

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 Tymika Maree McEwan and Matthew William McEwan

Property address 11 Flint Street Yarrabilba 4207

(referred to as the
“property” in this
statement)

Lot on plan description

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	<p>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.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » 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: <p>Other unregistered agreement in writing (if applicable)</p> <p>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. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p>
Residential tenancy or rooming accommodation agreement	<p>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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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></p> <p>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.</p> <p>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.</p>

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> :		
Transport proposals and resumptions	<p>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.</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Contamination and environmental protection	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.</p> <p>The following notices are, or have been, given:</p> <p>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).</p> <p>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).</p> <p>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).</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Heritage	<p>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).</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooding	<p>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.</p>		
Vegetation, habitats and protected plants	<p>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.</p>		

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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Pool compliance certificate is given. OR	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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: 970.86	Date Range: 07/01/2025 to 09/30/2025
OR	
The property is currently a rates exempt lot.**	<input type="checkbox"/>
OR	
The property is not rates exempt but no separate assessment of rates is issued by a local government for the property.	<input type="checkbox"/>

*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—
	<p>The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:</p> <div> Amount: 364.89 Date Range: 07/01/2025 to 09/30/2025 </div> <p>OR</p> <p>There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:</p> <div> Amount: Date Range: </div>

* 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	<p>The property is included in a community titles scheme. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Community Management Statement	<p>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. <input type="checkbox"/> Yes</p> <p>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.</p>
Body Corporate Certificate	<p>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. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » 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	<p>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.</p>

Building Units and Group Titles Act 1980	<p>The property is included in a BUGTA scheme <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Body Corporate Certificate	<p>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. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » 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. <p>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.</p>

Signatures – SELLER



Signature of seller



Signature of seller

Tymika Maree McEwan

Name of seller

Matthew William McEwan

Name of seller

01/08/2025

Date

01/08/2025

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: 52827870
Search Date: 01/08/2025 16:27

Title Reference: 51141284
Date Created: 27/04/2018

Previous Title: 51119624
51124136

REGISTERED OWNER

Dealing No: 723153738 27/03/2024

TYMIKA MAREE WAITE
MATTHEW WILLIAM MCEWAN JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 180 SURVEY PLAN 296376
Local Government: LOGAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10574136 (POR 404)
Deed of Grant No. 40073126 (Lot 105 on SP 291900)
2. HIGH-DENSITY DEVELOPMENT EASEMENT No 718692246 13/04/2018 at 14:41
benefiting and burdening the lot
3. HIGH-DENSITY DEVELOPMENT EASEMENT No 718692250 13/04/2018 at 14:42
benefiting and burdening the lot
4. MORTGAGE No 723153739 27/03/2024 at 13:36
CREDIT UNION AUSTRALIA LTD A.C.N. 087 650 959

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
713105655	VEG NOTICE	09/03/2010 15:33	CURRENT

VEGETATION MANAGEMENT ACT 1999

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ INFOTRACK PTY LIMITED

Land Title Act 1994; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet
1 of 18

For additional Reference Marks see IS268603.

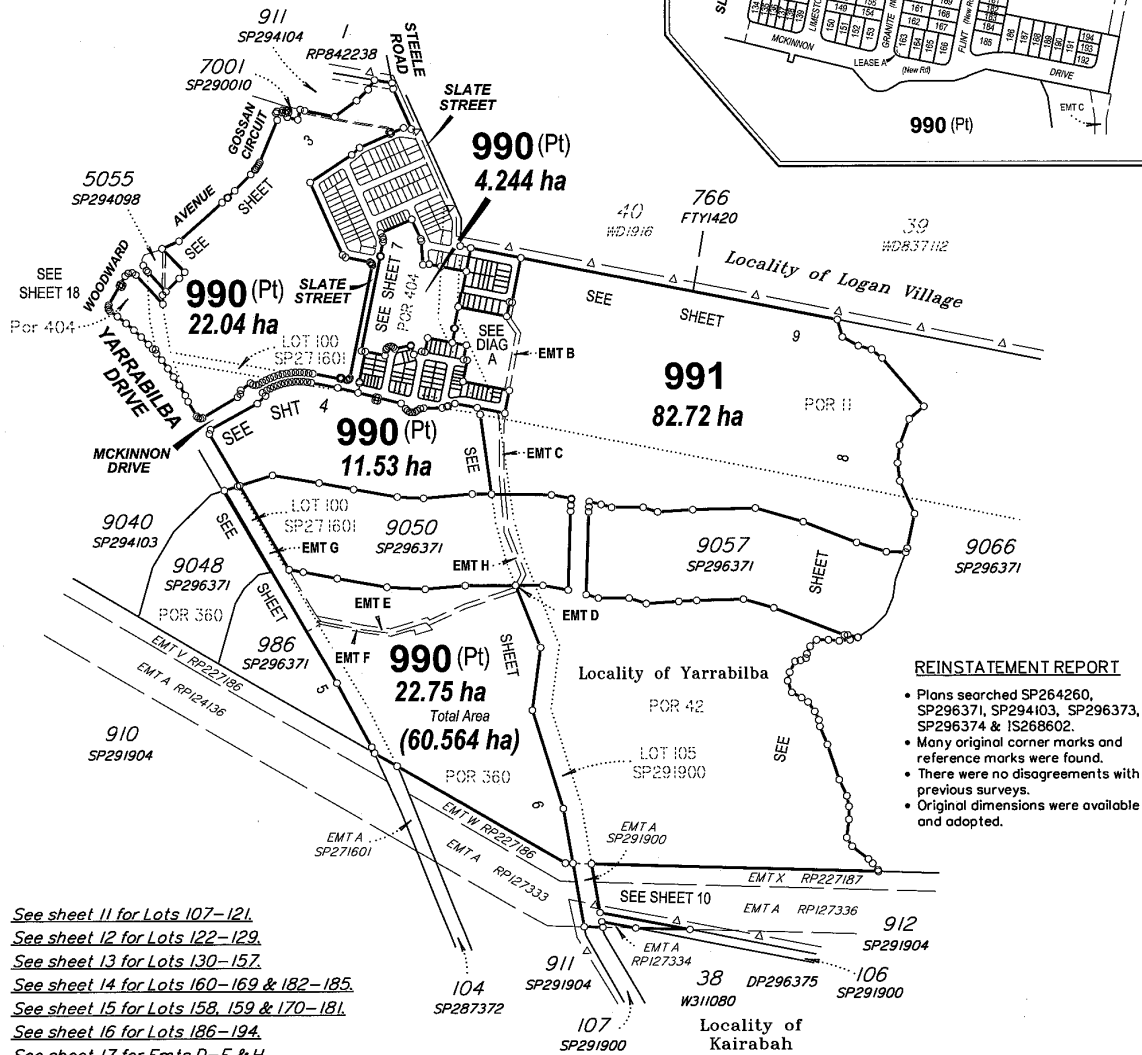
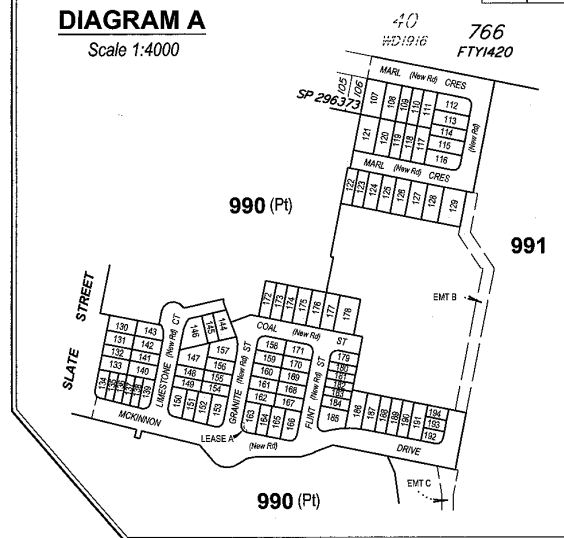
*Peg placed at all new corners, unless
otherwise stated.*

*Original information compiled from
SP296373 & SP296374 in the
Department of Natural Resources and Mines.*

Total Area of New Road
1.867 ha

DIAGRAM A

Scale 1:4000



RPS AUSTRALIA EAST PTY LTD (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Simon John SAGER, Surveying Graduate for whose work the corporation accepts responsibility, under the supervision of Scott Owen NIND, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 7/02/2018

Simon John Sager
Authorised Delegate

Date: 8/2/2018

**Plan of Lots 107-194, 990 & 991, Lease
A in Lot 163, Emts B-D in Lot 991 &
Emts E-G in Lot 990**

**Cancelling Lot 987 on SP296373 & Lot 989 on SP296374
& of Emt H in Lot 9050 on SP296371**

LOCAL
GOVERNMENT: CITY OF LOGAN

YARRABILBA
LOCALITY: /KAIRABAH

Meridian: MGA Zone 56 vide Meridian Table (see Sheet 7)

Survey
Records: No

Scale: 1:10000

Format: STANDARD



SP296376

718692073

\$9101.00
13/04/2018 14:21

BE 400 NT

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Sheet
2 of
18

5. Lodged by *O&A*

MINTERELLISON
WATERFRONT PLACE
1 EAGLE STREET
BRISBANE, QLD, 4000

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

+/We LENDLEASE COMMUNITIES (YARRABILBA) PTY LTD
ACN 103 578 436

(Names in full)
as Registered Owners of this land agree to this plan and dedicate the Public Use
Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

Rob Ball *Steve Thompson*

Signed by its constituted attorney pursuant
to registered Power of Attorney
No. 717717990

* Rule out whichever is inapplicable

2. Planning Body Approval.

* MINISTER FOR ECONOMIC DEVELOPMENT QUEENSLAND

hereby approves this plan in accordance with the:

% ECONOMIC DEVELOPMENT ACT 2012

Dated this *9* day of *March 2018*

MINISTER FOR ECONOMIC DEVELOPMENT QUEENSLAND
BY ITS AUTHORISED DELEGATE

Janine Stone #
#

* Insert the name of the Planning Body.

Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt :

Surveyor : 7952/QSD

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51119624	Lot 987 on SP296373	107-129, 176-181, 186-194, 990 & 991	New Rd	Emts B-D
51124136	Lot 989 on SP296374	130-188, 990 & 991	New Rd	Lease A, Emts E-G
51117259	Lot 9050 on SP296371	-	-	Emt H

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
715901771	-	990
717307584	-	134-139, 150-153, 163-166 & 990
717307570	-	990
718184666	107-133, 140-149, 154-162, 167-175, 182-185 & 194	134-139, 150-153, 163-166, 176-181, 186-188, 190-193, 990 & 991
718293157	189	176-181, 186-188, 190-193, 990 & 991

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
718285267 (Emt M on SP294104)	990
718342859 (Emt A on SP296373)	990
718293158 (Emt A on SP291900)	991

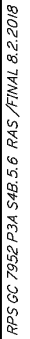
ADMINISTRATIVE ADVICE ALLOCATION

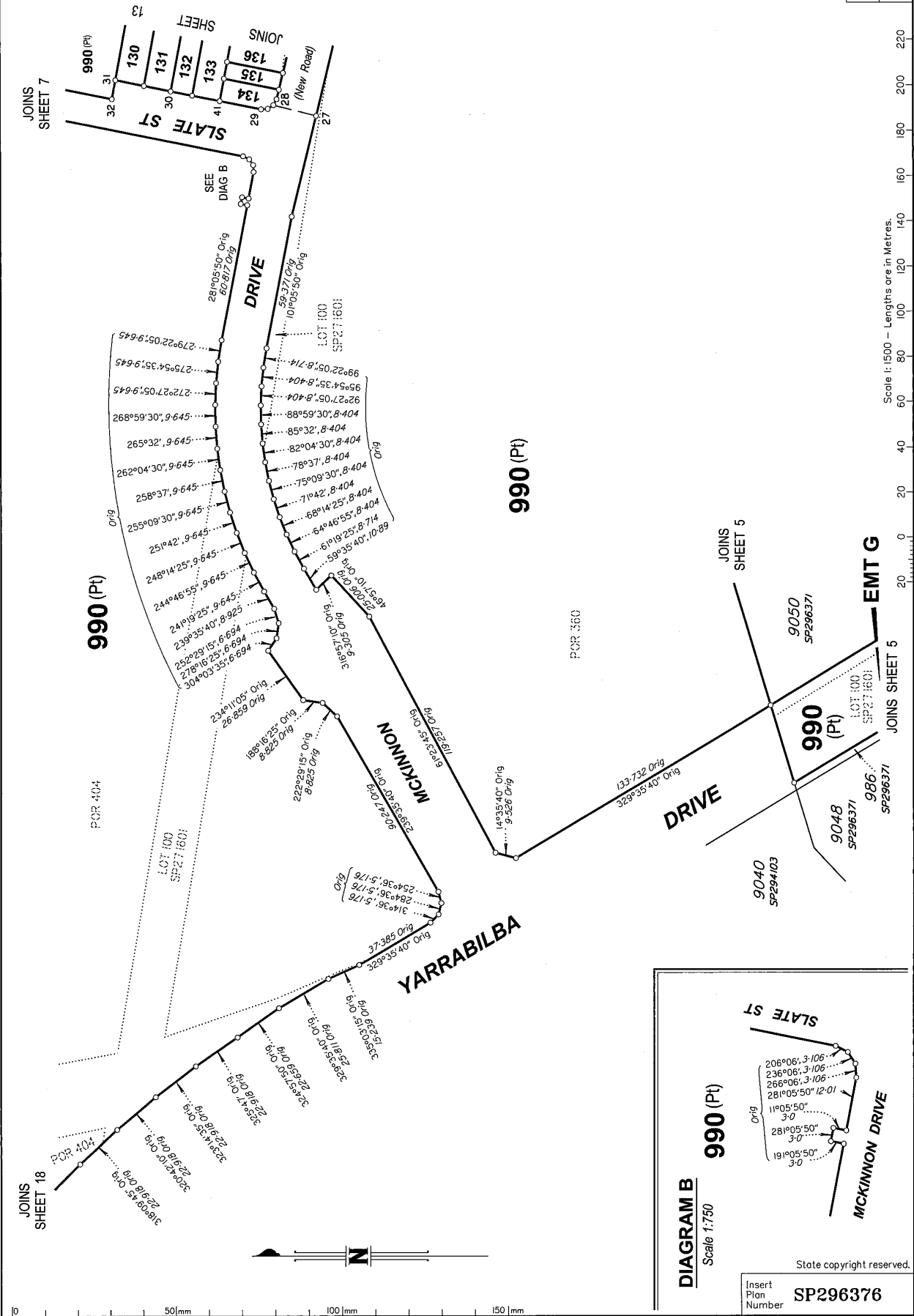
Dealing	Lots to be Encumbered
712650918	991
712650932	990
712650936	107-129, 190-194, 990 & 991
713105655	130-188, 990 & 991
712650923	990

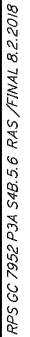
107-129 & 194	Por II	<p>9. Building Format Plans only.</p> <p>I certify that:</p> <ul style="list-style-type: none">* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;* Part of the building shown on this plan encroaches onto adjoining lots and road <p>Cadastral Surveyor/Director * Date</p> <p>* delete words not required</p>
130-133, 140-149, 154-162, 167-175 & 182-185	Por 404	
134-139, 150-153 & 163-166	Por 404 & Lot 100 on SP271601	
189	Lot 105 on SP291900	
190-193	Por II & Lot 105 on SP291900	
176-181 & 186-188	Por 404 & Lot 105 on SP291900	
990	Pors II, 360, 404, Lot 100 on SP271601 & Lot 105 on SP291900	10. Lodgement Fees :
991	Pors II, 42, 404 & Lot 105 on SP291900	

Lots	Orig
7. Original Grant Allocation :	
8. Passed & Endorsed :	
By: RPS AUSTRALIA EAST PTY LTD	
Date: <i>8/3/2018</i>	
Signed: <i>Brian Rogers</i>	
Designation: Cadastral Surveyor	
Survey Deposit \$	
Lodgement \$	
..... New Titles \$	
Photocopy \$	
Postage \$	
TOTAL \$	

II. Insert Plan Number
SP296376



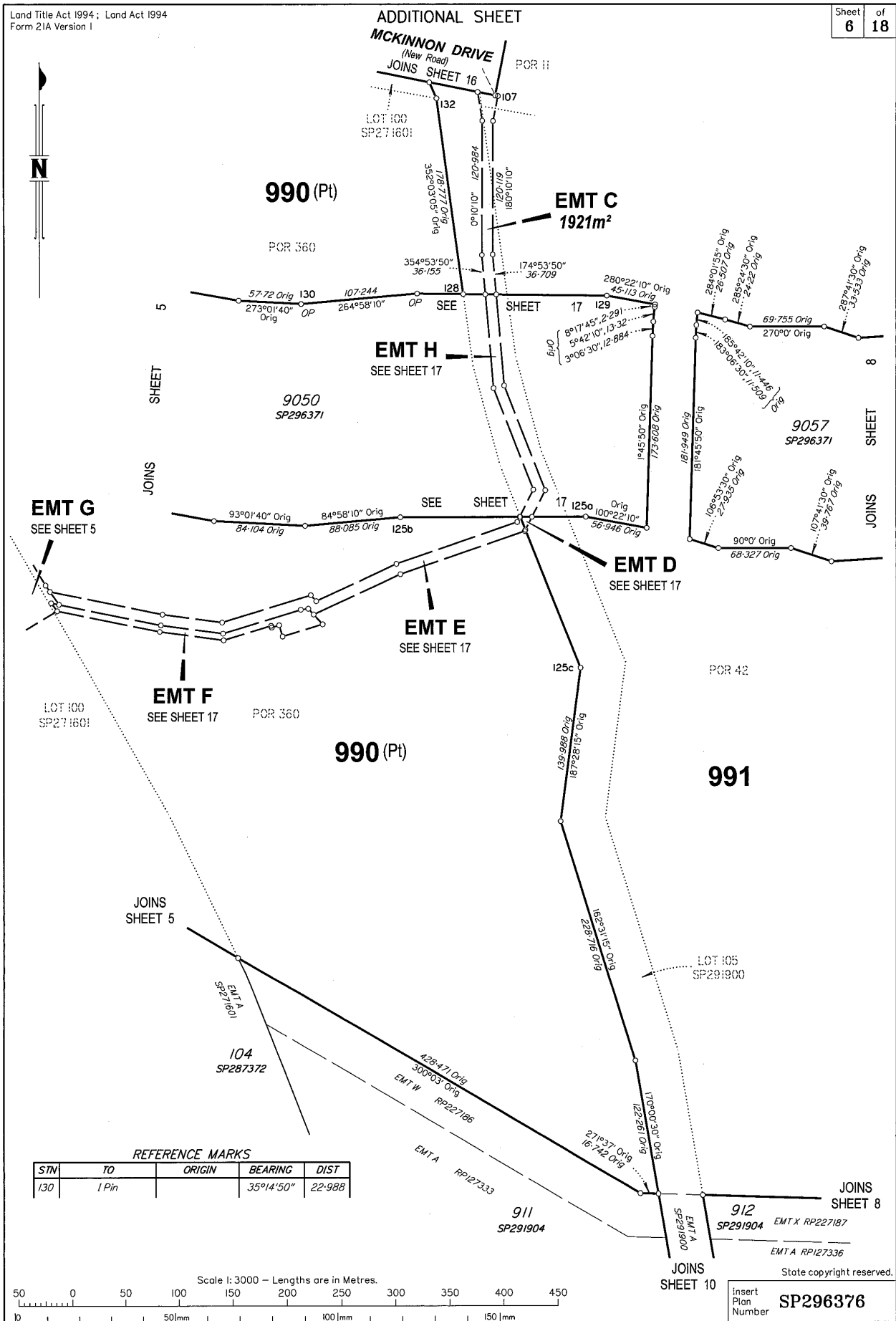




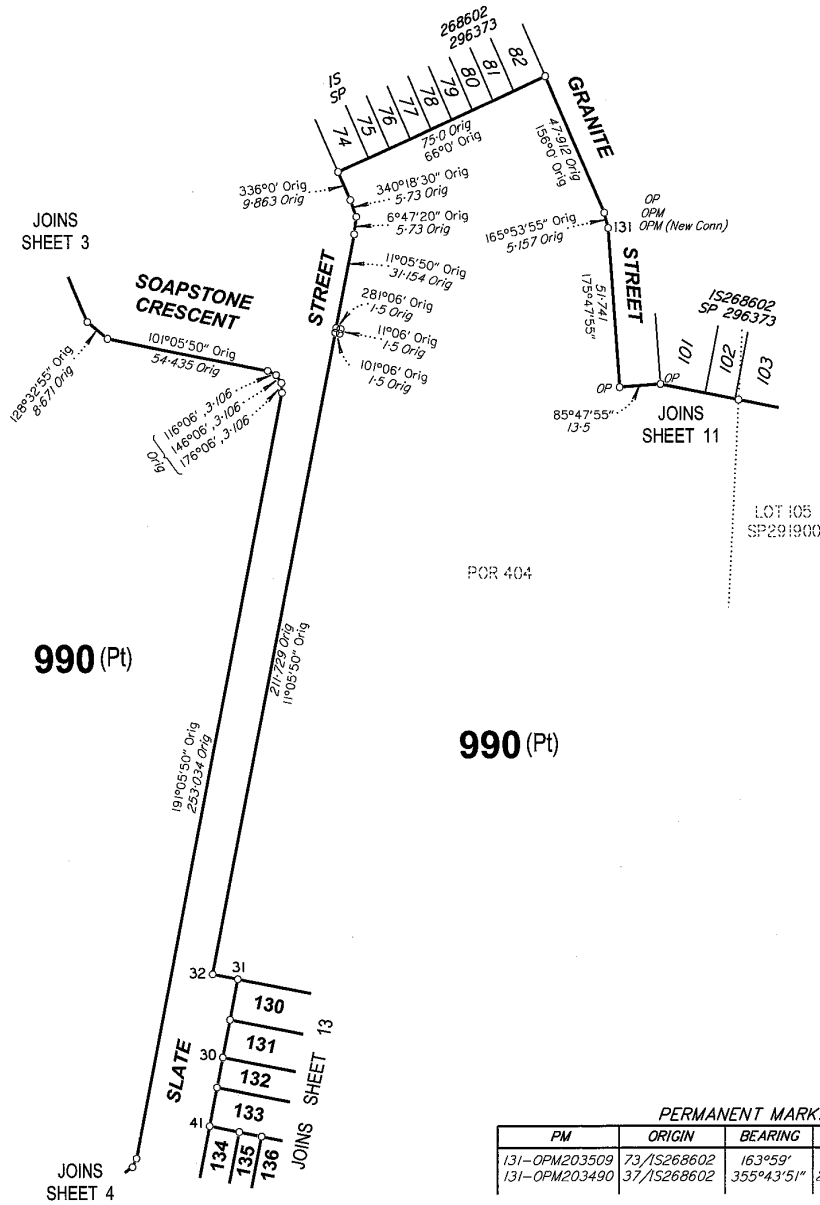
REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST
113	1 Pin		252°18'30"	15.25
115	OIP	45/SP296371	104°53'40"	16.926
115	OIP	45/SP296371	285°44"	24.285
116	OIP gone	119/SP264260	75°30'20"	19.616
117	OIP (New Conn)	45c/SP296371	158°55'20"	15.474
119	OIP	37/SP264260	40°32'45"	1.004
120	O.D.H.&W	3a/SP294103	349°01"	13.262

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Insert Plan Number	SP296376
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RPS GC 7952 P34 S4B.5.6 RAS /FINAL 8.2.2018



PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	REMARKS
131-OPM203509	73/15268602	163°59'	8-348	STANDARD
131-OPM203490	37/15268602	355°43'51"	239-643	STANDARD (New Conn)

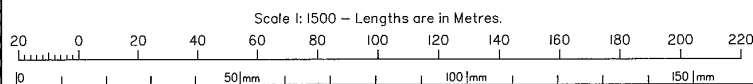
MGA (Zone 56) COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM203496	512 076-177	6 923 921-095	56	0-019	DERIVED	AUSPOS	STANDARD
PM203490	512 209-488	6 924 484-186	56	0-018	DERIVED	AUSPOS	STANDARD
PM203509	512 229-627	6 924 237-282	56	0-025	DERIVED	TRAVERSE	STANDARD
108	512 411-165	6 923 865-611	56	0-025	DERIVED	TRAVERSE	PEG

Point Scale Factor used: Plane at mean terrain heights (60 AHD) to MGA (zone 56) 0-999595

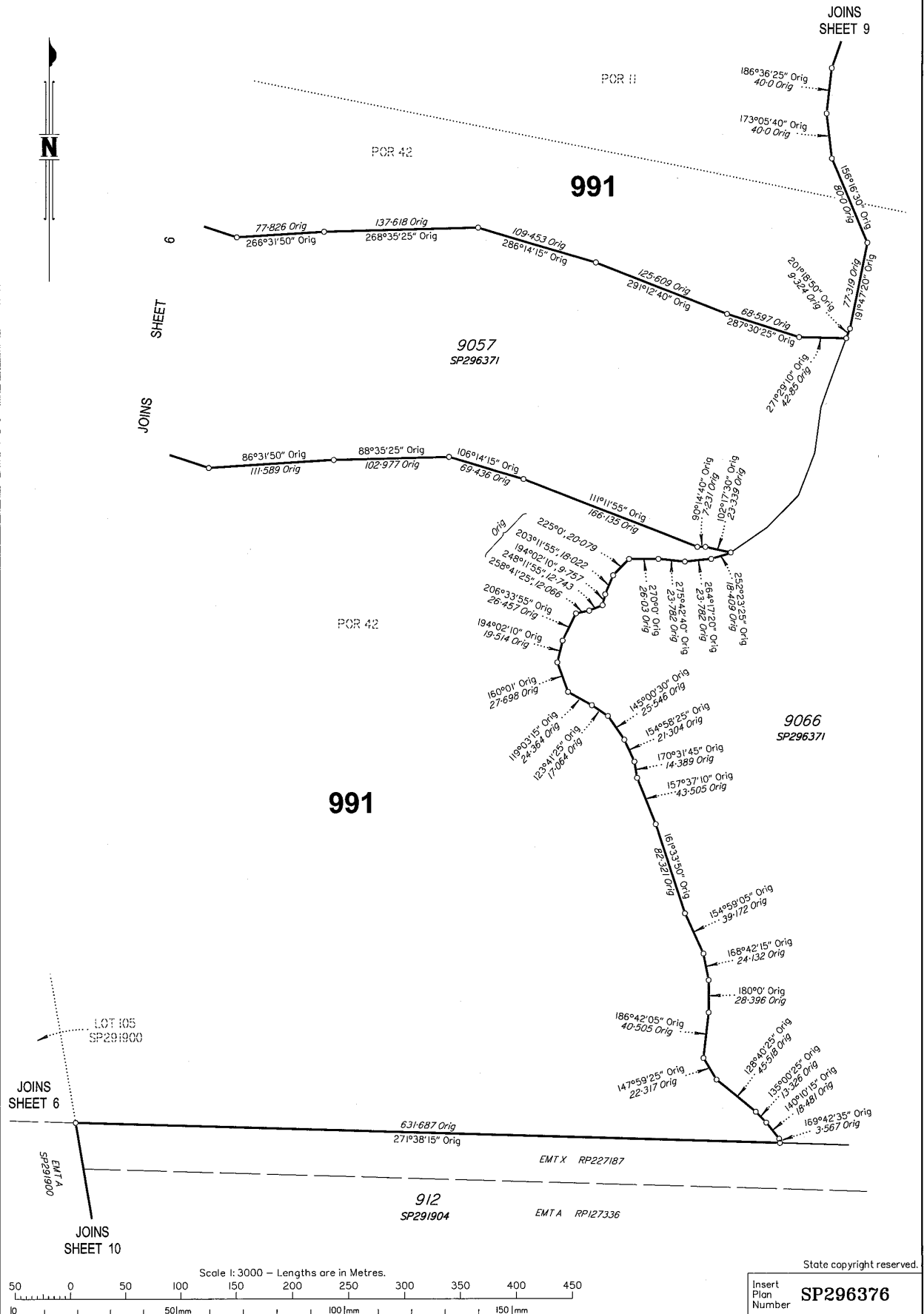
MERIDIAN TABLE

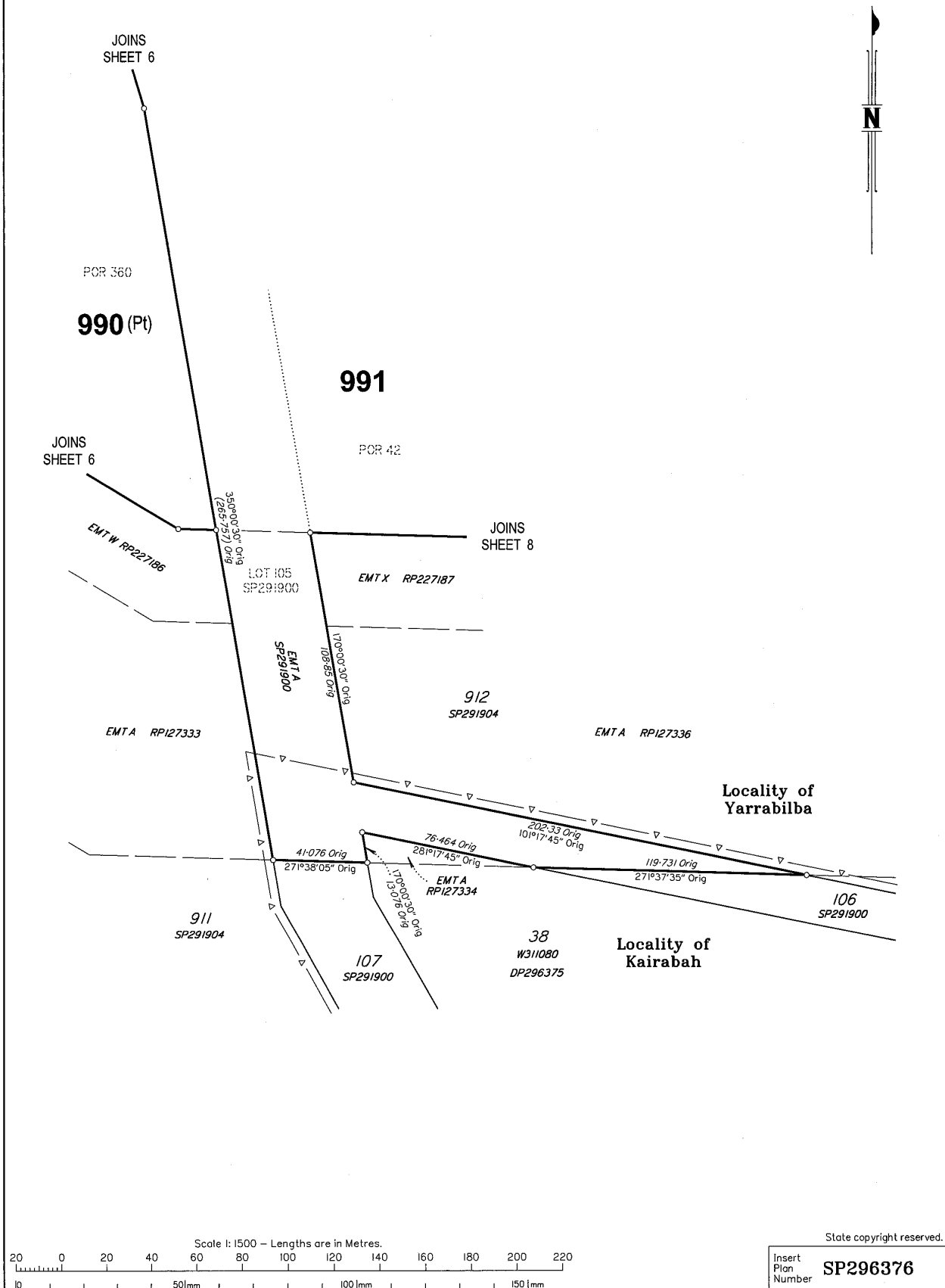
LINE	PLAN BEARING	MGA ZONE 56 BEARING
PM203496-PM203490	13°19'17"	13°19'10" via SCDB



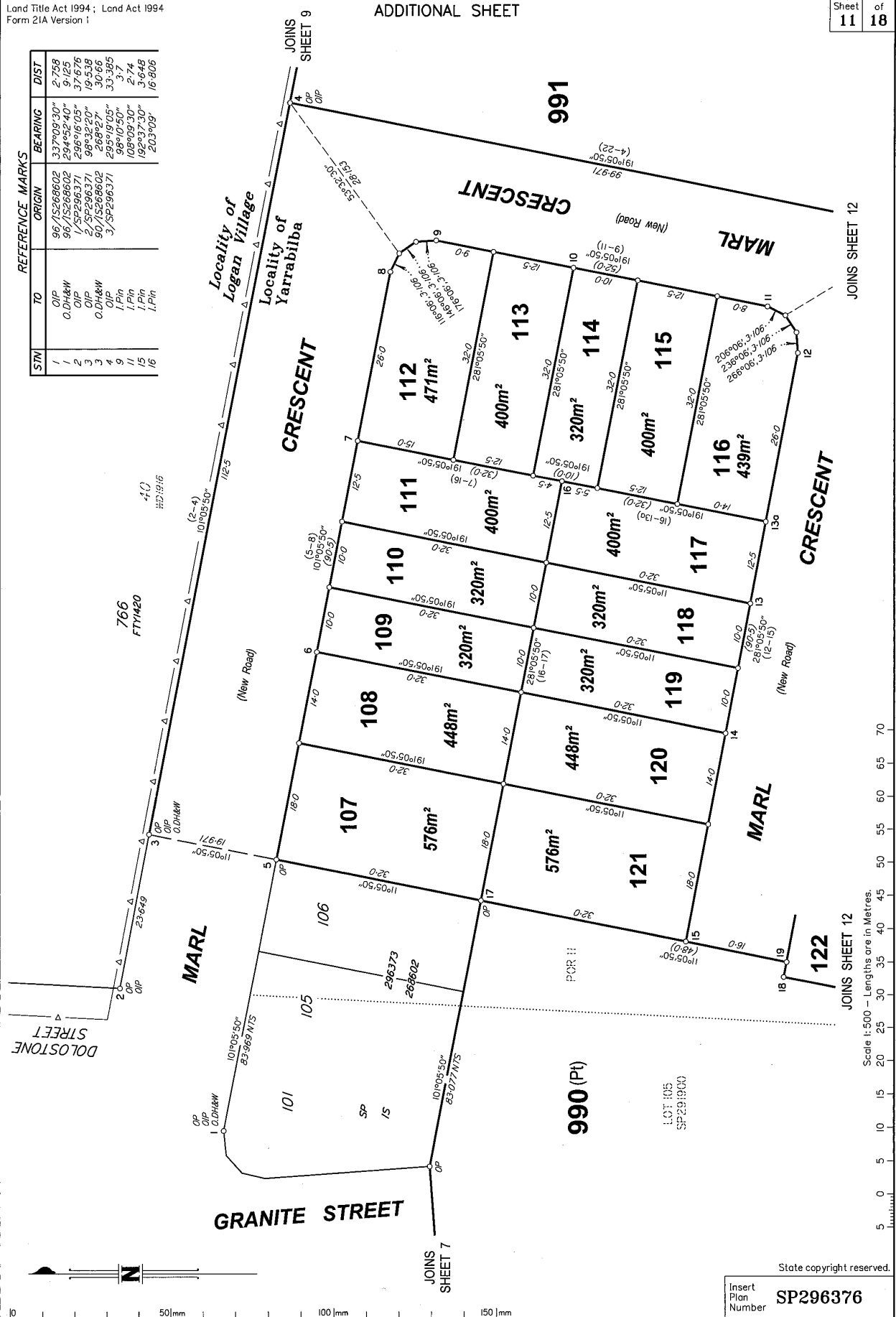
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Insert Plan Number
SP296376



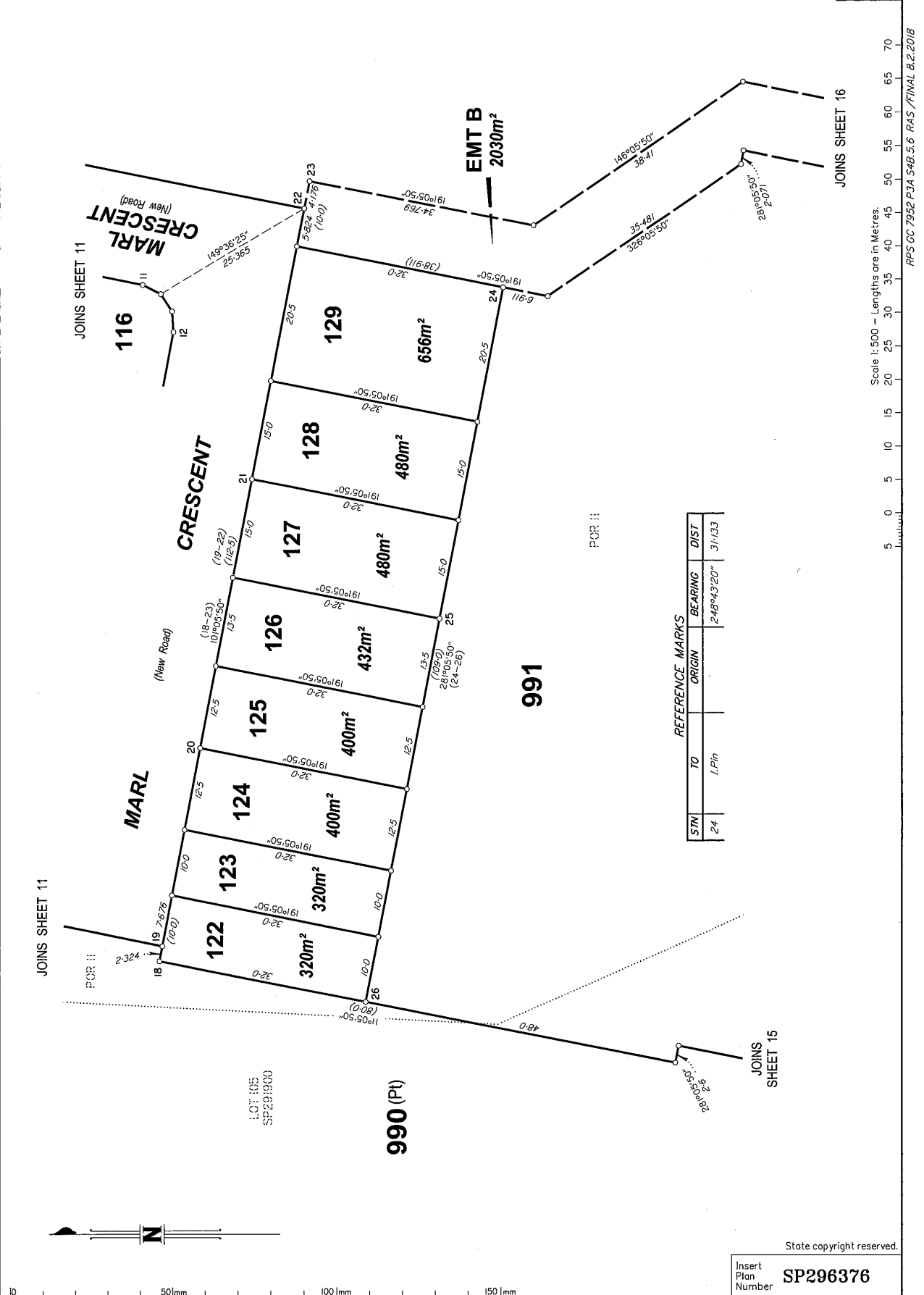


STN	TO	ORIGIN	BEARING	DIST
1	OIP	96/15268602	337°09'30"	2.758
2	O.D.H&W	96/15268602	294°52'40"	9.125
3	OIP	1/SP296371	296°16'05"	37.676
4	OIP	2/SP296371	98°32'20"	19.538
5	O.D.H&W	96/15268602	268°12'16"	30.666
6	OIP	3/SP296371	288°12'16"	33.925
7	OIP	96/15268602	98°10'50"	3.74
8	OIP	96/15268602	109°09'30"	3.648
9	OIP	96/15268602	192°37'30"	3.648
10	OIP	96/15268602	203°09'	16.806



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Insert
Plan
Number
SP296376





REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
27	OIP	460/SP264260	254°57'30"	8.266
27	OIP	119/15268602	93°50'	12.798
29	OIP	229°40'30"	229°40'30"	9.964
29	OIP	118/15268602	236°15'50"	10.653
30	OIP	117/15268602	359°51'10"	36.852
30	OIP	117/15268602	359°51'10"	36.852
45	OIP	173°06'40"	173°06'40"	6.713
48	OIP	307°46'	307°46'	2.425
48	OIP	94°23'	94°23'	17.946
52a	OIP	84°45'	84°45'	2.877

PERMANENT MARKS

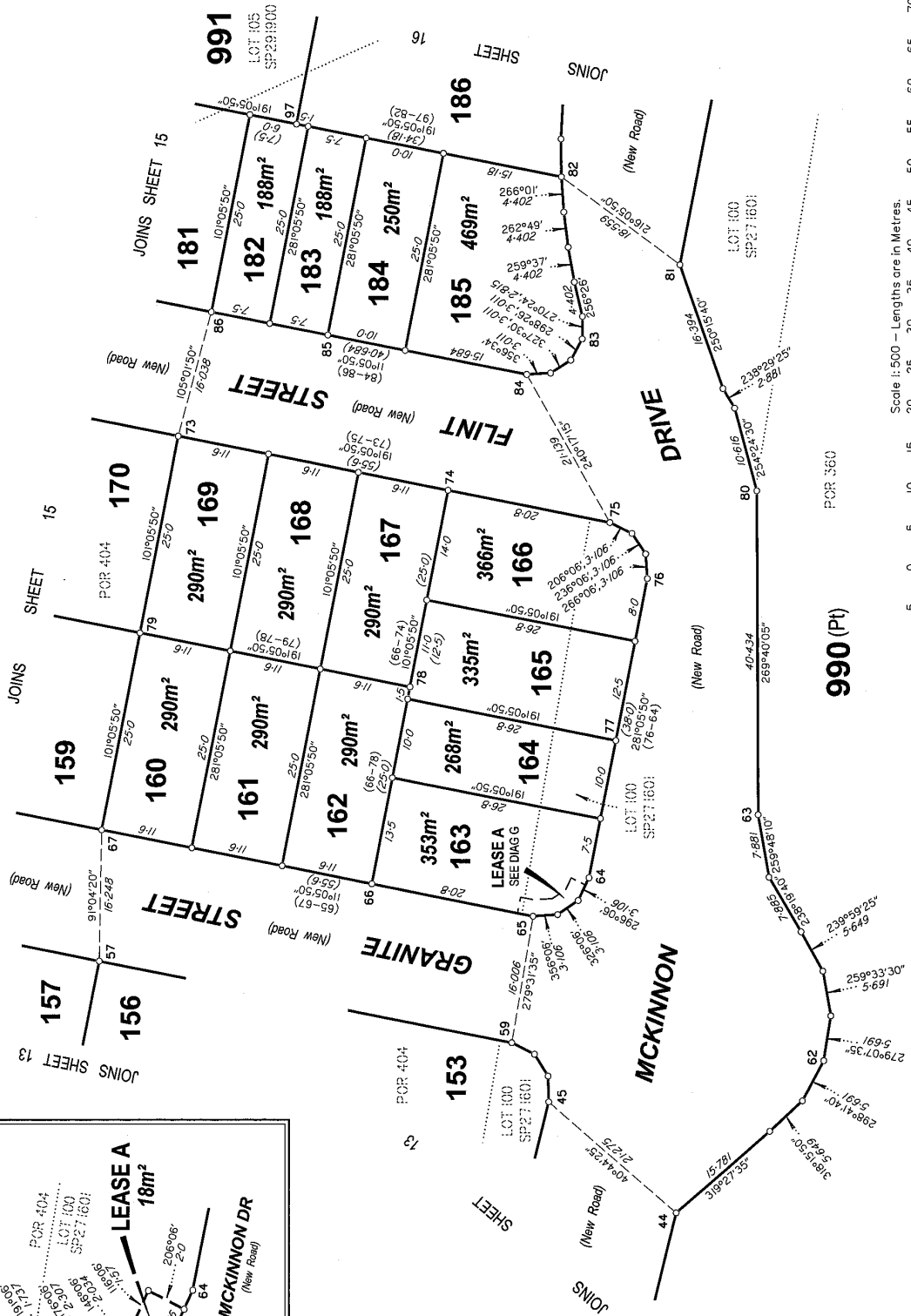
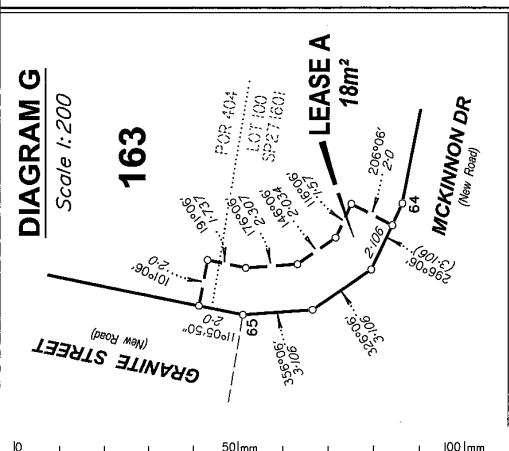
PM	ORIGIN	BEARING	DIST	REMARKS
27-OPM203496	119/15268602	308°47'30"	16.062	STANDARD

Scale 1:500 - Lengths are in Metres.

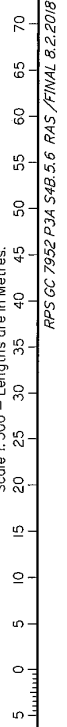
State copyright reserved.

Insert Plan Number
SP296376

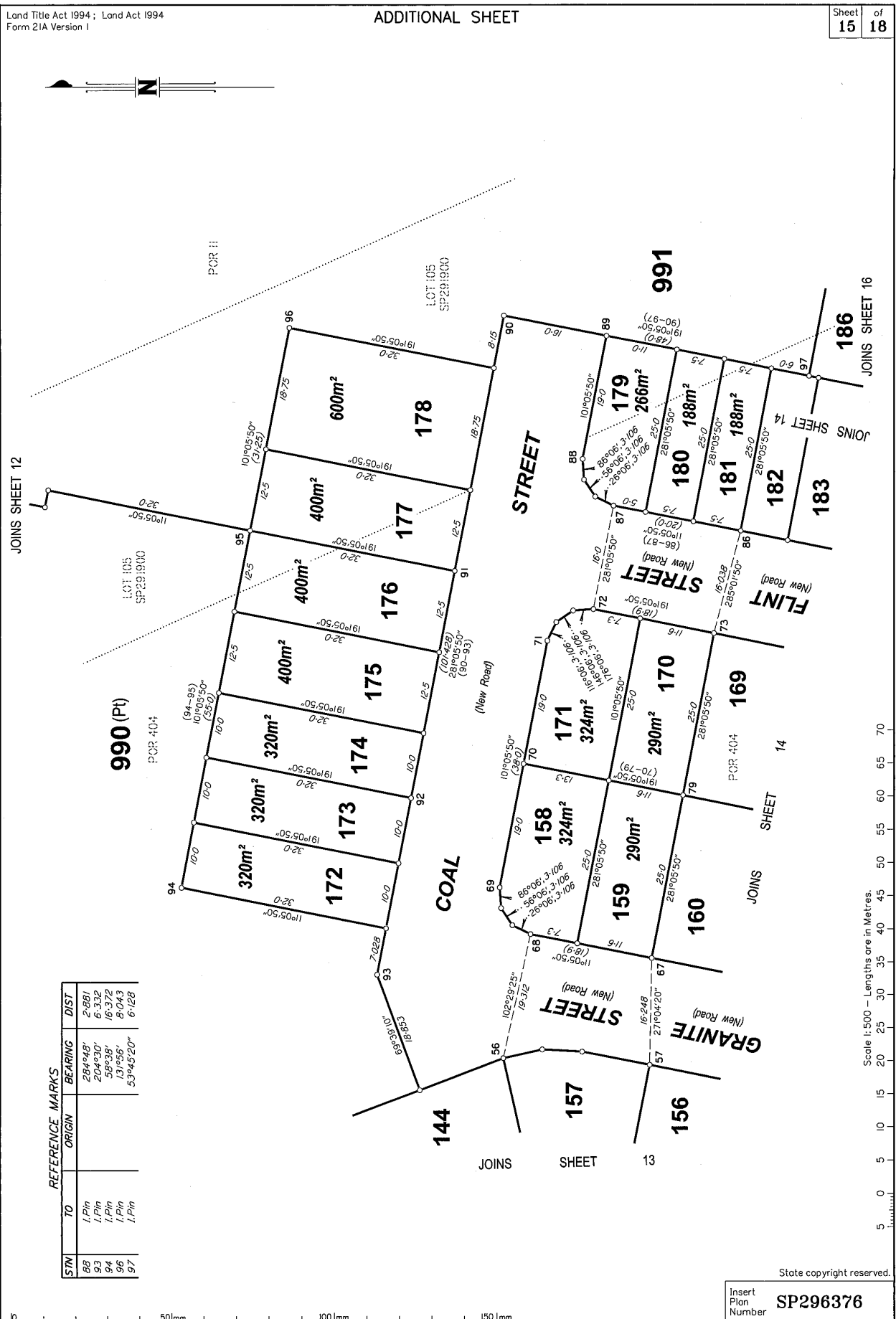
STN	TO	ORIGIN	BEARING	DIST
45	1.Pln		173°06'40"	5.713
77	1.Pln		22°46'40"	20.475
83	1.Pln		181°47'	4.233
97	1.Pln		53°45'20"	6.128

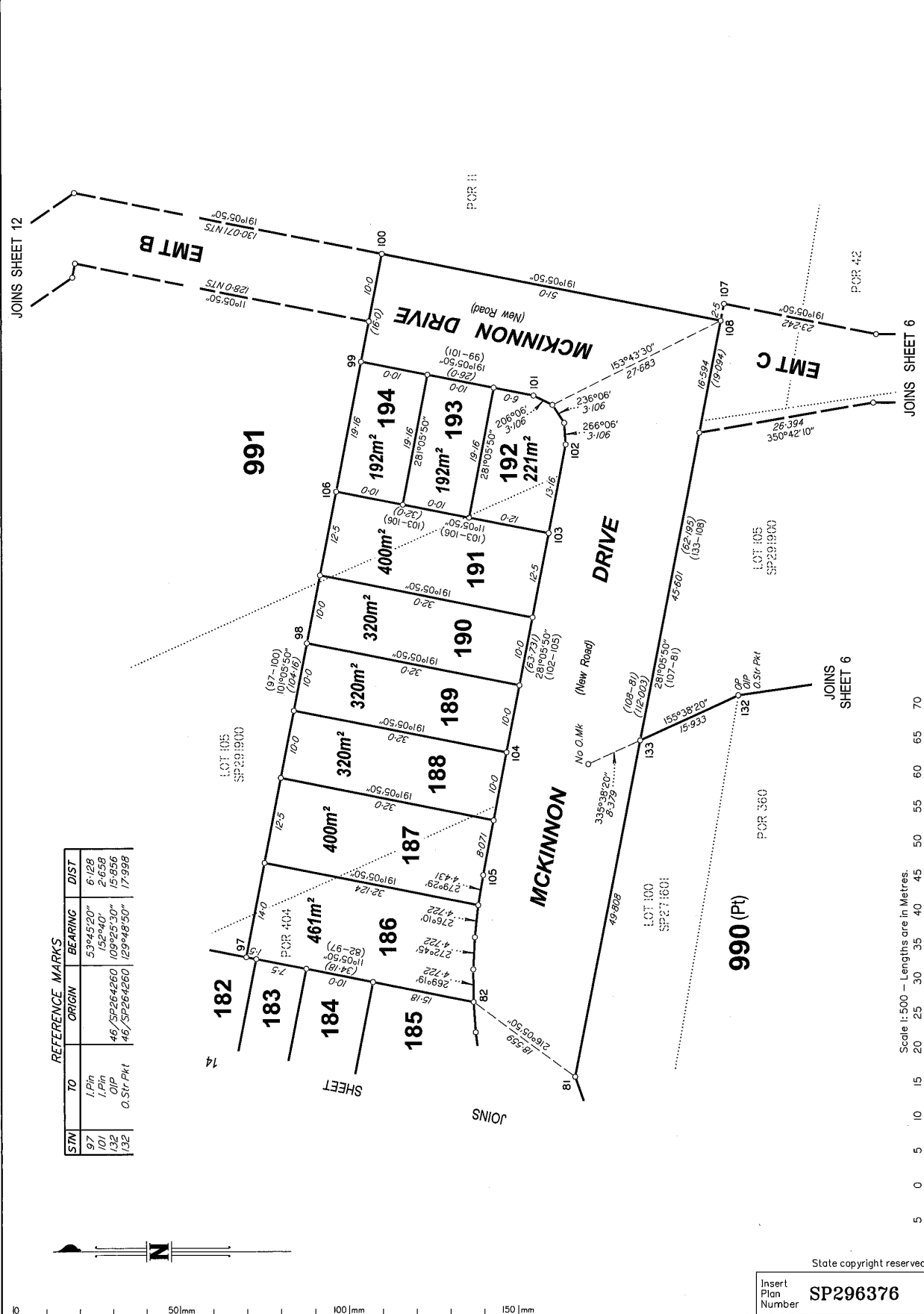


Scale 1:500 - Lengths are in Metres.

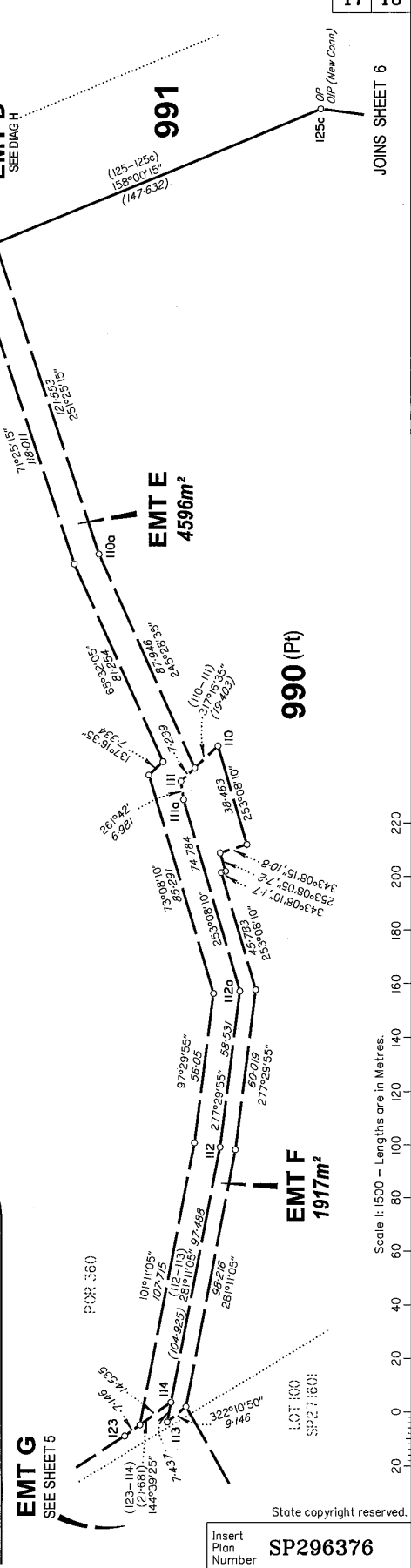
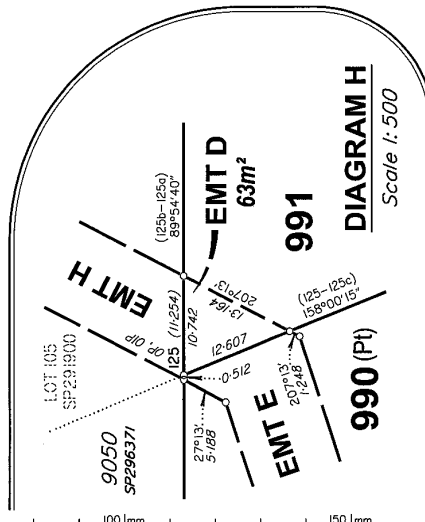


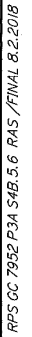
RPS GC 7952 P3A S4B.5.6 RAS /FINAL 8.2.2018





ISTN	TO	ORIGIN	BEARING	DIST
1100	1.PIn		80°32'30"	32.504
1101	1.PIn		55°54'	39.464
1110	1.PIn		26°03'11"	39.292
1120	1.PIn		25°03'750"	29.33
113	1.PIn		23°28'18.30"	19.25
1125	0IP	49./SP2063371	214°11'	2.181
1126	0IP	50./SP2263371	207°56'	1.887
12056	0IP	48./SP2963371	92°56.30"	60.559
12056	0IP	48./SP2963371	123°352'	13.025
12056	0IP	48./SP264260	127°49'10"	50.833
12056	0IP	10./SP2264260	32°1921'	18.927
128	1.PIn	47./SP264260	284°927'	18.156
128	1.PIn		281°00'45"	57.64
128	1.PIn		256°335'	3.453
129	1.PIn		63°345'	0.17







Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

InfoTrack
PO Box 10314 Adelaide St Brisbane QLD 4001
Brisbane QLD 4001

Transaction ID: 51030948 EMR Site Id: 187764 01 August 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 180 Plan: SP296376
11 FLINT ST
YARRABILBA

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

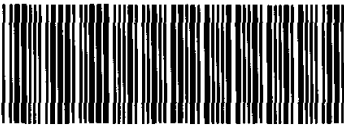
QUEENSLAND LAND REGISTRY

Land Title Act 1994, Land Act 1994 and Water Act 2000

GENERAL REQUEST

FORM 14 Version 4

Page 1 of _



713105655

Duty Imprint

NO FEE

09/03/2010 15:33

IH VMN

Privacy Statement

Collection of this information is authorised by the Land Title Act 1994, the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in NR&W see the department's website

1. Nature of request

Vegetation Management Notice under the "Vegetation Management Act 1999"

Lodger (Name, address & phone number)

Lodger Code

Environment & Resource Management 150
C/- Vegetation Management
PO Box 864
Ipswich Qld 4305

2. Lot on Plan Description

County

Parish

Title Reference

LOT 2 RP 138537

WARD

MOFFATT

15088080

LOT 3 RP27551

WARD

MOFFATT

11309030

LOT 361 SURVEY PLAN 101422

WARD

MOFFATT

50213107

3. Registered Proprietor/State Lessee

HANCOCK RESOURCES PTY LTD A.C.N. 009 657 783

4. Interest

FEE SIMPLE

5. Applicant

Department of Environment and Resource Management, Ipswich

6. Request

I hereby request that: the Registrar of Titles note on the above mentioned Title/s an Administrative Advice that Property map of assessable vegetation No 2009/007812 has been made pursuant to Section 70B of the "Vegetation Management Act 1999"

7. Execution by applicant

Execution Date

9.3.10

Applicant's or Solicitor's Signature

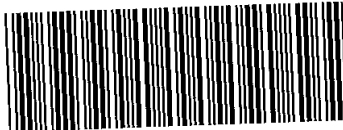
Spiteri
CRYSTAL SPITERI

Delegate for the Director General, Dept Environment and Resource Management

Note: A Solicitor is required to print full name if signing on behalf of the Applicant

QUEENSLAND TITLES REGISTRY

HIGH-DENSITY DEVELOPMENT EASEMENT

FORM 39 Version 1
Page 1 of 3

718692250

\$181.00
13/04/2018 14:42

BE 631

Client No: 1 0 0 6 6 1 1 Duties Act 2001
 Transaction No: 515 - 659 - 324
 Duty Paid \$ 0.00 ☐ Exempt
 UTI \$ 0.00 Section 30 Applied
 Date: 13/4/18 Signed: [Signature]

1. Registered Owners

Lendlease Communities (Yarrabilba) Pty Limited
ACN 103 578 436Lendlease Communities (Yarrabilba) Pty Limited
ACN 103 578 436

Lodger (Name, address, email & phone number)

MINTER ELLISON
Waterfront Place
1 Eagle Street, BRISBANE
John.Letizia@minterellison.com
(07) 3119 6594 JYL 1191456Lodger
Code
(if any)
021A

2. Lot on Plan Descriptions of Affected Land

Lot 180 on SP296376

Lot 181 on SP296376

Title Reference

To issue from 51119624, 51124136

To issue from 51119624, 51124136

3. Consideration

\$1.00

4. Purpose/s of High-density Development Easement

- Support (section 95 Land Title Act 1994)
- Shelter (section 96 Land Title Act 1994)
- Projections (section 96A Land Title Act 1994)
- Maintenance of building close to boundary (section 96B Land Title Act 1994)
- Roof water drainage (section 96C Land Title Act 1994)

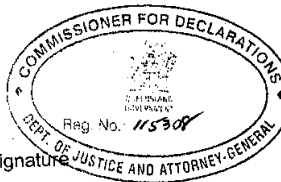
Note: rule through if purpose is not applicable

5. Grant/Execution

The registered owners identified in item 1 reciprocally grant the High-density Development Easement over the land identified in item 2, for the purpose/s stated in item 4, and covenant with each other in terms of Division 4AA of the Land Title Act 1994.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

Lendlease Communities (Yarrabilba) Pty Ltd
ACN 103 578 436 by its duly constituted
attorney, Rob Moore who is employed by a
Lendlease company and holds the job title of
Regional Development Manager, under Power
of Attorney No. 717717990, who declares that
he has received no revocation of it



[Signature] signature
Kathryn Mary Stevens full name
Commissioner for Declarations qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1
of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

signature
full name
qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1
of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

12/5/18
Execution Date

[Signature]
Registered Owner's Signature

1 /
Execution Date

See Enlarged Panel
Registered Owner's Signature

ME_145538484_1

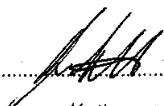
Title Reference To issue from 51119624, 51124136

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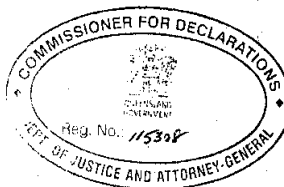

..... signature
Kathryn Mary Stevens full name
Commissioner for Declarations qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1
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12/5/18
Execution Date


.....
Registered Owner's Signature



SCHEDULE

Title Reference To issue from 51119624, 51124136

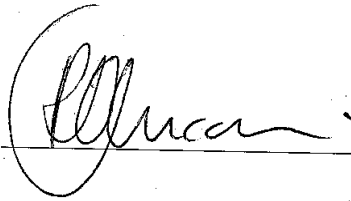
I, Rob Moore of c/- Level 3, Kings Gate, 2 King Street BOWEN HILLS in the State of Queensland, do solemnly and sincerely declare as follows:

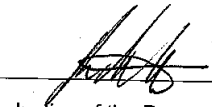
1. By Power of Attorney No. 717717990 dated 1 December 2016 ('Power of Attorney'), Lendlease Communities (Yarrabilba) Pty Limited ACN 103 578 436 ('Principal') appointed any director or secretary of the Principal, any person employed by a Lendlease company and holding the job title of General Manager, State Finance Manager, Regional Development Manager, Senior Development Manager, Development Manager, Project Specific Finance Manager, State Marketing Manager, Business Development Manager, State General Manager and any Partner of MinterEllison as its attorney to do all things referred to in the Power of Attorney.
2. I am employed by a Lendlease company and hold the job title of Regional Development Manager.
3. I am personally aware of the current description of the 'Property' as defined in the Power of Attorney.
4. Lots 180 and 181 on SP296376 are owned by the Principal and are located at the development known as 'Yarrabilba'.
5. Lots 180 and 181 on SP296376 are therefore part of the 'Property' as defined in the Power of Attorney.

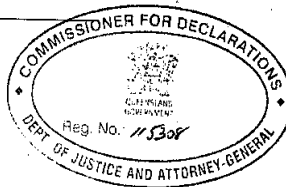
SIGNED AND DECLARED by the above named)

Declarant at BOWEN HILLS)

the 12th day of March 2018)




Justice of the Peace, C Dec, Solicitor
Kathryn Mary Stevens
Commissioner for Declarations



QUEENSLAND TITLES REGISTRY

HIGH-DENSITY DEVELOPMENT EASEMENT

FORM 39 Version 1

Page 1 of 3



718692246

\$181.00

13/04/2018 14:41

BE 631

Department's website.

Client No: 1 0 0 6 6 1 1 *Duty Imprint* *Duties Act 2001*
 Transaction No: 515-659-282
 Duty Paid \$ 0.00 ☐ Exempt
 UTI \$ 0.00 *Section 30 Applied*
 Date: 13/4/18 Signed: *[Signature]*

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 John.Letizia@minterellison.com
 (07) 3119 6594 JYL 1191456

Lodger

Code
 (if any)
 021A

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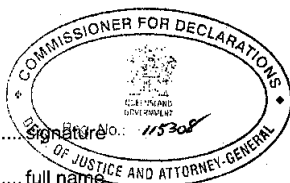
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 ACN 103 578 436 by its duly constituted
 attorney, Rob Moore who is employed by a
 Lendlease company and holds the job title of
 Regional Development Manager, under Power
 of Attorney No. 717717990, who declares that
 he has received no revocation of it



[Signature]
 Kathryn Mary Stevens

Commissioner for Declarations

full name
 qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1
 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

signature

full name

qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1
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Execution Date

12/3/18

[Signature]
 Registered Owner's Signature

Execution Date

See Enlarged Panel

Registered Owner's Signature

ME_145538367_1

Title Reference To issue from 51119624, 51124136

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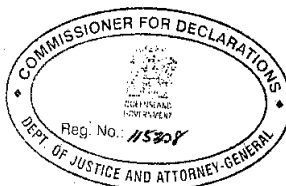
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.....signature
Kathryn Mary Stevens..... full name
Commissioner for Declarations
.....qualification
Witnessing Officer

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12/3/18
Execution Date

.....
Registered Owner's Signature



SCHEDULE

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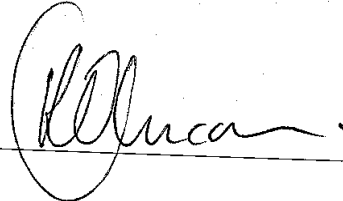
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Declarant at BOWEN HILLS)

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Justice of the Peace, C Dec, Solicitor

Kathryn Mary Stevens
Commissioner for Declarations

