategic airport environs

☐ OM-12 Transport noise corridors

☐ OM-13 Water resource catchments

☐ OM-14 Waterway corridor wetland

☐ Local Government Infrastructure Plan

☐ Local Plans (Part 7)

☐ Planning Scheme Policies

☒ Zones and Precincts (Part 6)

☒ Maps

☐ ZM-02.00 Precinct map

☒ ZM-01.00 Zone map

☐ Figures

☐ Development Codes (Part 9)

Transparency

Legend

Help

Enforcement number	Enforcement type	Issued to	Issued date	Status
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Queensland Government (<https://www.qld.gov.au/>)

# Tree orders register

The tree orders register shows orders affecting land made under the Neighbourhood Dispute (Dividing Fences and Trees) Act 2011, including who is responsible for carrying out the order and the timeframe.

Search for

greenbank

SubmitReset

1 results found:

Date of order	Order	Address
05/06/2024	<a href="#">NDR181-22 (PDF, 47.3 KB)</a>	342-352 Lyndale Road GREENBANK QLD 4124

Last updated: 25 July 2024



# Rate Notice

July - September 2025

Logan City Council ABN 21 627 796 435



166389/W/048080

H1

D-040

G J Papalia and M J Papalia  
8 Ringtail Ct  
GREENBANK QLD 4124

Assessment number 9905235

Billing period 01 Jul 2025  
30 Sep 2025

Issue date 21 Jul 2025

Due date 22 Aug 2025

Amount due \$482.11

Amount if paid after 22 Aug 2025 \$512.11

Interest of 12.12% pa compounding daily is charged on overdue rates and charges.

Property location	Lot on plan	Rating category	Rateable value
8-14 Ringtail Court, GREENBANK QLD 4124	Lot 220 RP 857862	Residential (Owner-Occupied)	\$473,300

## Go paperless!

Register now to receive your next rate notice delivered directly to your inbox. Please visit the link or scan the QR code below.

## Having trouble paying your rates?

If you are experiencing financial hardship, please visit the link or scan the QR code below.



[logan.qld.gov.au/rates](http://logan.qld.gov.au/rates)

## Summary of charges

Payments received after 3 July 2025 may not be included below.

Balance as of 3 July 2025	\$	0.00
Council rates and charges	\$	602.64
State government charges	\$	30.75
Water and wastewater (sewerage) charges	\$	82.13
This total consists of services and usage charges, refer to page 3		
Pensioner Concessions	\$	203.41
Total amount	\$	512.11
Less council discount for prompt payment	\$	30.00
Amount payable if paid by 22 Aug 2025	\$	482.11

See over the page for a breakdown and more payment options



Payment online



Payment by Bpay



Payment by phone



Payment at Australia Post



Use your credit or debit card to pay 24 hours, 7 days per week



Billers Code: 17392  
Ref: 5 9905 2354

Telephone & Internet Banking - Bpay®  
Contact your bank for details on how to make this

Billers Code: 17392  
Ref: 5 9905 2354

Please call 1300 376 666 for more information

POST billpay™



\*L048080\*

455

1/3

166389/W/048080

## Buyer Acknowledgment - Form 2 Seller Disclosure Statement

### BUYER

NAME:			
ADDRESS:			
SUBURB:	STATE:	POSTCODE:	
NAME:			
ADDRESS:			
SUBURB:	STATE:	POSTCODE:	

### PROPERTY

ADDRESS:	8-14 RINGTAIL COURT		
SUBURB	STATE:	POSTCODE:	
GREENBANK	QLD	4124	

### BUYER ACKNOWLEDGEMENT

I/we acknowledge that I/we have received:

- a completed and signed Form 2 Seller Disclosure Statement (Form 2); and
- any prescribed certificates,

in relation to the Property, prior to signing a Contract to purchase the Property.

### SIGNATURES

Signed:		Date:	
Buyer Name:			
Signed		Date:	
Buyer Name:			