

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 **ZAC MICHEAL GELDOLF & 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:

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)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>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.</p> <p>Unregistered lease (if applicable)</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>Other unregistered agreement in writing (if applicable)</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 <input type="checkbox"/> Yes given, together with relevant plans, if any.</p> <p>Other unregistered agreement in writing (if applicable)</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:</p> <div><div></div></div>
Statutory encumbrances	<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:</p> <div><div>Sewer Gravity Pipe (Cairns Regional Council), Pillar (Ergon), and any applicable statutory rights to access the lot to repair or maintain that infrastructure.</div></div>
Residential tenancy or rooming accommodation agreement	<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. Yes <input checked="" type="checkbox"/> No</p> <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>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.</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.</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.

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): <div>Low Density Residential</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	<div><div>\$ 1,679.07</div><div>Date Range: 01/07/2025 to 31/12/2025</div></div>
	Or	
	The property is currently a rates exempt lot.**	<input type="checkbox"/>
Or		
The property is not rates exempt but no separate assessment of rates is issued by a local government for the property		<input type="checkbox"/>

*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	<div><div>\$ 136.51</div><div>Date Range: 05/08/2025 to 26/11/2025</div></div>
	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 \$	<div><div></div><div>Date Range:</div></div>	

* 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



14/01/2026, 10:02

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.
ZAC MICHEAL GELDOF & GRACE PATRICIA UNDERWOOD

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:	21481053	Search Date:	14/01/2026 08:46
Date Title Created:	09/12/1991	Request No:	54696928
Previous Title:	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

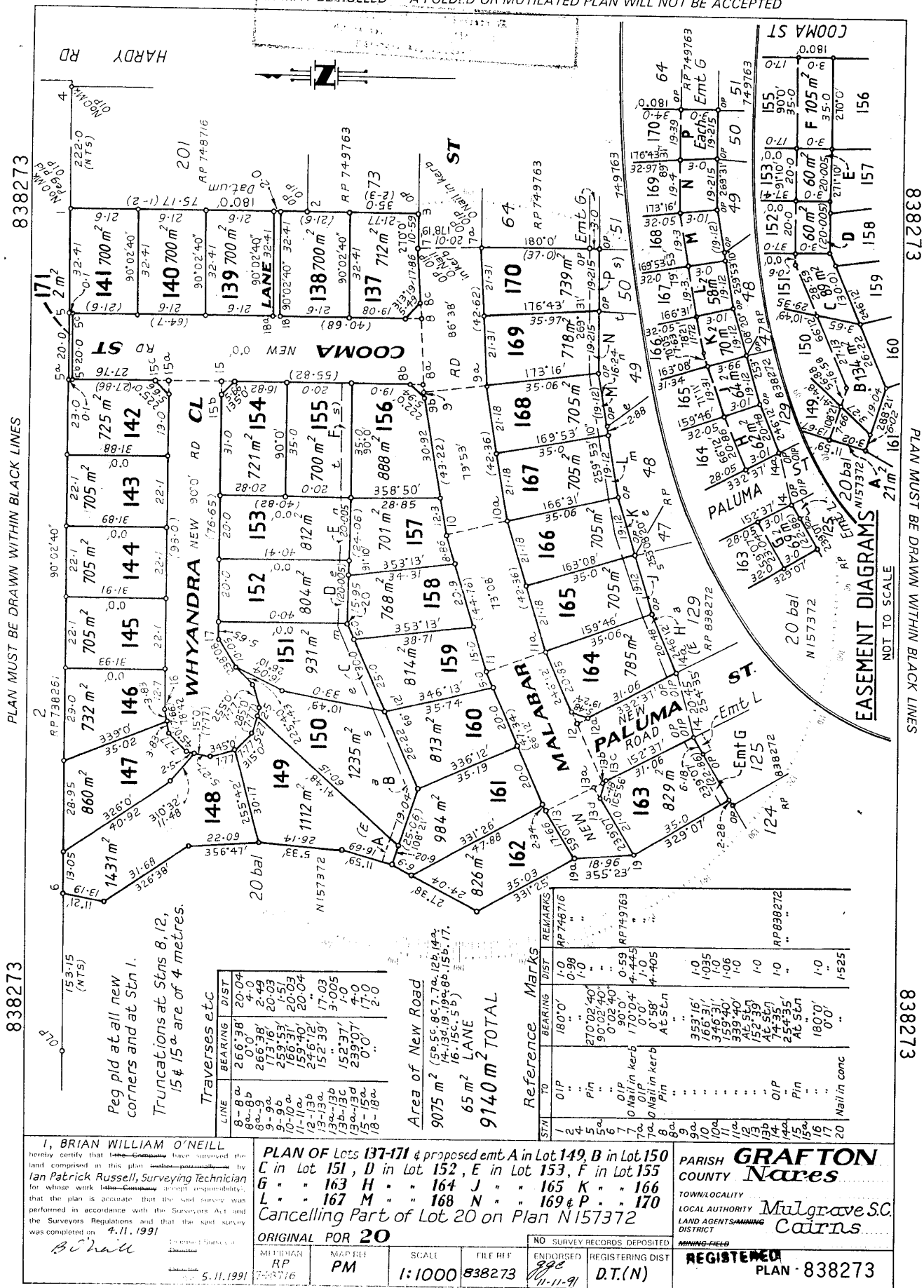
NIL

UNREGISTERED DEALINGS

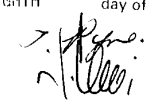
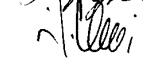
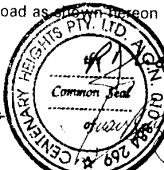
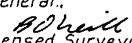

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

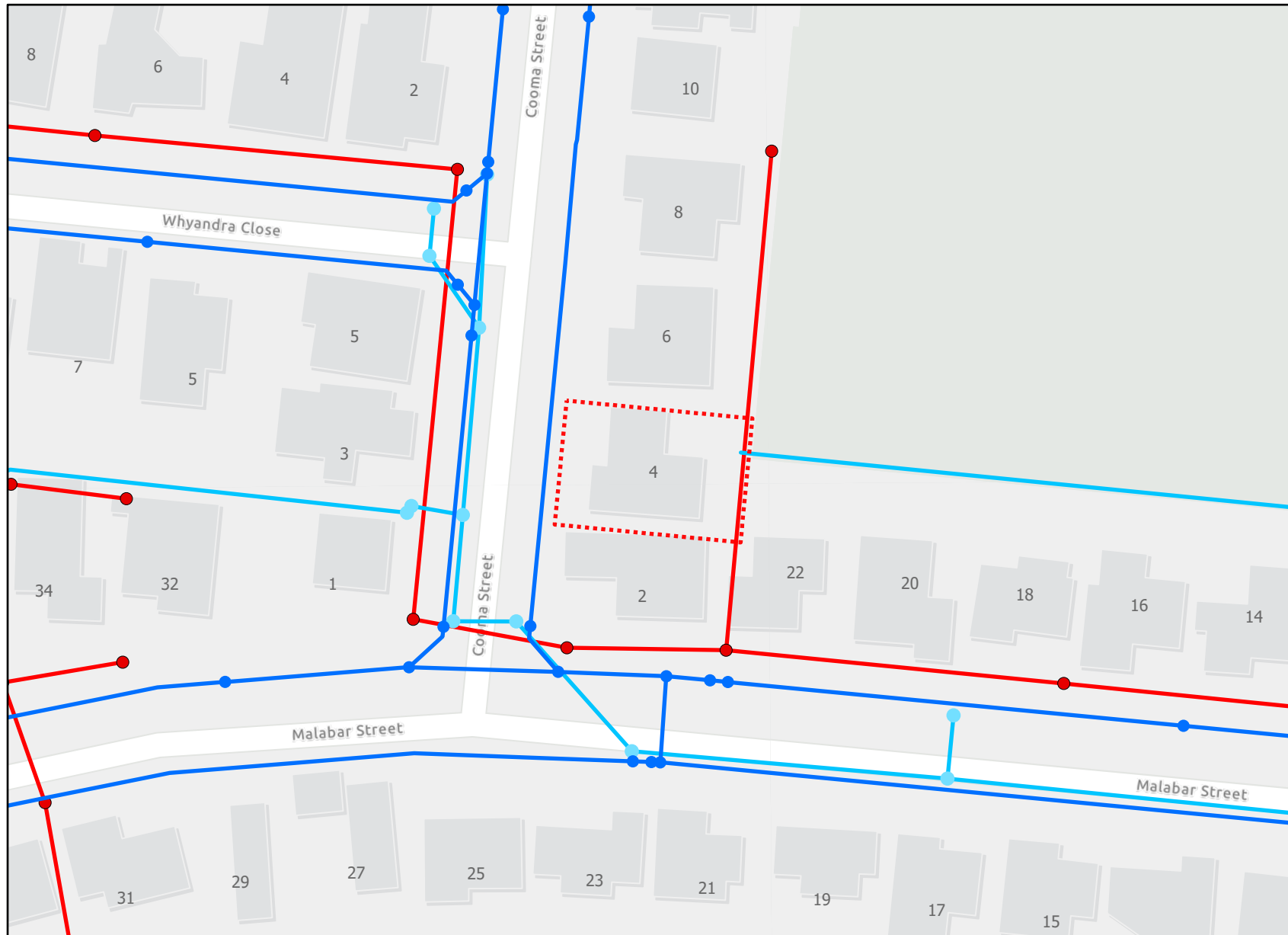


No.

<p>Council of the SHIRE of MULGRAVE certifies that all the requirements of this Council, the Local Government Acts and all By-Laws have been complied with and approves this Plan of Subdivision subject to Lot 171 being the subject of a Nomination of Trustees to the Council of the Shire of Mulgrave in trust for Town Planning purposes; subject to Easements A,B,C,D,E,F,G,H,J,K,L,M,N,P being registered in favour of the Council for drainage purposes.</p> <p>Dated this EIGHTH day of NOVEMBER 19 91</p> <p style="text-align: right;">  T A PYNE Mayor or Chairman  N MILLS Shire Clerk </p>	<p>Previous Title CTN 18569 Vol 194 Fol 38 (P/C) Lot 2 on Plan N157372 <i>T570085 is Easements A to H & J to K & P to Mulgrave S.C. for Drainage</i> </p>																																																																																																																																																									
<p>We Centenary Heights Pty Ltd</p> <p style="text-align: center;">(Names in full)</p> <ul style="list-style-type: none"> • as Proprietor/s of this land. • as Lessee/s of Minor's Homestead <p>agree to this plan and dedicate the new road as shown hereon to public use.</p> <div style="text-align: center;">  </div> <p>Signature of • Proprietor/s • Lessee/s</p> <p>• Rule out which is inapplicable.</p>	<p>I hereby certify that this plan has not been altered since endorsement by the Surveyor General.</p> <p style="text-align: right;">  11-11-91 Licensed Surveyor Date </p> <p>This survey has been examined and may be used for land dealings.</p> <p style="text-align: right;">  Surveyor General Date 11-11-91 </p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.8em;"> <thead> <tr> <th>Lot</th><th>Vol.</th><th>Fol.</th><th>Lot</th><th>Vol.</th><th>Fol.</th><th>Lot</th><th>Vol.</th><th>Fol.</th></tr> </thead> <tbody> <tr><td>137</td><td>N1481</td><td>52</td><td>153</td><td>N1481</td><td>68</td><td>169</td><td>N1481</td><td>84</td></tr> <tr><td>138</td><td></td><td>53</td><td>154</td><td></td><td>69</td><td>170</td><td>N1481</td><td>85</td></tr> <tr><td>139</td><td></td><td>54</td><td>155</td><td></td><td>70</td><td>171</td><td></td><td></td></tr> <tr><td>140</td><td></td><td>55</td><td>156</td><td></td><td>71</td><td></td><td></td><td></td></tr> <tr><td>141</td><td></td><td>56</td><td>157</td><td></td><td>72</td><td></td><td></td><td></td></tr> <tr><td>142</td><td></td><td>57</td><td>158</td><td></td><td>73</td><td></td><td></td><td></td></tr> <tr><td>143</td><td></td><td>58</td><td>159</td><td></td><td>74</td><td></td><td></td><td></td></tr> <tr><td>144</td><td></td><td>59</td><td>160</td><td></td><td>75</td><td></td><td></td><td></td></tr> <tr><td>145</td><td></td><td>60</td><td>161</td><td></td><td>76</td><td></td><td></td><td></td></tr> <tr><td>146</td><td></td><td>61</td><td>162</td><td></td><td>77</td><td></td><td></td><td></td></tr> <tr><td>147</td><td></td><td>62</td><td>163</td><td></td><td>78</td><td></td><td></td><td></td></tr> <tr><td>148</td><td></td><td>63</td><td>164</td><td></td><td>79</td><td></td><td></td><td></td></tr> <tr><td>149</td><td></td><td>64</td><td>165</td><td></td><td>80</td><td></td><td></td><td></td></tr> <tr><td>150</td><td></td><td>65</td><td>166</td><td></td><td>81</td><td></td><td></td><td></td></tr> <tr><td>151</td><td></td><td>66</td><td>167</td><td></td><td>82</td><td></td><td></td><td></td></tr> <tr><td>152</td><td></td><td>67</td><td>168</td><td></td><td>83</td><td></td><td></td><td></td></tr> </tbody> </table>	Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.	137	N1481	52	153	N1481	68	169	N1481	84	138		53	154		69	170	N1481	85	139		54	155		70	171			140		55	156		71				141		56	157		72				142		57	158		73				143		58	159		74				144		59	160		75				145		60	161		76				146		61	162		77				147		62	163		78				148		63	164		79				149		64	165		80				150		65	166		81				151		66	167		82				152		67	168		83			
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<p>File Ref. 838273 - 182 GDM</p> <p>Deposited 5 / 11 / 1991 CH</p> <p>Audited 11 / 11 / 1991</p> <p>Passed 2 / 12 / 91</p> <p>Survey Records: File/Field Notes</p> <p>Charted / /</p> <p>Original Grant N3044</p>	<p>Particulars entered in Register Book</p> <p>Vol. 194 Folio 38</p> <p style="text-align: right;">at 5.49</p> <p style="text-align: center;">- 4 DEC 1991</p> <p style="text-align: center;">REGISTRAR OF TITLES</p>	<p>Lodged by A. C. FOX & ASSOCIATES TOWNSVILLE WILLIAMS, GRAHAM & CARMAN </p> <p>Received Registrar of Titles </p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Fees Payable</p> <p>Postal fee and postage 57 00</p> <p>Logt. Exam. & Ass. 1207</p> <p>New Title 1207</p> <p>Entd. on Deeds 12</p> <p>Photo Fee 1207</p> <p>Total 1207</p> <p>Short Fees Paid</p> </div> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">URGENT</p> <p>Rec. No. Y105005 & Y105006</p> <p>RECEIVED \$ 1552</p> <p>DATE 5 / 11 / 1991</p>	<p style="text-align: right; font-weight: bold; font-size: 1.2em;">\$1276.00</p> <p style="text-align: right;">27 NOV 1991 10:52 AM</p> <p style="text-align: right; font-weight: bold; font-size: 1.2em;">T570082N</p> <p style="text-align: right;">4044 PLAN</p>																																																																																																																																																							

838273

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Legend

 BYDA Enquiry


Water

 Water Nodes

 Water Pipes

Drainage

 Drainage Nodes

 Drainage Lines

Sewer

 Sewer Node

 Sewer Gravity Pipe

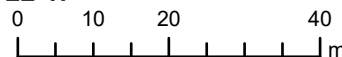
Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

Disclaimer: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, Cairns Regional Council shall not 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.

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

14/01/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate



Scale 1:1,000



BYDA

Sequence: 266622525
Date: 14/01/2026
Scale: 1:500
Tile No: **Tile No: 1**

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



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