

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 SAMANTHA LOUISE FRYER

Property
address
*(referred to as the
property in this
statement)*

38 Leaf St, Greenbank QLD 4124

Lot on plan
description

LOT 1209 SURVEY PLAN 300872

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**

**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.

<p>Unregistered encumbrances(excluding statutory encumbrances)</p>	<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>NoteIf 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> <p>the start and end day of the term of the lease: <input type="text"/></p> <p>the amount of rent and bond payable: <input type="text"/></p> <p>whether the lease has an option to renew: <input type="text"/></p> <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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No given, together with relevant plans, if any.</p> <p>Other unregistered agreement in writing (if applicable)</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: 150px; 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>If Yes, the details of any statutory encumbrances are as follows:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Gas Infrastructure (APA), Pillar (Energex), and any applicable statutory rights to access the lot to repair or maintain that infrastructure.</p> </div>
<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 Residential Tenancies and Rooming Accommodation Act 2008 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? (Insert date of the most recent rent increase for the premises or rooms) <input type="text"/></p> <p>NoteUnder 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.</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 (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):</p> <div style="border: 1px solid black; padding: 2px;">Priority Development Area</div>
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Transport proposals and resumptions	<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>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</p>
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* *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	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the Environmental Protection Act 1994. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The following notices are, or have been, given:</p> <p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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Trees	<p>There is a tree order or application under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, a copy of the order or application must be given by the seller.</p>
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Heritage	<p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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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>
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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>
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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 type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input 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
	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.	<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
	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 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
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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.		
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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	<input type="text" value="\$ 619.22"/> Date Range: <input type="text" value="01/01/2026 to 31/03/2026"/>
	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	
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:	
	Amount	<input type="text" value="\$ 408.23"/> Date Range: <input type="text" value="01/01/2026 to 31/03/2026"/>
	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 \$	<input type="text"/> Date Range: <input type="text"/>

* 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 corporates 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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the Land Title Act 1994 or another Act is given to the buyer. <input type="checkbox"/> Yes 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 Body Corporate and Community Management Act 1997, section 205(4) is given to the buyer. <input type="checkbox"/> Yes <input type="checkbox"/> No If No An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes <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 Property Law Regulation 2024 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 Body Corporate and Community Management Act 1997 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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the Building Units and Group Titles Act 1980, section 40AA(1) is given to the buyer. <input type="checkbox"/> Yes <input type="checkbox"/> No If No An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes <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 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 approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures SELLER

Signature of seller



20/04/2026, 11:03

Signature of seller

This form is signed by one seller under the authority of all sellers pursuant to section 97(2)(b) of the Property Law Act 2023.
SAMANTHA LOUISE FRYER

Name of seller

Date

Date

Signatures BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 51234683	Search Date: 20/04/2026 10:03
Date Title Created: 09/11/2020	Request No: 55826778
Previous Title: 51231682	

ESTATE AND LAND

Estate in Fee Simple

LOT 1209 SURVEY PLAN 300872
Local Government: LOGAN

REGISTERED OWNER

Dealing No: 724060406 16/05/2025

SAMANTHA LOUISE FRYER

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10592166 (POR 434)
2. MORTGAGE No 724060407 16/05/2025 at 14:09
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 **

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

720378204

BE 400 NT \$5952.00
06/11/2020 10:06

5. Lodged by
HWL EBSMITH LAWYERS
Ref: JE:KKB:KWM: 670125 *BSA*

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

1. Certificate of Registered Owners or Lessees.
1/We **MIRVAC QUEENSLAND P.TY LIMITED**
A.C.N. 060 411 207

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51231682	Lot 9001 on SP317665	803, 1139, 1140, 1148-1158, 1195-1201, 1208-1219, 1222-1225, 1231, 1232, 1299-1308, 1327-1330 & 9001	New Rd	

(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.

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
719456496 (Emt F on SP307780)	9001

Signature of *Registered Owners *Lessees
MIRVAC QUEENSLAND PTY LIMITED A.C.N. 060 411 207
BY ITS DULY AUTHORISED ATTORNEYS

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited	Lots Partially Benefited
719454124 (Emt E on SP307780)	803, 1139, 1140, 1148-1158, 1195-1201, 1208-1219, 1222-1225, 1231, 1232, 1299-1308, 1327-1330 & 9001	

[Signatures]
MYLES PETER CAMPBELL
NATIONAL PRODUCT MANAGER
Alexandra Levy
Project Director

EMPLOYEES OF MIRVAC GROUP OF COMPANIES UNDER POWER OF ATTORNEY NO. **719 542 153** AND WHO HAS RECEIVED NO NOTICE OF REVOCATION OF THAT ATTORNEY AND WHO WARRANTS THAT THEY HAVE THE REQUISITE POWER UNDER THAT ATTORNEY.

* 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 30 day of October 2020
MINISTER FOR ECONOMIC DEVELOPMENT QUEENSLAND
BY ITS AUTHORISED DELEGATE
[Signature]
[Signature]
* Insert the name of the Planning Body.
Insert designation of signatory or delegation.

803, 1139, 1140, 1148-1158, 1195-1201, 1208-1219, 1222-1225, 1231, 1232, 1299-1308, 1327-1330 & 9001	Por 434
Lots	Orig

9. Building Format Plans only.
I certify that:
* 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
Cadastral Surveyor/Director * Date
* Delete words not required

10. Lodgement Fees:

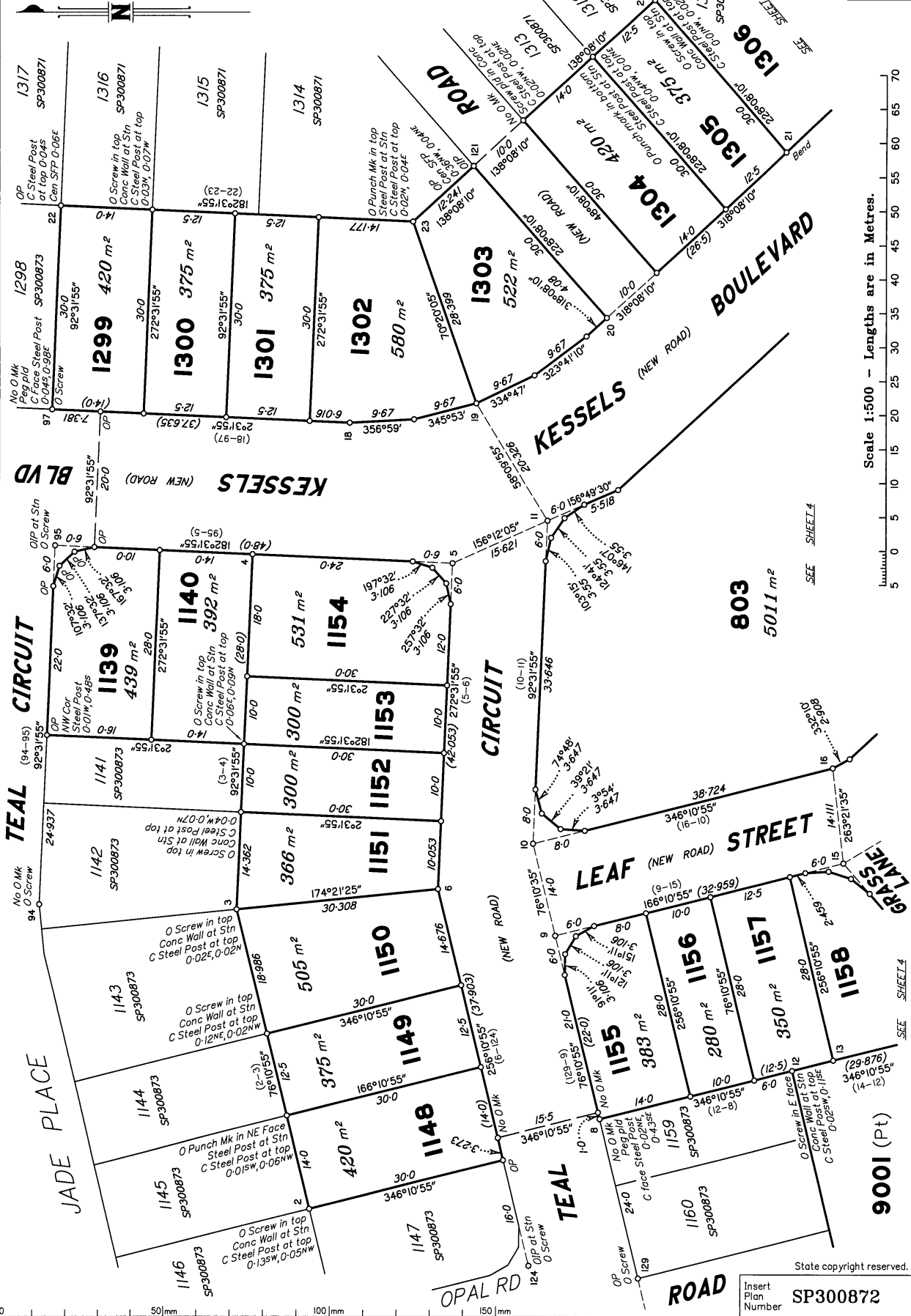
Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

3. Plans with Community Management Statement :
CMS Number :
Name :

4. References :
Dept File :
Local Govt :
Surveyor : ⁷⁵⁹⁸ Survey Advice: 2018-0912

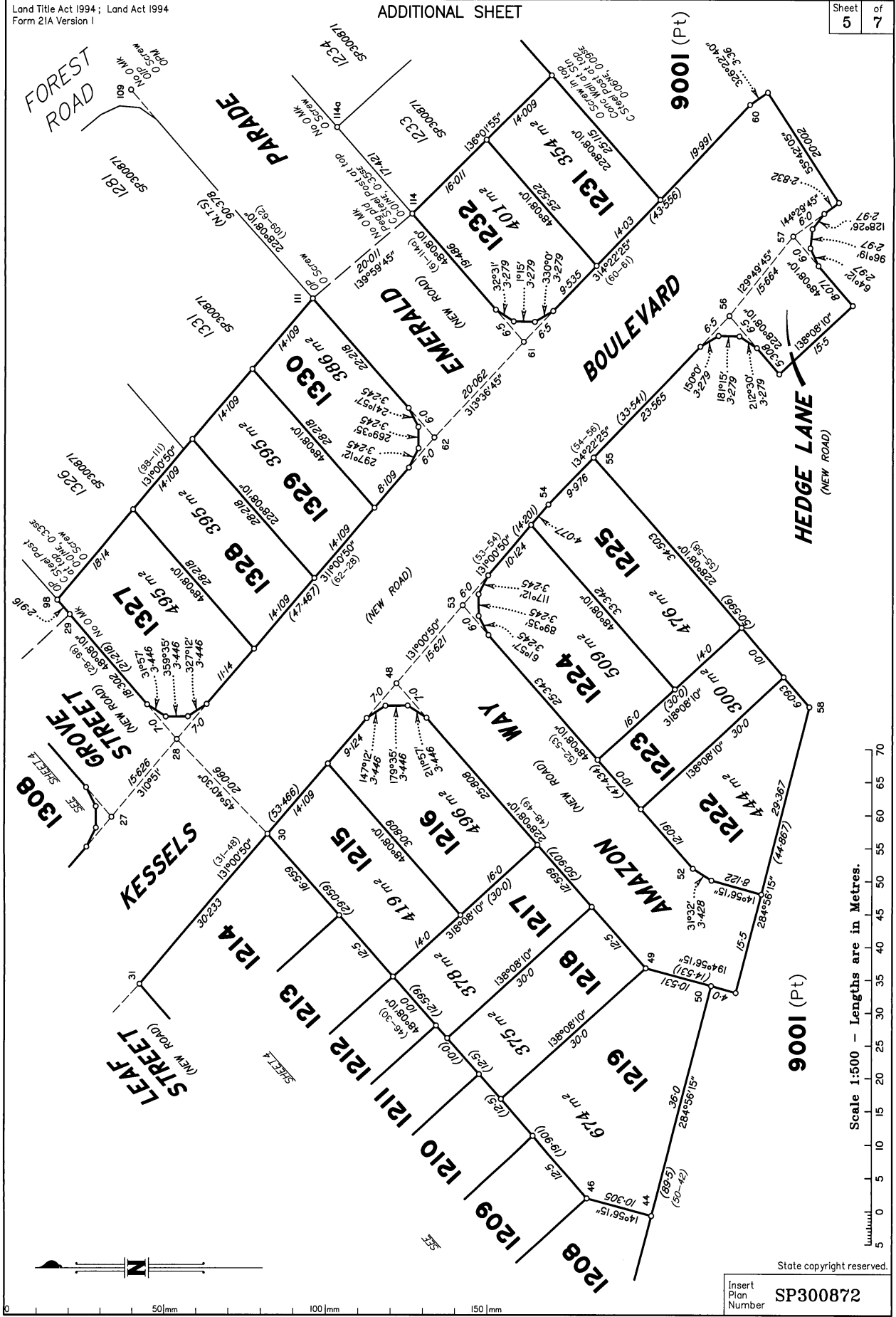
7. Orig Grant Allocation :
8. Passed & Endorsed :
By: SAUNDERS HAVILL GROUP PTY LTD
Date: 25-09-2020
Signed: *[Signature]*
Designation: Endorsing Officer

11. Insert Plan Number
SP300872



Scale 1:500 - Lengths are in Metres.

State copyright reserved.
Insert Plan Number SP300872



Scale 1:500 - Lengths are in Metres.

State copyright reserved.

Insert Plan Number SP300872

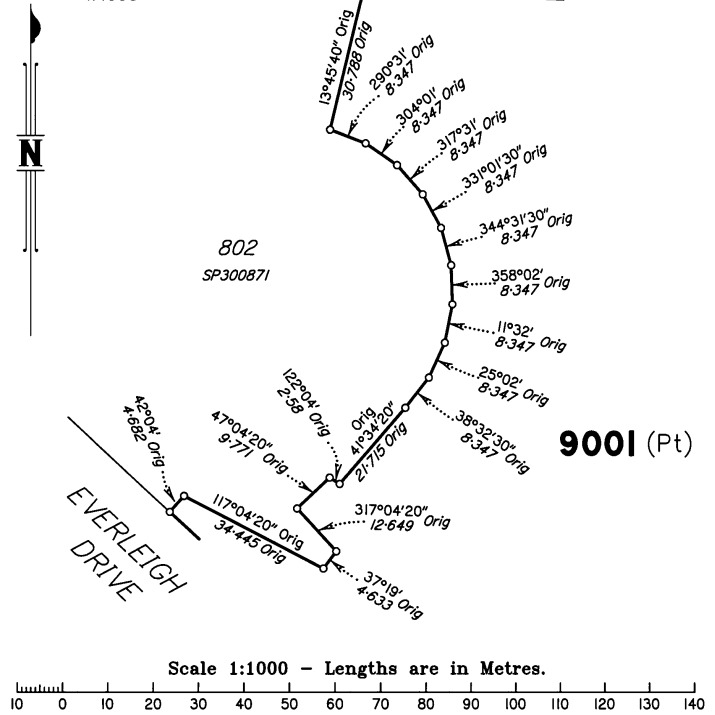
0 50mm 100mm 150mm

REINSTATEMENT REPORT

All boundaries of the subject land have been reinstated directly from existing monuments, or using original dimensions from adjacent fixed corners.
Dimensions agree with adjoining plans SP300871, SP300873 and SP300875.

Plans used: SP300871, SP300873, SP300875, IS273365 & IS291726

DIAGRAM A
1:1000



M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM38438	498 673.106	6 933 933.473	56	0-011	Datum	SCBD	
PM59822	499 450.446	6 930 390.910	56	0-011	Datum	SCBD	
PM203674	499 069.146	6 931 387.997	56	0-012	Derived	Quick Static	
PM203783	498 616.613	6 931 389.061	56	0-015	Derived	Quick Static	

Adjustment - QLD ANJ IB.07 (16-July-2018)

MERIDIAN TABLE

LINE	PLAN BEARING	MGA ZONE 56 BEARING
PM203674-PM203783	270°08'04"	270°08'05"

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM	IS291724	296°51'	4.704	203783	Standard
109-OPM	IS273365	162°25'	3.075	203674	Standard

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O Screw in Kerb	IS291724	266°48'50"	9.706
26	O Screw in Conc	IS273365	48°10'	1.475
26	OIP	IS273365	353°32'	4.472
94	O Screw in Kerb	SP300873	317°24'	5.887
95	OIP	SP300873	at Station	
95	O Screw in Conc	SP300873	85°51'	2.401
97	O Screw in Channel	SP300873	249°12'	4.212
98	O Screw in Channel	IS273365	334°59'	4.293
109	OIP	IS273365	127°57'	2.051
109	O Screw in Conc	IS273365	35°20'	2.814
111	O Screw in Channel	IS273365	134°59'	4.097
114a	O Screw in Kerb	IS273365	329°06'	3.903
121	OIP	IS273365	126°28'	4.676
124	OIP	SP300873	at Station	
124	O Screw in Conc	SP300873	293°55'	3.115
129	O Screw in Kerb	SP300873	350°09'	3.839

Additional reference marks to be placed following road construction. (see IS295562).

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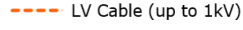
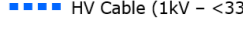

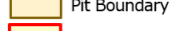

Insert Plan Number **SP300872**



BYDA

Sequence: 271528035
Date: 20/04/2026
Scale: 1:500
Tile No: 1

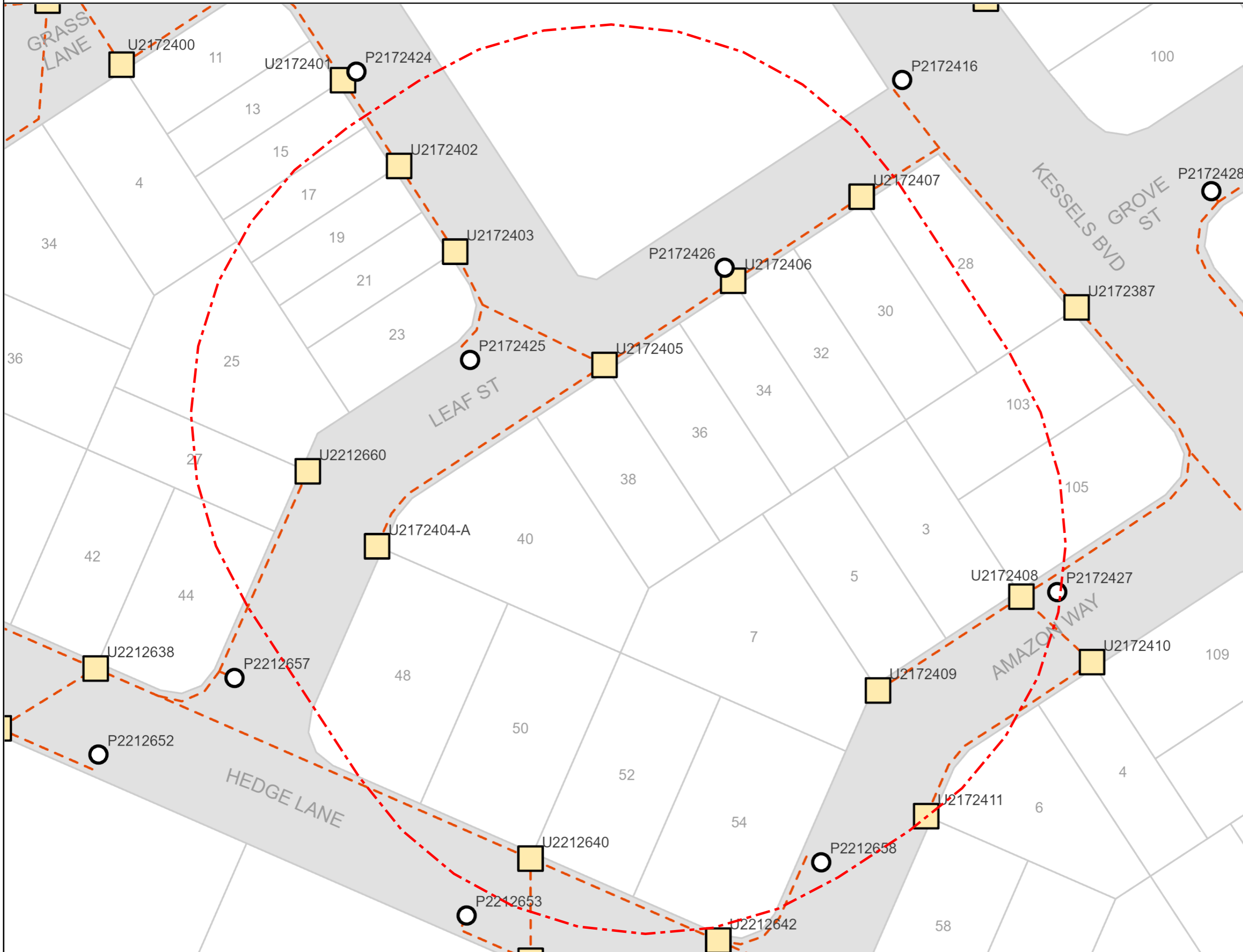
LEGEND

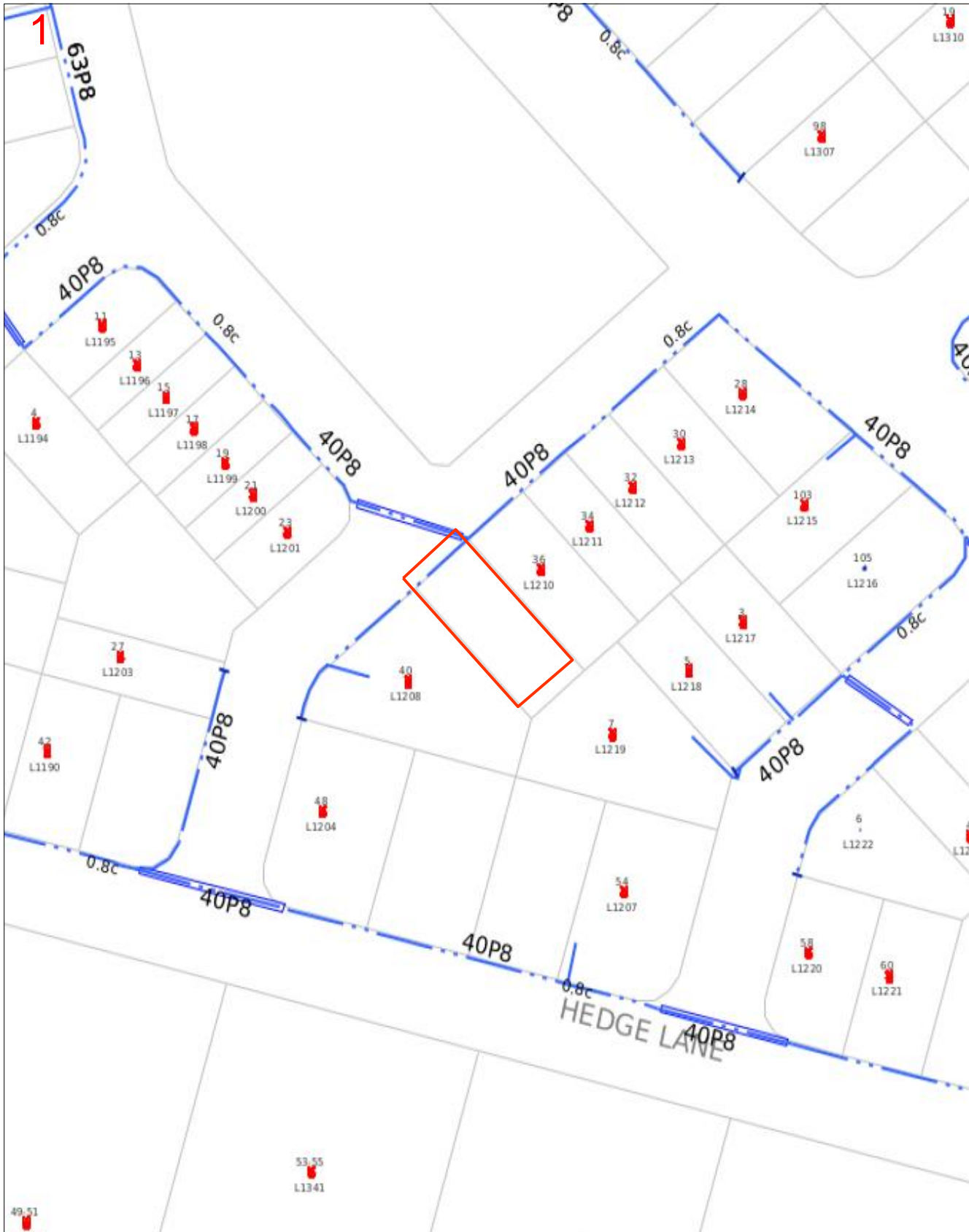
-  Substation
-  Cable Marker
-  Pit
-  Pole
-  Pillar
-  LV Cable (up to 1kV)
-  HV Cable (1kV - <33kV)
-  HV Cable (33kV and over)
-  Pit Boundary
-  Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area



Map Key Area

