

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 **JASON WATSON & KATHERINE MEYER**

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

5 Tango St, Caboolture QLD 4510

Lot on plan
description

LOT 67 SURVEY PLAN 242273

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 ☒ **Yes**
showing interests registered under that Act for the property.

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

Registered encumbrances

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

Unregistered encumbrances(excluding statutory encumbrances)

There are encumbrances not registered on the title that will continue ☒ **Yes** ☐ **No** to affect the property after settlement.

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.

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:	Start 29/05/2025 End 01/06/2026
the amount of rent and bond payable:	Weekly Rent \$600 Bond \$2400
whether the lease has an option to renew:	No

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 ☐ **Yes** given, together with relevant plans, if any.

Other unregistered agreement in writing (if applicable)

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:

Pillar (Energex), Pit (NBN), Trunk Main (Unitywater), and any applicable statutory rights to access the lot to repair or maintain that infrastructure.

Residential tenancy or rooming accommodation agreement

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

If **Yes**, when was the rent for the premises or each of the residents rooms last increased? (Insert date of the most recent rent increase for the premises or rooms) 29/05/2025

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.

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	<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>General Residential - Next Generation Neighbourhood</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	<p>There is a relevant pool for the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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</p> <p>Pool compliance certificate is given. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>OR</p> <p>Notice of no pool safety certificate is given. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
Unlicensed building work under owner builder permit	<p>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</p> <p>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.</p>
Notices and orders	<p>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</p> <p>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</p> <p>If Yes, a copy of the notice or order must be given by the seller.</p>
Building Energy Efficiency Certificate	<p>If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.</p>
Asbestos	<p>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.</p>

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

\$ 6011.40

Date Range: 01/10/2025 to 31/12/2025

Or

The property is currently a rates exempt lot.**

☐

Or

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property

☐

*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the Local Government Regulation 2012 or section 112 of the *City of Brisbane Regulation 2012*

** An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the Local Government Act 2009 or section 95 of the *City of Brisbane Act 2010*.

Water

Whichever of the following applies

The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:

Amount

\$ 734.31

Date Range: 06/09/2025 to 09/12/2025

Or

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount \$

Date Range:

* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

Part 6 Community titles schemes and BUGTA schemes


(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

WARNING TO BUYER If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body 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	<p>A copy of the most recent community management statement for the scheme as recorded under the Land Title Act 1994 or another Act is <input type="checkbox"/> Yes</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>
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the Body Corporate and Community Management Act 1997, section 205(4) is <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If No An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</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 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	<p>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.</p>
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	<p>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</p> <p>If No An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</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 Property Law Regulation 2024 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>

Signatures SELLER

Signature of seller



19/12/2025, 14:51

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.
JASON WATSON & KATHERINE MEYER

Name of seller

Date

Date

Signatures BUYER

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:	50837190	Search Date:	19/12/2025 09:23
Date Title Created:	31/01/2011	Request No:	54535558
Previous Title:	50816569		

ESTATE AND LAND

Estate in Fee Simple

LOT 67 SURVEY PLAN 242273

Local Government: MORETON BAY

REGISTERED OWNER

Dealing No: 720636193 08/03/2021

JASON WATSON

KATHERINE MEYER

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11700076 (POR 121)
2. MORTGAGE No 720636194 08/03/2021 at 13:09
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

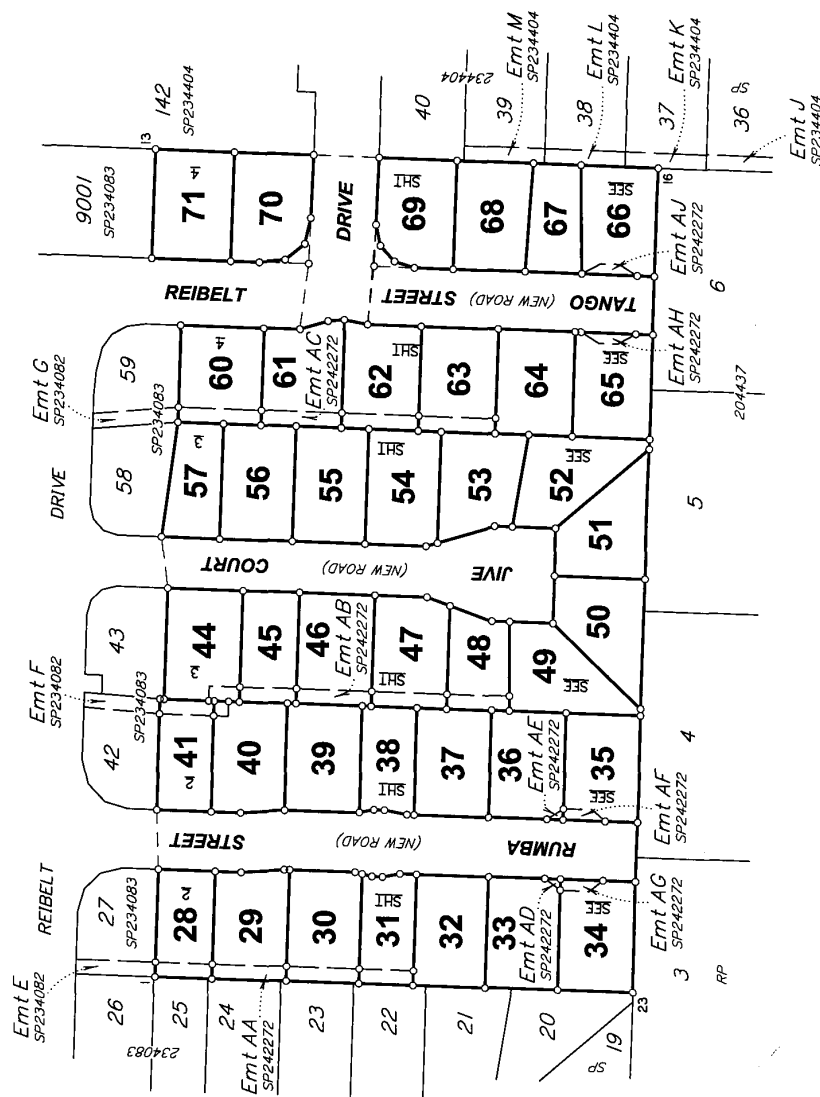
NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet
1 of
4Total Area of New Road
5242 m²Req. placed at all new corners
unless otherwise stated.

LandPartners Limited (ACN 118 146 008) hereby certify that the land comprised in this plan was surveyed by the corporation, by Sean Richard O'DRISCOLL, surveying associate for whose work the corporation accepts responsibility, under the supervision of Michael Lewis MILESTONE, cadastral surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 30/11/2010.



Director
Company Secretary

Date 03/12/2010

0m 62.5m 125m 187.5m
0 50mm 100mm 150mm

Plan of Lots 28-41, 44-57 & 60-71

Cancelling Lot 99 on SP234083

PARISH: CANNING

COUNTY: Canning

Meridian: SP234083

F/N's: No

Scale: 1:1250

Format: STANDARD



SP242273

Plan Status:

BR004460.000-022C 44600008

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

713640791

713682810

\$3286.00

\$3286.00

25/01/2011 16:51

CE 400 NT Withdrawn + Re-entered 28/1/11

Registered

5. Lodged by

TRASK DEVELOPMENT
CORPORATION

006

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

1. Certificate of Registered Owners or Lessees.

I/We TRASK DEVELOPMENT CORPORATION (NO. 6) PTY. LTD.....
A.C.N. 122 785 246

(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.

Director

Signature of



* Rule out whichever is inapplicable


2. Local Government Approval.

* MORETON BAY REGIONAL COUNCIL

hereby approves this plan in accordance with the:

% INTEGRATED PLANNING ACT 1997

Dated this 17th day of December 2010

 Amanda Dryden
Development Planning Manager
Delegated Officer

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
* Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt : DA/24029/2010/2011

Surveyor : BR004460.000

6. Existing

Title Reference	Lot	Plan	Lots	Emts	Road
50816569	99	SP234083	28-41, 44-57 & 60-71	-	New Rd

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
713121434	28-41, 44-57 & 60-71	-

ENCUMBRANCE EASEMENT ALLOCATION

Easement	Lots To Be Encumbered
TO ISSUE (Emt AA on SP242272)	28-31
TO ISSUE (Emt AB on SP242272)	40, 41 & 44-48
TO ISSUE (Emt AC on SP242272)	60-63
TO ISSUE (Emt AD on SP242272)	33
TO ISSUE (Emt AE on SP242272)	36
TO ISSUE (Emt AF on SP242272)	35
TO ISSUE (Emt AG on SP242272)	34
TO ISSUE (Emt AH on SP242272)	65
TO ISSUE (Emt AJ on SP242272)	66

28-41, 44-57
& 60-71

Por 121

Lots

Orig

7. Portion Allocation :

8. Map Reference :

9443-11133

9. Locality :

CABOOLTURE

10. Local Government :

MORETON BAY R.C.

11. Passed & Endorsed :

By: LandPartners Limited

Date: 3.12.2010

Signed:

Designation: Delegated Officer

12. 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

13. Lodgement Fees :

Survey Deposit \$

Lodgement \$

New Titles \$

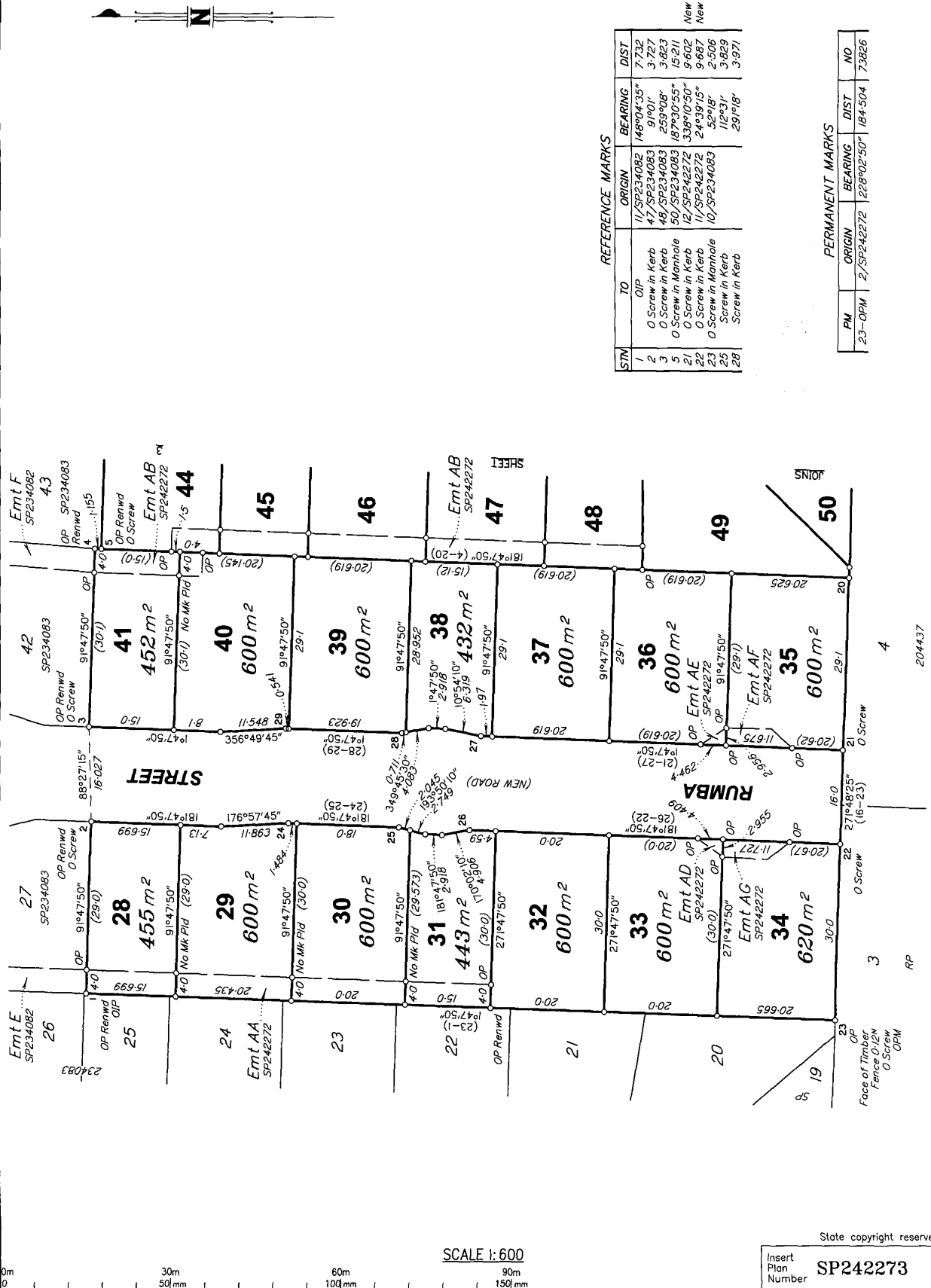
Photocopy \$

Postage \$

TOTAL \$

14. Insert
Plan
Number

SP242273



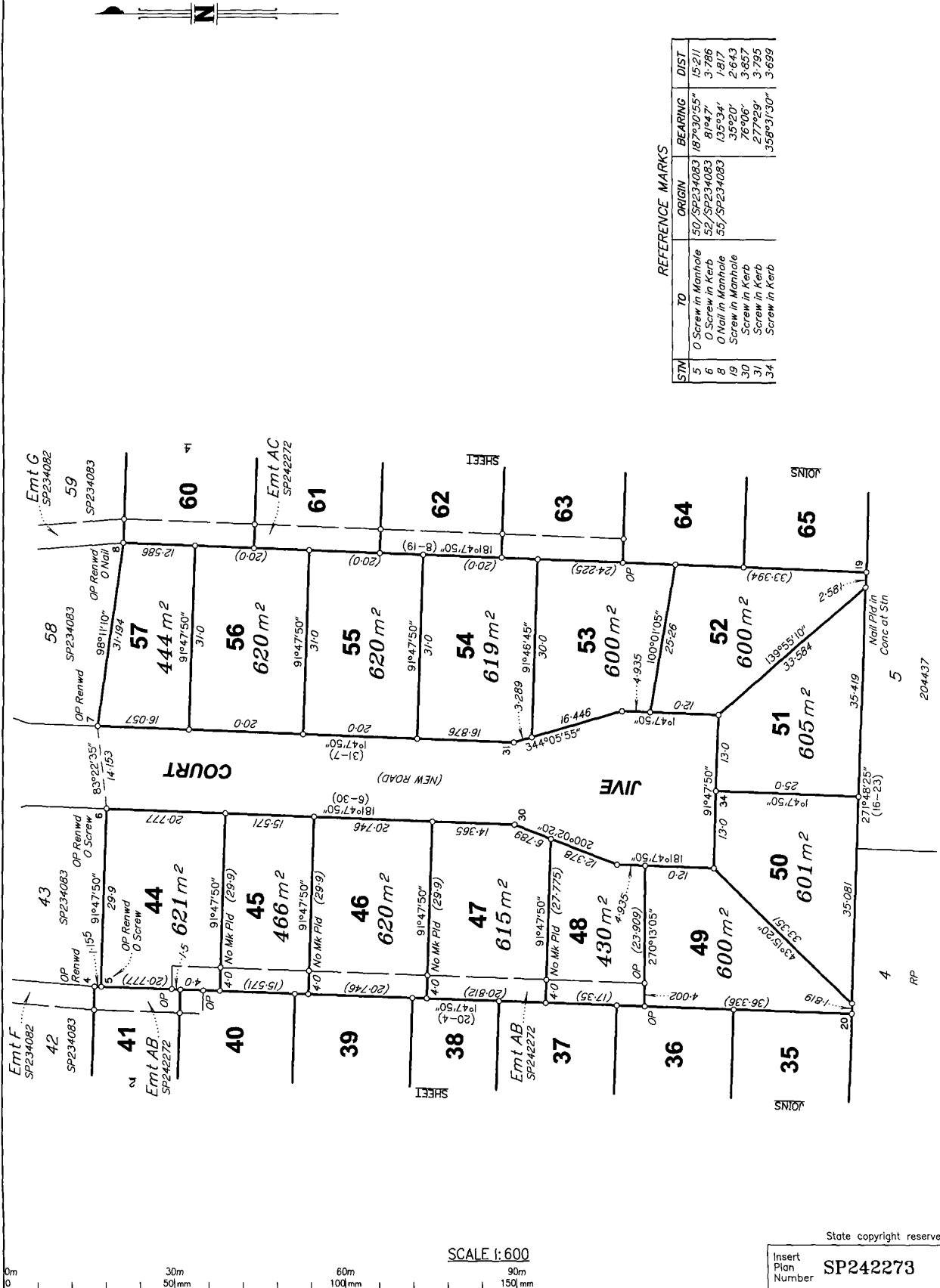
REFERENCE MARKS

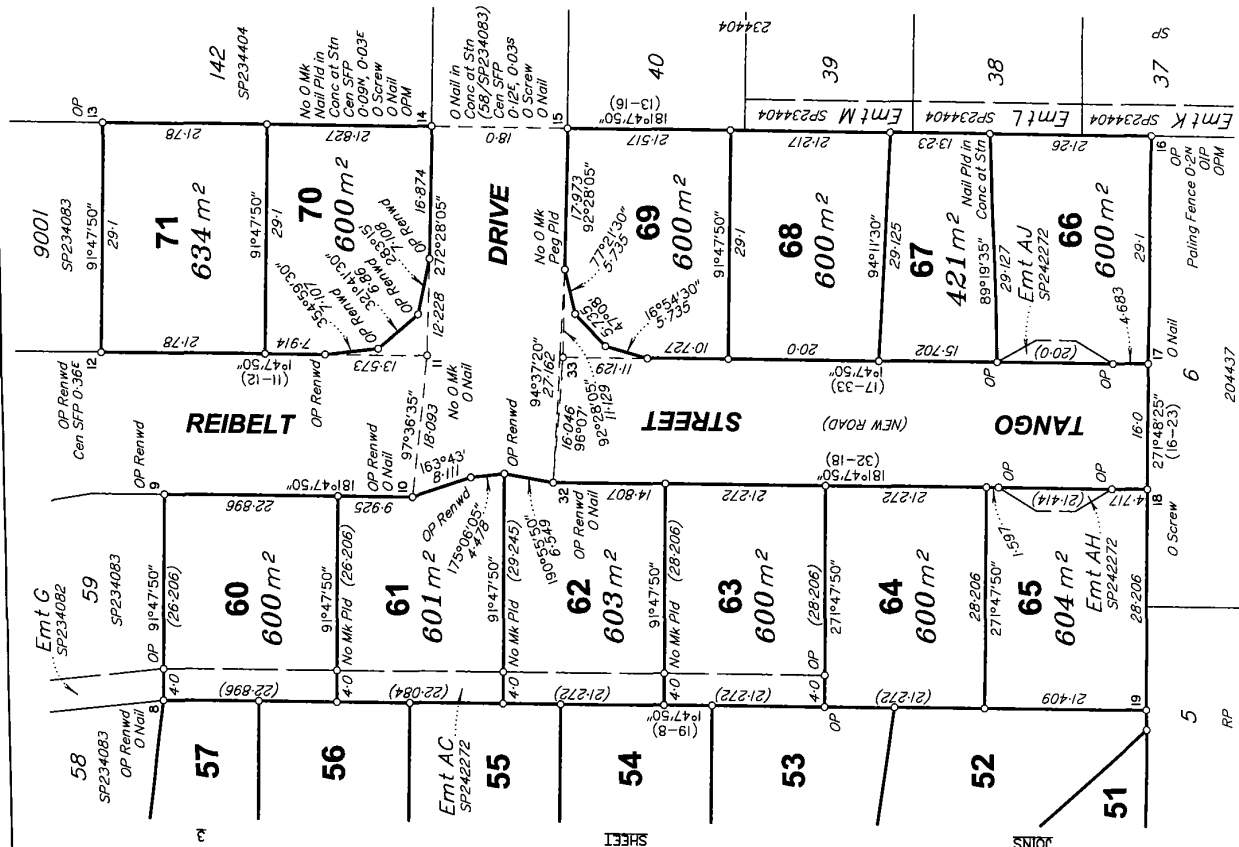
STN	TO	ORIGIN	BEARING	DIST
1	OIP	11/SP234082	148°04'35"	7.732
2	O Screw in Kerb	47/SP234083	91°01'	3.727
3	O Screw in Kerb	48/SP234083	259°08'	3.823
5	O Screw in Manhole	50/SP234083	187°30'55"	15.211
21	O Screw in Kerb	12/SP242272	338°10'50"	9.602
22	O Screw in Kerb	11/SP242272	24°39'15"	9.687
23	O Screw in Manhole	10/SP234083	52°18'	2.506
25	Screw in Kerb		112°31'	3.829
28	Screw in Kerb		291°18'	3.971

New Conn
New Conn

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
23-OPM	2/SP242272	228°02'50"	184°504	73826





REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
8	O Nail in Manhole	55/SP234083	135°34'	1.817
10	O Nail in Kerb	30/SP234083	131°44'10"	9.069
11	O Nail in Kerb	31/SP234083	342°04'50"	13.902
14	O Screw in Kerb	36/SP234404	169°16'	4.83
14	O Nail in Kerb	59/SP234083	197°41'	4.92
15	O Screw in Manhole	37/SP234404	231°49'	2.255
15	O Nail in Kerb	58/SP234083	343°14'	4.838
16	OIP	4/SP234404	307°03'	1.9
17	O Nail in Kerb	14/SP242272	326°27'	6.308
18	O Screw in Kerb	13/SP242272	39°48'20"	6.295
19	Screw in Manhole	13/SP242272	35°20'	2.643
32	O Nail in Kerb	57/SP234083	146°07'50"	21.068
33	Nail in Conc		135°28'	0.712

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
14-OPM	26/SP234404	98°30'45"	125.0	172800
16-OPM	3/SP234082	180°31'05"	150.583	164904

State copyright reserved

SCALE 1:600

Insert Plan Number

SP242273

BR004460.000-022C 446000M8

UNITYWATER BYDA MAP

Sequence Number: 265927024
Job Number: 51982511
Printed On: 19/12/2025

Emergency Situations
Call Unitywater:
1300 086 489

This information on this plan is valid
for 30 days from "Printed On" date.

Legend

Extent of Unitywater Area

Water

- Water Pump Station
- Water Service
- Water Valve
- Water Pipe (Abandoned)
- Water Hydrant
- Water Fitting

Water Main

- Trunk Main
- Reticulation Main

Sewer

- Sewer Pump Station
- Sewer Maintenance Hole
- Sewer Valve
- Sewer Fitting

Sewer Gravity Main

- Trunk Main
- Reticulation Main
- Overflow Main
- Sewer Pipe (Abandoned)

Sewer Pressure Main

- Pressure Sewer
- Rising Main
- Vacuum Main
- Pressure Sewer Service
- Sewer Service

Recycled Water

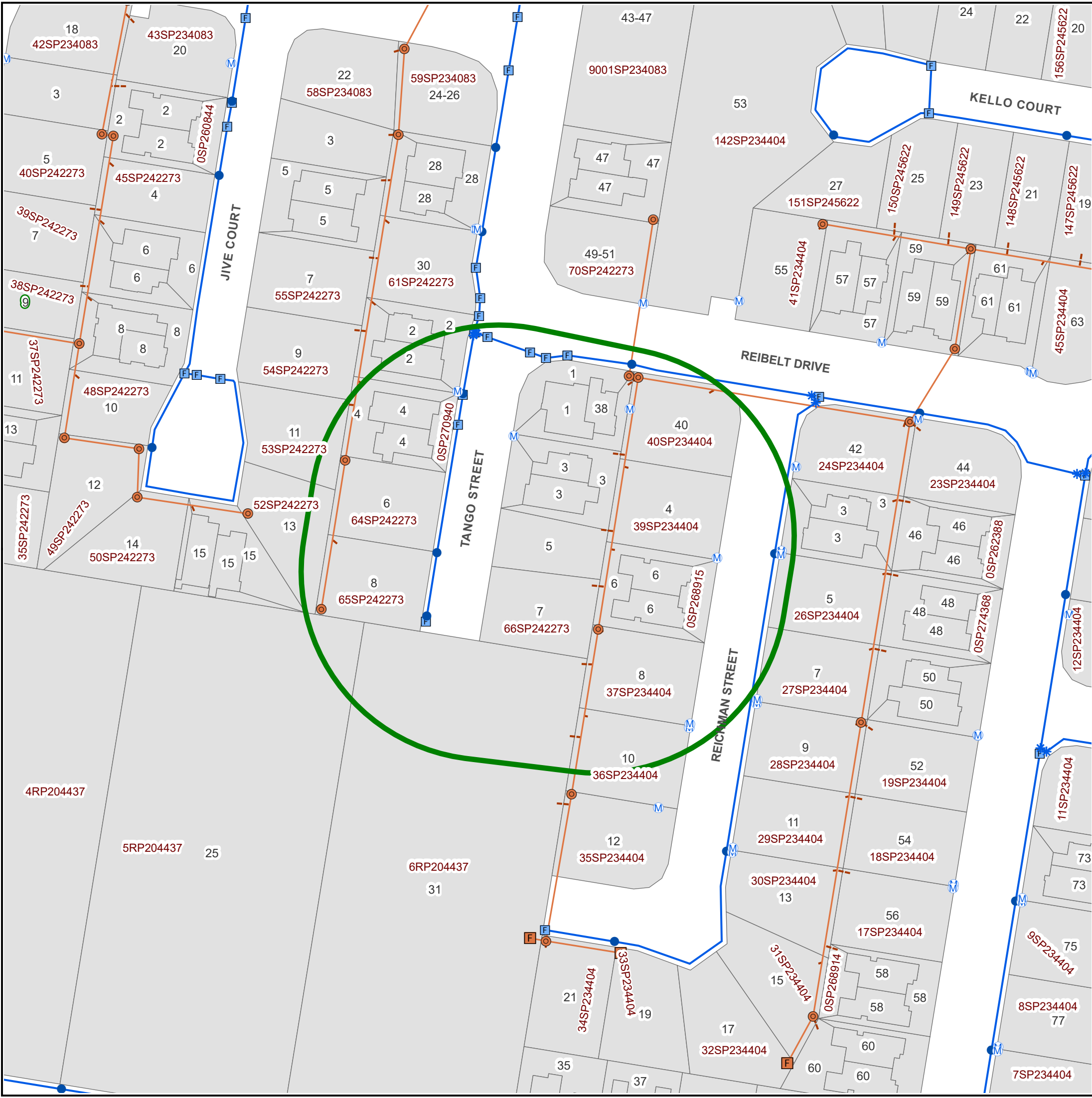
- Recycled Water Pump Station
- Recycled Water Valve
- Recycled Water Hydrant
- Recycled Water Fitting
- Recycled Water Pipe (Abandoned)
- Recycled Water Main

Map Tile: 1
Scale: 1:1000
(If printed at 100%
on A3 size paper)



Before You Dig Australia
PO Box 953
Caboolture QLD 4510
Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

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BYDA

Sequence: 265927025
Date: 19/12/2025
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.



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
	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.
	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	0 20 40 60 Meters 1:2000 1 cm equals 20 m

