

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 ALEXANDER CHRISTOPH ALBERT BITTERLIN and JESSIE HANNAH ANN BITTERLIN

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

47 Seabright Cct, Jacobs Well QLD 4208

Lot on plan
description

LOT 96 SURVEY PLAN 291923

Community titles scheme or
BUGTA scheme:

Yes

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

No

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	<p>The seller gives or has given the buyer the following</p> <p>A title search for the property issued under the Land Title Act 1994 <input checked="" type="checkbox"/> Yes showing interests registered under that Act for the property.</p> <p>A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> Yes</p>
Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>

Unregistered encumbrances(excluding statutory encumbrances)

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

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:

Start 25/11/25
End 24/05/2026

the amount of rent and bond payable:

Weekly Rent \$650
Bond \$2600

whether the lease has an option to renew:

Yes

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:

[Large empty box for oral agreement details]

There are statutory encumbrances that affect the property. Yes No

If Yes, the details of any statutory encumbrances are as follows:

NBN Cable and any applicable statutory rights to access the lot to repair or maintain that infrastructure.

Statutory encumbrances

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)

28/11/2025

Note Under 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.

Residential tenancy or rooming accommodation agreement

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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable): <table border="1"><tr><td>Township</td></tr></table>	Township
Township		
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>	

* *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>
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>

Heritage	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
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 enquiries. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.

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.	<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.						
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 \$ 1533.37 Date 01/07/2025 to 31/12/2025
Range:

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 \$ 568.52 Date 04/07/2025 to 08/10/2025
Range:

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)	<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. 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	<input type="checkbox"/> Yes	
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. If No An explanatory statement is given to the buyer that states: <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.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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. If No An explanatory statement is given to the buyer that states: <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.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Signatures SELLER

Signature of seller



23/01/2026, 07:09

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.

ALEXANDER CHRISTOPH ALBERT BITTERLIN and JESSIE HANNAH ANN BITTERLIN

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:	51102666	Search Date:	22/01/2026 15:47
Date Title Created:	17/07/2017	Request No:	54800688
Previous Title:	51083540		

ESTATE AND LAND

Estate in Fee Simple

LOT 96 SURVEY PLAN 291923
Local Government: GOLD COAST

REGISTERED OWNER

Dealing No: 718396629 14/11/2017

ALEXANDER CHRISTOPH ALBERT BITTERLIN
JESSIE HANNAH ANN BITTERLIN

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11075011 (POR 3V)
2. MORTGAGE No 718396630 14/11/2017 at 14:48
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

718132154

GC 400 NT

\$2669.00
04/07/2017 13:25

WARNING : Folded or Mutilated Plans will not be accepted.
Sheet 2 of 4
Plans may be rolled.
Information may not be placed in the outer margins.

5. Lodged by

VILLA WORLD DEVELOPMENTS PTY LTD
PO BOX 1899 BROADBEACH QLD 4218
TEL: (07) 5588 8888 GC818
EMAIL: TITLES@VILLAWORLD.COM.AU

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

i. Certificate of Registered Owners or Lessees.

1/We **VILLA WORLD DEVELOPMENTS PTY LTD**

A.C.N. 010 621 226

(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.

Craig Treasure *P. O. I. J. D. S.*

Signature of *Registered Owners *Lessees

Craig Treasure PAULENE HENDERSON
Company Director Company Secretary

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51083540	Lot 301 on SP287866	62-70,94-107 & 302	New Rd	Emt A

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
716856719	62-70,94-107 & 302	

Survey Report

- Plans searched include SP287866 & SP285331.
- External boundaries were fixed by pegs or reference marks at stations 5,6,6a & 22-26.
- All agree with recent new surveys.

* Rule out whichever is inapplicable

2. Planning Body Approval.

* **COUNCIL OF THE CITY OF GOLD COAST**

hereby approves this plan in accordance with the:

% **SUSTAINABLE PLANNING ACT 2009**

Dated this 22nd day of June 2017.

Andrew Young #
Authorising Officer

* Insert the name of the Planning Body.
Insert designation of signatory or delegation

3. Plans with Community Management Statement:

CMS Number :

Name :

4. References :

Dept File : -
Local Govt :
Surveyor : 1505501

62-70, 94-107 & 302		Por.3v
Lots	Orig	

7. Orig Grant Allocation :

8. Passed & Endorsed :
By: MICHEL GROUP SERVICES PTY LTD
A.C.N. 061 750 132
Date: 19/5/17
Signed: *Wallace*
Designation: Liaison Officer

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

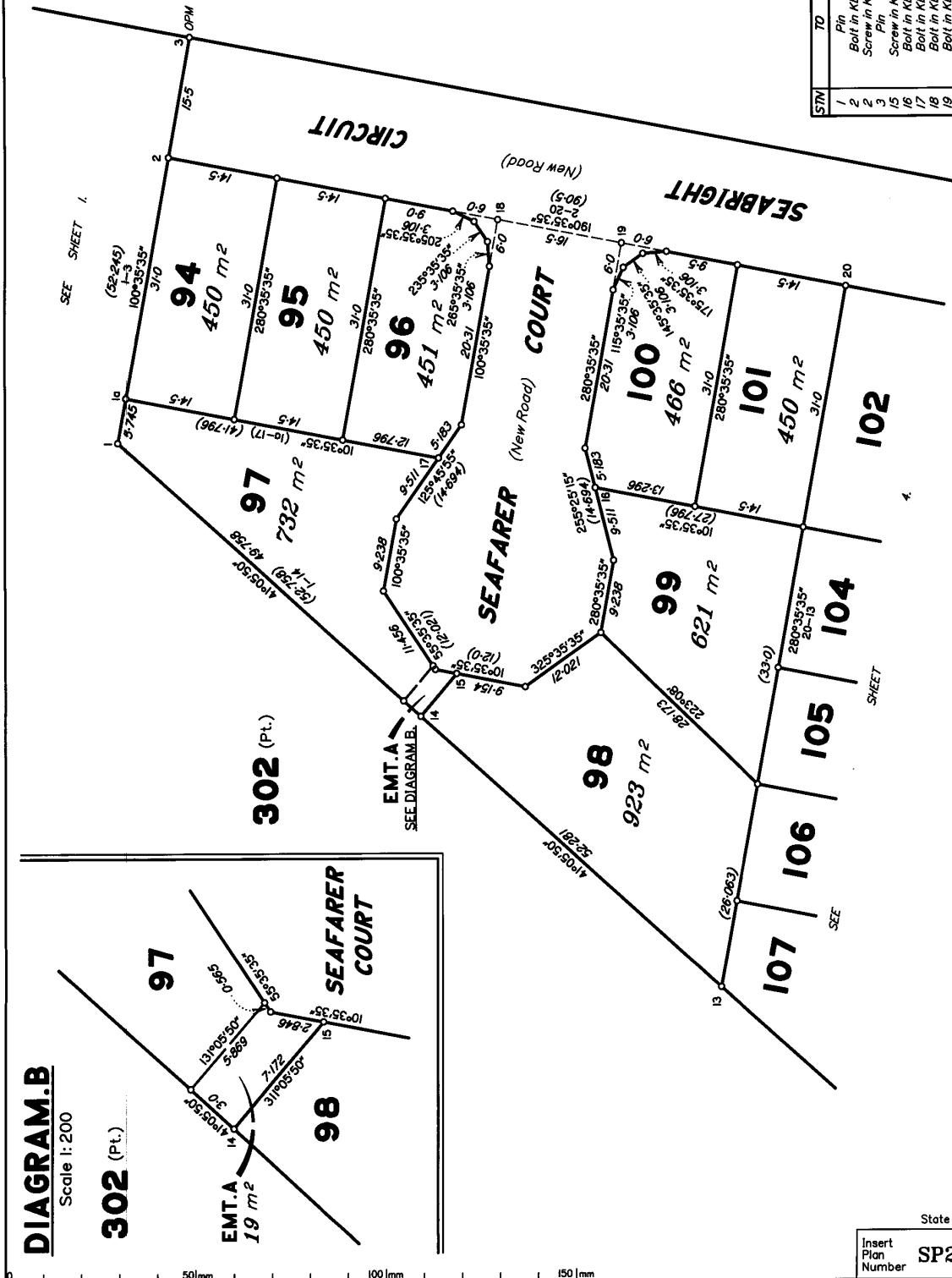
Cadastral Surveyor/Director * Date
Delete words not required

10. Lodgement Fees :

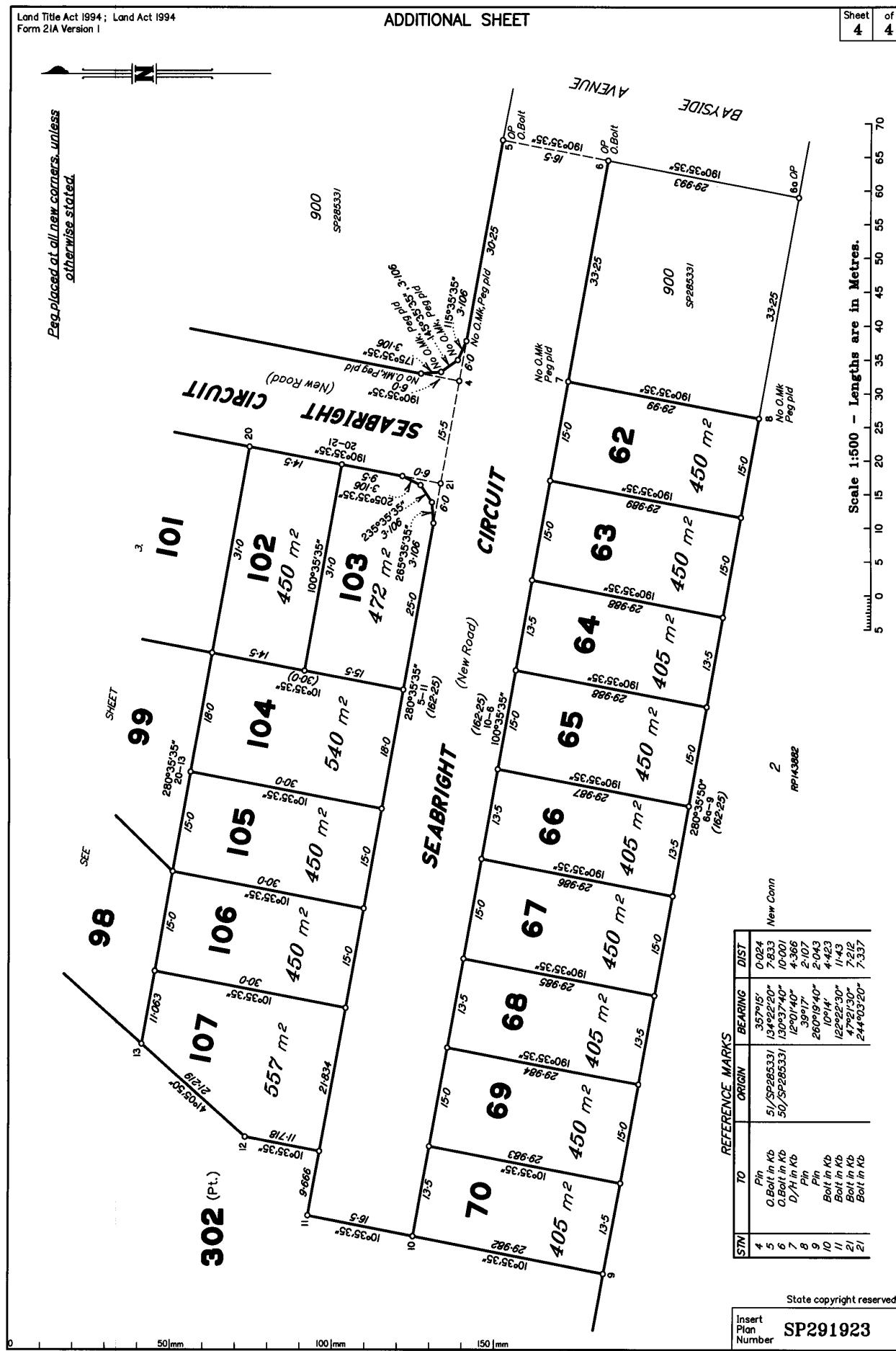
Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

11. Insert Plan Number

SP291923



Peg placed at all new corners, unless otherwise stated.



State copyright reserved.

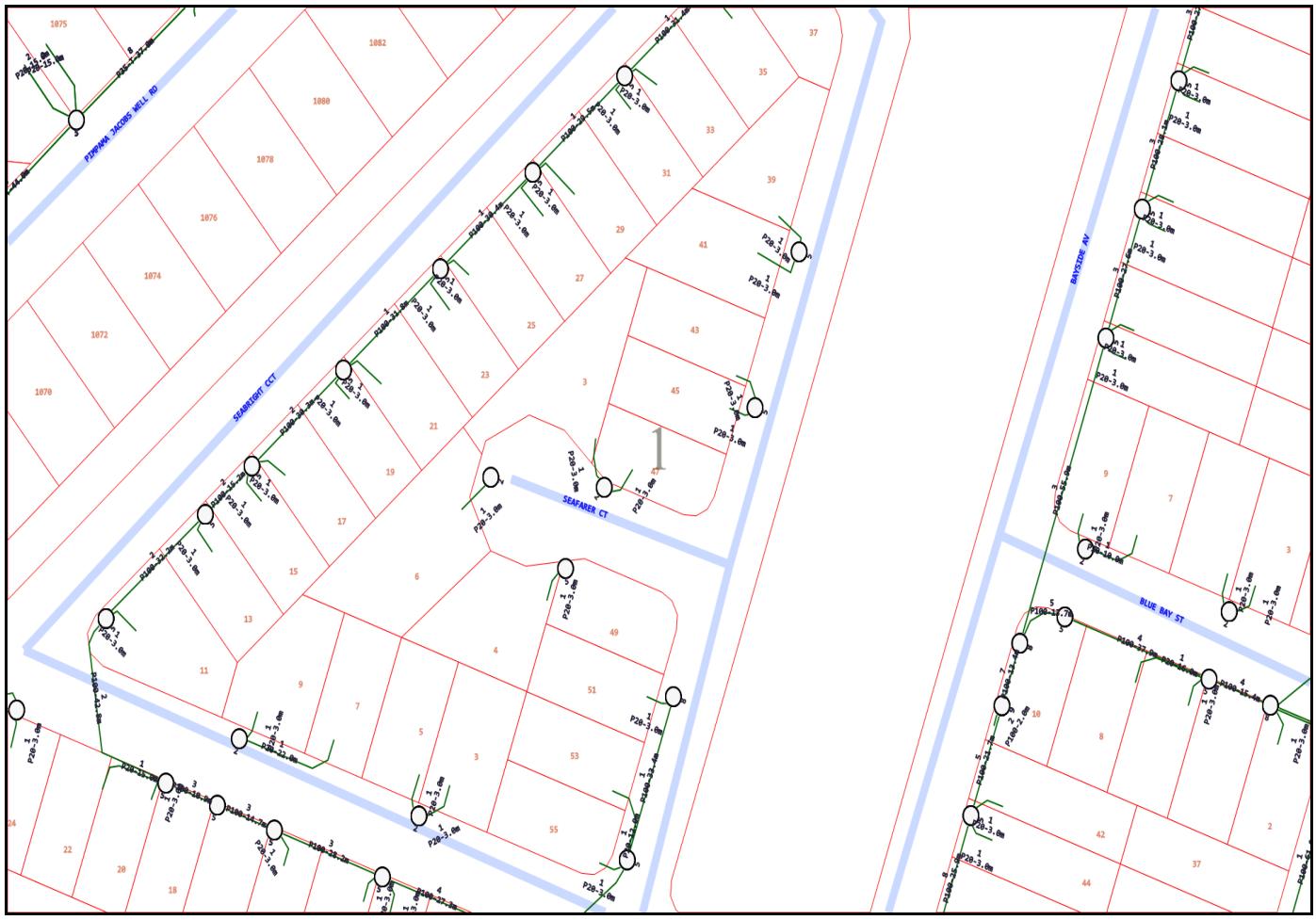
Insert
Plan
Number



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



Emergency Contacts

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