

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

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

No

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

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

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

Title details

The seller gives or has given the buyer the following—

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

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

**Registered
encumbrances**

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

<p>Unregistered encumbrances(excluding statutory encumbrances)</p>	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>the start and end day of the term of the lease: <input type="text"/></p> <p>the amount of rent and bond payable: <input type="text"/></p> <p>whether the lease has an option to renew: <input type="text"/></p> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Other unregistered agreement in writing (if applicable)</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>
<p>Statutory encumbrances</p>	<p>There are statutory encumbrances that affect the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, the details of any statutory encumbrances are as follows:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Nil</p> </div>
<p>Residential tenancy or rooming accommodation agreement</p>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the Residential Tenancies and Rooming Accommodation Act 2008 during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (Insert date of the most recent rent increase for the premises or rooms) <input type="text"/></p> <p>Note—Under the Residential Tenancies and Rooming Accommodation Act 2008 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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable): <input style="width: 100%;" type="text" value="Rural"/>
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Transport proposals and resumptions	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</p>
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* *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	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the Environmental Protection Act 1994. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The following notices are, or have been, given:</p> <p>A notice under section 408(2) of the Environmental Protection Act 1994 (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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Trees	<p>There is a tree order or application under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, a copy of the order or application must be given by the seller.</p>
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Heritage	<p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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Flooding	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.</p>
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Vegetation, habitats and protected plants	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency</p>
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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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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 ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates	Whichever of the following applies—		
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:		
	Amount	<input type="text" value="\$ 685.56"/>	Date Range: <input type="text" value="01/04/2025 to 30/06/2025"/>
	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*.

Water	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 no separate water accounts	<input type="text" value="\$"/>	Date Range: <input type="text"/>
	Or	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:	
Amount \$	<input type="text"/>	Date Range: <input type="text"/>	

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the Land Title Act 1994 or another Act is given to the buyer. <input type="checkbox"/> Yes Note —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the Body Corporate and Community Management Act 1997, section 205(4) is given to the buyer. <input type="checkbox"/> Yes <input type="checkbox"/> No If No — An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes <ul style="list-style-type: none"> • a copy of a body corporate certificate for the lot is not attached; and • the reasons under section 6 of the Property Law Regulation 2024 why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the Body Corporate and Community Management Act 1997 relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme (If Yes, complete the information below) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the Building Units and Group Titles Act 1980, section 40AA(1) is given to the buyer. <input type="checkbox"/> Yes <input type="checkbox"/> No If No — An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes <ul style="list-style-type: none"> • a copy of a body corporate certificate for the lot is not attached; and • the reasons under section 7 of the Property Law Regulation 2024 why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures – SELLER

Signature of seller

NP Wills

Signature of seller

Client signature is placed here

This form is signed by one seller, on behalf of all sellers:
NARELLE PATRICIA WILLS PERSONAL REPRESENTATIVE UNDER INSTRUMENT 723483292

Name of seller

15 / 07 / 2025

Date

Date

Signatures – BUYER

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

PRSC File 2004/10232

PRSC APPROVED 8.11.2007

Land Title Act 1994; Land Act 1994
Form 21 Version 2

SURVEY PLAN

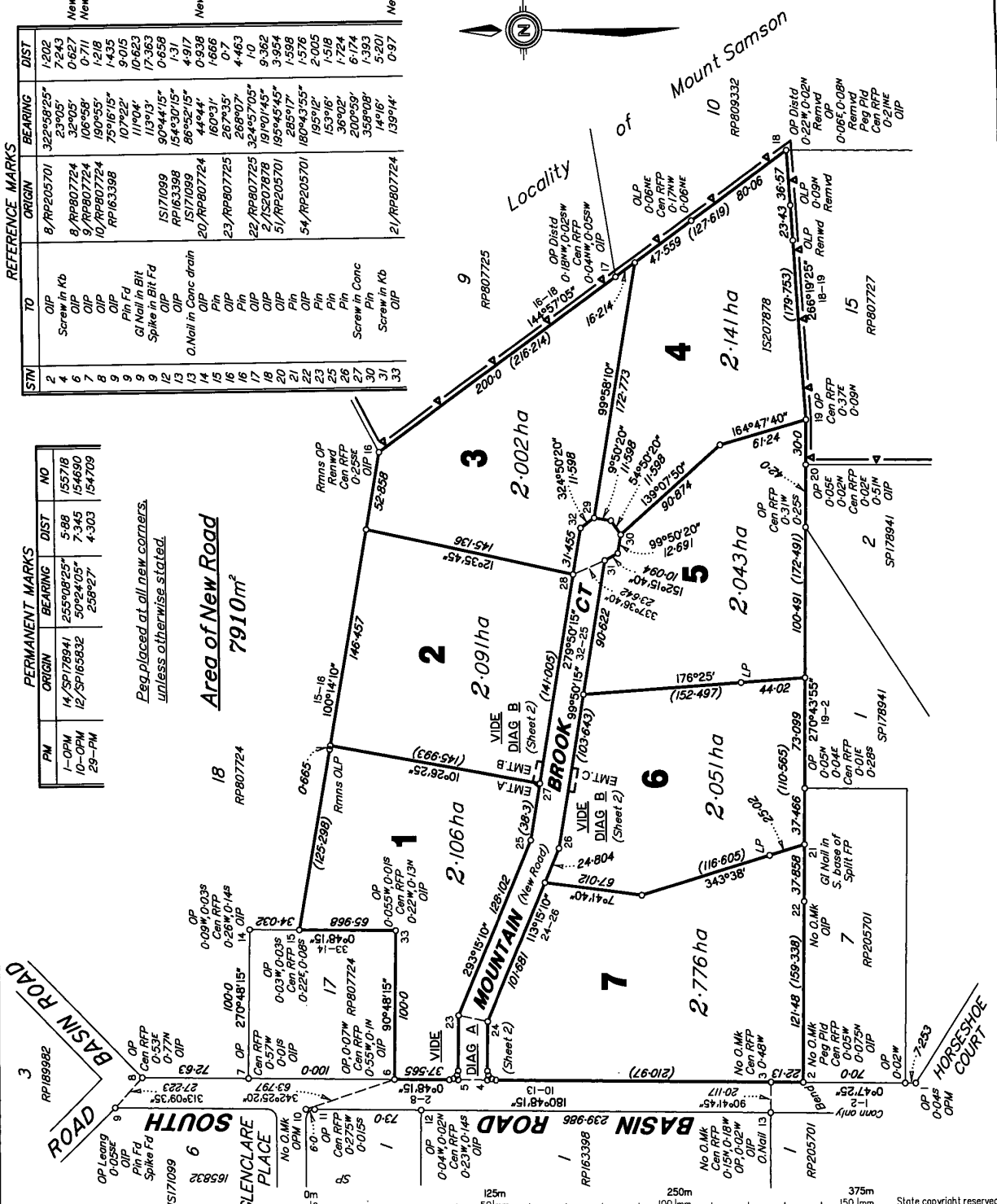
Sheet 1 of 2

STN	TO	REFERENCE MARKS	ORIGIN	BEARING	DIST
2	OIP		8/RP205701	322°58'25"	1202
4	Screw in Kb		8/RP807724	23°00'	7243
6	OIP		9/RP807724	32°00'	0627
7	OIP		10/RP807724	106°58'	0711
8	OIP		RP163398	190°55'	1218
9	OIP		RP163398	75°16'15"	435
9	Pin Fd			107°22'	9015
9	GI Nail in Bit Fd			119°04'	10623
12	OIP		IS171099	119°03'	17363
13	OIP		RP163398	90°44'15"	0658
13	OIP		IS171099	154°30'15"	131
14	OIP		20/RP807724	86°52'15"	4917
14	O.Nail in Conc drain			44°44'1"	0938
15	OIP		23/RP807724	160°31'	1666
16	OIP			268°03'	076
16	Pin			268°35'	463
17	OIP		22/RP807724	32°45'10"	8362
17	OIP		22/IS207878	191°04'	3954
18	OIP		51/RP205701	195°45'47"	3954
20	Pin			185°16'17"	1578
21	Pin			160°31'55"	1576
22	Pin		54/RP205701	160°31'55"	2005
23	Pin			153°16'	1518
25	Pin			309°02'	1724
26	Pin			200°59'	6174
27	Screw in Conc			359°08'	4393
30	Pin			141°16'	5301
31	Screw in Kb			139°14'	097
33	OIP		21/RP807724		

PM	ORIGIN	BEARING	DIST	NO
1-OPM	14/SPI78941	255°08'25"	5.88	155718
10-OPM	12/SPI65832	50°24'05"	7.345	154690
29-PM		258°27'	4.303	154709

Peg placed at all new corners.
unless otherwise stated.

Area of New Road
7910m²



J. A. LITTLE PTY. LTD. ACN 010 524 455,
herby certify that the land comprised in this plan was surveyed by the corporation, by Philip Jon ANDERSON cadastral surveyor for whose work the corporation accepts responsibility and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 8/8/2007.

[Signature]
Cadastral Surveyor / Director
17/9/2007 Date

Plan of Lots 1-7 & Emts. A, B & C
in Lots 1, 2 & 6 respectively

Cancelling Lot 16 on RP807724

PARISH: SAMSONVALE COUNTY: Stanley
Meridian: RP807724 F/N's: No

Scale: 1:2500
Format: STANDARD

SP200294

Plan Status:

DRAWN - STANFIELDS 4070880 04/243

711179839

\$771.15

14/11/2007 13:56

BE 400

WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.

Registered

5. Lodged by

SAMFORD LAW

PO Box 340, Samford Qld 4520

T: (07) 3289 2566 F: (07) 3289 2568

Email: peterc@samfordlaw.com.au

228

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We RONALD HEDLEY CARR

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of * Registered Owners * Lessees

* Rule out whichever is inapplicable

2. Local Government Approval.

* Council of the Shire of Pine Rivers

hereby approves this plan in accordance with the :

% Integrated Planning Act 1997

Dated this EIGHTH day of NOVEMBER 2007

Mayor and Chief Executive Officer signatures

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory, or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt : 2004 / 10232

Surveyor : 04/2431

6. Existing

Table with columns: Title Reference, Lot, Plan, Lots, Emts, Road. Row 1: 18126077, 16, RP807724, 1-7, A-C, New Rd

Created

MORTGAGE ALLOCATIONS

Table with columns: Mortgage, Lots Fully Encumbered, Lots Partially Encumbered. Row 1: 710513366, 1-7

Por.24 1-7

Orig Lots

7. Portion Allocation :

8. Map Reference : 9443-24133

9. Locality : SAMSONVALE

10. Local Government : PINE RIVERS SHIRE COUNCIL

11. Passed & Endorsed :

By : J.A. LITTLE PTY LTD

Date : 17/11/2007

Signed : J.A. Little

Designation : Liaison Officer

12. Building Format Plans only.

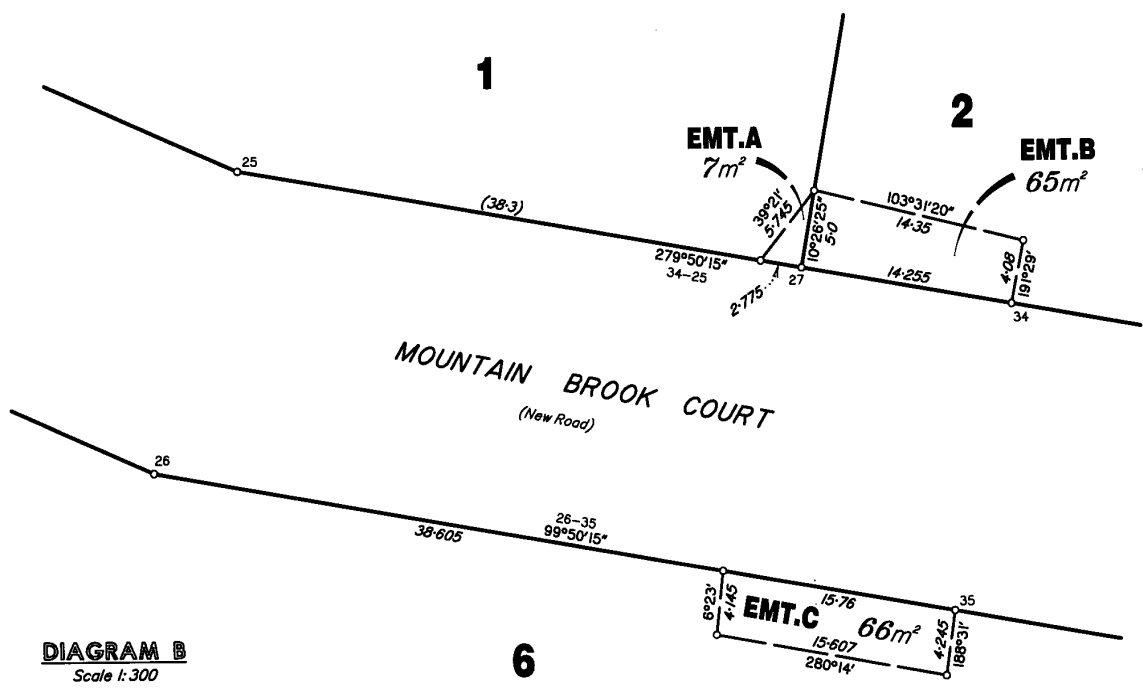
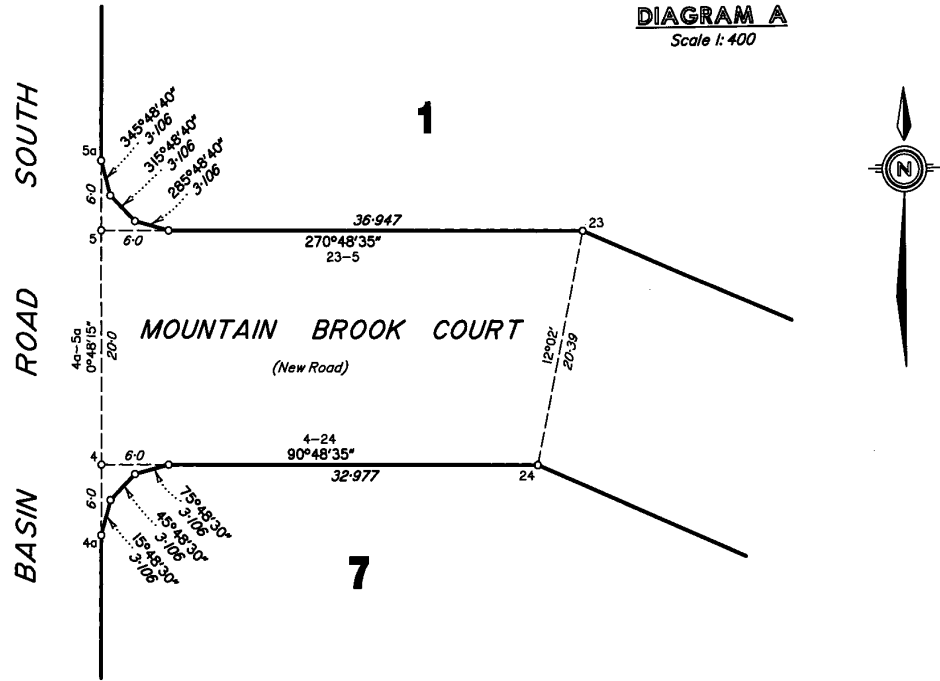
I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; * Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date

13. Lodgement Fees :

Survey Deposit \$, Lodgement \$, New Titles \$, Photocopy \$, Postage \$, TOTAL \$

14. Insert Plan Number SP200294



0 50mm 100mm 150mm

State copyright reserved.

Insert Plan Number **SP200294**

04/2431 J.070880 DRAWN-STANFIELDS

Title	Disclosure Statement
File name	Disclosure_...rook_Ct.pdf and 2 others
Document ID	929f9ac2be2d0135534588267f249839894b8a15
Audit trail date format	DD / MM / YYYY
Status	● Signed

Document history



SENT

15 / 07 / 2025

09:56:02 UTC+10

Sent for signature to Narelle Patricia Wills
(ianar5458@gmail.com) from lawlogiclegal@gmail.com
IP: 14.202.199.18



VIEWED

15 / 07 / 2025

10:42:47 UTC+10

Viewed by Narelle Patricia Wills (ianar5458@gmail.com)
IP: 1.146.66.252



SIGNED

15 / 07 / 2025

16:10:59 UTC+10

Signed by Narelle Patricia Wills (ianar5458@gmail.com)
IP: 1.146.2.123



COMPLETED

15 / 07 / 2025

16:10:59 UTC+10

The document has been completed.