

# 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 ZAC MICHEAL GELDOF & GRACE PATRICIA UNDERWOOD

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

4 Cooma St, Mount Sheridan QLD 4868

Lot on plan  
description

LOT 138 REGISTERED PLAN 838273

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

<b>Title details</b>	<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>
<b>Registered encumbrances</b>	<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>

<b>Unregistered encumbrances(excluding statutory encumbrances)</b>	<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><b>Note</b> 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 <b>NOT</b> required to be disclosed.</p>
	<p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>the start and end day of the term of the lease: <input type="text"/></p> <p>the amount of rent and bond payable: <input type="text"/></p> <p>whether the lease has an option to renew: <input type="text"/></p>
	<p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p>
	<p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows: <input type="text"/></p>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, the details of any statutory encumbrances are as follows: <input type="text"/></p> <p>Sewer Gravity Pipe (Cairns Regional Council), Pillar (Ergon), and any applicable statutory rights to access the lot to repair or maintain that infrastructure. <input type="text"/></p>
	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the Residential Tenancies and Rooming Accommodation Act 2008 during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<b>Residential tenancy or rooming accommodation agreement</b>	<p>If Yes, when was the rent for the premises or each of the residents rooms last increased? (Insert date of the most recent rent increase for the premises or rooms) <input type="text"/></p> <p><b>Note</b> 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.</p>
	<p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement. <input type="text"/></p>

## Part 3 Land use, planning and environment

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

<b>Zoning</b>	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>Low Density Residential</td></tr></table>	Low Density Residential
Low Density Residential		
<b>Transport proposals and resumptions</b>	<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.

<b>Contamination and environmental protection</b>	<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><b>The following notices are, or have been, given:</b></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>
<b>Trees</b>	<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>

<b>Heritage</b>	<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>
<b>Flooding</b>	<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 enquiries. Flood information for the property may also be available at the <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>

<b>Vegetation, habitats and protected plants</b>	<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.

<b>Swimming pool</b>	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
<b>Unlicensed building work under owner builder permit</b>	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.				
<b>Notices and orders</b>	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.				
<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.				
<b>Asbestos</b>	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 ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) 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 \$ 1,679.07 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 \$ 136.51 Date 05/08/2025 to 26/11/2025  
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.**

<b>Body Corporate and Community Management Act 1997</b>	The property is included in a community titles scheme. (If Yes, complete the information below)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Community Management Statement</b>	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. <b>Note</b> 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	
<b>Body Corporate Certificate</b>	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"><li>• a copy of a body corporate certificate for the lot is not attached; and</li><li>• 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.</li></ul>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Statutory Warranties</b>	<b>Statutory Warranties</b> 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.		
<b>Building Units and Group Titles Act 1980</b>	<b>The property is included in a BUGTA scheme (If Yes, complete the information below)</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Body Corporate Certificate</b>	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"><li>• a copy of a body corporate certificate for the lot is not attached; and</li><li>• 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.</li></ul> <b>Note</b> 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*

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Signature of seller



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Signature of seller

14/01/2026, 10:02

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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.  
ZAC MICHEAL GELDOF & GRACE PATRICIA UNDERWOOD

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Name of seller

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Date

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Date

## *Signatures BUYER*

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Signature of buyer

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Signature of buyer

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Name of buyer

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Name of buyer

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Date

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Date

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>21481053</b>	<b>Search Date:</b>	14/01/2026 08:46
<b>Date Title Created:</b>	09/12/1991	<b>Request No:</b>	54696928
<b>Previous Title:</b>	20194038		

### ESTATE AND LAND

Estate in Fee Simple

LOT 138 REGISTERED PLAN 838273  
Local Government: CAIRNS

### REGISTERED OWNER

Dealing No: 723093740 28/02/2024

ZAC MICHEAL GELDOF  
GRACE PATRICIA UNDERWOOD

JOINT TENANTS

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20101119 (POR 20)
2. MORTGAGE No 723093741 28/02/2024 at 14:38  
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

WARNING - PLAN MAY BE ROLLED - A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED

PLAN MUST BE DRAWN WITHIN BLACK LINES  
838273

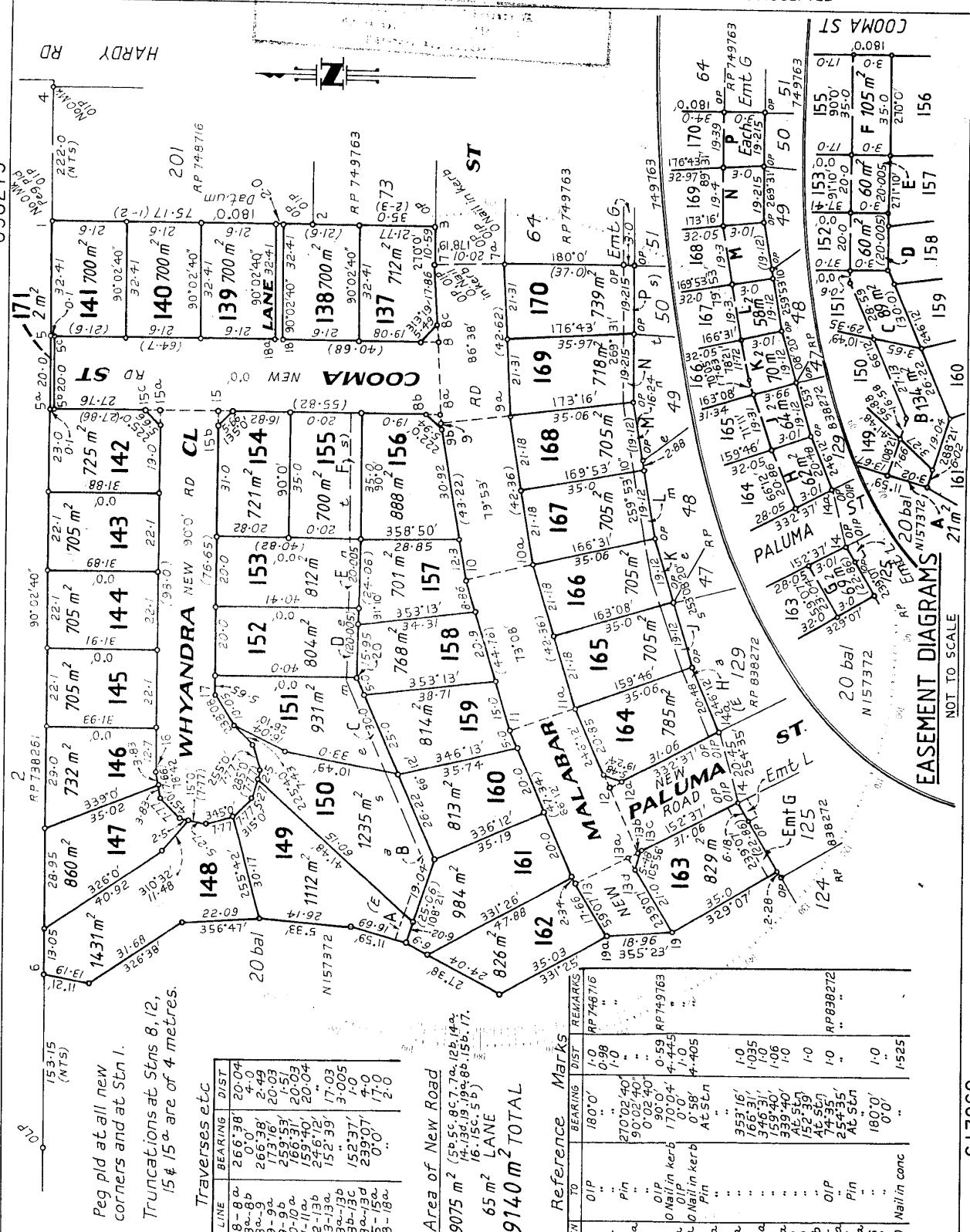
838273

I, BRIAN WILLIAM O'NEILL  
hereby certify that ~~the Company~~ have surveyed the  
land comprised in this plan ~~and Surveyed~~ by  
**Ian Patrick Russell, Surveying Technician**  
for whose work ~~the Company~~ accept responsibility,  
that the plan is accurate that the said survey was  
performed in accordance with the Surveyors Act and  
the Surveyors Regulations and that the said survey  
was completed on **4.11.1991**

**PLAN OF Lots 137-171 & proposed emb A in Lot 149, B in Lot 150  
C in Lot 151, D in Lot 152, E in Lot 153, F in Lot 155  
G . . 163 H . . 164 J . . 165 K . . 166  
L . . 167 M . . 168 N . . 169 & P . . 170  
Cancelling Part of Lot 20 on Plan N 157372**

**PARISH GRAFTON  
COUNTY Nares**

DISTRICT  
MINING FIELD  
**REGISTERED**  
PLAN - 838273

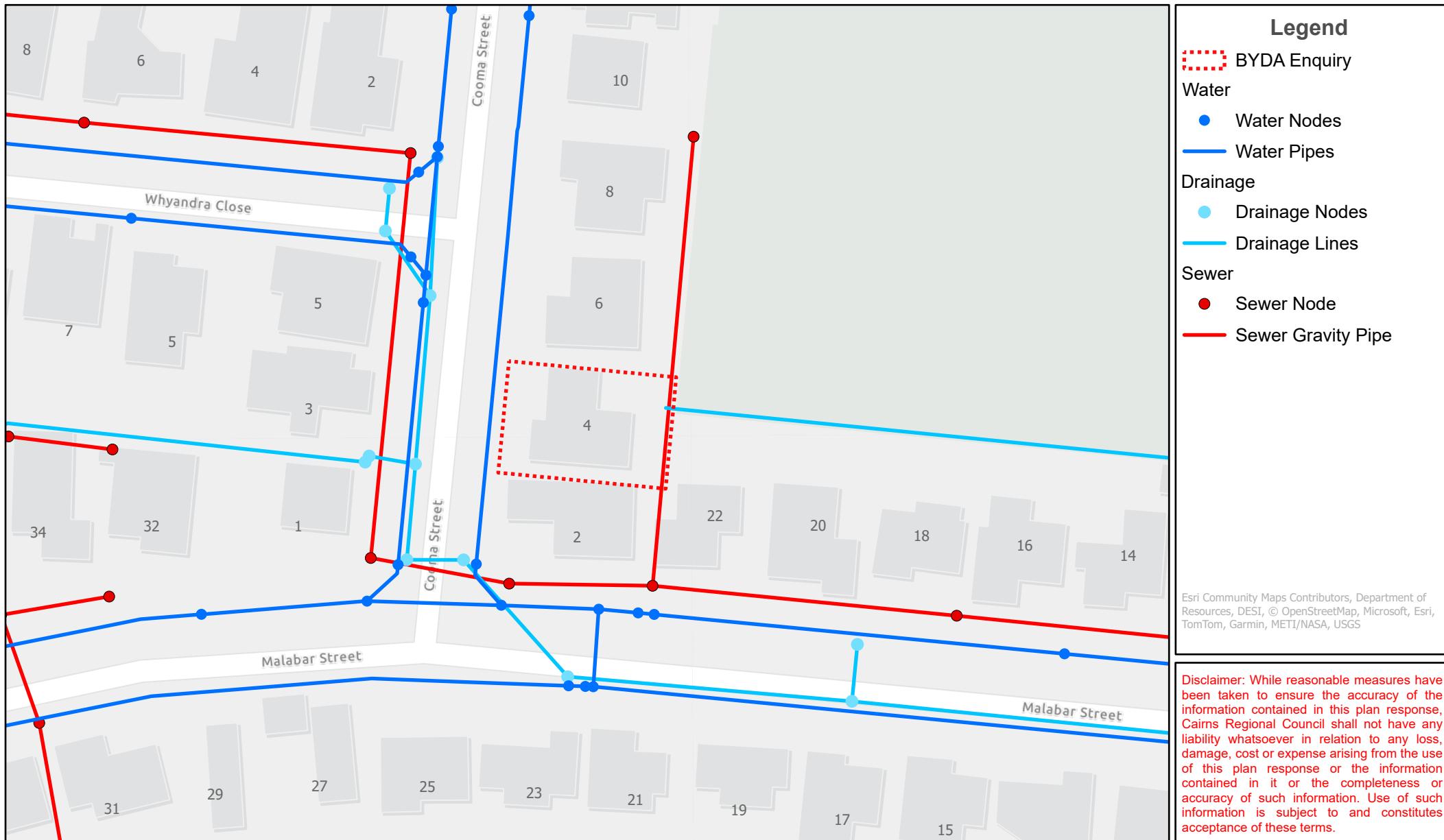


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838213 PLAN MUST BE DRAWN WITHIN BLACK LINES





In an emergency contact Cairns Regional Council on 1300 69 22 47

14/01/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate

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Scale 1:1,000

**CAUTION - HIGH VOLTAGE**

**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 Ergon Energy Network 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.

