

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 <u>before you sign</u> 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 Ian Robert Solomon and Robyn Leanne Bull Seller 36 Dunes Crescent, North Lakes, QLD, 4509 Property address (referred to as the "property" in this statement) Lot 17 on Survey Plan 228889 Lot on plan description Is the property part of a community titles scheme or a BUGTA scheme: Community titles scheme ☐ Yes \bowtie No or BUGTA scheme: If Yes. refer to Part 6 of this statement If **No**, please disregard Part 6 of this statement for additional information 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</i> 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	There are encumbrances not registered on the title that will continue						
encumbrances (excluding statutory encumbrances)	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:						
	» 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.						
	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:						
	Statutory encumbrance accommodating sewerage main passing through the property very near the front boundary, vested in Unitywater, as depicted in the attached plan obtained from Before You Dig.						
Residential	The property has been subject to a residential tenancy agreement or a Yes XNo						
tenancy or rooming accommodation	rooming accommodation agreement under the Residential Tenancies and Rooming Accommodation Act 2008 during the last 12 months.						
agreement	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 <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):						
	Special development (under the Mango Hill Infrastructure Develop 14)	oment Control F	Plan no.				
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 se	ller.				
•	re has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A particular process to establish plans or options that will physically affect the	•	a resolution				
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</i> 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 <i>Environmental Protection Act</i> 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 <i>Neighbourhood</i>						
	Disputes (Dividing Fences and Trees) Act 2011 affecting the property. If Yes, a copy of the order or application must be given by the seller.	☐ Yes	⊠ No				
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 and within a natural hazard overlay can be obtained from the relevant loc should make your own enquires. Flood information for the property material portal or the Australian Flood Risk Information	cal government a ay also be availa	and you				
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrict the land that may apply can be obtained from the relevant State gove		•				

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	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ Yes	⊠ No			
builder permit	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 <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			
	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 Certificate is available on the Building Energy Efficiency Register.	Building Energy I	Efficiency			
Asbestos	The seller does not warrant whether asbestos is present within build the property. Buildings or improvements built before 1990 may contact containing materials (ACM) may have been used up until the early 2000 become dangerous when damaged, disturbed, or deteriorating. Information is available at the Queensland Government Asbestos Website (asbest common locations of asbestos and other practical guidance for home	ain asbestos. Ask Os. Asbestos or A rmation about as tos.qld.gov.au) in	estos CM may bestos			

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:	\$548.06	Date Range:	01 April 2025 - 30 June 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.						

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:	\$386.44	Date Range	06 June 2025 - 29 August 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		

^{*}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*.

^{*} 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)						
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.						
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body</i> Corporate and Community Management Act 1997, 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.						
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate</i> and <i>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)						
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building</i> Yes No <i>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 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 app body corporate and other by-laws that regulate your use of the property and common							

Tan Solomon	Robyn Bull			
Signature of seller	Signature of seller			
lan Robert Solomon	Robyn Leanne Bull			
Name of seller	Name of seller			
09/30/2025	09/30/2025			
Date	Date			
, , ,	buyer acknowledges receipt of this disclosure statement before entering into			
	·			
By signing this disclosure statement the a contract with the seller for the sale o	of the lot.			
By signing this disclosure statement the a contract with the seller for the sale o	•			
By signing this disclosure statement the	of the lot.			

CURRENT TITLE SEARCH QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53381208

Search Date: 16/09/2025 14:55 Title Reference: 50794402

Date Created: 10/12/2009

Previous Title: 50792428

REGISTERED OWNER

Dealing No: 723115176 08/03/2024

ROBYN LEANNE BULL

IAN ROBERT SOLOMON JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 17 SURVEY PLAN 228889

Local Government: MORETON BAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10849007 (POR 1V)

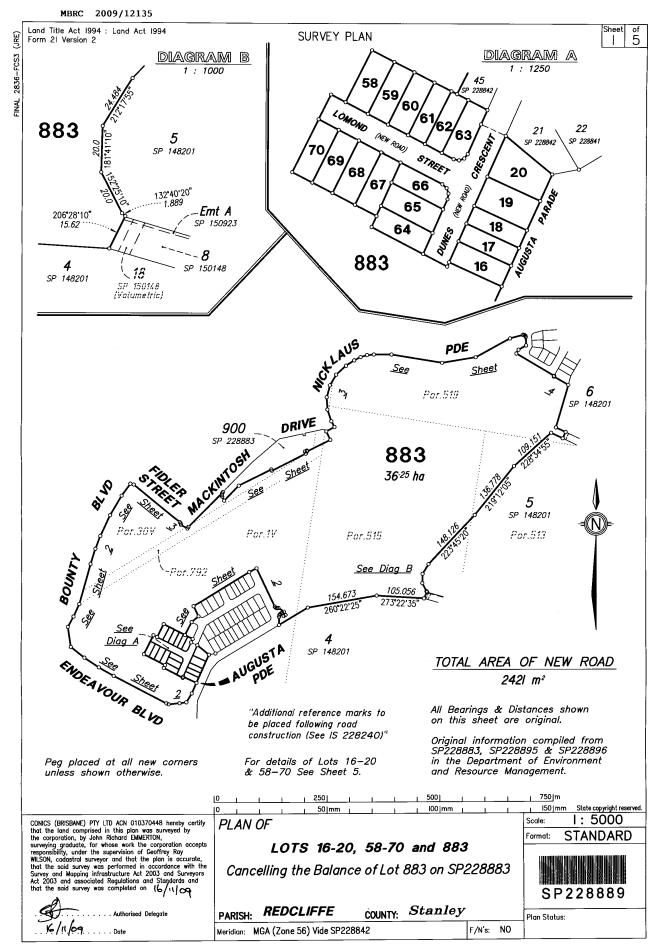
2. MORTGAGE No 723115177 08/03/2024 at 16:14 CREDIT UNION AUSTRALIA LTD A.C.N. 087 650 959

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



74.004.0075	Info		Pla	ns may be ot be place	ed in the outer m		
712919875 \$1652.90 8H 400 NT	Registered			SHAN apo BRIS	5. Lodged by SHAND TAY IOR LAWYERS ADO BOX 2486 BRISBANE OLD 4000 REF: AKS 291869		
				(Include ac	ddress, phone number, and Lodg	ger Code)	
1. Certificate of Registered Owners or Lessees.		6. I	Existing		Create	d	
+/we STOCKLAND NORTH LAKES PTY LTD		Title Reference	Lot	Plan	Lots	Emts	
(Names in full) *as Registered Owners of this land agree to this plan and dedicate Land as shown thereon in accordance with Section 50 of the Land *ac Lessees of this infla agree to this plan. Signature of *Registered Owners *Lessees- Stockland North Lakes Pty Ltd ACN 668 244 762 by its Altomey Puter John Lightbody under Power of Attorney No. 711408280	the Public Use	50 192428	883	SP228883	16-20 , 58-70 & 883		
* Rule out whichever is inapplicable							
2. Local Government Certificate. * Moreton Bay Regional Council hereby approves this plan in accordance with the: % Integrated Planning Act 1997							
		Pors 1V, 30V, 515, 519 & 7		883	12. Building Format	Plans only.	
		Por 1V		16-20 & 58-7	AS IGI GS IC IS PI GCLIC		
		Orig		Lots	of the building shown of onto adjoining lots or re	oad,	
		7. Portion Alle	cation	:	* Part of the building s encroaches onto adjoining	hown on this p	
Dated thisfourthday of December	2009	8. Map Refere	nce : 543 –	43343	Cadastral Surveyor/Direc		
day of December		L	-	10070	delete words not required		

Kim Maree Calio, Delegated Officer % Insert Integrated Planning Act 1997 or Local Government (Planning & Environment) Act 1990 * Insert the name of the Local Government # Insert designation of signatory or delegation 3. Plans with Community Management Statement: 4. References : CMS Number : Local Govt : 2009/12135 Name : Surveyor: 2836-FCS3

tical to determine, no part on this plan encroaches road,
shown on this plan
ning * lots and road rector * Date 9. Locality: 13. Lodgement Fees: NORTH LAKES Survey Deposit Lodgement 10. Local Government : New Titles MORETON BAY REGIONAL COUNCIL Photocopy 11. Passed & Endorsed: Postage By ... CONICS BRISBANE Pty Ltd TOTAL Date: 21(2(5) Signed |4. Insert | Plan |Number SP228889 Designation : Cadastral Surveyor

accepted.

BEIGGA

New Road

MBRC 2009/12135 Sheet 5 of 5 Land Title Act 1994 : Land Act 1994 Form 21A Version I ADDITIONAL SHEET FINAL 2836-FCS3 Conn) MARKS **22** SP 228841 PERMANENT 30 PAPA **21** SP 228842 <u>u</u> AUGUSTA 645 Ĕ 260 CAESCENT 20 Ĕ (New Conn) (New Conn) Ĕ 10 (OVOY MIN) **45** SP 228842 See Sheet 2 Z Jasiljs 16 160°41' 3.159 63 3 \$10.87 E5.405 5.084 (8-71) 5.084 (8-71) SANNO 62 12/2 48/2 99 65 STREET 6 64 Ě 9 ď ш Const. Mary 59 **29** Щ 68 REMARKS 58 onono, Ш 448 69 MARKS DIST 400 883 See Sheet BRG (8/-11) REFERENCE t all new cotherwise. Peg placed at unless shown a 5 STN State copyright reserved. Insert Plan Number SP228889 90 m

100 mm



Department of Transport and Main Roads **Property Search - Advice to Applicant**

Property Search reference 949826 Date: 16/09/2025

Search Request reference: 173276928

Applicant details

Applicant: Hayley Bender

hayley.bender@bytherules.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 17 on Plan SP228889 at 36 Dunes Cr, North Lakes Qld 4509 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

- 1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
- 2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
- 3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality. < https://planning.dsdmip.qld.gov.au/maps/sara-da>
- 4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
 https://planning.dsdmip.qld.gov.au/maps/spp>

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.



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 PTY LTD PO Box 10314, Adelaide Street Brisbane QLD 4001

Transaction ID: 51055728 EMR Site Id: 16 September 2025

Cheque Number: Client Reference:

This response relates to a search request received for the site:

Lot: 17 Plan: SP228889

36 DUNES CR NORTH LAKES

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