

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	Maree Ann Robotham
Property address (referred to as the “property” in this statement)	16 Luck Street, Darling Heights QLD 4350
Lot on plan description	Lot 43 on Registered Plan 888586 (Title Reference 50093057)

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 ☐ Yes ☒ No to affect the property after settlement. Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: Insert date range » the amount of rent and bond payable: Insert amount of rent and bond » whether the lease has an option to renew: Insert option to renew information 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: Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property
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> Any applicable statutory easement or rights for water supply, sewerage and/or drainage including but not limited to the sewer gravity main that traverses the property.
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>) 2 August 2025 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 1993; 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>		
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: 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). ☐ Yes ☒ No		
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	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
	<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.	☐ 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
	<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 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

WARNING TO BUYER – The amount of charges imposed on you may be different to the amount imposed on the seller.

Rates	Whichever of the following applies—
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:
	Amount: \$1,446.13 Date Range: 1/7/2025 - 31/12/2025
	OR
	The property is currently a rates exempt lot.** ☐
	OR
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. ☐

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

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

Water	Whichever of the following applies—
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: \$397.27 + consumption Date Range: 1/7/2025 - 31/12/2025
	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: Insert estimated amount Date Range: Insert 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)

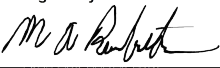
WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions 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 <i>Land Title Act 1994</i> 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 <i>Body Corporate and Community Management Act 1997</i> , 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 <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.	☐ Yes	☐ No
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 (If Yes, complete the information below)	☐ Yes	☒ No
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. 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.	☐ Yes	☐ No

Signatures – SELLER

Signed by:

72AB16E4A91F498...
Signature of seller

Signature of seller

Maree Ann Robotham

Name of seller

Name of seller

4/11/2025

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date



CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53948501
Search Date: 03/11/2025 12:43

Title Reference: 50093057
Date Created: 05/10/1995

Previous Title: 50049040

REGISTERED OWNER

Dealing No: 713442026 02/09/2010

MAREE ANN ROBOTHAM

ESTATE AND LAND

Estate in Fee Simple

LOT 43 REGISTERED PLAN 888586
Local Government: TOOWOOMBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10044138 (POR 383)

2. MORTGAGE No 718616146 06/03/2018 at 13:04
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

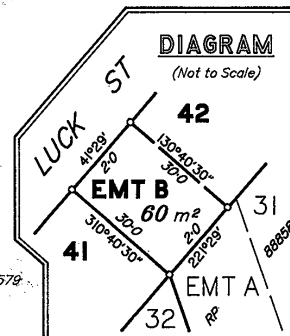
COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ INFOTRACK PTY LIMITED

FORM 21 VERSION 1

PM	ORIGIN	BEARING	DIST	NO
1 - OPM	RP 95744	314° 40'	29-615	16083
5 - OPM	RP805984	120°15'35"	77-387	59461
11 - OPM	RP 95744	310°55'20"	29-979	16084
15 - PM		64° 20'	1-748	10854

ADDITIONAL REFERENCE MARKS			
STN	TO	BEARING	DIST
1	Screw in Kerb	41°29'	4-918
13	Screw in Kerb	41°29' $\frac{2}{3}$	4-687
13	Screw in Kerb	310°40'30"	12-91
14	Screw in Kerb	22°129'	4-655
14	Screw in Kerb	310°40'30"	12-867

ADDITIONAL REFERENCE MARKS			
STN	TO	BEARING	DIST
15	Brass Plaque "E" in Kerb	89°48'	2-058
15	Screw in Kerb	41°29'	2-675
15	Screw in Kerb	130°40'30"	2-68
16	Screw in Kerb	130°40'30"	1-52
16	Screw in Kerb	221°29'	1-81
23	Screw in Kerb	221°29'	2-69
23	Screw in Kerb	310°40'30"	2-703



Area of
New Road
3875 m²

This is one of three plans from the one field survey, RP 888586, RP 888587 and RP 888588. For DATUM See RP 888588. Peg placed at all new corners.

I, Allan M. F. WOLRIGE 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 1992 and that the said survey was completed on 1/2/1995.

20/3/95 C.A. Wolong Licensed Surveyor

Date 28/3/95

PLAN OF Lots 22 to 25, 35 to 43 and 81 to 89 and Proposed EMT B in Lot 42

Cancelling Part of Lot 91 on RP 888579

PORTIONS

ORIGINAL 383, 384, 385, 387 and 388

NO SURVEY RECORDS DEPOSITED

PARISH **DRAYTON**
COUNTY **Aubigny**
~~TOWN/LOCALITY~~ **DARLING HEIGHTS**
LOCAL GOVERNMENT **TOOWOOMBA C. C.**
LANDS REGION **DARLING DOWNS**
MINING DISTRICT

REGISTERED PLAN 888586

PSA No. 5 ZONE 56

MERIDIAN
RP 888579
Add 8°33'13"
For AMG

MAP REF
9242-11321
9242-11312

SCALE
1:1000

ENDORSED
BJ
22.9.95

ARCHIVED
BRISBANE

REGISTERED

PLAN 888586

0 10 20 30 40 50 60 70 80 90 100mm CROWN COPYRIGHT RESERVED

59.3-A

CISP

CISP

WARNING - PLAN MAY BE ROLLED - A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED

 700882156 \$981.00 29/09/1995 10:44 BE 400 NT PLAN OF SURV ORIG CISP		Lodged by <i>ETER ATKINSOL - Co oob</i> (Include address, phone number and reference) Particulars entered in the Register on the Titles listed below, REGISTERED 05 OCT 1995 EXAM. INITS. <i>MC</i>																									
I/We <i>JETELD PTY LTD A.C.N 009904456</i> ✓ (Names in full) * As Registered Owner of this land * As Lessee/s of Miners Homestead agree to this Plan, # and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994. Signature of * Owner/s * Lessee/s GIVEN under the Common Seal of <i>JETELD PTY LTD</i> under the hands of <i>CLIVE JOHN BERGHOFER</i> Director of the said Company and <i>GEOFFREY BARRY McWILLIAM</i> being the Secretary thereof being duly authorised in that regard in the presence of: <i>[Signature]</i> <i>[Signature]</i> FOLR * Rule out whichever is inapplicable # NOTE: A Lessee of a Miners Homestead is unable to dedicate Public Use Land. *...Toowoomba City Council certifies that all the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Environment) Act 1990 and all Local Laws, # and the City of Brisbane Act 1924 and all Ordinances thereunder, have been complied with and approves this plan of Subdivision, SUBJECT TO the registration of water supply easement documents over 'Easement B' hereonin favour of Council. Dated this 31st day of August 1995 <i>[Signature]</i> Mayor # Appointed Officer <i>[Signature]</i> Chief Executive Officer * Insert the name of the Local Government # Delete for Local Governments other than the City of Brisbane		<table border="1"><thead><tr><th>Title Reference</th><th>Description</th><th>New Lots</th><th>New Road</th><th>Emt</th></tr></thead><tbody><tr><td>50049040</td><td>Lot 91 on RP888579</td><td>22-25, 35-43 & 81-89</td><td>New Road B in Lot 42</td><td></td></tr></tbody></table> PORTION ALLOCATIONS <table border="1"><thead><tr><th>Lots</th><th>Portion</th></tr></thead><tbody><tr><td>22,23 & 85-89</td><td>384</td></tr><tr><td>24</td><td>383, 384, 387 & 388</td></tr><tr><td>25</td><td>383 & 387</td></tr><tr><td>35-38</td><td>383 & 384</td></tr><tr><td>39-43</td><td>383</td></tr><tr><td>81-84</td><td>384 & 385</td></tr></tbody></table>		Title Reference	Description	New Lots	New Road	Emt	50049040	Lot 91 on RP888579	22-25, 35-43 & 81-89	New Road B in Lot 42		Lots	Portion	22,23 & 85-89	384	24	383, 384, 387 & 388	25	383 & 387	35-38	383 & 384	39-43	383	81-84	384 & 385
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SURVEY EXAMINATION Exam. Fee \$ <i>445</i> Receipt No. <i>606111 (PE)</i> Date <i>21.6.95</i> Deposited <i>21.6.95</i> Examined <i>21.7.95</i> Passed <i>21.7.95</i>		ORIGINAL GRANT 10008034 (Por 387) 10008036 (Por 385) 10044138 (Por 383) 10044139 (Por 384) 10044148 (Por 388)		CHARTING Charted		LODGEMENT FEES Survey Exam \$ Lodg, Exam & Ass \$ <i>87</i> 22 New Titles \$ <i>880</i> Photocopy \$ <i>14</i> Postage \$ TOTAL \$ <i>981</i>		REFERENCES Lands File Local Government Reference Surveyors Reference REGISTERED PLAN 888586																			

888586

888586