

Seller disclosure statement



Queensland
Government

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 **NIGEL CHRISTOPHER KING, JENNY ELIZABETH KING**

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

15 WARANA AVENUE, SOUTHPORT QLD 4215

Lot on plan description

511/RP91982

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.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue ☐ Yes ☒ No to affect the property after settlement. Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ Yes 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 <i>If Yes, the details of any statutory encumbrances are as follows:</i> 1. Rights and interests reserved to the Crown by Deed of Grant No. 12524063 (POR 8V) 2. Any statutory encumbrances or right for water supply, sewerage, drainage or other utilities
Residential tenancy or rooming accommodation agreement	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. ☐ Yes ☒ No 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>) Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

WARNING TO BUYER – You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

Zoning	The zoning of the property is (<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>): 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 seller.	

* *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	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 1994</i> (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 1994</i> (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 Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. If Yes , a copy of the order or application must be given by the seller.	☐ Yes ☒ No
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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
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Flooding	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.	
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Vegetation, habitats and protected plants	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.	
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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. If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. Pool compliance certificate is given. OR Notice of no pool safety certificate is given.	☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☐ No ☐ Yes ☐ 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. <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>	☐ Yes ☒ No
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. 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>	☐ Yes ☒ No ☐ Yes ☐ No
Building Energy Efficiency Certificate	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.	
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 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: \$1456.08

Date Range: 1/7/25 TO 31/12/25

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: \$277.37

Date Range: 20/5/25 TO 14/08/25

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

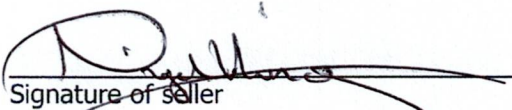
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

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 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.

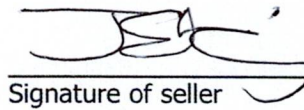
Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below)	☐ Yes ☒ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. Note —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	☐ Yes
Body Corporate Certificate	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. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☐ Yes ☐ No ☐ Yes
Statutory Warranties	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.	
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme (If Yes, complete the information below)	☐ Yes ☒ No
Body Corporate Certificate	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. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <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.	☐ Yes ☐ No ☐ Yes

Signatures – SELLER


Signature of seller

NIGEL KING.
Name of Seller

19/11/25.
Date


Signature of seller

JENNY ELIZABETH KING
Name of Seller

19/11/25
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

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 54067302

Search Date: 12/11/2025 13:04

Title Reference: 15007011

Date Created: 05/09/1973

Previous Title: 13208212

REGISTERED OWNER

Dealing No: 713449952 07/09/2010

NIGEL CHRISTOPHER KING

JENNY ELIZABETH KING JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 511 REGISTERED PLAN 91982
Local Government: GOLD COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 12524063 (POR 8V)
2. MORTGAGE No 713449953 07/09/2010 at 12:28
BANK OF WESTERN AUSTRALIA LTD A.B.N. 22 050 494 454

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]

Requested By: D-ENQ INFOTRACK PTY LIMITED

...Council of the ... GOLD COAST
...that all the requirements of this Council, the Local Government
Acts, 1946 to 1948, and all By-laws have been complied with and approve
this Plan of Subdivision subject to lodgment of Grant of Basements
A to H and J to Q for drainage purposes.

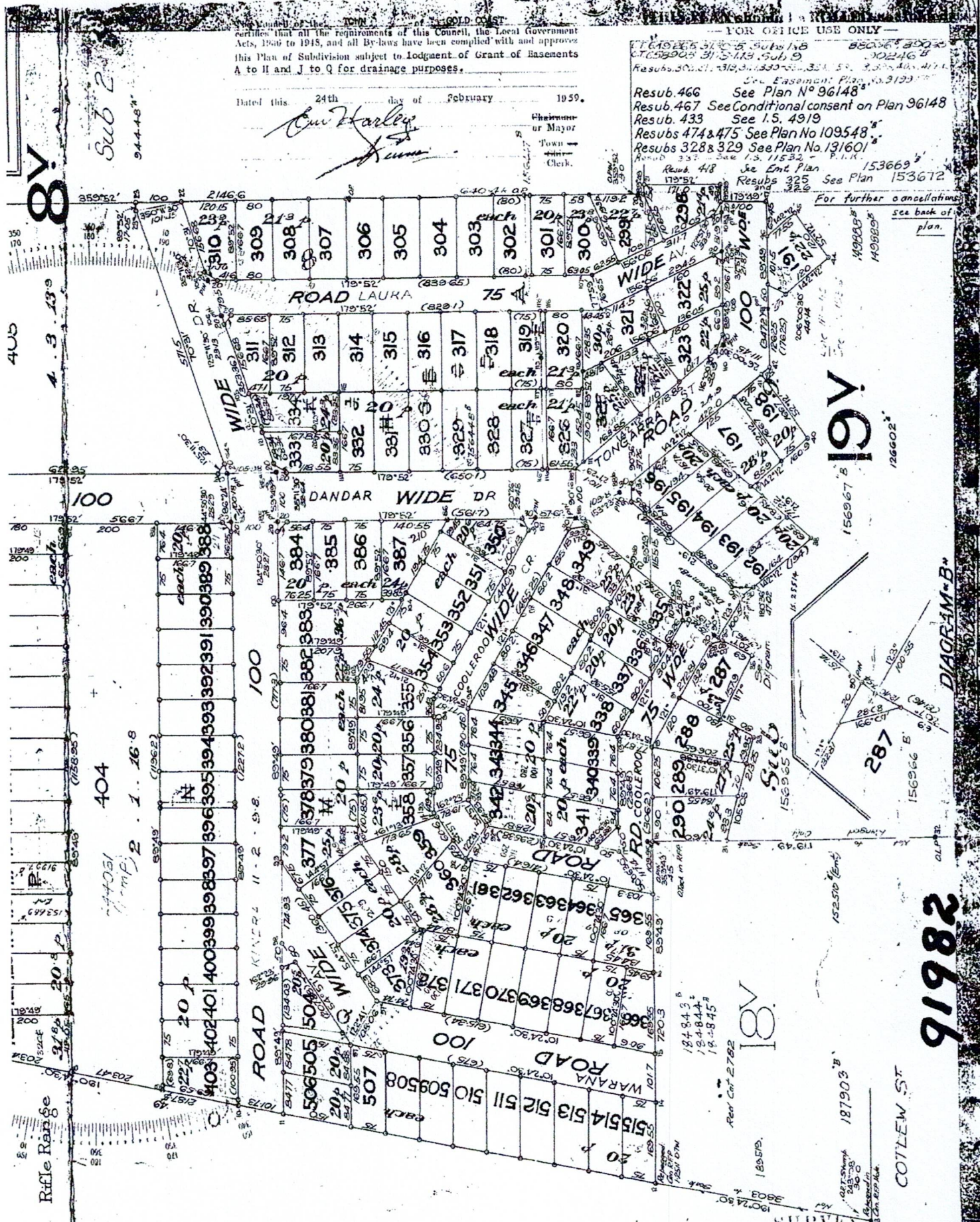
Dated this 24th day of February 1959.

Chairman
or Mayor
Town
Clerk.

FOR OFFICE USE ONLY

Resub. 466 See Plan No 96148
Resub. 467 See Conditional consent on Plan 96148
Resub. 433 See I.S. 4919
Resubs 474 & 475 See Plan No 109548
Resubs 328 & 329 See Plan No 131601
Resub. 418 See Ent Plan 153669
Resubs 325 and 326 See Plan 153672

For further cancellations
see back of
plan.



FOR OFFICE USE ONLY

Resub. 324 Sec. Plan No. 1564428
Resub. 327 Sec. Plan No. 1564498
Lot 192 Sec. 15 25514 (M.A.)
Lot 193 Sec. 15 26460 (K.B.A.)
Lot 406 Sec. Comp. Plan No. 844080
Lot 404 Sec. 15 26460

B636682

with track
10-30929
9/5/51

Approved
Ltr 6

24723

Inventory of 1-0-0

1-6

1-1-6

Part

8-4-59

22956

3/18-143

2.50

For Additional Plan &
Document Notings
Refer to CRP

loaded
15.4.57

submarine

91382

59/3099

1.0.0

2.0.0

2.0.0

2.0.0

7.0.0

15.7.6

25.3.57

15.7.6

Robert Robertson
Supt.
South Coast

Rate Notice

Notice number
2 1019150 8Date of Issue
21 July 2025cityofgoldcoast.com.au/rates
(07) 5667 5995 or 1300 366 659Current rating period:
1 July 2025 to 31 December 2025**\$1,357.17**

(see back for payment options)

Due date for payment:

21 August 2025

Total amount payable after due date:

\$1,456.08

(interest penalty applies after due date)

166398/A11/092755 D-041
J E King and N C King
11 Allchin Ct
CURRUMBIN WATERS QLD 422315 Warana Avenue, SOUTHPORT QLD 4215
Lot 511 RP91982

(Payments received after 4 July 2025 may not be included on this notice)

Opening balance	\$95.10CR
State Government and associated charges (see rate assessment page for details)	\$126.80
Council rates and charges (see rate assessment page for details)	\$1,424.38
Less 10% Council discount on GENERAL RATE if full payment received by the due date	\$98.91CR
Amount payable if paid by: 21 August 2025	\$1,357.17

To view your rating category statement and other rate notice inserts online,
visit cityofgoldcoast.com.au/insertsTo make a **voluntary** contribution towards the acquisition and enhancement
of the City's koala habitat, please use the BPAY® details on the reverse.From 1 January 2026, a \$2.50 fee applies to mailed rates and water notices. Council Pensioner
rebate holders are exempt. We encourage you to switch to My Account for electronic notices to
support environmental sustainability.

In Person / Mail Payment Advice

Name: J E King and N C King
Ref: 2 1019150 8

*419 210191508

Credit

Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124Biller Code: 575217
Ref: 2 1019150 8Post
BillpayTotal Amount Payable
If paid by: 21 August 2025**\$1,357.17**Total Amount Payable
If paid after: 21 August 2025**\$1,456.08**Teller stamp
and initialsNo. of
Cheques

Date

Cash

Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code

831

User ID

066684

Customer Reference No.

000002101915088

\$

CHARGES CONSOLIDATED ON RATE NOTICE15 Warana Avenue, SOUTHPORT QLD 4215
Lot 511 RP91982**DETAILS OF STATE GOVERNMENT AND ASSOCIATED CHARGES**

VOLUNTEER FIRE BRIGADE

Volunteer Fire Brigade Separate Charge \$1.00

EMERGENCY MANAGEMENT

SINGLE UNIT RESIDENCE 1 @ \$125.80 \$125.80

TOTAL OF STATE GOVERNMENT AND ASSOCIATED CHARGES**\$126.80****DETAILS OF COUNCIL RATES AND CHARGES**

WASTE MANAGEMENT

Green Organics Charge \$40.38

PART A - Waste Management Utility Charge (General) \$222.00

PART B - Waste Management Utility Charge (State Waste Levy Cost Component)* \$0.00

RECYCLING

Recycling Utility Charge \$6.00

RECREATIONAL SPACE

Recreational Space Separate Charge \$15.44

OPEN SPACE INCLUDING KOALA HABITAT

Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge \$31.50

GENERAL RATE

CATEGORY 2A - Residential 2 \$525,000 AV @ \$0.001883930 \$989.06

DISASTER RESPONSE AND RECOVERY

Disaster Response and Recovery Separate Charge \$5.00

CITY TRANSPORT

City Transport Improvement Separate Charge \$115.00

TOTAL OF COUNCIL RATES AND CHARGES**\$1,424.38**

For licensed rental properties, full payment of the general rate levied on this rate notice is deemed to be a renewal of a rental accommodation licence in accordance with section 11 Subordinate Local Law No. 16.1 (Rental Accommodation) for the current rating period subject to the condition the rental accommodation is to be operated in compliance with the prescribed criteria in section 9.

* Council, as the operator of a levyable waste disposal site, is liable to pay a monthly waste levy to the State under the *Waste Reduction and Recycling Act 2011*. For the financial year 2025/2026, the State has paid Council, as a local government affected by the waste levy, an annual payment in the amount of \$20,820,144, in one instalment on 24th June 2022. The purpose of the payment is to mitigate any direct impacts of the waste levy on households in Council's local government area. This payment will be used by Council for that purpose which, in conjunction with Council waste diversion and recycling initiatives, results in your waste management Part B charge as seen above of \$0.00.

View and pay your rates online with My Account.

Register today.

cityofgoldcoast.com.au/myaccount

CITY OF
GOLDCOAST™ Water and Sewerage Rate Notice

Gold Coast City Council

ABN 84 858 548 460

Page 1

Water & Sewerage | City of Gold Coast
(07) 5667 5995 or 1300 366 659

Notice number
8 1019150 0

Date of issue
25 August 2025



041 - 8879 - 3284

NIGEL C KING & JENNY E KING

11 ALLCHIN COURT

CURRUMBIN WATERS QLD 4223

Current Billing Period:

20 May 2025 to 14 August 2025

Amount due:

\$278.27

(see back for payment options)

Due date for payment:

25 September 2025

(interest penalty applies after due date)

To make payment

Rates & water | City of Gold Coast

15 WARANA AVENUE, SOUTHPORT
L 511 RP91982

(Payments received after 17 August 2025 may not be included in this notice)

Opening balance	\$0.89
Accrued Interest Calculated until 25 SEPTEMBER 2025	\$0.01

Water and Sewerage charges	(see account page for details)	\$277.37
(Includes State Bulk Water Price)		

Amount payable if paid by: 25 SEPTEMBER 2025	\$278.27
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My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit <https://www.goldcoast.qld.gov.au/My-Account>.

CITY OF
GOLDCOAST™

In Person / Mail Payment Advice

Name: NIGEL C KING & JENNY E KING
Ref: 8 1019150 0

*419 810191500

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Biller Code: 868745
Ref: 8 1019150 0



**Post
Billpay**

Date

/ /

Cash

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

Total amount payable
Due by: **25 September 2025**

\$278.27

For Credit
Gold Coast City Council

Tran Code

User ID

Customer Reference No.

831

066684

000008101915002

\$

+757+

0930130032840110
AU_1-6_1_017757 / 008879 / 003284

Account for:
15 WARANA AVENUE, SOUTHPORT
L 511 RP91982

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES

42 days charged at \$2.0255 per day (billing period 20/5/25 to 30/6/25)	\$85.07
45 days charged at \$2.1452 per day (billing period 1/7/25 to 14/8/25)	\$96.53

WATER ACCESS CHARGES

42 days charged at \$0.7945 per day (billing period 20/5/25 to 30/6/25)	\$33.36
45 days charged at \$0.8410 per day (billing period 1/7/25 to 14/8/25)	\$37.84

WATER USAGE CHARGES

2 kilolitres charged at \$1.380 per kL (usage period 20/5/25 to 30/6/25)	\$2.76
3 kilolitres charged at \$1.463 per kL (usage period 1/7/25 to 14/8/25)	\$4.38

STATE BULK WATER PRICE

WATER USAGE CHARGES

2 kilolitres charged at \$3.444 per kL (usage period 20/5/25 to 30/6/25)	\$6.88
3 kilolitres charged at \$3.517 per kL (usage period 1/7/25 to 14/8/25)	\$10.55

TOTAL CHARGES INCLUDED IN THE RATE NOTICE

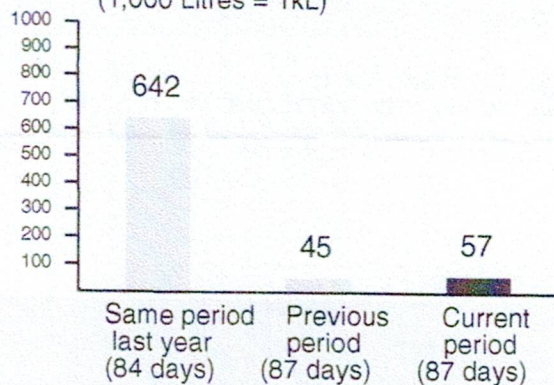
\$277.37

WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
12W090210	14 AUG 25	4852	19 MAY 25	4847	87	5
TOTAL(kL)						5

Average Daily Usage (Litres)

(1,000 Litres = 1kL)



Your average daily water usage = 57 litres (or 0.057 kL)
Your total average daily cost = \$3.18

The city's average daily residential water usage = 476 litres (or 0.476 kL) per property.

The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit [Water & Sewerage | City of Gold Coast](#) for instructions on how to check for concealed leaks.

We recommend regularly reading your water meter to detect any unusual variation in consumption between readings.