



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 Elaine Elizabeth Kratzmann and Nathan James Kratzmann

Property address 32 Ferguson Crescent, West Gladstone QLD 4680

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

Lot on plan description Lot 62 on RP 883983

Community titles scheme or BUGTA scheme:

Is the property part of a community titles scheme or a BUGTA scheme:

Yes

No

*If **Yes**, refer to Part 6 of this statement for additional information*

*If **No**, please disregard Part 6 of this statement as it does not need to be completed*

Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property. **Yes**

A copy of the plan of survey registered for the property. **Yes**

<p>Registered encumbrances</p>	<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>
<p>Unregistered encumbrances (excluding statutory encumbrances)</p>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</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: <input type="text"/> » the amount of rent and bond payable: <input type="text"/> » whether the lease has an option to renew: <input type="text"/> <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> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<p>Statutory encumbrances</p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <p>Refer to Annexure "A"</p>
<p>Residential tenancy or rooming accommodation agreement</p>	<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> <input type="text"/></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	<p>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>):</p> <p>Low Density Residential</p>		
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 style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>		
<p>* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i>. A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.</p>			
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 style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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 style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	OR 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. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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 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.

<p>Body Corporate and Community Management Act 1997</p>	<p>The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i></p>	<p><input type="checkbox"/> Yes</p>	<p><input checked="" type="checkbox"/> No</p>
<p>Community Management Statement</p>	<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.</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>	<p><input type="checkbox"/> Yes</p>	
<p>Body Corporate Certificate</p>	<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.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</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. 	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> Yes</p>	<p><input checked="" type="checkbox"/> No</p>
<p>Statutory Warranties</p>	<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>		
<p>Building Units and Group Titles Act 1980</p>	<p>The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i></p>	<p><input type="checkbox"/> Yes</p>	<p><input checked="" type="checkbox"/> No</p>
<p>Body Corporate Certificate</p>	<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.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</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>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> Yes</p>	<p><input checked="" type="checkbox"/> No</p>

Signatures – SELLER

Signed by:

6484D117D0C8480...
Signature of seller

Signed by:

2EAE54D9339045C...
Signature of seller

Elaine Elizabeth Kratzmann
Name of seller

Nathan James Kratzmann
Name of seller

07 May 2026
Date

07 May 2026
Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Annexure "A"

Form 2 Seller Disclosure Statement for 32 Ferguson Crescent, West Gladstone QLD 4680

Statutory encumbrances	<i>Details of any statutory encumbrances are as follows:</i>
	<p>The property is affected by a statutory encumbrance in favour of NBN Co Ltd (NBN) to install, access, operate, maintain and replace telecommunications infrastructure. Refer to the attached plan which shows that telecommunications infrastructure is present on or in the vicinity of the property.</p> <p>The property is affected by a statutory encumbrance in favour of Telstra Corporation Ltd (Telstra) to install, access, operate, maintain and replace telecommunications infrastructure. Refer to the attached plan which shows that telecommunications infrastructure is present on or in the vicinity of the property.</p> <p>The property is affected by a statutory encumbrance in favour of Gladstone Regional Council to install, access, operate, maintain and replace water or sewerage infrastructure. Refer to the attached plan which shows that water and/or sewerage infrastructure is present on or in the vicinity of the property.</p>



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50073592	Search Date:	05/05/2026 15:12
Date Title Created:	01/06/1995	Request No:	56013431
Previous Title:	30545169		

ESTATE AND LAND

Estate in Fee Simple

LOT 62 REGISTERED PLAN 883983
Local Government: GLADSTONE

REGISTERED OWNER

Dealing No: 722566277 26/06/2023

NATHAN JAMES KRATZMANN
ELAINE ELIZABETH KRATZMANN

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by
Deed of Grant No. 10226021 (SUBN POR 87)
- EASEMENT IN GROSS No 601738414 (C409487) 06/01/1981
BURDENING THE LAND
TO COUNCIL OF THE CITY OF GLADSTONE
OVER EASEMENT A ON RP14593
- MORTGAGE No 722639503 26/07/2023 at 16:04
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 **

LAND TITLE ACT 1994

SURVEY PLAN

FORM 21 VERSION 1

883983

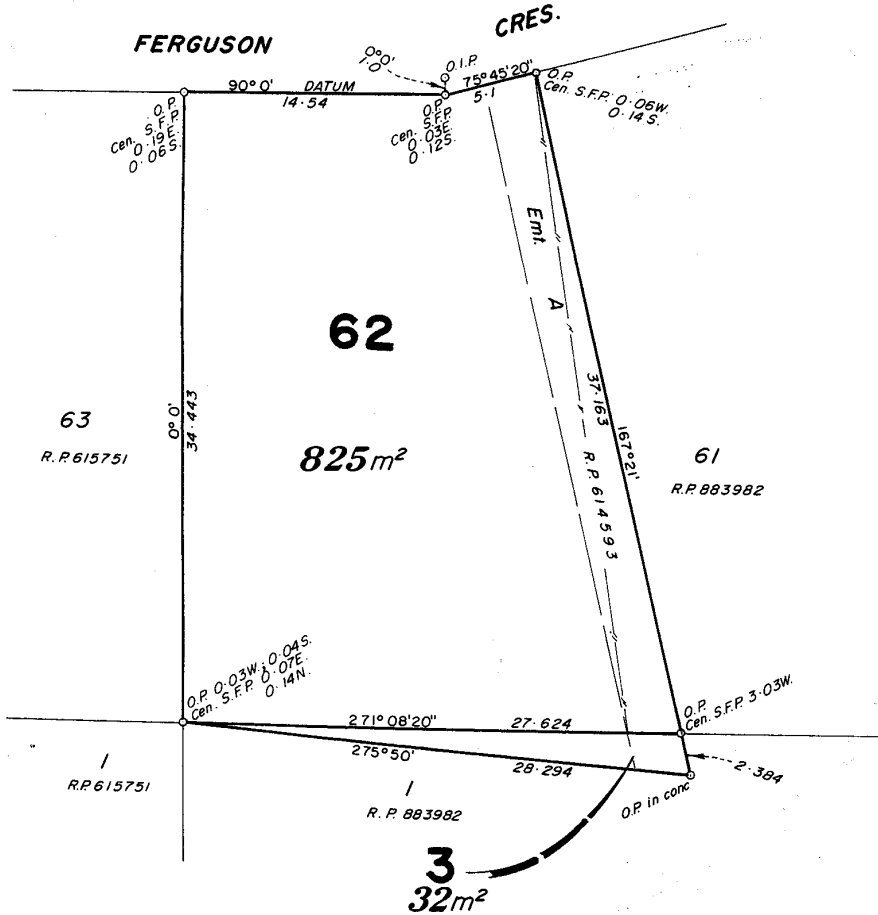
PLAN MUST BE DRAWN WITHIN BLACK LINES

883983

883983

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

883983



I, Alan Scott MACLEAN
 hereby certify that I have surveyed
 the land comprised in this plan by
 Wayne John HALLS, Surveying Graduate
 for whose work I accept responsibility
 and 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 14.12.1994

Alan Scott Maclean
 Director &
 Licensed Surveyor
 Date 16/1/95

PLAN OF
LOTS 3 and 62
 Cancelling Lot 62 on R.P.615750

ORIGINAL SUB'N PORTION BY

MERIDIAN OF	MAP REF	SCALE	ENDORSED	ARCHIVED
RP 614 593	9150 - 31221	1 : 250	<i>WJH</i> 31.6.95	CENTRAL

PARISH **GLADSTONE**
 COUNTY **Clinton**
 FORM/LOCALITY **GLADSTONE**
 LOCAL GOVERNMENT **Gladstone C.C.**
 LANDS REGION **Central**
 MINING DISTRICT

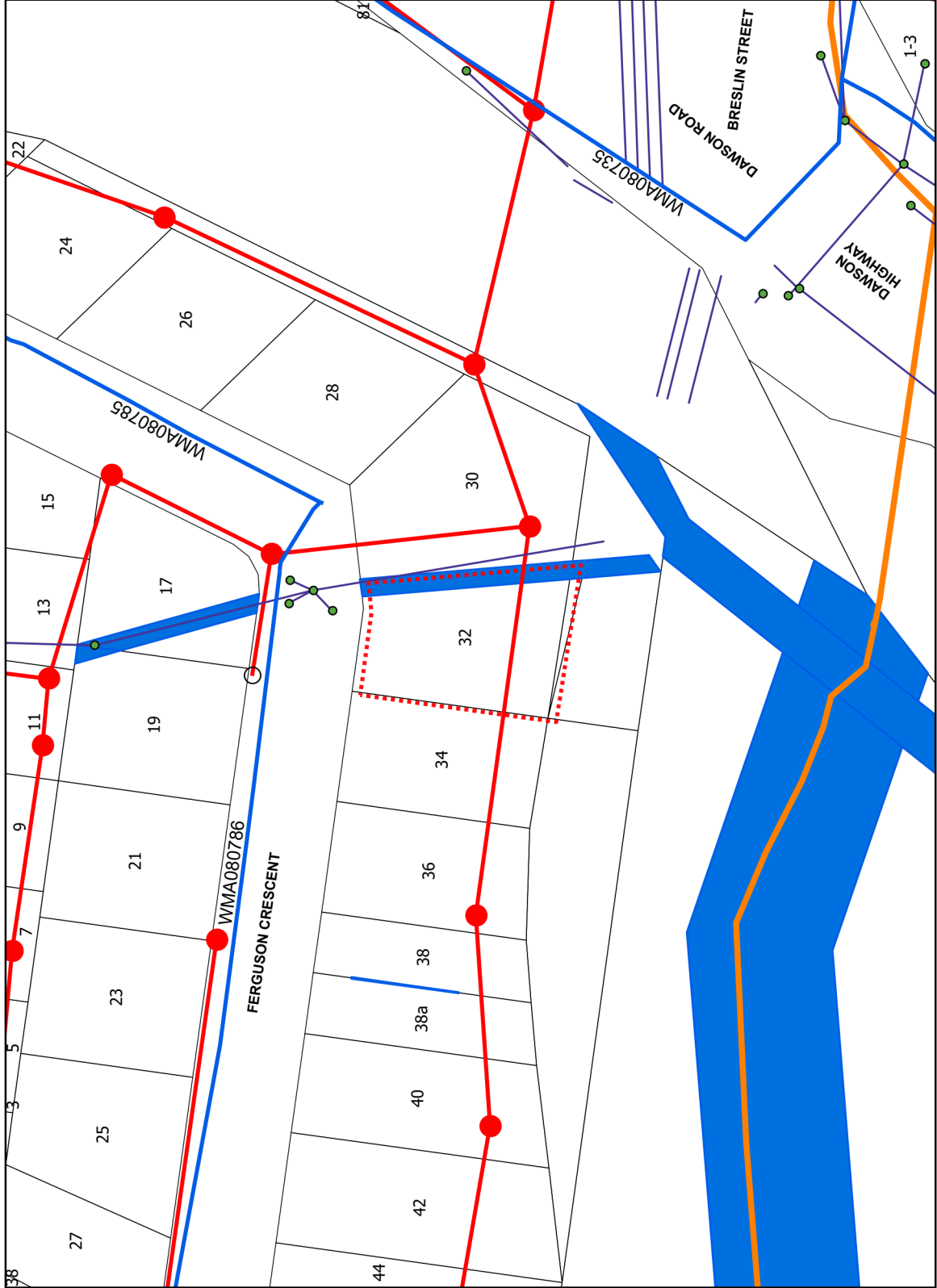
NO SURVEY RECORDS DEPOSITED
REGISTERED PLAN 883983

WARNING - PLAN MAY BE ROLLED - A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED *87-30545169 W/PRC(4)*

<p>700662841</p> <p></p> <p style="text-align: right;">\$181.00 23/05/1995 09:40</p> <p>BE 400 NT PLAN OF SURV ORIG</p>		<p>Lodged by STANLEY & CO. Search & Registration Agents PO BOX 284 ROCKHAMPTON, QLD</p> <p><i>for my possession of</i></p> <p>(Include address, phone number and reference)</p>					
<p>I/We <u>PAUL Mc MATH SHAMBROOK</u></p> <p>(Names in full)</p> <p>* 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.</p> <p><i>* Paul Math</i></p> <p>Signature of * Owner/s * Lessee/s</p>		<p>Particulars entered in the Register on the Titles listed below,</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>REGISTERED</p> <p>- 1 JUN 1995</p> <p>EXAM. INITS <i>[initials]</i></p> </div> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;">Title Reference</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>30545169</td> <td>LOT 62 RP 615750</td> </tr> </tbody> </table> <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 20px;"> <p>For Additional Plans & Document Holdings Refer to CISP</p> </div>		Title Reference	Description	30545169	LOT 62 RP 615750
Title Reference	Description						
30545169	LOT 62 RP 615750						
<p>* Rule out whichever is inapplicable # NOTE: A Lessee of a Miners Homestead is unable to dedicate Public Use Land.</p> <p>* <u>GLADSTONE CITY COUNCIL</u> 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</p> <p>Dated this <u>SEVENTEENTH</u> day of <u>MARCH</u> 1995</p> <p style="text-align: right;"><i>[Signature]</i> Mayor # Appointed Officer <i>[Signature]</i> Chief Executive Officer</p> <p>* Insert the name of the Local Government # Delete for Local Governments other than the City of Brisbane</p>		<div style="position: absolute; right: -40px; top: 50%; transform: translateY(-50%); font-weight: bold;">883983</div>					
<p>SURVEY EXAMINATION</p> <p>Exam. Fee \$ <u>130</u></p> <p>Receipt No. <u>531361</u></p> <p>Date <u>18/1/95</u></p> <p>Deposited</p> <p>Examined <u>14/1/95</u></p> <p>Passed <u>31.5.95 GVS.</u></p>	<p>ORIGINAL GRANT</p> <p><u>10226021</u></p> <p><u>SUBV FOR B7</u></p>	<p>CHARTING</p> <p>Charted</p>	<p>LODGEMENT FEES</p> <p>Survey Exam \$</p> <p>Lodg, Exam & Ass \$ <u>87.</u></p> <p>2 New Titles \$ <u>80.</u></p> <p>Photocopy \$ <u>14.</u></p> <p>Postage \$</p> <p>TOTAL \$ <u>181.</u></p>				
		<p>REFERENCES</p> <p>Lands File</p> <p>Local Government Reference</p> <p>Surveyors Reference <u>1817.</u></p>					
		<p>REGISTERED PLAN 883983</p>					

883983

FOLDED



Legend

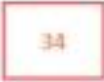











- ⋯ BYDA Enquiry
- Water
- Reticulation Major
- Reticulation Minor
- Stormwater
- StormwaterPipes
- StormwaterPits
- Sewer
- EffluentMain
- Gravity Main
- Inspection Opening
- Standard Manhole
- Easement

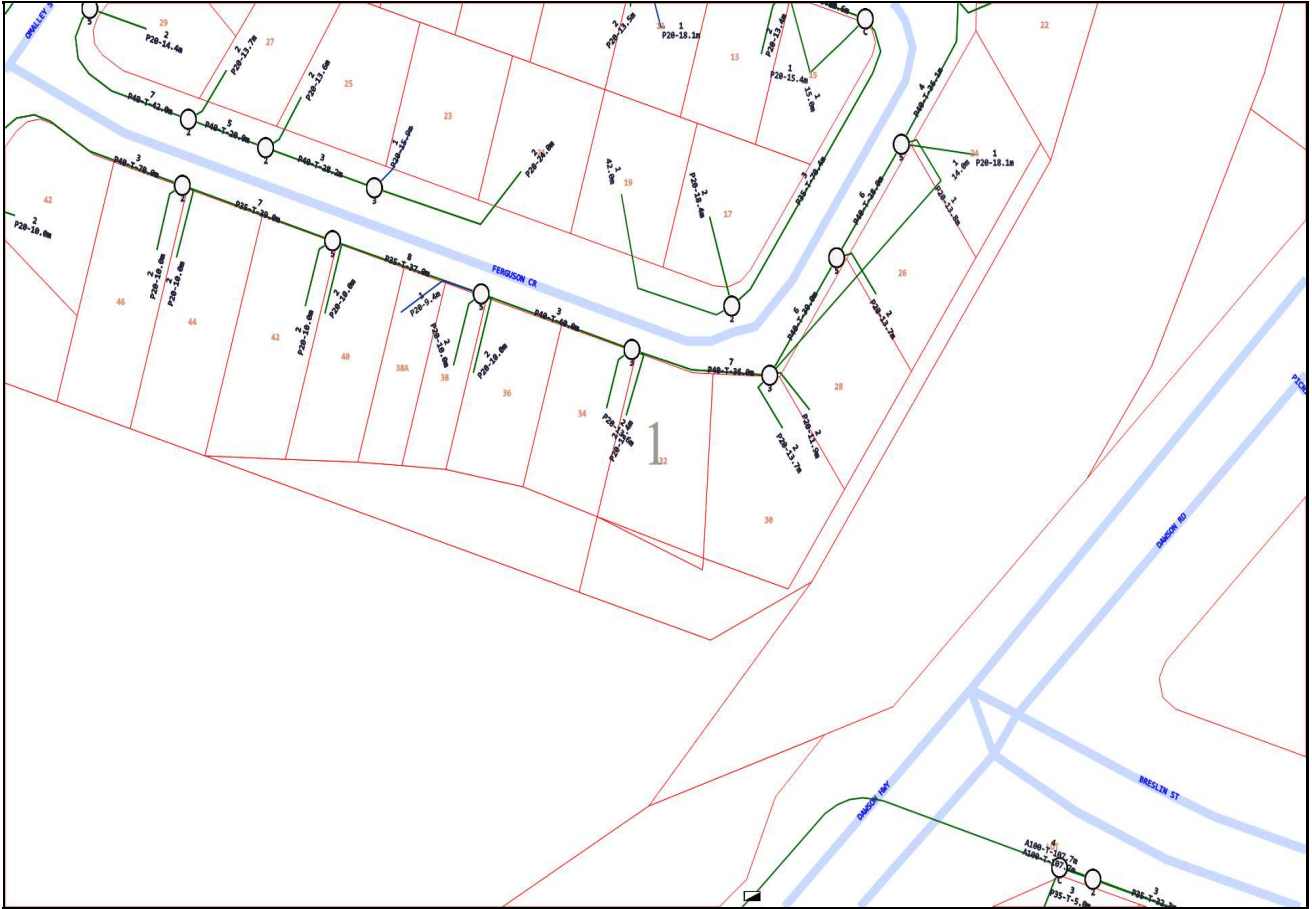
Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Gladstone Regional Council infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.





LEGEND

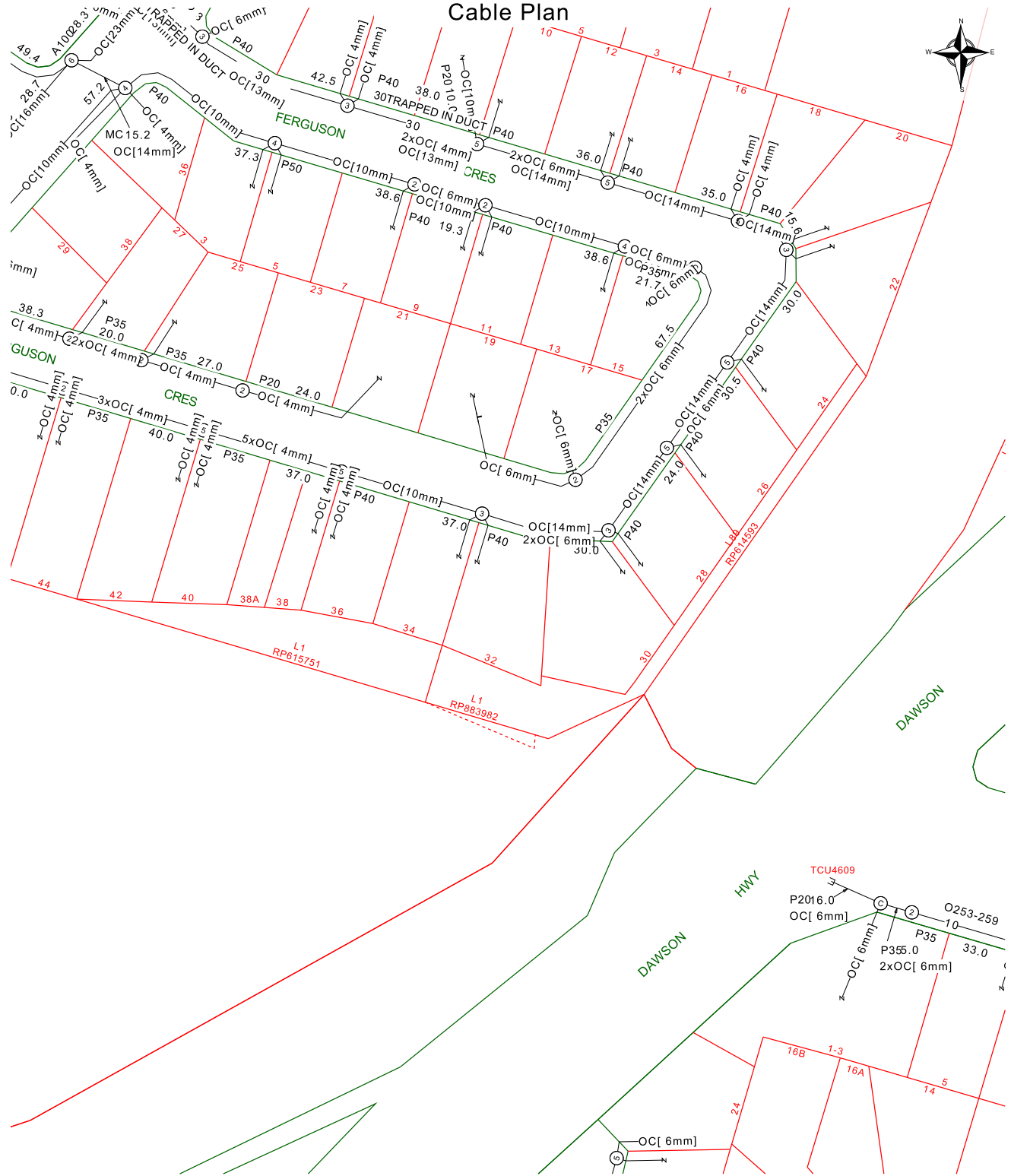
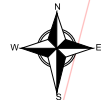
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
<p style="text-align: center;">2 PO – T- 25.0m P40 – 20.0m</p> 	<p>Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.</p>
<p style="text-align: center;">2 10.0m</p> 	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	<p>0 20 40 60 Meters 1:2000 1 cm equals 20 m</p> 



Emergency Contacts

You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 24/04/2026 17:05:47

Sequence Number: 271865946

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING

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.

See the Steps- Telstra Duty of Care that was provided in the email response.