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 Vanessa Maree Stamp and Sean Geoffrey Charles Stamp

Property address (referred to as the "property" in this statement) 168 Spicers Gap Road, Clumber QLD 4309

Lot on plan description Lot 12 on Crown Plan C2141

Community titles scheme or BUGTA scheme:

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

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

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

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

Title details	**The seller gives or has given the buyer the following—**	
	A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property.	☑ **Yes**
	A copy of the plan of survey registered for the property.	☑ **Yes**

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** **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:* Telstra cable jointing pits and cables on or in the vicinity of the property, as per the attached plans.
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)*: Rural Zone		
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. *If **Yes**, a copy of the order or application must be given by the seller.*	☐ **Yes**	☑ **No**
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 1,000m², 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: $1,762.82 Date Range: 01/07/2026 to 31/12/2026 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: 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. **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.	☐ **Yes**	
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. *If **No***— An explanatory statement is given to the buyer that states: » 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.	☐ **Yes** ☐ **Yes**	☐ **No**
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. *If **No***— An explanatory statement is given to the buyer that states: » 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.	☐ **Yes** ☐ **Yes**	☐ **No**

Signatures – SELLER

Signed by:
Vanessa Maree Stamp
40B467A24A35C7F3

Signature of seller

Vanessa Maree Stamp

Name of seller

03/08/2026

Date

Signed by:
Sean Geoffrey Charles Stamp
757F0BDAE2C6400F

Signature of seller

Sean Geoffrey Charles Stamp

Name of seller

03/08/2026

Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**18323156**	**Search Date:**	23/07/2026 14:05
Date Title Created:	02/06/1992	**Request No:**	56993303
Previous Title:	14459228		

ESTATE AND LAND

Estate in Fee Simple

LOT 12 CROWN PLAN C2141
Local Government: SCENIC RIM

REGISTERED OWNER

Dealing No: 720195447 06/08/2020

SEAN GEOFFREY CHARLES STAMP
VANESSA MAREE STAMP JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 14459228 (POR 12)

ADMINISTRATIVE ADVICES

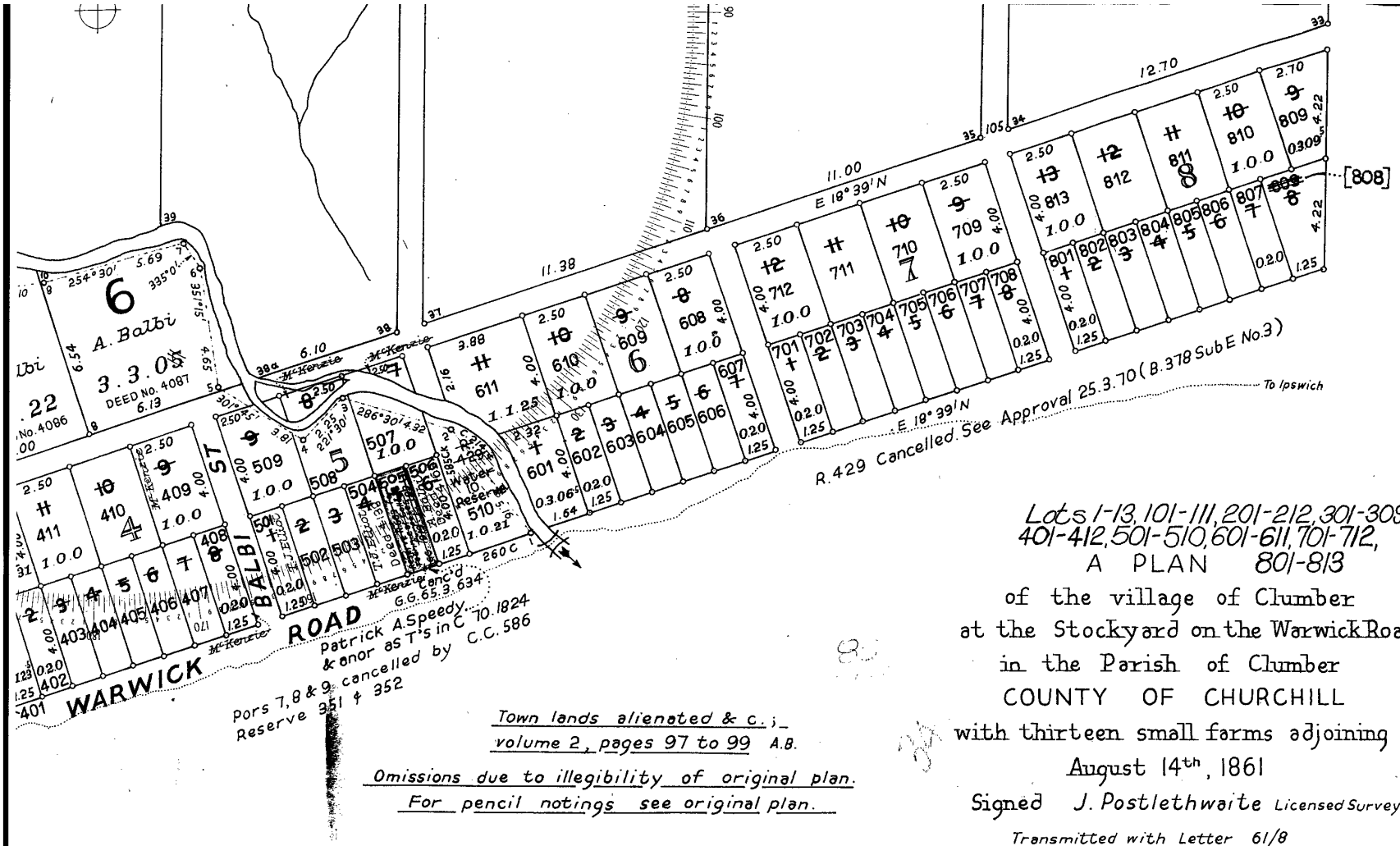
NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

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



Lots 1-13, 101-111, 201-212, 301-309, 401-412, 501-510, 601-611, 701-712, 801-813
A PLAN
of the village of Clumber
at the Stockyard on the Warwick Road
in the Parish of Clumber
COUNTY OF CHURCHILL
with thirteen small farms adjoining
August 14th, 1861
Signed J. Postlethwaite Licensed Surveyor

Transmitted with Letter 61/8

AUTHORITY	INSTRUCTIONS	REDRAWN	EXAMINED	CHECKED	PASSED	CHARTED
		D.W. 27.10.81	C.S. 4.11.81			

ADJUSTMENTS

AUTHORITY	POR.	PREV. AREA	DRAWN	EXAMINED	CHECKED	PASSED	CHARTED
Redrawn from original plan C.214.1 and to be used in lieu thereof. Compared with original plan.							

CROWN COPYRIGHT RESERVED

MERIDIAN OBSERVATIONS

STN.	VARIATION OBS.	VARIATION C.A.M.

SURVEY PLAN

SCALE 4 CHAINS TO AN INCH

SURVEYED BY	DATE	FIELD NOTES
J. Postlethwaite		

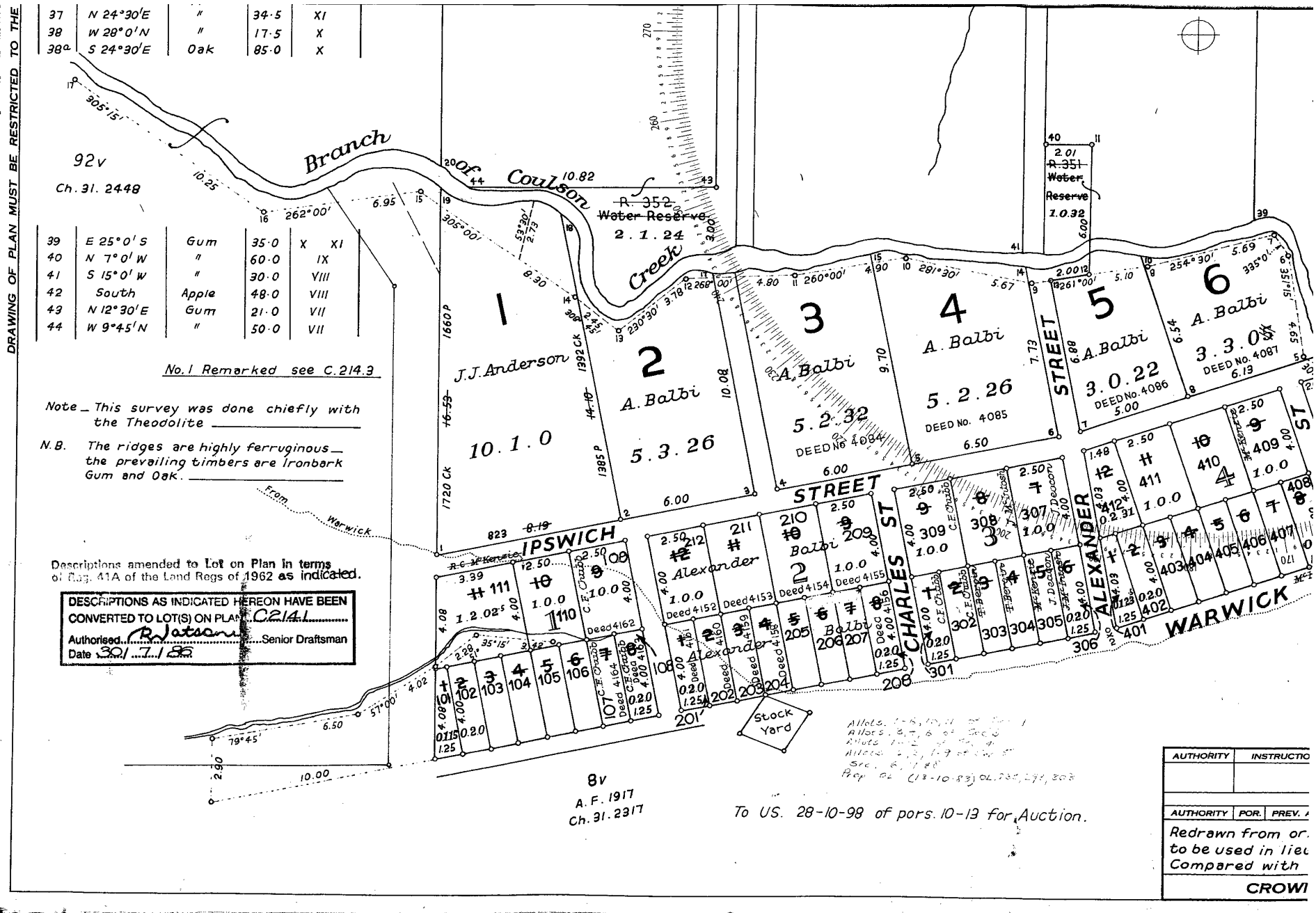
TOWN OF CLUMBER
PARISH OF CLUMBER
County of Churchill
L.A. District of Ipswich

C.214.1

C2141

RESTRICTED TO THE SPACE INSIDE THE BLUE LINES

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.


DRAWING OF PLAN MUST BE RESTRICTED TO THE
37 N 24°30'E " 34·5 XI
38 W 28°0'N " 17·5 X
38a S 24°30'E Oak 85·0 X
92v
Ch. 31. 2448
Branch of Coulson Creek
R 352 Water Reserve 2.1.24
39 E 25°0'S Gum 35·0 X XI
40 N 7°0'W " 60·0 IX
41 S 15°0'W " 30·0 VIII
42 South Apple 48·0 VIII
43 N 12°30'E Gum 21·0 VII
44 W 9°45'N " 50·0 VII
No. 1 Remarked see C.214.3
Note _ This survey was done chiefly with the Theodolite
N.B. The ridges are highly ferruginous — the prevailing timbers are Ironbark Gum and Oak.
From Warwick
Descriptions amended to Lot on Plan in terms of Reg. 41A of the Land Regs of 1962 as indicated.
DESCRIPTIONS AS INDICATED HEREON HAVE BEEN CONVERTED TO LOT(S) ON PLAN C214.1
Authorised R Watson Senior Draftsman
Date 30/7/86
1 J.J. Anderson 10.1.0
2 A. Balbi 5.3.26
3 A. Balbi 5.2.32 DEED No. 4084
4 A. Balbi 5.2.26 DEED No. 4085
5 A. Balbi 3.0.22 DEED No. 4086
6 A. Balbi 3.3.0 DEED No. 4087
R 351 Water Reserve 1.0.32
STREET
IPSWICH ST
CHARLES ST
ALEXANDER ST
WARWICK
Alexander 1.0.0
Balbi 2 1.0.0
Stock Yard
8v
A.F. 1917
Ch. 31. 2317
To US. 28-10-98 of pors. 10-13 for Auction.
AUTHORITY
INSTRUCTIO
AUTHORITY
POR.
PREV.
Redrawn from or.
to be used in lieu
Compared with
CROWN

FOR OPENING NOTIFICATIONS SEE

POR. Nº	FARM Nº

~~Por. 11 to 13 A.P.L. 17416~~ F
~~Allot 5 of Sec 5 A.P.F. 7066~~ F

SURVEYOR GENERAL'S OFFICE
No. 2880
1861
BRISBANE

COR.	BEARING	FROM	LINKS	NO. ON TREE
1	N 21°30′ E	Gum	36·0	I
2	W 7° 0′ S	Ironbark	30·5	I II
3	N 7°30′ E	Gum	20·5	II
4	N 8°15′ W	Apple	44·5	III
5	S 14°0′ W	"	33·75	III IV
6	N 40°30′W	Ironbark	16·0	IV
7	W 39°45′N	Gum	57·5	V
8	S 41° 0′ W	Ironbark	22·0	V VI
9		Oak		VI
10	N 14° 0′ E	Apple	45·0	VI
11	W 25°0′N	Ironbark	28·5	IX
12	W 19°30′N	Gum	57·0	V
13	W 25°30′S	"	68·5	V
14	W 44°30′N	Apple	40·5	IV
15	N 21°30′W	"	52·0	III IV
16	E 17°30′S	"	20·0	III
17	W 24°0′S	Oak	73·0	II
17a	S 34°30′E	Gum	50·0	I
18	S 7° 30′E		0·05	I II
19	E 23° 0′ S	Apple	19·75	I
20	W 1° 30′N	Gum	29·75	VII
21	W 26°30′N	"	20·75	VII
22	N 8°0′ E	"	24·0	VII
23	S 34°30′E	"	70·0	VIII
24	S 38° 0′ E	Ironbark	68·0	VIII
25	N 13°30′W	Gum	29·5	IX
26	W 32° 0′ S	Ironbark	22·75	IX X
27	S 8° 0′ W	"	13·25	X
28	S 15° 0′ E	"	57·5	XI
29	N 21°30′W	"	60·0	XI XII
30	S 20° 0′ E	Ash	45·0	XII
31	S 39° 0′ E	Gum	49·0	XIII
32	W 42° 0′ S	"	40·0	XIII
33	N 4°45′E	"	13·0	XIII
34	E 27° 0′ S	Ash	54·5	XIII
35	E 40° 0′ S	Gum	66·0	XII
36	S 28° 0′ E	Apple	47·0	XI XII
37	N 24°30′E	"	34·5	XI
38	W 28° 0′ N	"	17·5	X
38a	S 24°30′E	Oak	85·0	X

Scale 1 2 3 4 8 12

11.96 12.50 9.06

154
Cc. 382

162 163 164

Cc. 586

7 8 9

33.38 34.62 37.25 37.61 32.57 35.91

40.0.0 46.0.0 32.0.0

Ch. 31. 2542

TRICTED TO THE SPACE INSIDE THE BLUE LINES

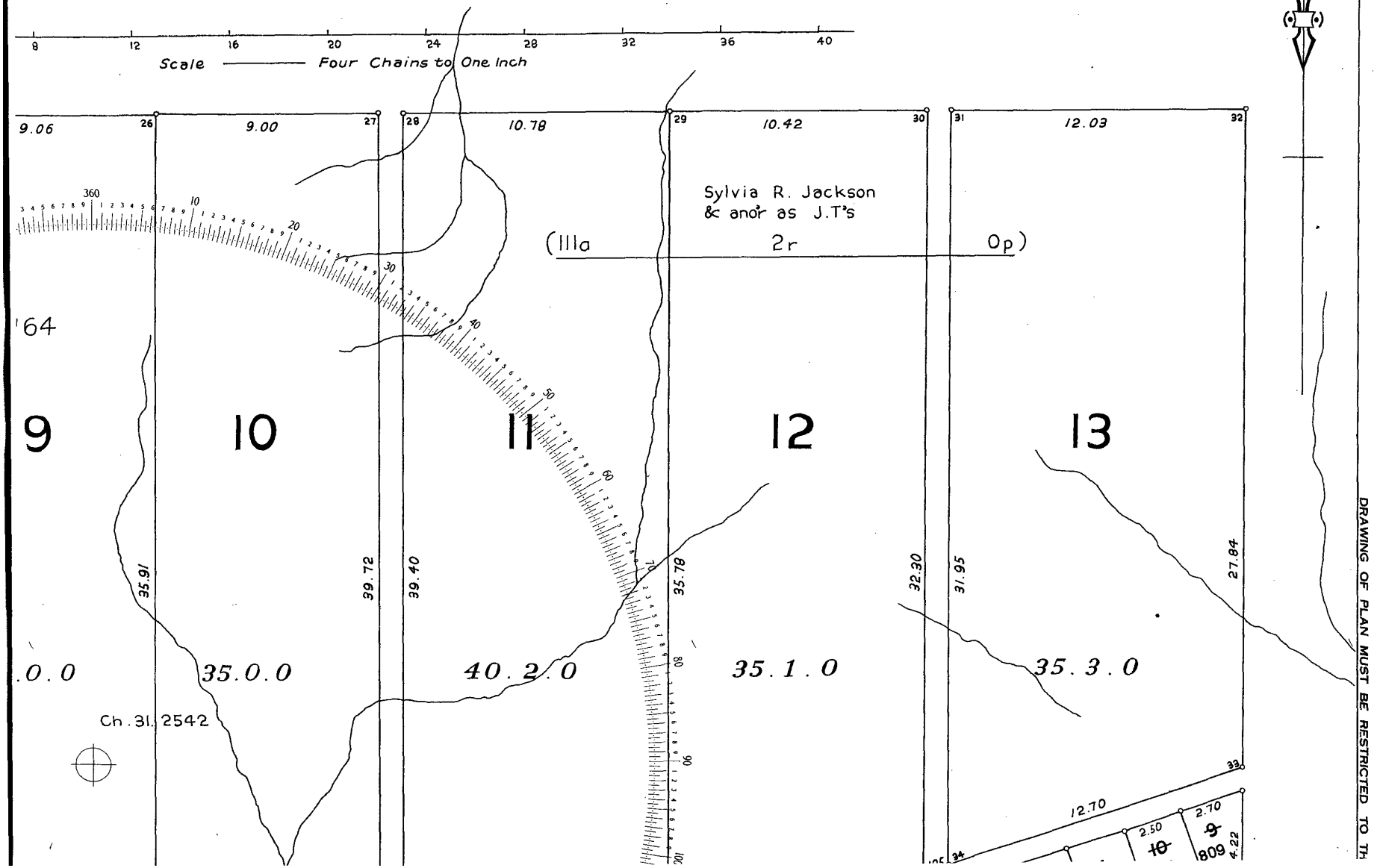
NG NOTIFICATIONS SEE BACK

~~453~~

Country lands alienated, & c.;
volume 3, page 33 A.B. 4.12.78

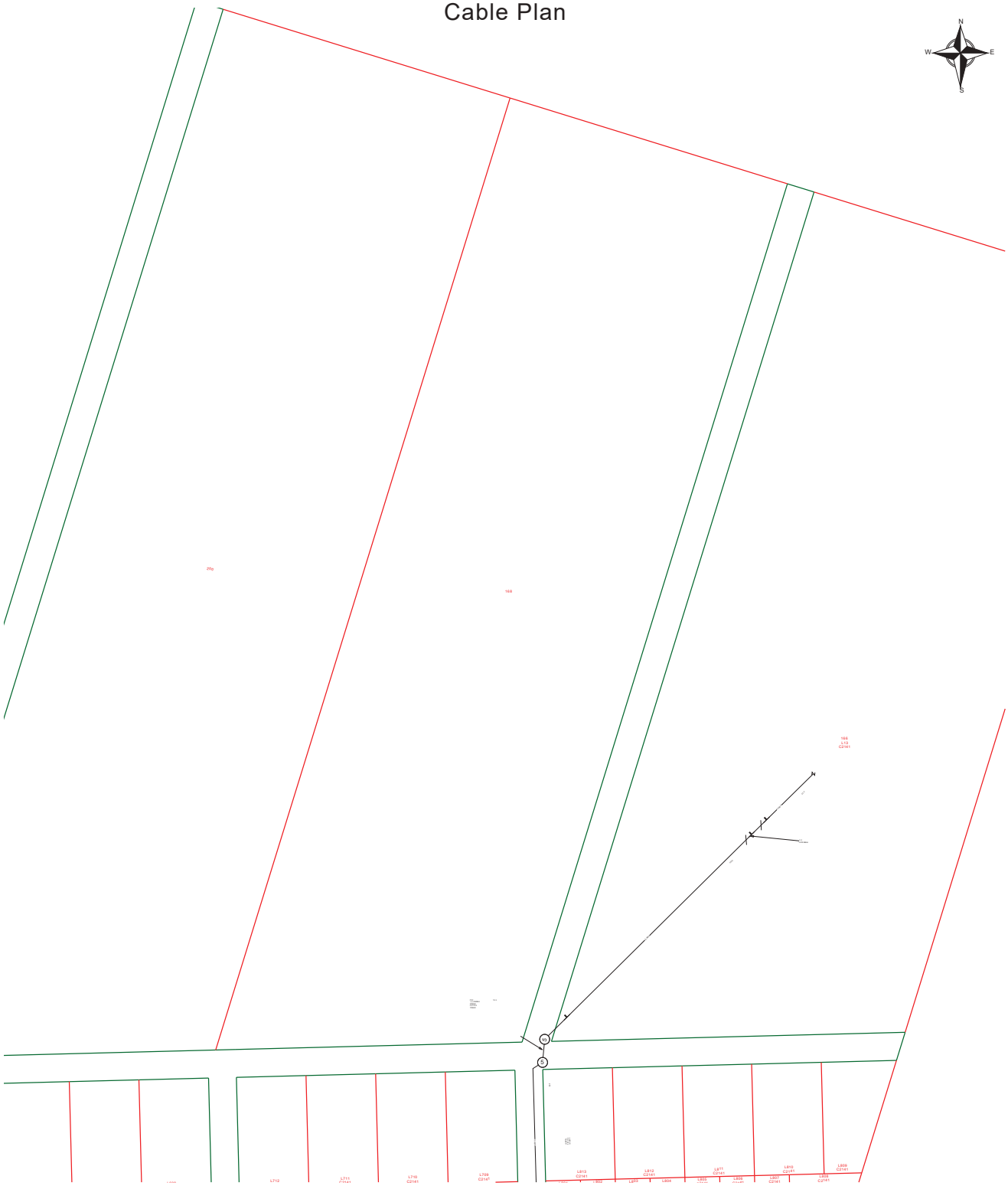
8 12 16 20 24 28 32 36 40

Scale —— Four Chains to One Inch



DRAWING OF PLAN MUST BE RESTRICTED TO TH

Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-c
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 23/07/2026 14:37:40

Sequence Number: 276615738

Please read Duty of Care prior to any excavating

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

LEGEND

Leadin terminates at a Customer Address	Cable Jointing Pit Number / Letter indicating Pit type/size
Exchange Major Cable Present	Elevated Joint (above ground joint on buried cable)
Pillar / Cabinet Above ground Free Standing	Telstra Plant in shared Utility trench
Above ground Complex Equipment Please note: Powered by 240v electricity	Aerial cable / or cable on wall
OC — Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned	Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST — Distribution cables in Main Cable Ducts	Marker Post Installed
MC — Main Cable ducts on a Distribution Plan	Buried Transponder
Blocked or Damaged Duct	Marker Post & Transponder
Footway Access Chamber (can vary between 1-lid to 12-lid	Optical Fibre Cable Direct Buried
NBN Pillar	Direct Buried Cable
Third Party Owned Network Non-Telstra	nbn owned network

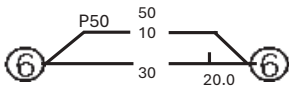
P100 — Single to Multiple Round Conduit Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)

E85 — Multiple Square Conduit configurations 2,4,6 respectively
(attached text denotes conduit type and size)

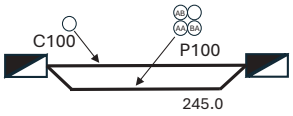
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galvanised Iron, E - Earthenware
Conduit sizes nominally range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

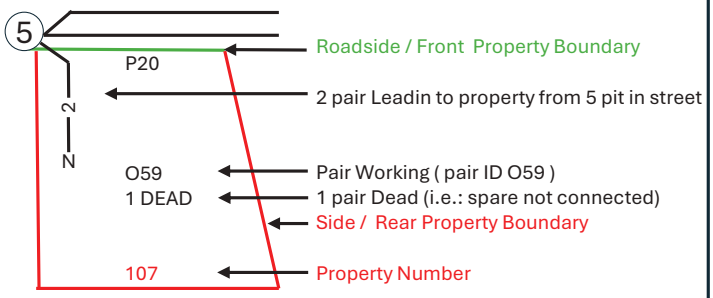
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.



The 5 Ps of Safe Excavation

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

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 Certified 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.