

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	NYBORAMY RETH SOKLY LIM		
Property address (referred to as the "property" in this statement)	7 Langer Court, Heritage Park QLD 4118		
Lot on plan description	Lot	24	Plan
	Title reference	50603930	

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme:	
	☐ Yes	☒ No
	<i>If Yes, refer to Part 6 of this statement for additional information</i>	<i>If No, please disregard Part 6 of this statement as it does not need to be completed</i>

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 <i>Land Title Act 1994</i> 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) ☐ Yes 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. 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 <i>If Yes, the details of any statutory encumbrances are as follows:</i>
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. ☐ Yes ☒ No If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. 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 (<i>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</i>):		
	Low Density Residential		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	☐ Yes	☒ No
	The lot is affected by a notice of intention to resume the property or any part of the property.	☐ Yes	☒ No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller</i>		
	*Transport infrastructure has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . 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 <i>Environmental Protection Act 1994</i> .	☐ Yes	☒ No
	The following notices are, or have been, given:	☐ Yes	☒ No
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (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 <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	☐ Yes	☒ No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).		
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	☐ Yes	☒ No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	☐ Yes	☒ No
Flooding	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. If a community titles scheme or a BUGTA scheme - a shared pool is located in the scheme. Pool compliance certificate is given. OR Notice of no pool safety certificate is given.	☐ Yes ☒ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ 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. <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. 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>	
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: 1069 Date Range:1st Oct 2025 - 31 Dec 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. ☐
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*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:
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*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. ☐ Yes ☒ No (If Yes, complete the information below)
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> 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 <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. ☐ Yes ☒ No ☐ Yes 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 <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> 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 ☐ Yes ☒ No (If Yes, complete the information below)
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. ☐ Yes ☒ No ☐ Yes 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 <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 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

Signed by:



702CC9909AE3417...

Signature of seller

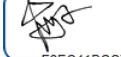
Nyboramy Reth

Name of seller

13/7/2026 | 7:16 PM AEST

Date

DocuSigned by:



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Signature of seller

Sokly LIM

Name of seller

13/7/2026 | 7:16 PM AEST

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

Privacy Collection Statements & Consent

Important note: please read the information below before signing this form.

REIQ – Privacy Collection Statement & Consent

1. This document has been prepared using the REIQ Forms platform ("Platform") provided by the Real Estate Institute of Queensland ("REIQ"), which is subject to the Realworks Terms of Use and REIQ Privacy Policy available on REIQ's website.
2. The Platform uses products and/or software of third parties that are integrated with the Platform. This includes, without limitation, certain software provided by Land Services SA Operating Pty Ltd ("LSSA").
3. By signing this document, you confirm you have read and understood the information set out on this page and provide informed consent that REIQ, LSSA and other third parties approved by REIQ whose products and/or services are integrated with the Platform:
3.1 will have access to data (including personal information) contained in this document; and 3.2 can use and retain such data:
 - (a) to provide and improve their products and/or services associated with the Platform;
 - (b) to create and use de-identified data on an aggregated or non-aggregated (but de-identified) basis, including to provide property information products and reports showing market insights, comparisons and trends in sales figures, rental turnover or property attributes, to create automated valuations models, to train artificial intelligence models, and to deliver tools, reports and products for real estate agencies and other commercial businesses for use in their business; and
 - (c) for any purpose ancillary or associated with the above.
4. If you would like more information about how REIQ will handle personal information, how you can request that we amend or correct your personal information, how you can complain about REIQ's handling of personal information, and REIQ's contact details, please visit <https://www.reiq.com/about-us/policies/privacy-policy>.

LSSA – Privacy Collection Statement

5. Land Services SA Operating Pty Ltd ACN 618 229 815 ("LSSA") provides REIQ with products and services related to the Platform, and in doing so, collects the information (including personal information) uploaded to the Platform ("Data"). LSSA uses the Data to manage and provide the Platform, and for the further purposes described below.
6. LSSA will also collect, hold, use, and disclose this personal information to analyse the Data alone and in combination with other data, to derive insights and analysis. That Data, derived data, insights and analysis will be used to develop, offer and provide data products and services with REIQ to real estate institutes, real estate agents and other third parties interested in the residential and commercial property market. The nature of these data products and services will change over time depending on customer needs and preferences but may include reports available online that summarise property trends (such as trends in rental turnover by suburb, or trends in property sales turnover by suburb). If you would like more information about LSSA will handle the personal information, how you can seek or request correction of personal information, how you can complain about LSSA's handling of personal information and LSSA's contact details, please visit <https://www.landservices.com.au/privacy>.
7. LSSA will generally disclose this personal information to third parties who provide products and services to LSSA (where disclosure may be necessary to provide such products and services) and where personal information is included in the Data for the products and services described above, to LSSA's customers of those products and services. Generally, LSSA will not disclose any personal information outside of Australia.
8. If you do not provide LSSA with the personal information requested through the platform, you may be unable to use the Platform to submit your application, enquiry, request or other matter contemplated by the form.
9. The statement above has been prepared and authorised by LSSA.

INITIALS (Note: initials not required if signed with Electronic Signature)

Rate Notice

October - December 2025

Logan City Council ABN 21 627 796 435



167006A/064369

0-040

S Lim and N Reth
7 Langer Ct
HERITAGE PARK QLD 4118

Assessment number	98805265
Billing period	01 Oct 2025 - 31 Dec 2025
Issue date	15 Oct 2025
Due date	14 Nov 2025
Amount due	\$1,069.96
Amount if paid after 14 Nov 2025	\$1,099.96
Interest of 12.12% p.a. compounding daily is charged on overdue rates and charges.	

Property location	Lot on plan	Rating category	Rateable value
7 Langer Court, HERITAGE PARK QLD 4118	Lot 24 SP 185163	Residential (Owner-Occupied)	\$433,333

Go paperless

Register at logan.qld.gov.au/erates to receive your rate notice by email.

Having trouble paying your rates?

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



logan.qld.gov.au/paymenthelp

Summary of charges

Payments received after 2 October 2025 may not be included below.

Balance as of 2 October 2025	\$ 0.00
Council rates and charges	\$ 584.96
State government charges	\$ 62.90
Water and wastewater (sewerage) charges This total consists of services and usage charges, refer to page 3	\$ 452.10
Total amount	\$ 1,099.96
Less council discount for prompt payment	\$ 30.00 CR
Amount payable if paid by 14 Nov 2025	\$ 1,069.96

See over the page for a breakdown and more payment options



Payment online



Payment by Bpay



Payment by phone



Payment at Australia Post



Use your credit or debit card to pay 24 hours, 7 days per week
Ref No: 9880 5265

logan.qld.gov.au/online-payment



Billers Code: 17392
Ref: 5 9880 5265

Telephone & Internet Banking - iBpay*

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.ibpay.com.au

Billers Code: 17392
Ref: 5 9880 5265

Phone 1300 276 468 or from overseas +61 1300 276 468

* Credit Card payments may incur a 0.34% surcharge.

POST billpay



*0458 98805265

Minimum payment \$50.00 unless the amount shown on the current rate notice is less.