

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 SVMJ 1234 Pty Ltd ACN 654 623 453 as trustee for SVMJ 1234 Unit Trust (Under Instrument 724382110)

Property address 1 Junction Street, Samford Village QLD 4520
(referred to as the
“property” in this
statement)

Lot on plan description Lot 2 on RP135553

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 to ☐ Yes ☒ No 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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">» the start and end day of the term of the lease:</td><td style="border: 1px solid black; padding: 2px;">N/A</td></tr> <tr> <td>» the amount of rent and bond payable:</td><td style="border: 1px solid black; padding: 2px;">N/A</td></tr> <tr> <td>» whether the lease has an option to renew:</td><td style="border: 1px solid black; padding: 2px;">N/A</td></tr> </table> 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:	» the start and end day of the term of the lease:	N/A	» the amount of rent and bond payable:	N/A	» whether the lease has an option to renew:	N/A
» the start and end day of the term of the lease:	N/A						
» the amount of rent and bond payable:	N/A						
» whether the lease has an option to renew:	N/A						
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> NBN infrastructure and Unitywater infrastructure, as detailed in the attached assets maps.						
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> Unknown. The Seller purchased the Property pursuant to a contract which settled on 30 September 2025. At settlement, the Property was occupied by tenants under an informal tenancy arrangement. The tenants were paying rent in the amount of \$1,100.00 per month. The rent was not increased at any time between settlement and the date the tenants vacated the Property. 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 *(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):*

Township 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

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.

☐ 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:

Date Range:

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 Body Corporate Certificate

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

☐ Yes ☒ No

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

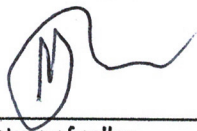
If **No**— An explanatory statement is given to the buyer that states:

☐ 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

Ferdinand Theodorus Preller, sole director and sole secretary
SVMJ 1234 Pty Ltd ACN 654 623 453

Name of seller

04-06-2026

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

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	14919040	Search Date:	02/06/2026 15:56
Date Title Created:	10/04/1973	Request No:	56365005
Previous Title:	11502092		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 135553
Local Government: MORETON BAY

REGISTERED OWNER

Dealing No: 724382110 30/09/2025

SVMJ 1234 PTY LTD A.C.N. 654 623 453
UNDER INSTRUMENT 724382110

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10259034 (POR 87)
2. MORTGAGE No 724382111 30/09/2025 at 15:14
THE TRUST COMPANY (AUSTRALIA) LIMITED A.C.N. 000 000 993

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

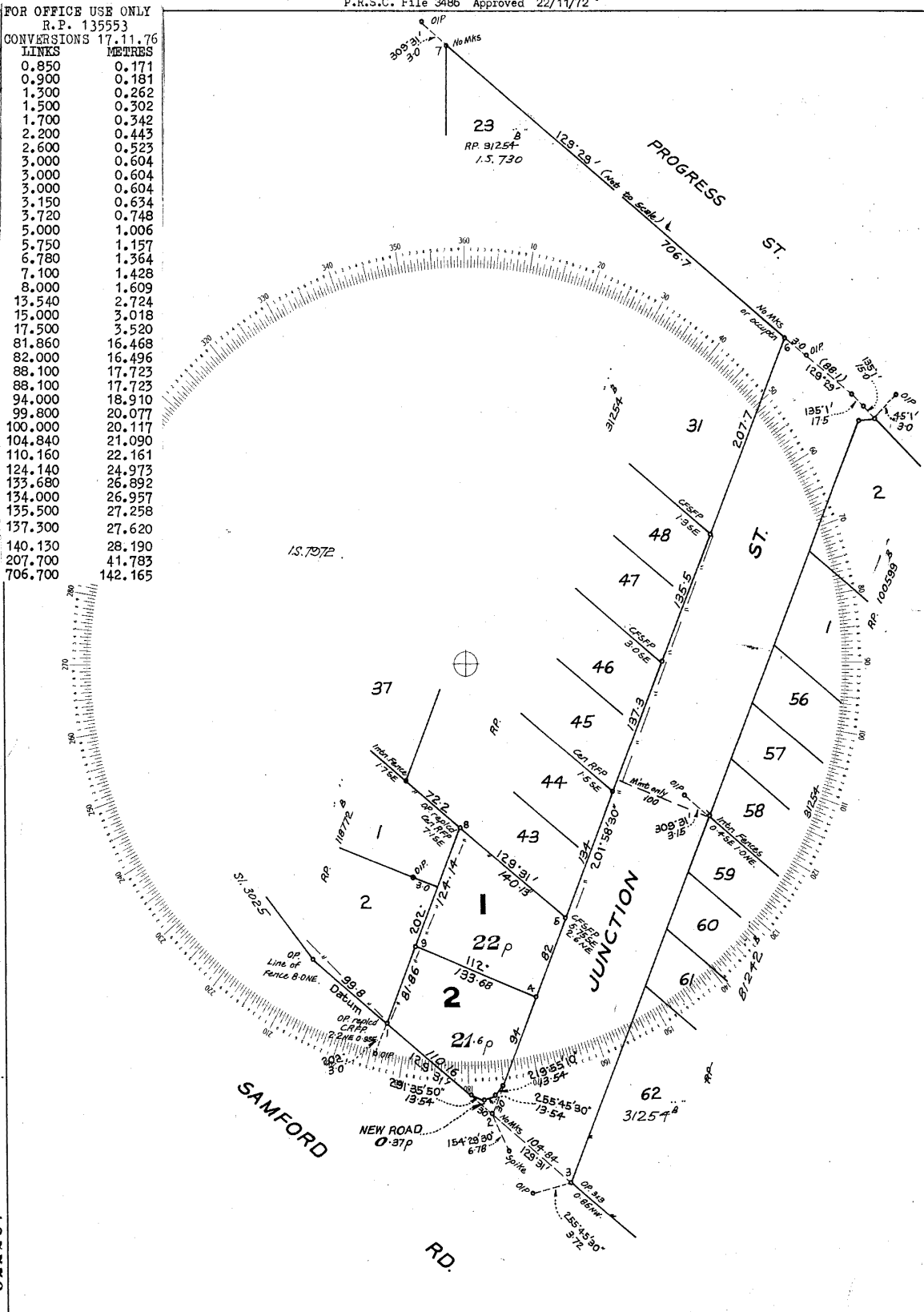
This plan MUST NOT BE FOLDED but may be rolled.

FOR OFFICE USE ONLY
R.P. 135553

CONVERSIONS 17.11.76

LINKS	METRES
0.850	0.171
0.900	0.181
1.300	0.262
1.500	0.302
1.700	0.342
2.200	0.443
2.600	0.523
3.000	0.604
3.000	0.604
3.000	0.604
3.150	0.634
3.720	0.748
5.000	1.006
5.750	1.157
6.780	1.364
7.100	1.428
8.000	1.609
13.540	2.724
15.000	3.018
17.500	3.520
81.860	16.468
82.000	16.496
88.100	17.723
88.100	17.723
94.000	18.910
99.800	20.077
100.000	20.117
104.840	21.090
110.160	22.161
124.140	24.973
133.680	26.892
134.000	26.957
135.500	27.258
137.300	27.620
140.130	28.190
207.700	41.783
706.700	142.165

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



Lots 1, 2

Orig. Portion 87

Cancelling Resubs 41, 42 on RP 31254

Orig. Grant 30024

Town of SAMFORD

SCALE 80 Links chain to an inch

Surveyed by J.V. Lawson A.S. 28/9/1972

CROWN COPYRIGHT RESERVED
REGISTRAR OF TITLES, QUEENSLAND

PLAN 135553

M.F. CISP

2414

No 23153

Authorised Surveyor

A. L. Lawrence (J.P.)
Signature of Registrar of Titles or of a Magistrate.

Dated this 22nd day of November, 1972

Chairman
Shire Clerk

Signature of Proprietor/s *S. Furlonger*
M. Furlonger

[illegible]

Calc. Bk. No. 283/142
Examined 16/2/73 16
Passed 16/2/73 16
Charted 25/2/73 16ma
Located TM SAMBOUR ✓
N-1 73 2444

the 23 day of Feb 1973 at 10:50am

Benjamin
REGISTRAR OF TITLES

LOT 2 see R.C. 220397

1502/92

For A&P's Plan & Bookings
ASP

**For Additional Plan &
Document Notings
Refer to CISP**

2 NEW TITLES
Vol. — Fol. —

E363212

43621

~~14 #31-00~~

RECEIVED
REC. OF TITLES
JAN 3 10 11 AM '73

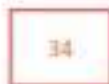
F. R. S. COUNCIL
RECEIVED
31 OCT 1972
Ans.

Lodged by: **H. MILLINER & GARDE**
CONVEYANCERS
BRISBANE

PLAN 135553



LEGEND



Parcel and the location



Pit with size "5"



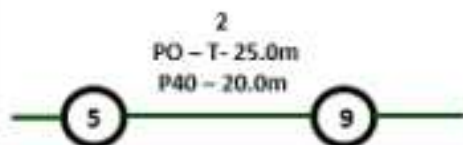
Power Pit with size "2E".
Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.



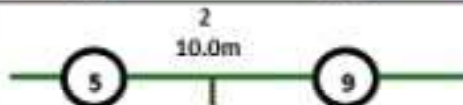
Manhole



Pillar



Cable count of trench is 2.
One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart.
One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.



2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.



Trench containing any **INSERVICE/CONSTRUCTED** (Copper/RF/Fibre) cables.



Trench containing only **DESIGNED/PLANNED** (Copper/RF/Fibre/Power) cables.



Trench containing any **INSERVICE/CONSTRUCTED** (Power) cables.



Road and the street name "Broadway ST"

Scale



UNITYWATER BYDA MAP

Sequence Number: 273905807

Job Number: 53319185

Printed On: 2/06/2026

Emergency Situations

Call Unitywater:

1300 086 489

This information on this plan is valid
for 30 days from "Printed On" date.

Legend

	Extent of Unitywater Area		Sewer Gravity Main
Water			Trunk Main
	Water Pump Station		Reticulation Main
	Water Service		Overflow Main
	Water Valve		Sewer Pipe (Abandoned)
	Water Pipe (Abandoned)		Sewer Pressure Main
	Water Hydrant		Pressure Sewer
	Water Fitting		Rising Main
Water Main			Vacuum Main
	Trunk Main		Pressure Sewer Service
	Reticulation Main		Sewer Service
Sewer			Recycled Water
	Sewer Pump Station		Recycled Water Pump Station
	Sewer Maintenance Hole		Recycled Water Valve
	Sewer Valve		Recycled Water Hydrant
	Sewer Fitting		Recycled Water Fitting
			Recycled Water Pipe (Abandoned)
			Recycled Water Main

Map Title: 1
Scale: 1:1000
(If printed at 100%
on A3 size paper)



Before You Dig Australia
PO Box 953
Caboolture QLD 4510

Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

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