

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)*

23 Network Dr, Wynnum West QLD 4178

Lot on plan
description

LOT 26 REGISTERED PLAN 212451

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 ☒ **Yes**
showing interests registered under that Act for the property.

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 to affect the property after settlement. ☐ Yes ☒ No NoteIf 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 ☐ Yes given, together with relevant plans, if any. Other unregistered agreement in writing (if applicable) 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: Gas Infrastructure (APA), Stormwater Drain (Brisbane City Council), Pillar (Energex), and any applicable statutory rights to access the lot to repair or maintain that infrastructure.
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) NoteUnder 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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable): Low Density Residential
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Transport proposals and resumptions	There are encumbrances not registered on the title that will continue to affect the property after settlement. ☐ 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.
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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	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
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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.
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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
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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.
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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
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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. ☐ 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 1,000m², 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

\$ 512.44 Date Range: 01/01/2026 to 31/03/2026

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

\$ 319.31 Date Range: 04/09/2025 to 25/11/2025

Or

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

Amount \$

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 corporates 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 ☐ 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 ☐ 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**

Signature of seller



18/03/2026, 09:41

Signature of seller

This form is signed by one seller under the authority of all sellers
pursuant to section 97(2)(b) of the Property Law Act 2023.
NICOLA ERIN MILLER

Name of seller

Date

Date

Signatures **BUYER**

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	17021188	Search Date:	18/03/2026 08:54
Date Title Created:	22/04/1987	Request No:	55448308
Previous Title:	11522201		

ESTATE AND LAND

Estate in Fee Simple

LOT 26 REGISTERED PLAN 212451

Local Government: BRISBANE CITY

REGISTERED OWNER

Dealing No: 722792141 05/10/2023

NICOLA ERIN MILLER

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10102160 (POR 152)
2. EASEMENT IN GROSS No 602363394 (J40308) 09/01/1987
BURDENING THE LAND
TO BRISBANE CITY COUNCIL
OVER EASEMENT B ON RP212451
3. MORTGAGE No 722792142 05/10/2023 at 14:16
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

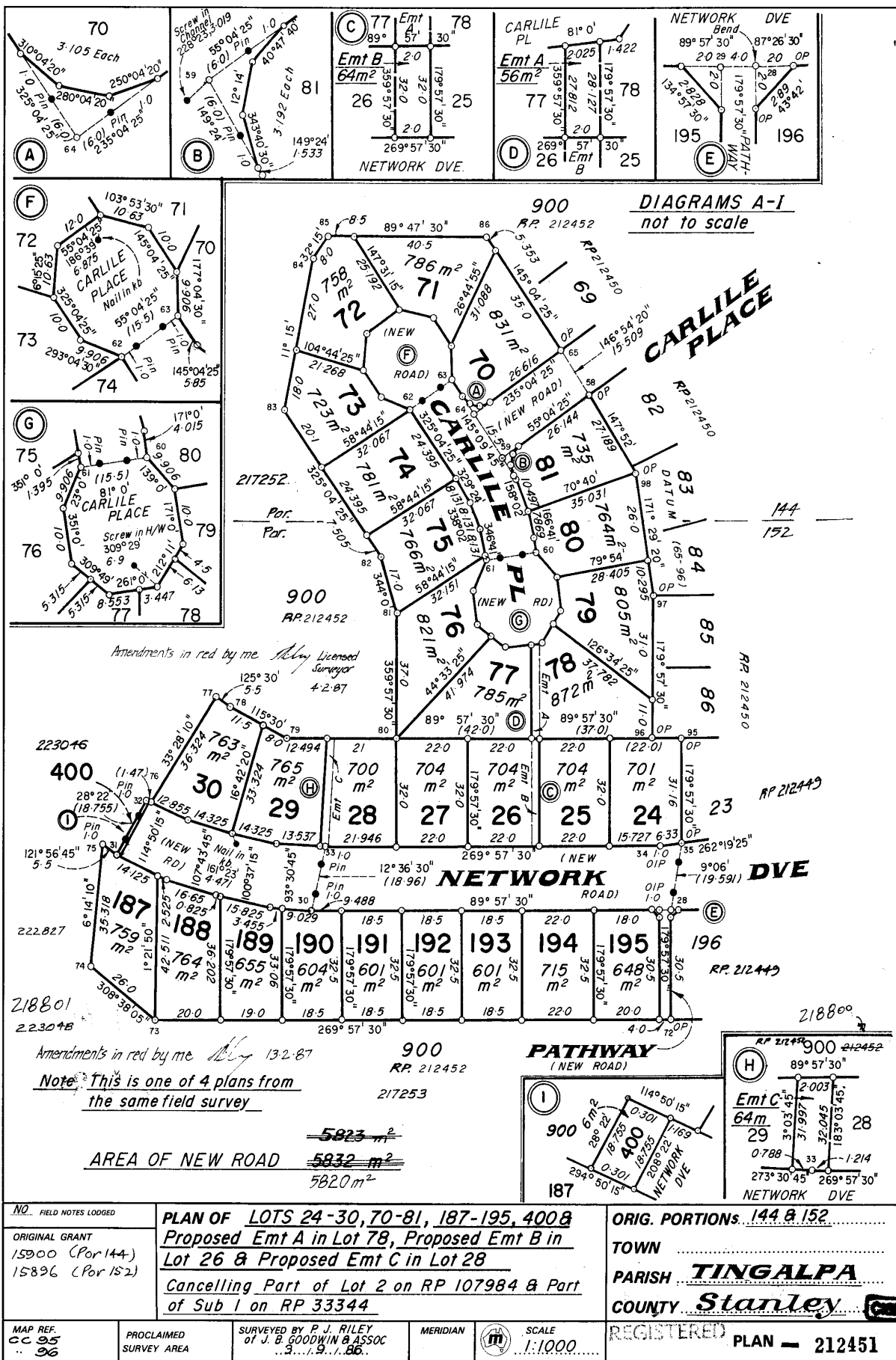
5144

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

212451

PLAN MUST BE DRAWN WITHIN BLUE LINES

212451



212451

PLAN MUST BE DRAWN WITHIN BLUE LINES

212451

No. - 795451

212451

CERTIFICATE

I, Paul James Riley
hereby certify that I have surveyed the land
comprised in this plan personally

that the plan is accurate, that the said survey was performed in accordance with
the Surveyors Act 1977 and the Surveyors Regulation 1978 and that the
said survey was completed on 3rd Sept 1986

Date 7.9.86 Signature of Licensed Surveyor [Signature]

Council of the Brisbane City Council
of Brisbane
The City of Brisbane Acts 1924-1983, The City of Brisbane Acts in Force from 1984 to 1986 and all Ordinances thereunder have been complied with and approves this Plan of Subdivision and approves this plan of subdivision subject to

Dated this 7th day of December 1986

Mayor or
Chairman

Town or
Shire Clerk

I / We NETWORK PROJECTS PTY LIMITED

(Names in full)

as Proprietor / s of this land, agree to this Plan and dedicate the new roads shown
hereon to public use.

Signature of
Proprietor / s

NETWORK PROJECTS PTY LIMITED By its Attorneys

JOHN RONALD ALLEN and

PETER JOHN SHACKLETON

JOHN RONALD ALLEN

Under Power of Attorney No: H929592

in the presence of:

PETER JOHN SHACKLETON

A Justice of the Peace

JOHN FRANCIS GEORGE
A JUSTICE OF THE PEACE - QLD.

Plan and its parts (pages 1 of 2) on Plan N15 212451 at 212450

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FOR TITLES OFFICE USE ONLY

Previous Title /

GT. 1522-201 Lot 1 on RP 33344

GT. 3873-114 Lot 2 on RP 107384

J40306 T/Fr Em'ts C to S.E.A.R. (underground, electric, etc.)

J40307 Non Trees over Lot 400 to B.C.C. (Town Planning)

J40308 T/Fr Em'ts A & B to B.C.C. (Drainage)

Allocation

Volume	Folio	Em't	New Rd	Lots	Per
1522	201	A, B, C	4038 m ²	24-30, 74-80, 187-195, 400	152
3873	114	-	1782 m ²	70-75, 80, 81	144

For Additional Plan &
Document Notings
Refer to CISP

400 402 - 702 / 27 - 57

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
24	7021	186	20	7021	203			
25		187	21		204			
26		188	22		205			
27		189	23		206			
28		190	24		207			
29		191	25		208			
30		192	26		209			
31		193	27		210			
32		194	28		211			
33		195	29		212			
34		196	30		213			
35		197	31	7022	31			
36		198						
37		199						
38		200						
39		201						
40		202						

Lodged by

P. R. MACGREGOR & BAYLY,
SOLICITORS,
127 Creek Street,
BRISBANE Q. 4000

Fees Payable

Postal fee and Postage

351

Lodgt. Exam. & Ass.

351

Entd. on Docs.

700

New Title

22

Entd. on Deeds

8

Photo Fee

1081

Total

1481

Short Fees Paid

Received
Registrar of Titles

Journal No.

40305

Receipt No.

12883

Calc. Bk. No. 382/53

Examined 13/2/87

Passed 13/2/87

Charted 24/4/87

Map Ref. CC 95 + 96

Particulars entered in
Register Book

3873 114

Vol. 1522 Folio 201

at 12.5.86

15 APR 1987

REGISTRAR OF TITLES

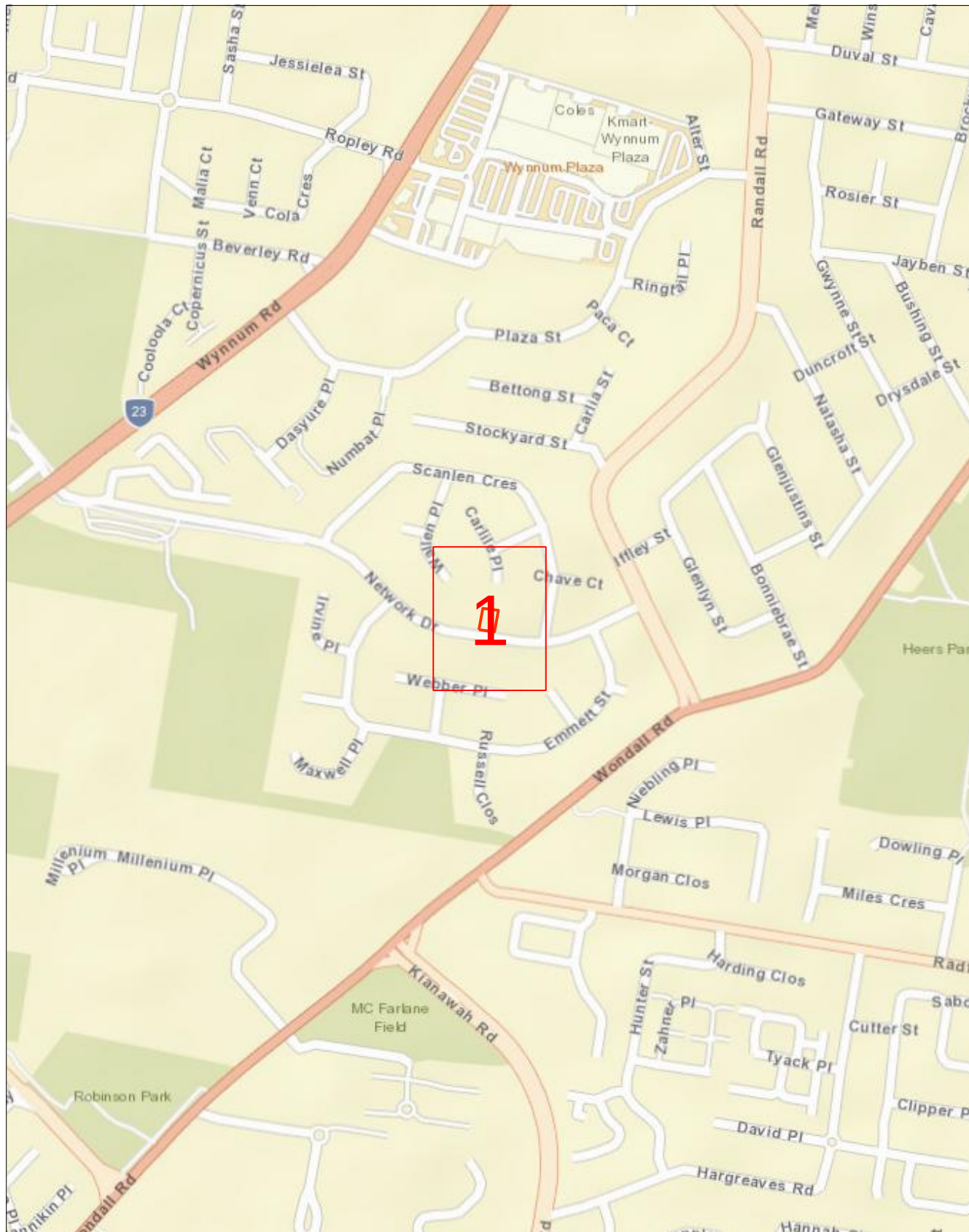
12 FEB 1987

Paid Vide No. G36748

PLAN - 212451

Site 23 Network Dr
Address: Wynnum West
QLD 4178

Sequence 269914540
Number:



Scale 1: 6000

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



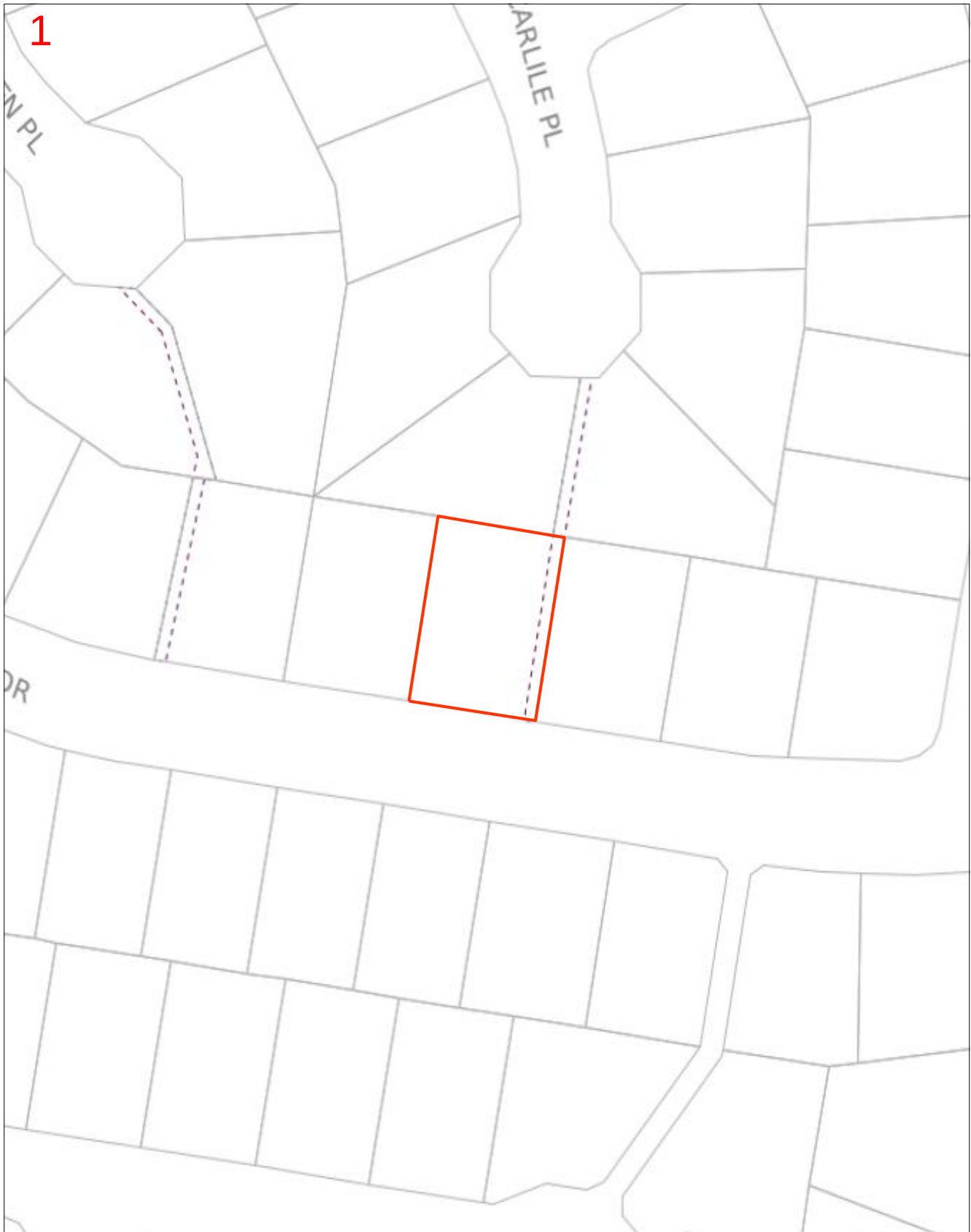
Enquiry Area

Map Key Area



Site 23 Network Dr
Address: Wynnum West
QLD 4178

Sequence 269914540
Number:



Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area



Map Key Area



Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	not applicable			not applicable
Hydrogen blended (aqua dash)	not applicable			not applicable

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				not applicable

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	NTI	Not tied in
CP	Cathodic protection		

OBJECT SYMBOLS

Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service ^A	
Gas connected property		CP rectifier terminal			

^AA live gas service terminated underground within the property boundary, available for future extension to the gas meter.

PIPE CODE AND MATERIAL

P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

INTERPRETATION EXAMPLE

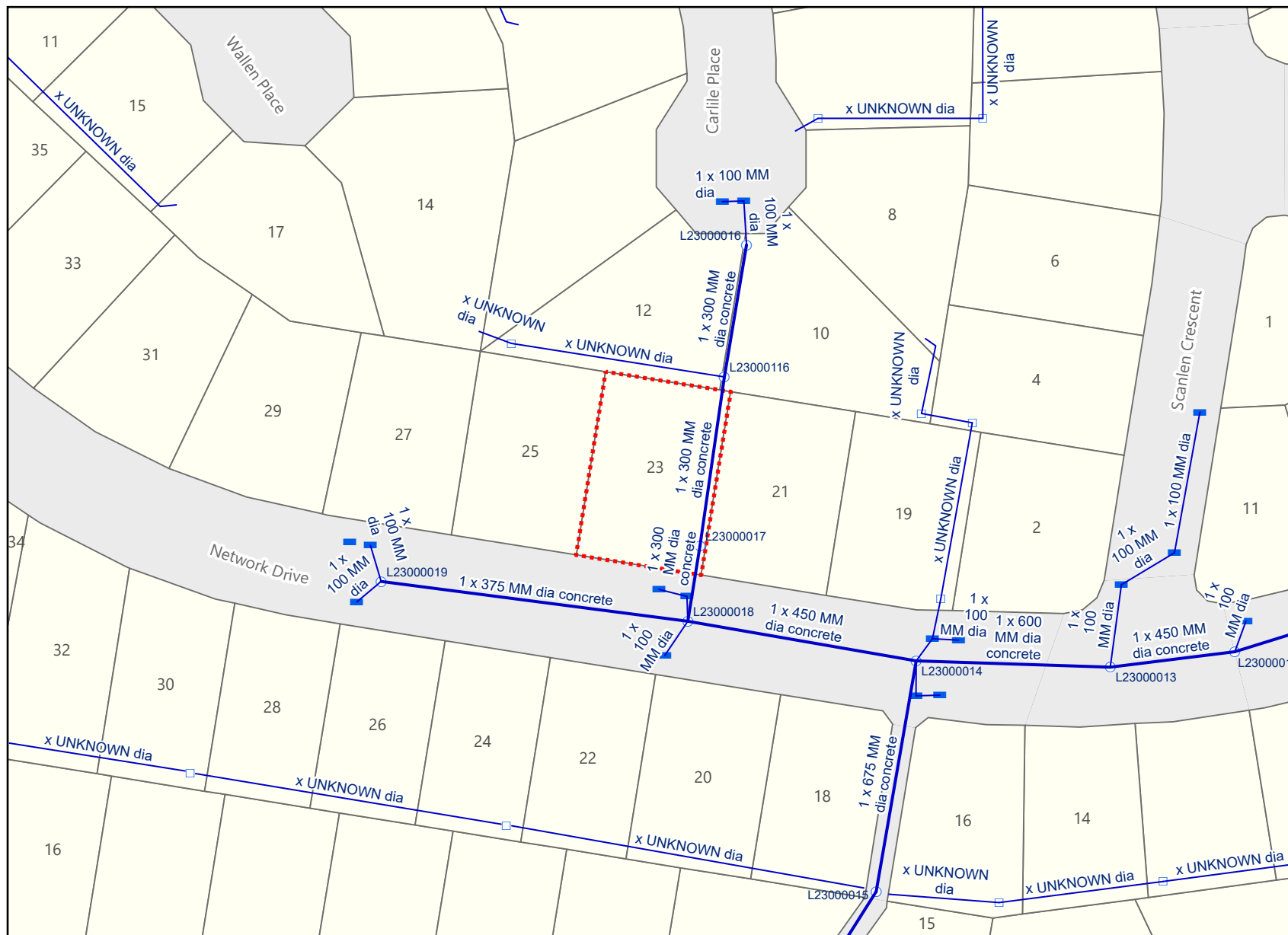
	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	Medium pressure, 63 mm steel

Pipe diameter in millimetres is shown before pipe code.
40P6 = 40 mm nominal diameter

This map was created in colour and should be printed in colour



Job # 52654291
Seq # 269914538
Provider: Brisbane City Council
Telephone: (07) 3403 8888



Legend

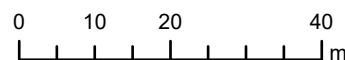
- BYDA Enquiry
- Stormwater Drain
- Stormwater Gully / Roofwater Connection
- Stormwater Maintenance Hole
- Stormwater Roofwater Pit
- Stormwater Gully Pit

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Data must not be used for direct marketing or be used in breach of the privacy laws.

Copyright of data is as follows:
Cadastre and Street Names © 2020 State of Queensland (Department of Natural Resources, Mines and Energy)

Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.

In an emergency contact Brisbane City Council on 07 3403 8888
18/03/26 (valid for 30 days)



Scale 1:1,000



Plans generated by
SmarterWX™ Automate



BYDA

Sequence: 269914542
Date: 18/03/2026
Scale: 1:500
Tile No: **Tile No: 1**

CAUTION - HIGH
VOLTAGE

LEGEND

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

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.