



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 Little Lachie Group Pty Ltd ACN 677 460 347

Property address 5 Woodrose Street, Kingston
(referred to as the “property” in this statement)

Lot on plan description 261/RP109758

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 <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 ☐ 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:

» the start and end day of the term of the lease:

» the amount of rent and bond payable:

» whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ Yes

Unregistered oral agreement (if applicable)

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

Statutory encumbrances

There are statutory encumbrances that affect the property. ☒ Yes ☐ No

If Yes, the details of any statutory encumbrances are as follows:

Logan City Council Sewerage Pipe along rear of property (see plan attached)
Telstra Telecommunications Infrastructure (see plan attached)

Residential tenancy or rooming accommodation agreement

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☐ Yes ☒ No

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? (*Insert date of the most recent rent increase for the premises or rooms*)

Note—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

WARNING TO BUYER – You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

Zoning

The zoning of the property is (*Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable*):

Low Density Residential - Suburban

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: \$572.43 Date Range: 01/04/2025 – 30/06/2025

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: \$266.36 Date Range: 01/04/2025 – 30/06/2025

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: 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.	☐ Yes	
Body Corporate Certificate	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. 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:


Signature of seller

Little Lachie Group Pty Ltd ACN 677 460 347

Name of seller

6/11/2025

Date

Signature of seller

Name of seller

Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	13851149	Search Date:	06/11/2025 14:21
Date Title Created:	08/02/1966	Request No:	54000252
Previous Title:	13784051		

ESTATE AND LAND

Estate in Fee Simple

LOT 261 REGISTERED PLAN 109758
Local Government: LOGAN

REGISTERED OWNER

Dealing No: 724136956 19/06/2025

LITTLE LACHIE GROUP PTY LTD A.C.N. 677 460 347

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10418021 (POR 227A)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

M.F.

This plan MUST NOT BE FOLDED but may be rolled.

109758
892601

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

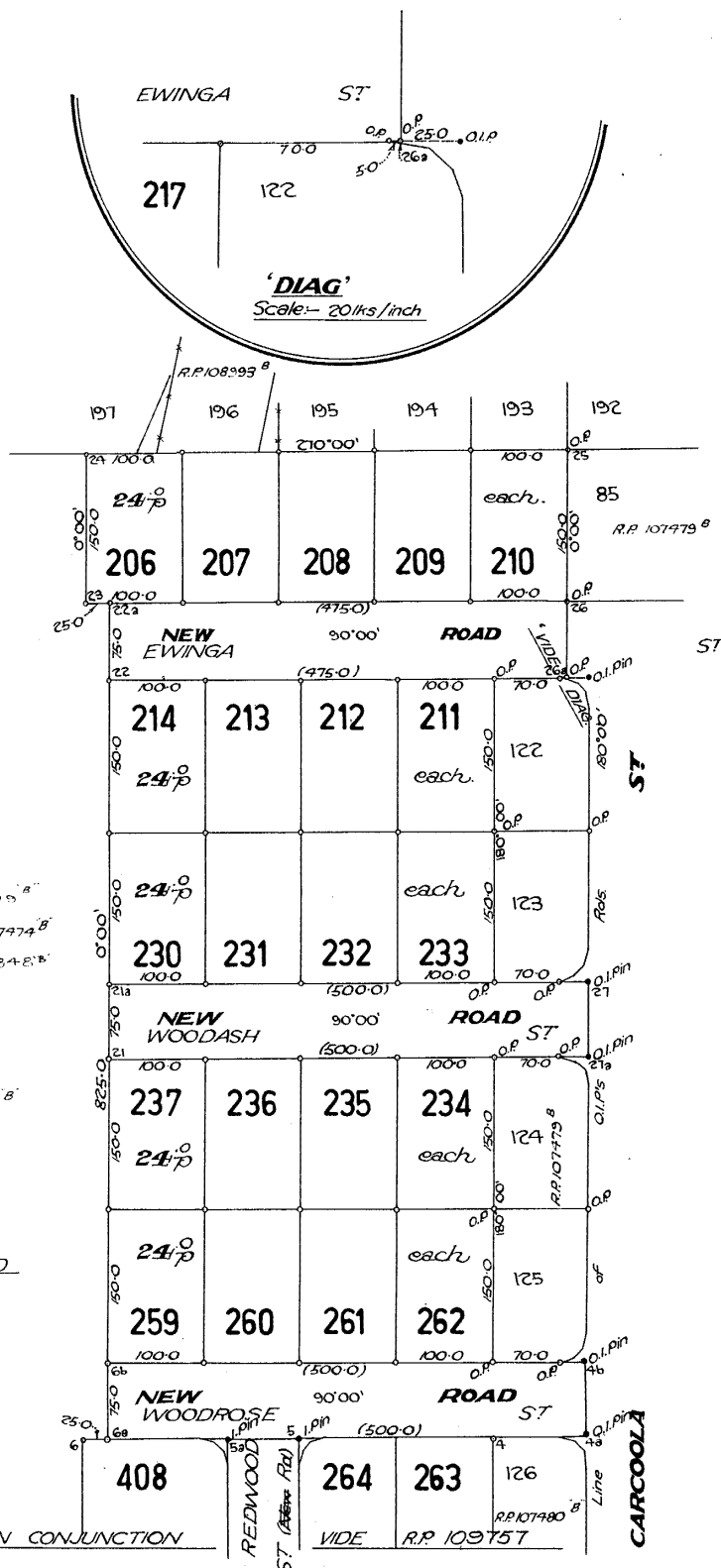
109758

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

109758

Stn	Bearing	Dist.
5	At Corner	
5a	At Corner	

Line	Bearing	Dist.
26-26a	180°00'	75.0
27-27a	"	"
4a-4b	"	"
5-5a	270°00'	"



AREA OF NEW ROAD
1 . 0 . 17⁰/_p

Lots 206-214, 220-227, 259-262

Cancelling: (Part of) Lot 1 on R.P. 107474

Orig. Grant 46241

Surveyed by RAY LAMONT

10/2/1965

CROWN COPYRIGHT RESERVED
REGISTRAR OF TITLES, QUEENSLAND

Orig. Portion 227A

Town of

Parish of Yeerongpilly

REGISTERED

SCALE 1 chains to an inch

FIELD NOTES 109757

CSP

109758

CSP

PROPERTY REPORT

 PRINT

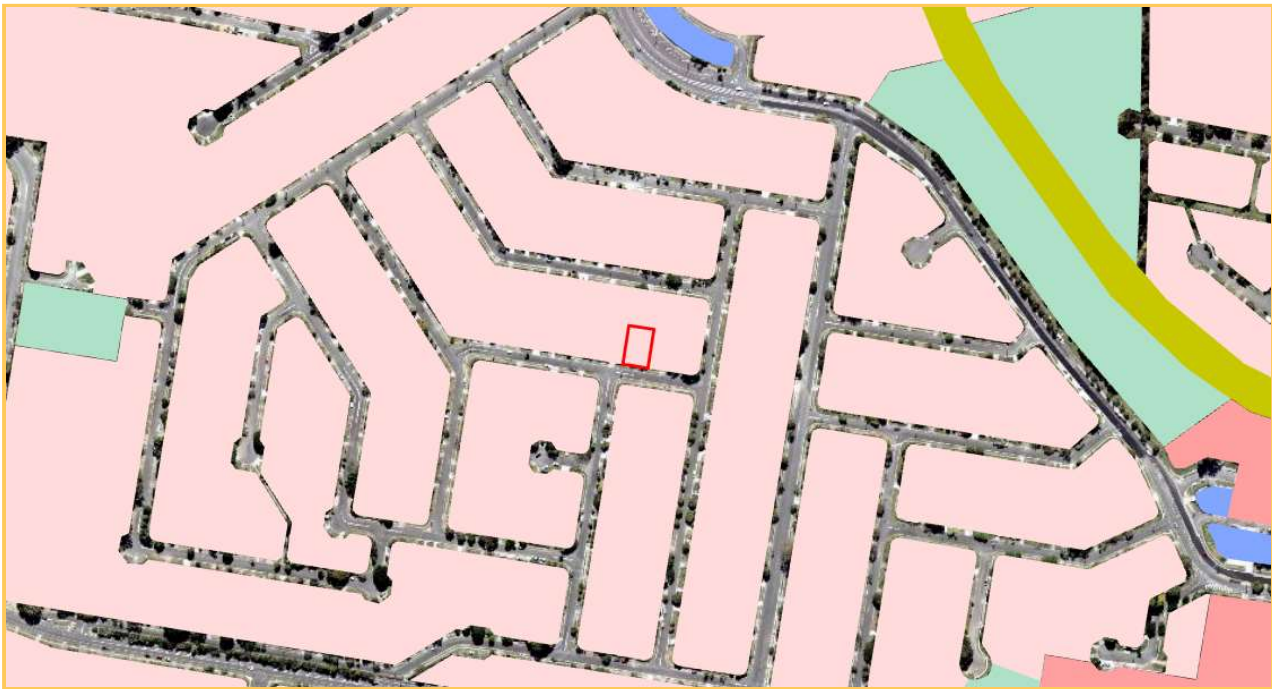
Property Details

Address:	5 Woodrose Street KINGSTON QLD 4114
Lot/Plan:	Lot 261 RP 109758
Property Key:	196947
Property Size:	607 m ² (survey plan area)
Covenants and Easements:	Please view the survey plan to check if a covenant (CV) or easement (EA) applies to this property. Covenants and easements are rights or interests that may restrict usage of the land.
Division:	2 Mayor and Councillors

Planning Scheme Details

Planning Scheme:	Logan Planning Scheme 2015 V9.2 with TLPI 1/2024
Zone and Precinct:	Low Density Residential - Suburban

Local Plan:	N/A
Local Plan Precinct:	N/A



LEGEND

 Centre	 Community facilities	 Emerging community
 Environmental management and conservation	 Low density residential	 Low impact industry
 Low-medium density residential	 Medium density residential	 Medium impact industry
 Mixed use	 Priority development area	 Recreation and open space
 Rural	 Rural residential	 Special purpose
 Specialised centre		

Overlays

Overlays mark areas where extra rules apply for land use and development due to natural hazards, like bushfire or flooding, or where we need to protect values like our biodiversity, heritage and waterways. They also help us manage health, safety and assets in areas near infrastructure like powerlines, transport corridors and water pipelines. To learn more please see Part 5 and Part 8 of Logan's Planning Scheme.

Refer to the [map legend](#) to understand the symbology on the overlay maps.

OM - 10.00 - Residential overlay



Please note: the extent of the property impacted by overlays may be impacted by cadastral changes (for property, road and watercourse boundaries). These changes occur more frequently than planning scheme mapping amendments needed to re-align the overlays. For further advice please contact Council.

Flood risk: whether or not flood risk is identified in the overlays list above, please refer to the Flood Report to check the latest available information from recently completed flood studies about the flood risk on this property.

Can I Subdivide?

Property size:	607 m ²
	Survey plan area
Minimum size for new lots:	400 m ²
	In Low Density Residential - Suburban
Subdivision potential:	Probably not

Local Government Infrastructure Plan (LGIP)

Please note: The LGIP represents Council's intentions for the provision of trunk infrastructure, based on assumptions about changing population, employment and development (i.e. the increasing type, scale and location of demand for this infrastructure). This information is subject to change and should not be relied upon to indicate the exact location and nature of future (proposed) infrastructure. For further information please refer to Part 4 of Logan's planning scheme or contact Council.

Please note: This report does not form part of Logan's planning scheme. While all reasonable care has been taken in producing this information, Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with, any loss of damage suffered as a result of any inaccuracies, errors or omissions, or your reliance on this information.



Please read Duty of Care prior to any excavating

Generated On 21/10/2025 10:31:53

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D.

Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.

Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.

Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.

A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

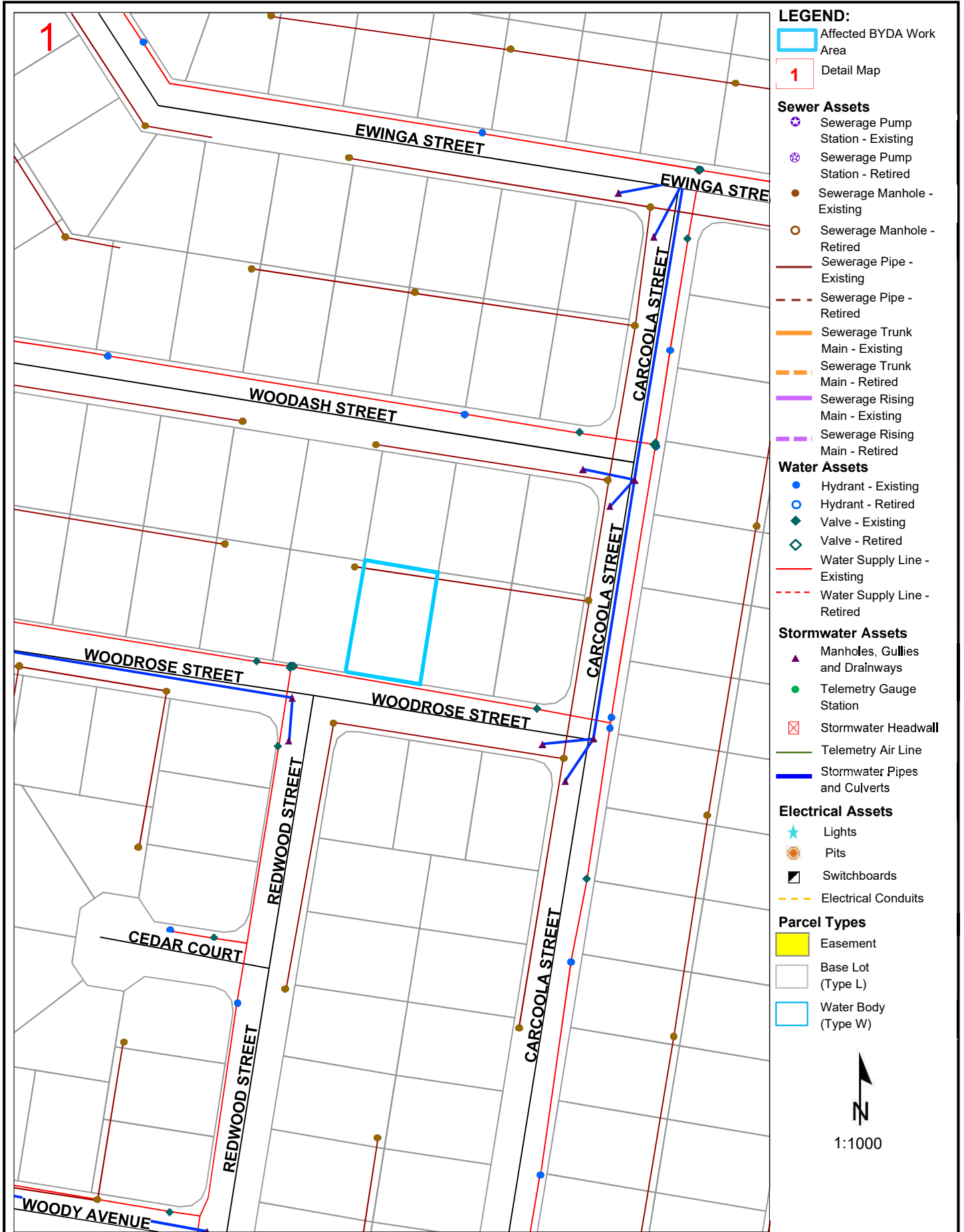
Page 1 of 2



Map 1

Sequence No: 262919165

5 Woodrose St Kingston



Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".



Domestic Smoke Alarm/RCD Compliance

Name & Address

Nicola Saussey
7 Peckham Crt
Pacific Pines, QLD 4211

Unique ID

117047

license Number

Inspection Address

5 Woodrose St, Kingston QLD 4114

Building Class

Class 1a

Inspection Date

10/10/2025

Inspected By

Glenn



On the Inspection Date and at the Inspection Address the smoke alarms **Met the Current Requirements**



On the Inspection Date and at the Inspection Address the smoke alarms **Met the New Requirements**

SMOKE ALARMS

At this inspection, the following alarms were present or installed.

Smoke	Smoke 1	Smoke 2	Smoke 3	Smoke 4	Smoke 5
Voltage/Type	9VDC, Photoelectric, Interconnected	9VDC, Photoelectric, Interconnected	9VDC, Photoelectric, Interconnected	9VDC, Photoelectric, Interconnected	9VDC, Photoelectric, Interconnected
Location	Hallway	Upstairs	Upstairs	Upstairs	
Room/Level	Upstairs	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 5
Expires	10/10/2025	10/10/2025	10/10/2025	10/10/2035	10/10/2035



Domestic Smoke Alarm/RCD Compliance

Name & Address

Nicola Saussey
7 Peckham Crt
Pacific Pines, QLD 4211

Unique ID

117047

license Number

Inspection Address

5 Woodrose St, Kingston QLD 4114

Building Class

Class 1a

Inspection Date

10/10/2025

Inspected By

Glenn



On the Inspection Date and at the Inspection Address the RCD'S **Met the Current Requirements**



On the Inspection Date and at the Inspection Address the RCD'S **Met the New Requirements**

RCD'S

At this inspection, the following RCD'S were present or installed

RCD	RCD 1	RCD 2	RCD 3	RCD 4	RCD 5
Brand	Hag	Hag	Hag	Hag	Hag
Current Rating	10A	20A	32A	20a	20A
Meets A/S3000	Yes	Yes	Yes	Yes	Yes
Passed RCD Test	Yes	Yes	Yes	Yes	Yes