

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 Nadia Tamara King Seller 56 Arthur Street, Dalby, QLD 4405 Property address (referred to as the "property" in this statement) Lot 23 on Survey Plan 102882 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 encumbrances	There are encumbrances not registered on the to affect the property after settlement .	title that will continue	⊠ Yes	□No	
(excluding statutory encumbrances)	Note —If the property is part of a community title to and have the benefit of statutory easement			•	
,	Unregistered lease (if applicable)				
	If the unregistered encumbrance is an unregister	ed lease, the details of	the agreement	are as follows:	
	» the start and end day of the term of the lease:	28 January 2025 - 01 I	ebruary 2026		
	» the amount of rent and bond payable:	Rent: \$500.00 per wk /	Bond: \$2,000.0	0	
	» whether the lease has an option to renew:	No			
	Other unregistered agreement in writing (if ap	plicable)			
	If the unregistered encumbrance is created by a writing, and is not an unregistered lease, a cop given, together with relevant plans, if any.		☐ Yes	⊠ No	
	Unregistered oral agreement (if applicable)				
	If the unregistered encumbrance is created by not an unregistered lease, the details of the a	-			
Statutory encumbrances	There are statutory encumbrances that affect the If Yes , the details of any statutory encumbrance		⊠ Yes	□ No	
	Ergon pole out front of property, NBN and past property.	Telstra Cables, Sewe	r and water m	ains going	
Residential	The property has been subject to a residential to	enancy agreement or a	⊠ Yes	☐ No	
tenancy or rooming accommodation	rooming accommodation agreement under the A and Rooming Accommodation Act 2008 during				
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) 27 January 2025		2025		
	Note —Under the <i>Residential Tenancies and F</i> residential premises may not be increased ear the premises.	_			
	As the owner of the property, you may need to increase. You should ask the seller to provide	•	•		

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		
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 sell	er.
-	re has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A process to establish plans or options that will physically affect the		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>		
11003	There is a free order or application under the resignation		
	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 an within a natural hazard overlay can be obtained from the relevant loc should make your own enquires. Flood information for the property management of the Research of the Australian Flood Risk Information	al government a ay also be availat	nd you
Vegetation, habitats	Information about vegetation clearing, koala habitats and other restriction	ctions on develor	ment of
and protected plants	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 E	fficiency		
Asbestos	The seller does not warrant whether asbestos is present within build the property. Buildings or improvements built before 1990 may 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 homestical data.	nin asbestos. Asbe Os. Asbestos or AC rmation about asb cos.qld.gov.au) inc	estos CM may estos		

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-	-	
		mount payable* for all rate most recent rate notice	• ,	vithout any discount) for the property as
	Amount:	\$1,470.50	Date Range:	01 July 2025- 31 December 2025
	OR			
	The propert	y is currently a rates exe	empt lot.**	
	OR			
	The propert	y is not rates exempt bu	t no separate asse	essment 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:	\$104.81	Date Range	02 December 2024- 20 May 2025
	OR		-	
	There is no separate water services notice issued for the lot; however, an estimate of t amount payable for water services is:		the lot; however, an estimate of the total	
	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 Land Title Act 1994 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
	why 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 Units and Group Titles Act 1980, 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
	why 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.

Signatures – SELLER	
Nadia King	
Verified by signNow 27/11/2025 03:51:59 UTC b9ecd484560443/226632 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Signature of seller
Niedie Tenerus Kinn	•
Nadia Tamara King Name of seller	Name of seller
27/11/2025 Date	Date
Signatures – BUYER	
By signing this disclosure statement the a contract with the seller for the sale	e buyer acknowledges receipt of this disclosure statement before entering into of the lot.
Signature of buyer	Signature of buyer
Signature of buyer Name of buyer	Signature of buyer Name of buyer





Queensland Titles Registry Pty Ltd ABN 23 648 568 101

Title Reference:	50197761
Date Title Created:	01/12/1997
Previous Title:	10878084

ESTATE AND LAND

Estate in Fee Simple

LOT 23 SURVEY PLAN 102882

Local Government: WESTERN DOWNS

REGISTERED OWNER

Dealing No: 711372520 24/01/2008

NADIA TAMARA KING

EASEMENTS, ENCUMBRANCES AND INTERESTS

 Rights and interests reserved to the Crown by Deed of Grant No. 19530134 (ALLOT 10 SEC 26)

MORTGAGE No 711372524 24/01/2008 at 14:14
 ST.GEORGE BANK LIMITED A.B.N. 92 055 513 070

ADMINISTRATIVE ADVICES

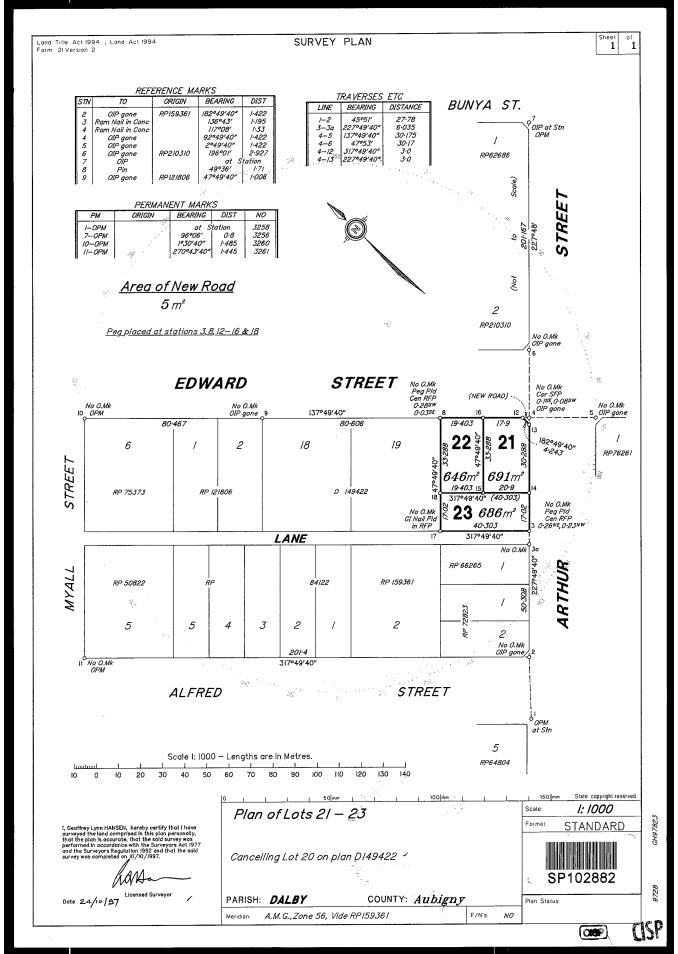
NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **





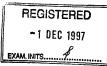
702363566

\$360.00 TA 400 NT PLAN OF SURV ORIG

WARNING: Folded or Mutilated Plans will not be accepted. Plans may be rolled.

Information may not be placed in the outer margins.

Registered



5. Lodged by

HELEN BUCKLEY 82 EDWARD ST, 4405. DALBY.

07 - 46622540 .

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

21 - 23

New Rd

1. Certificate of Registered Owners or Lessees.

I/WePAUL TIMOTHY BUCKLEY

HELEN JEAN HORSLEY

JOINT TENANTS

10878084 FOLR

Title Reference

Existing

20 D149422

(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.

Signature of *Registered Owners *Less*

× R Bulley.

* Rule out whichever is inapplicable

2. Local Government Certificate.

COUNCIL OF THE TOWN OF DALBY certifies that the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Environment) Act 1990, the City of Brisbane Act 1924, and all Local Laws and Ordinances have been complied with subject to

For Additional Plan & **Document Notings** Refer to CISP

* As far as it is practical to determine, no part of the building shown on this plan encroaches

encroaches onto adjoining * lots and road

Licensed Surveyor/Director * Date

12. Building Format Plans only.

I certify that :

Allot.10 of Sec.26 21 - 23

7. Portion Allocation:

8. Map Reference: T.M. DALBY SH.1 & 9143

9. Locality:

DALBY 10. Local Government:

DALBY TOWN COUNCIL

11. Passed & Endorsed:

By:

Signed: hara

G.L.HANSEN

Date: 24/10/97 Designation: Licensed Surveyor

* delete words not required 13. Lodgement Fees:

onto adjoining lots or road; * Part of the building shown on this plan

Survey Deposit 87

120 3 New Titles 8. Photocopy

Postage TOTAL \$ 360.

14. Insert Plan Number SP102882

Dated this

28 TH

day of OCTOBER, 1997

PACTING MAYOR CHIEF EXECUTIVE OFFICER

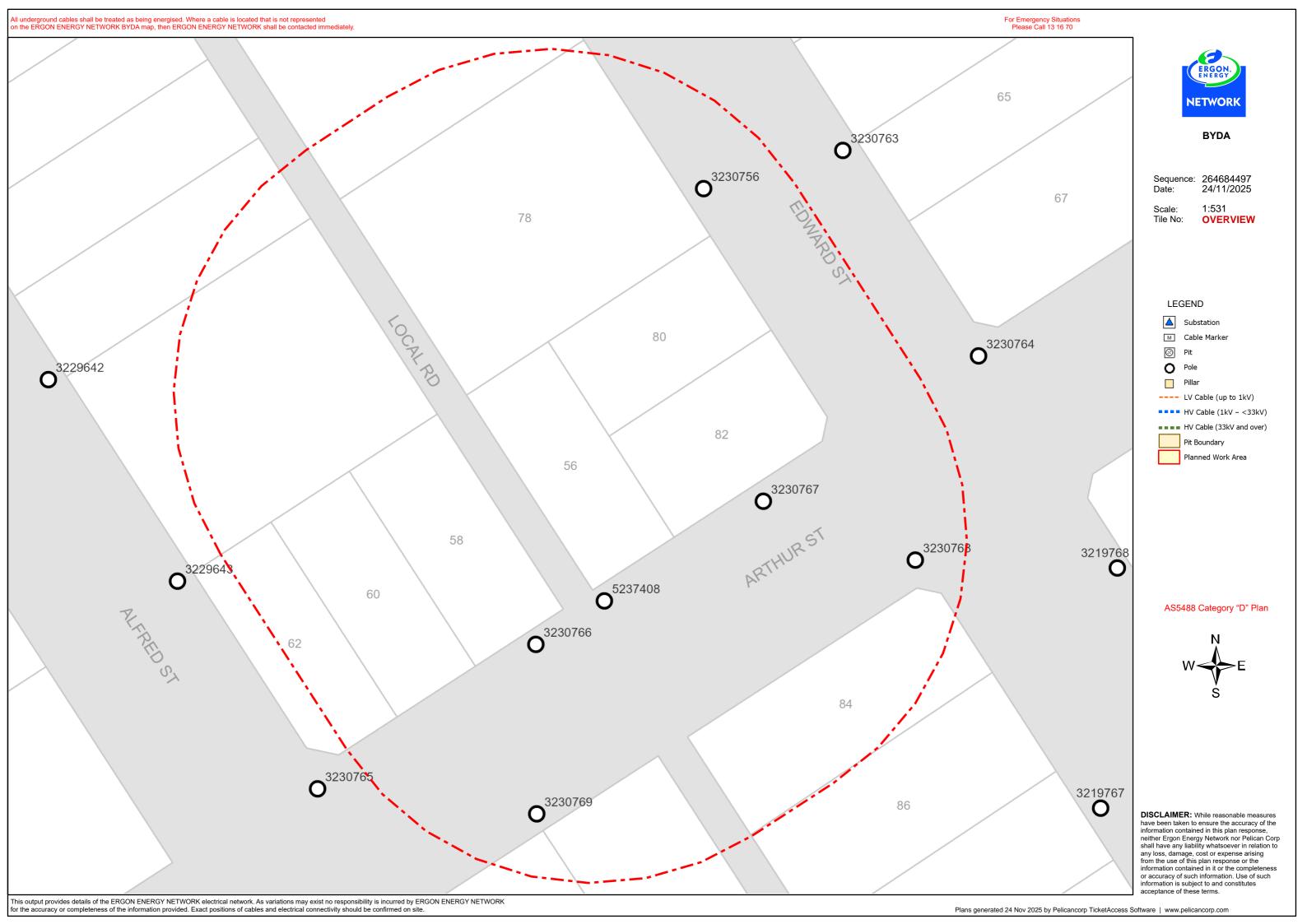
* Insert the name of the Local Government. # Insert designation of signatory or delegation

3. Plans with Community Management Statement: CMS Number:

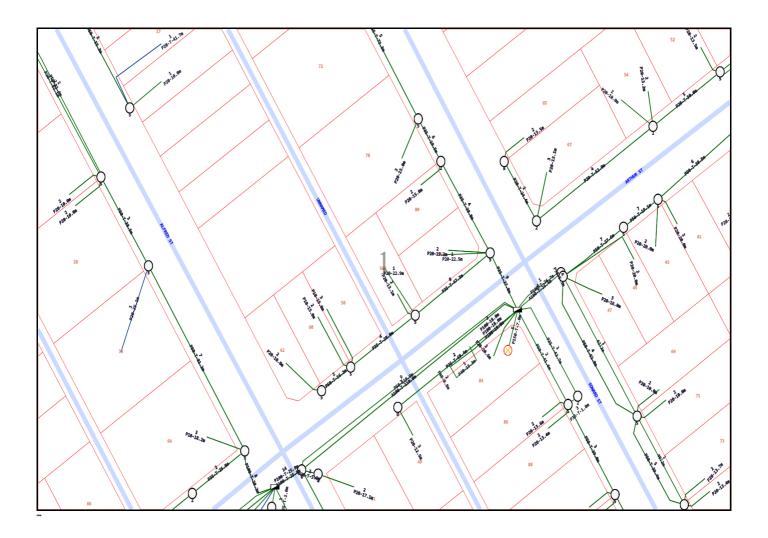
Name:

4. References: Dept File: Local Govt:

Surveyor: 9728

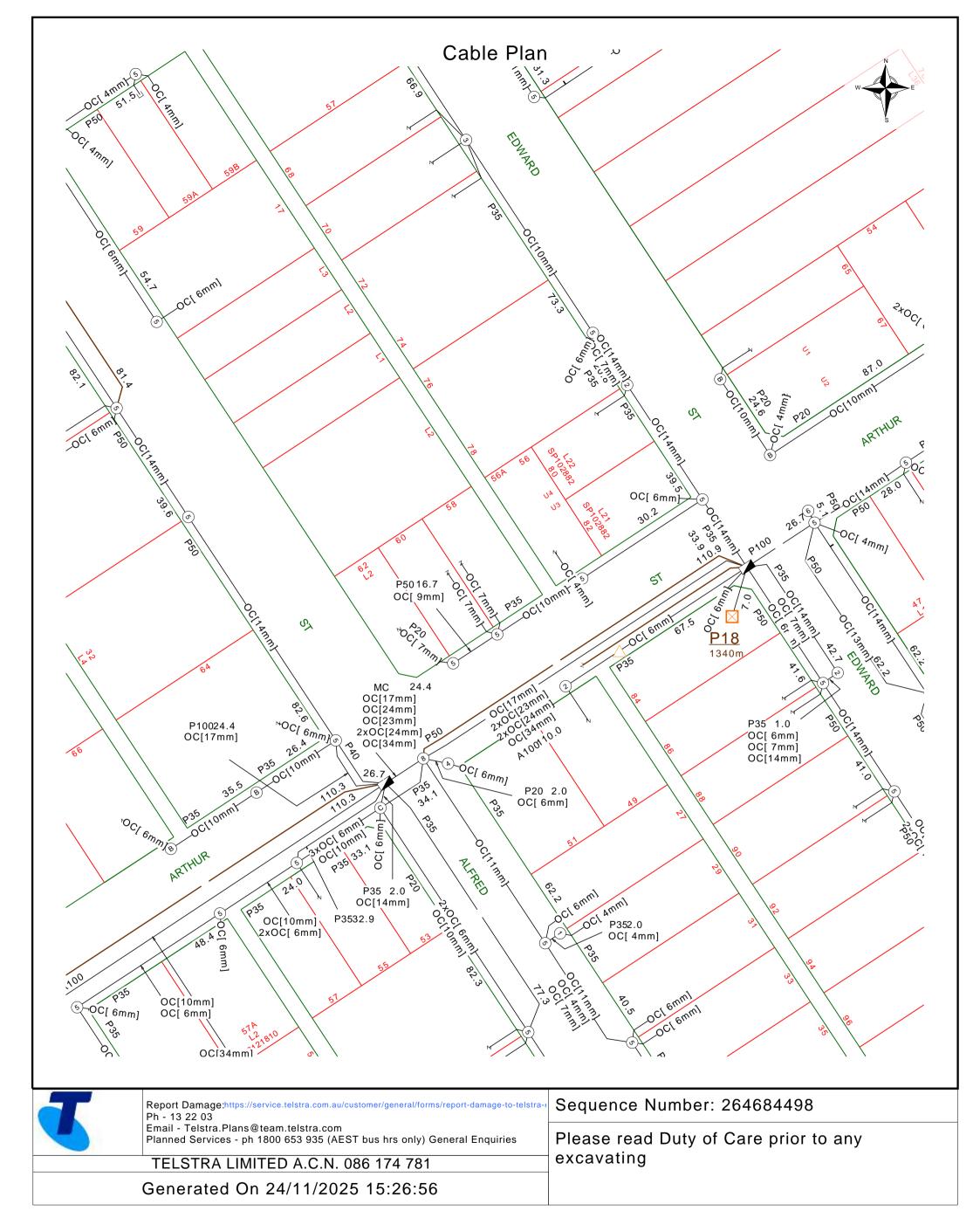


-+-	LEGEND nbn (i)
34	Parcel and the location
3	Pit with size "5"
② E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
\otimes	Pillar
PO - T- 25.0m P40 - 20.0m	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "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.
-3 10.0m 9-	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
- 9 - 9-	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
- 9—9—	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
- 9 9-	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the ${\bf nbn}^{\,{\rm m}}$ network that you are/become aware of. Notification may be by telephone - 1800 626 329.



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.

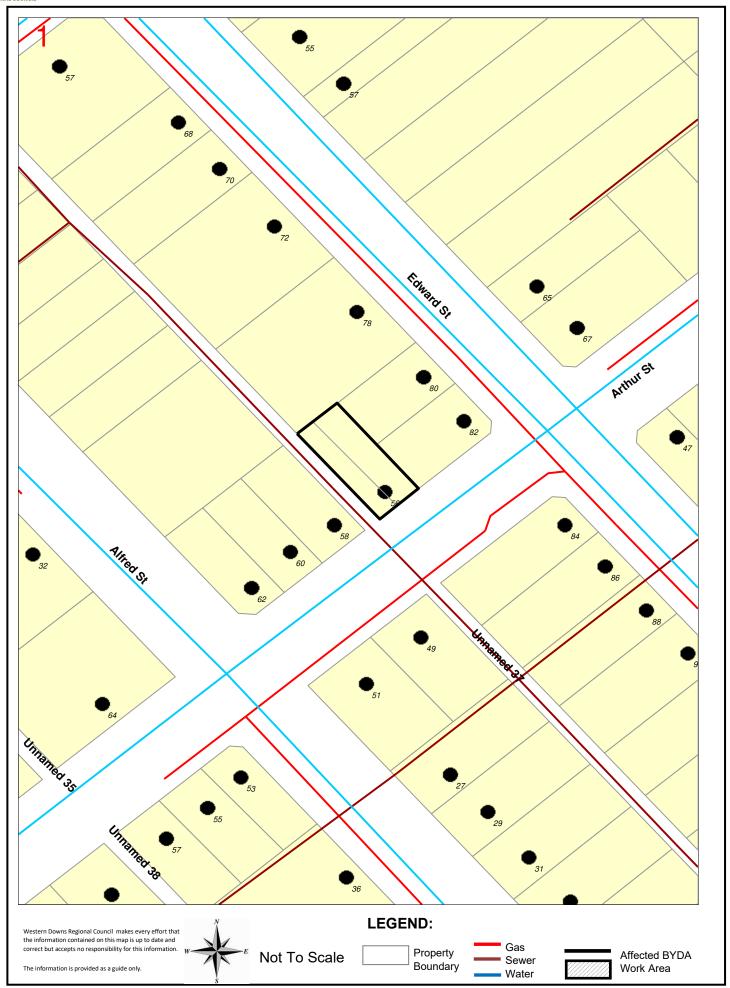


Map 1

Sequence No: 264684496

Date: 24/11/2025

56 Arthur St Dalby





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

Property Search reference 971312 Date: 24/11/2025

Search Request reference: 179726986

Applicant details

Applicant: Kristie Hunt

kristie.hunt@bytherules.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 23 on Plan SP102882 at 56 Arthur St, Dalby Qld 4405 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.
- 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: 51088060 EMR Site Id: 24 November 2025

Cheque Number: Client Reference:

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

Lot: 23 Plan: SP102882 56 ARTHUR ST DALBY

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