

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 **THALIA DIANNE GRASHUIS**

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

25 FIRST Avenue, MARSDEN QLD 4132

Lot on plan description

40/RP125855

Community titles scheme
or BUGTA scheme:

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

Yes

No

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

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

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

Title details

The seller gives or has given the buyer the following—

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

Yes

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

Yes

Registered encumbrances

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

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

Unregistered encumbrances (excluding statutory encumbrances)

There are encumbrances not registered on the title that will continue **Yes** **No** to affect the property after **settlement**.

Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.

Unregistered lease (if applicable)

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

- » the start and end day of the term of the lease:
- » the amount of rent and bond payable:
- » whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. **Yes**

Unregistered oral agreement (if applicable)

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

Statutory encumbrances

There are statutory encumbrances that affect the property. **Yes** **No**

If **Yes**, the details of any statutory encumbrances are as follows:

Residential tenancy or rooming accommodation agreement

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. **Yes** **No**

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*)

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.

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning

The zoning of the property is (*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*):

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.	<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 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
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<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. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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: \$1057.24

Date Range: 01/07/2025 - 30/09/2025

OR

The property is currently a rates exempt lot.**

OR

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

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

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

Water

Whichever of the following applies—

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

Amount:

Date Range:

OR

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

Amount:

Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997

The property is included in a community titles scheme.
(If Yes, complete the information below)

Yes 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.

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.

Yes No

If **No**— An explanatory statement is given to the buyer that states:

Yes

- » a copy of a body corporate certificate for the lot is not attached; and
- » the reasons under section 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)

Yes 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.

Yes No

If **No**— An explanatory statement is given to the buyer that states:

Yes

- » a copy of a body corporate certificate for the lot is not attached; and
- » the reasons under section 7 of the *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

T D Grashuis

Signature of seller

Signature of seller

THALIA DIANNE GRASHUIS

Name of Seller

Name of Seller

26/2/26

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD



Request No: 55178406
Search Date: 24/02/2026 14:51

Title Reference: 14544248
Date Created: 08/02/1971

Previous Title: 11093023

REGISTERED OWNER

Dealing No: 718177008 26/07/2017

THALIA DIANNE GRASHUIS

ESTATE AND LAND

Estate in Fee Simple

LOT 40 REGISTERED PLAN 125855
Local Government: LOGAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10408099 (POR 262)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
724000719	APPT ADMIN	17/04/2025 09:37	CURRENT

GUARDIANSHIP AND ADMINISTRATION ACT 2000

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested By: D-ENQ INFOTRACK PTY LIMITED

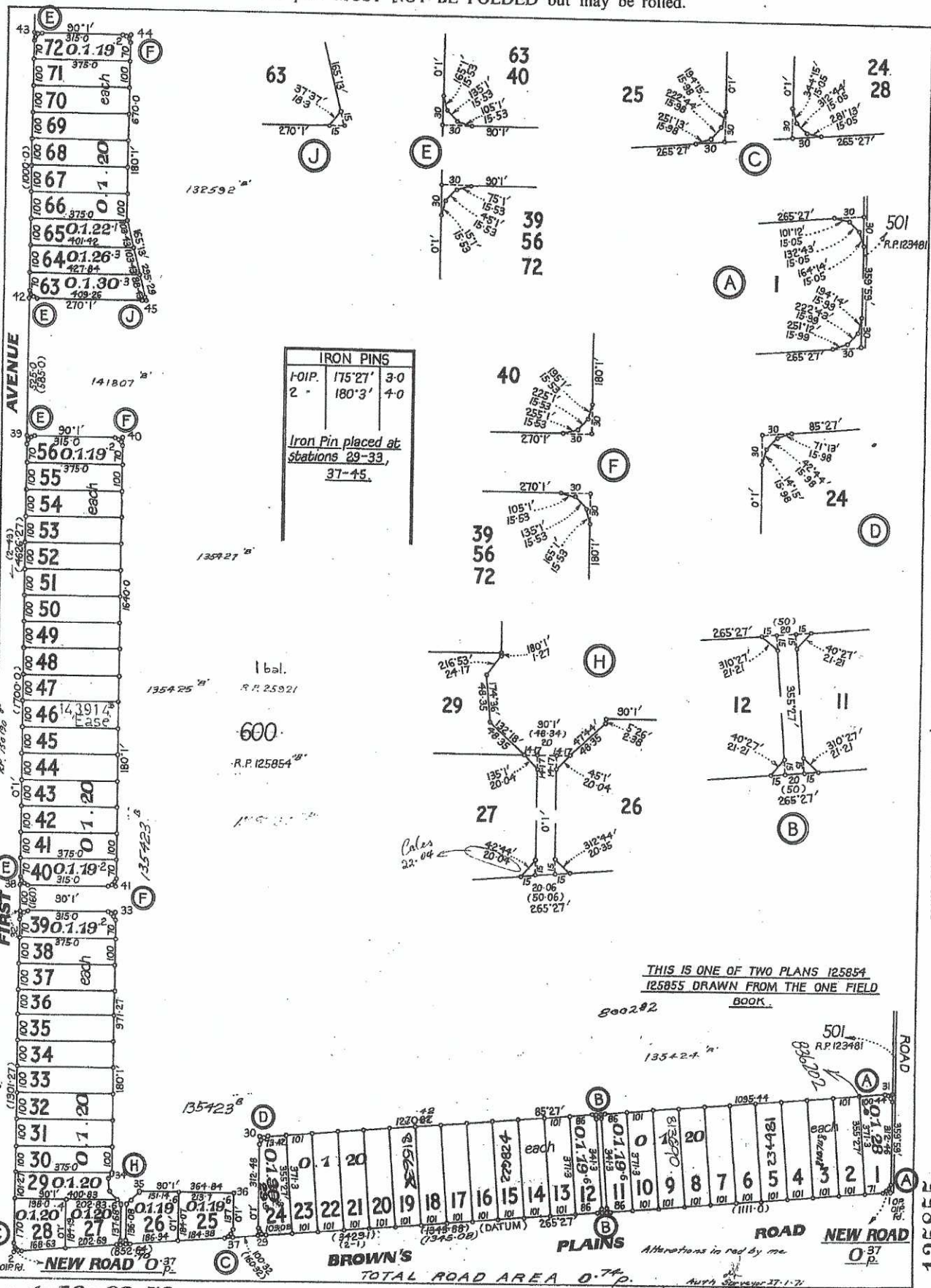
This plan MUST NOT BE FOLDED but may be rolled.

125855

125855

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

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



125855

125855

Lots 1-56 & 63-72 Orig. Portion 262

Cancelling Part of Resubs 1 & 2 on R.P.25921 ? Orig. Grant 43339 **CISP**

Surveyed by ALAN J. FOX 14/1970 CROWN COPYRIGHT RESERVED REGISTRAR OF TITLES, QUEENSLAND

Parish of MACKENZIE SCALE 3 chains to an inch DIAGRAMS 80 links to an inch

PLAN 125855 (S) **CISP**

This plan MUST NOT BE FOLDED but may be rolled.

I, Alan John Fox of Brisbane
 Authorized Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners or occupiers of the land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Acts, 1867-1960"

Authorized Surveyor

Made and Signed at BRISBANE this 13th day of November 1977 before me.

Jan John Grogan
 Signature of Registrar of Titles or of a Magistrate.

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


Dated this 20th day of JANUARY 1977

G. Hay Valley Chairman or Mayor
Christina Town or Shire Clerk

I/We (Names In Full) as proprietor/s of this land, agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Signature of Proprietor/s

The COMMON SEAL of ETHOS PTY. LTD. was hereunto affixed pursuant to a Resolution of the Board of Directors by WILLIAM JAMES WILSON a Director thereof and DESMOND GEORGE TAYLOR the Secretary thereof in the presence of:


 Director
 Secretary

New C.T. Ref.

(Rel) Sub.	Vol.	Fol.
1/56, 63/72	4544	245
2		6
3		7
4		8
5		9
6		10
7		11
8		12
9		13
10		14
11		15
12		16
13		17
14		18
15		19
16		20
17		21
18		22
19		23
20		24
21		25
22		26
23		27
24		28
25		29
26		30
27		31
28		32
29		33
30		34
31		35
32		36
33		37
34		38
35		39
36		40
37		41
38		42
39		43
40		44
41		45
42		46
43		47
44		48
45		49
46		50
47		51
48		52
49		53
50		54
51		55
52		56
53		57
54		58
55		59
56		60
57		61
58		62
59		63
60		64
61		65
62		66
63		67
64		68
65		69
66		70
67		71
68		72
69		73
70		74
71		75
72		76
73		77
74		78
75		79
76		80
77		81
78		82
79		83
80		84
81		85
82		86
83		87
84		88
85		89
86		90
87		91
88		92
89		93
90		94
91		95
92		96
93		97
94		98
95		99
96		100

New C.T. Ref.

(Re) Sub.	Vol.	Fol.
19	4544	227
20		5
1		9
2		230
3		2
4		3
5		4
6		5
7		6
8		7
9		8
10		9
11		10
12		11
13		12
14		13
15		14
16		15
17		16
18		17
19		18
20		19
21		20
22		21
23		22
24		23
25		24
26		25
27		26
28		27
29		28
30		29
31		30
32		31
33		32
34		33
35		34
36		35
37		36
38		37
39		38
40		39
41		40
42		41
43		42
44		43
45		44
46		45
47		46
48		47
49		48
50		49
51		50
52		51
53		52
54		53
55		54
56		55
57		56
58		57
59		58
60		59
61		60
62		61
63		62
64		63
65		64
66		65
67		66
68		67
69		68
70		69
71		70
72		71
73		72
74		73
75		74
76		75
77		76
78		77
79		78
80		79
81		80
82		81
83		82
84		83
85		84
86		85
87		86
88		87
89		88
90		89
91		90
92		91
93		92
94		93
95		94
96		95
97		96
98		97
99		98
100		99

Particulars entered in Register Book
 Vol. 1093 Folio 10 & 23

the 27 day of Jan 1977 at Brisbane

Haipen
 REGISTRAR OF TITLES



- FOR SURVEYOR'S USE ONLY -
 SURVEY OF Lots 1-56 & 63-72
 County of Stanley Parish of Mackenzie
 Town of Part of Resubs. 1 & 2 on R.P. 25921 To the Depth of
 Cancelling Part of Resubs. 1 & 2 on R.P. 25921
 Orig. Grant 15390 Orig. Portion 262

- FOR OFFICE USE ONLY -
 Previous Title CT Vol. 1093 & P.P. Resub. 1 25921
CT Vol. 1093 & 10 Resub. 2
Mortgagee's consent given to new road.
Lot 56 See Eng. Plan No 1439028
 Allotments
CT 1093 & 10 Lots 1 to 14 & 0.37p New Rd
CT 1093 & 23 Lots 14 to 56 & 63 to 72 & 0.37p New Rd
 Lot 46 See Easement Plan No 143918
 Lot 43 See I.S. 22365 R.H.B
 Lot 56 SEE RE 231682 Lot 1 see 836202
 Lot 15 See Plan No 22824 Lot 63 SEE IS 91582 (LCC)
 Lot 5 SEE " 231981 Lot 9 see 813690
 Lot 27 " " 219720 Lot 19 see 815038
 Note Lot 27 Miscloses L- Two Links.
 New C.T. Ref.

(Re) Sub.	Vol.	Fol.
37	4544	245
8		6
9		7
40		8
1		9
2	4544	10
3	4545	11
4		12
5		13
6		14
7		15
8		16
9		17
10		18
11		19
12		20
13		21
14		22
15		23
16		24
17		25
18		26
19		27
20		28
21		29
22		30
23		31
24		32
25		33
26		34
27		35
28		36
29		37
30		38
31		39
32		40
33		41
34		42
35		43
36		44
37		45
38		46
39		47
40		48
41		49
42		50
43		51
44		52
45		53
46		54
47		55
48		56
49		57
50		58
51		59
52		60
53		61
54		62
55		63
56		64

42401 \$3-25
 41866 \$3-25
 D983962
 RECEIVED
 REG. 835
 20 JAN 1977

For Additional Plan & Document Notings Refer to CISP

Lodged by: G.H. Kirby & Co.

REGISTERED PLAN 125855

NO 10655

Calc. Bk. No. 222/133
 Examined 27/1/77
 Passed 27/1/77
 Charred 28/1/77
 Located 28/1/77