

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	Beat Bruggmann
Property address (referred to as the "property" in this statement)	23 Quinn Dr, Edmonton
	QLD, Australia, 4869
Lot on plan description	172/SP186240

Community titles scheme or BUGTA scheme: Is the property part of a community titles scheme or a 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

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**

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>):		
	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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	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
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> 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> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
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).	<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 enquires. 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.		

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 checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input checked="" 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. <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>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.	<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. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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: Date 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: Date 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)

Yes 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.

Yes

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.

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.

Yes No

If No— An explanatory statement is given to the buyer that states:

Yes

- » 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

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)

Yes 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.

Yes No

If No— An explanatory statement is given to the buyer that states:

Yes

- » 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.

Signatures – SELLER

Signature of seller

Beat Bruggmann

Name of seller

Date

Signature of seller

Name of seller

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

Name of buyer

Date

Signature of buyer

Name of buyer

Date

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	Nail in Kerb		92°43'30"	3.764
2a	Iron Pin		278°17'	0.827
2a	Nail in Kerb		266°53'	3.764
3	Nail in Kerb		85°13'	3.743
4	Iron Pin		279°22'	0.692
4	Nail in Kerb		275°14'45"	3.743
9	Nail in Kerb		255°46'45"	3.778
10	Nail in Kerb		346°55'	5.343
11	Nail in Kerb		161°37'	5.45
12	Iron Pin		332°41'	5.071
15a	Screw in M/H	35/SPI78686	215°55'	1.009
19	O.Screw in M/H	33/SPI78686	303°33'	0.648
20	O.Screw in Kerb	32/SPI78686	15°16'	4.207
21	O.Screw in Kerb	29/SPI78686	134°26'	4.215
22	O.Screw in Kerb	29/SPI78686	273°24'	4.026
23	O.Screw in M/H	37/SPI78686	267°41'	1.337

PERMANENT MARKS

PM	ORIGIN	BEARING	DISTANCE	No
2-OPM	50/SPI73536	221°31'15"	26.32	163213
20-OPM	14/SPI78686	280°58'30"	12.747	163217

(New Conn)
(New Conn)

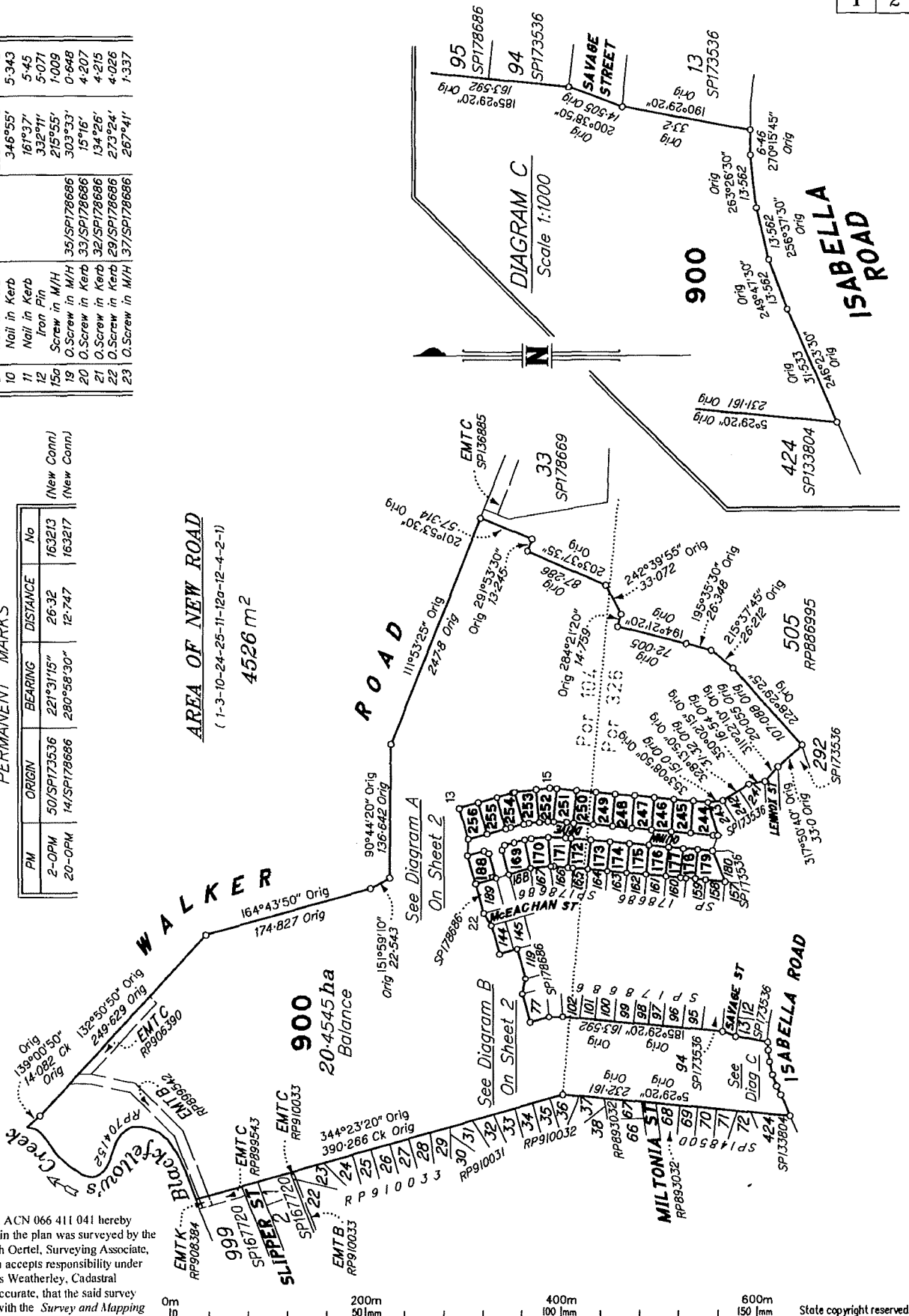
AREA OF NEW ROAD

(1-3-10-24-25-11-12a-12-4-2-1)

4526 m²

Original information compiled from SPI78686 in the Department of Natural Resources & Water.
Req. placed at all new corners unless otherwise shown.

Req. placed at all new corners unless otherwise shown.



BRAZIER MOTTI PTY. LTD. ACN 066 411 041 hereby certify that the land comprised in the plan was surveyed by the corporation by Darren Kenneth Oertel, Surveying Associate, for whose work the corporation accepts responsibility under the supervision of Peter Charles Weatherley, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 17/10/2006.

(Signature)
David William Weatherley (Director)
(Signature)
Robert Motti (Director)

Date: 20/10/2006

0m 200m 400m 600m 800m State copyright reserved.

Plan of Lots 169-179, 188, 244-256,
900 and Emt G in Lot 188
Cancelling Lot 900 in SPI78686

PARISH: GRAFTON COUNTY: Nares

Meridian: MGA vide SPI73536

F/N's: No

Scale: 1:4000

Format: STANDARD



SP186240

Plan Status:

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

710106141

\$1962.65
16/11/2006 15:28

CS 400 NT

Registered

s. Lodged by

754

MacDonnells Law
Cnr Shields & Grafton Sts
CAIRNS QLD 4870
Ph: (07) 4030 0600 Fax: 4030 0699

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

1. Certificate of Registered Owners or Lessees.

I/We SUGARWORLD PTY LTD
ACN 102 989 917

(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.

Signature of *Registered Owners *Lessees

A Garoff

Director

U 7/10

Secretary

* Rule out whichever is inapplicable

2. Local Government Approval.

* CAIRNS CITY COUNCIL

hereby approves this plan in accordance with the :

% INTEGRATED PLANNING ACT 1997

DATE OF APPLICATION 10 OCTOBER 2003

Dated this THIRTEENTH day of NOVEMBER 2006

S. Clarke

SIMON CLARKE
MANAGER, CITY ASSESSMENT

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

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt : 8/13/675
Surveyor : 30970/47-1

6. Existing

Title Reference	Lot	Plan	Created	Emts	Road
50594045	900	SPI78686	169-179, 188, 244-256, 900	G	NEW ROAD

EXISTING MORTGAGE ALLOCATION

Mortgage	Lots Encumbered
706309392	169-179, 188, 244-256, 900

EXISTING EASEMENT ALLOCATION

Easement	Lots Fully Encumbered
702143853 Emt B on RP899542 Emt C on RP906390	900

172, 250 & 900 Por 104 & 326

244-249 & 173-179 Por 326

251-256, 169-171 & 188 Por 104

Lots Orig

7. Portion Allocation :

8. Map Reference :

8063-4113

9. Locality :

EDMONTON

10. Local Government :

CAIRNS CITY COUNCIL

11. Passed & Endorsed :

By: Brazier Motti Pty Ltd
Date: 20/10/06
Signed: *[Signature]*
Designation: LIAISON OFFICER

12. Building Format Plans only.

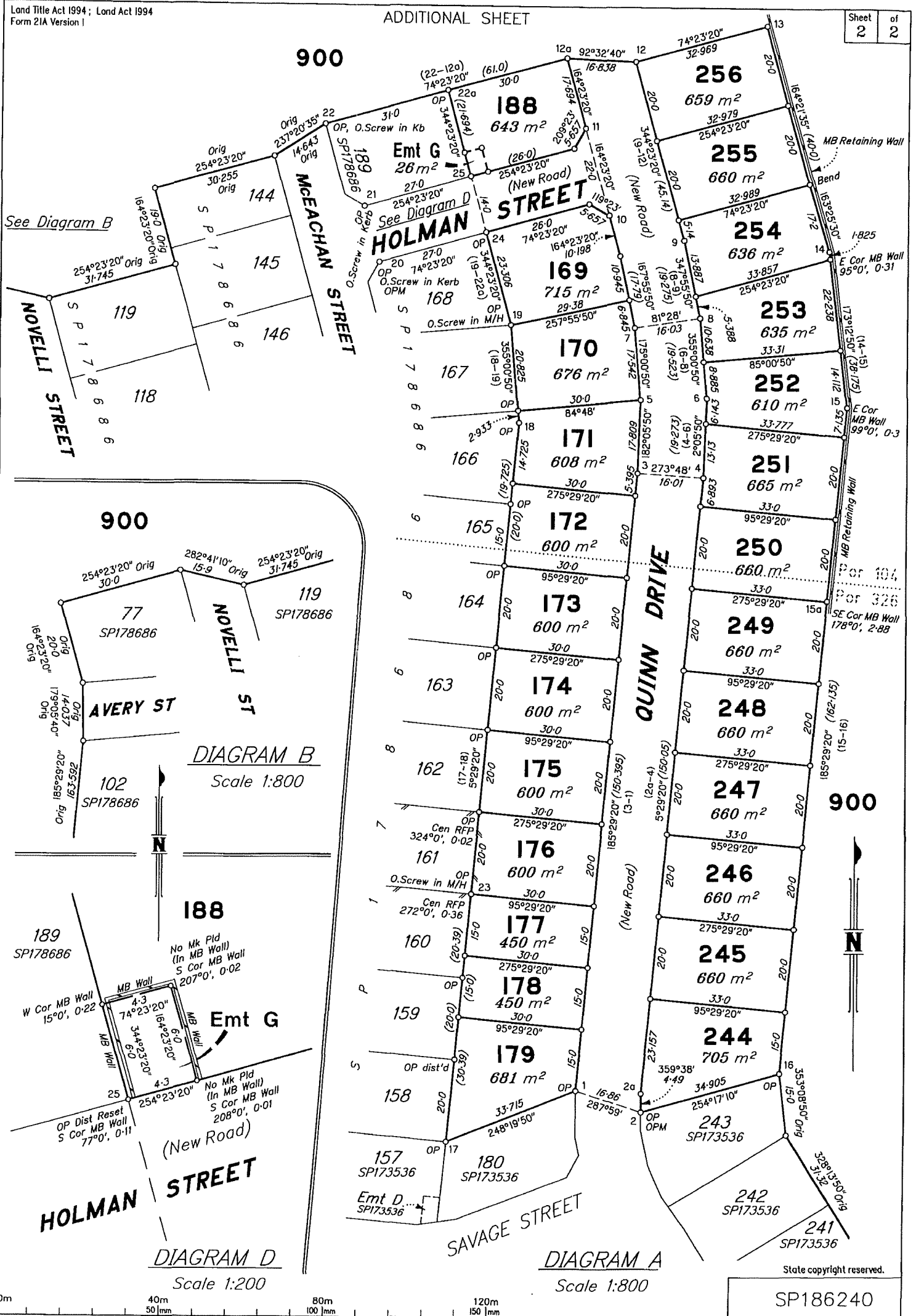
I certify that:
*As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining *lots and road

Cadastral Surveyor/Director * Date
*delete words not required

13. Lodgement Fees :

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

14. SP186240



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50636949	Search Date: 01/09/2025 12:18
Date Title Created: 21/11/2006	Request No: 53188522
Previous Title: 50594045	

ESTATE AND LAND

Estate in Fee Simple

LOT 172 SURVEY PLAN 186240
Local Government: CAIRNS

REGISTERED OWNER

Dealing No: 712651522 07/08/2009

BEAT BRUGGMANN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10465216 (POR 326)
Deed of Grant No. 10637245 (POR 104)
2. MORTGAGE No 712651523 07/08/2009 at 15:47
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 **

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference: 50636949	Search Date: 01/09/2025 12:18
Date Title Created: 21/11/2006	Request No: 53188522
Previous Title: 50594045	

ESTATE AND LAND

Estate in Fee Simple
 LOT 172 SURVEY PLAN 186240
 Local Government: CAIRNS

REGISTERED OWNER

Dealing No: 712651522 07/08/2009
 BEAT BRUGGMANN

TRANSFER No 712651522
 BEAT BRUGGMANN
 Lodged at 15:47 on 07/08/2009

TRANSFER TO TRUSTEE No 710231999
 ROCK SALT HOLDINGS PTY LTD A.C.N. 107 924 176 TRUSTEE
 UNDER INSTRUMENT 710231999
 Lodged at 09:45 on 05/01/2007

EASEMENTS, ENCUMBRANCES AND INTERESTS

- MORTGAGE No 712651523
 COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124
 Lodged at 15:47 on 07/08/2009
- RELEASE No 712651521
 MORTGAGE: 710232009
 Lodged at 15:47 on 07/08/2009
- MORTGAGE No 710232009 CANCELLED BY 712651521
 IMB LTD A.C.N. 087 651 974
 Lodged at 09:46 on 05/01/2007
- RELEASE No 710149884
 MORTGAGE: 706309392
 Lodged at 14:27 on 01/12/2006
- MORTGAGE No 706309392 CANCELLED BY 710149884
 WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
 Lodged at 09:31 on 29/01/2003
- Rights and interests reserved to the Crown by
 Deed of Grant No. 10465216 (POR 326)
 Deed of Grant No. 10637245 (POR 104)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
710148253	SETTLMNT NTC	01/12/2006 11:40	NOT CURRENT
712554348	SETTLMNT NTC	29/06/2009 09:34	NOT CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

Title Reference:	50636949
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** End of Historical Title Search **



MR BEAT BRUGGMANN
23 QUINN DR
EDMONTON QLD 4869

Our reference: 7164694001449

Phone: 13 28 66

6 November 2025

Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Hello BEAT,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2411160051395
Vendor name	BEAT BRUGGMANN
Clearance Certificate Period	2 November 2025 to 2 November 2026

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,
Emma Rosenzweig
Deputy Commissioner of Taxation

Need help?

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

Contact us

In Australia? Phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00am and 5:00pm Australian Eastern Standard time, Monday to Friday.



166218/A/002349 D-044
B Bruggmann
193 Irene Street
KANIMBLA QLD 4870

Your Rates Account is Due 20 August 2025

Total Amount Due

\$ 1,700.67

Summary of Rates and Charges

For period 01/07/2025 to 31/12/2025

Property Location: 23 Quinn Drive EDMONTON QLD 4869

Property Description: LOT 172 SP 186240

Improvements: Fhold-Dwg
600.0000SQUARE METRES

Land Use Code
0200

Your New Payment System

Payble allows you to pay rates and water with greater ease - providing flexible payment options, helpful reminders & support for all major bank accounts, credit and debit cards.



Scan the QR code to get started or visit:
pay.cairns.qld.gov.au

Item	Land Val.			
General Residential A	207,500.00	\$	560.60	
Water Access Charge/s-Residential	1.00	\$	213.75	
Sewerage Charge/s-Residential	1.00	\$	495.80	
Cleansing Charge/s	1.00	\$	237.50	
State Emergency Management Levy 2 A	1.00	\$	125.80	

PAID 20/8/2025

SEE OVER THE PAGE FOR INFORMATION ON THE STATE WASTE LEVY

Balance Brought Forward - Overdue	\$	67.22
Total new transactions	\$	1,633.45
Total Account Balance	\$	1,700.67

Pay In Person At Any Post Office



Billor Code: 0212
Assessment No: 778928

Pay in-store at Australia Post, online at auspost.com.au/postbillpay or by phone 13 18 16



*212 778928

See over the page for more payment options.



Scan to Pay

Pay in full or choose **smaller instalments** that suit your budget




New

- Helpful reminders
- Card or bank payments
- See your balance



Scan or visit pay.cairns.qld.gov.au

Powered By  Payble

Rates Payment Slip

NAME
B Bruggmann

PROPERTY
23 Quinn Drive EDMONTON QLD 4869

Assessment No. 778928

Due Date 20/08/2025

Total Amount Due \$ 1,700.67



166527/A7/000200 D-044
B Bruggmann
193 Irene Street
KANIMBLA QLD 4870

Your Water Usage Account is Due 9 September 2025

Total Amount Due

\$ 29.92

Property Location: 23 Quinn Drive EDMONTON QLD 4869
Property Description: LOT 172 SP 186240 Fhold-Dwg

Summary of Water Usage Charges

Meter No.	Previous Reading	Current Reading	ADC*	Usage	Rate	Usage Charge	
21CW00193	12/03/25	1249	28/07/25 1265	0.116	16	1.87	\$29.92

*ADC = Average Daily Consumption (kilolitres)

Paid 20/8/2025

Total Usage	16
Total Billable Usage	16
Balance Brought Forward	\$ 0.00
Total new transactions	\$ 29.92
Total Account Balance	\$ 29.92

Your New Payment System

Payble allows you to pay rates and water with greater ease - providing flexible payment options, helpful reminders & support for all major bank accounts, credit and debit cards.



Scan the QR code to get started or visit:
pay.cairns.qld.gov.au



Pay In Person At Any Post Office



Billor Code: 0430
Assessment No: 778928

Pay in-store at Australia Post, online at auspost.com.au/postbillpay or by phone 13 18 16



*430 778928

See over the page for more payment options.



Scan to Pay

Pay in full or choose **smaller instalments** that suit your budget




New

- Helpful reminders
- Card or bank payments
- See your balance



Scan or visit pay.cairns.qld.gov.au

Powered By  Payble

Water Payment Slip

NAME
B Bruggmann

PROPERTY
23 Quinn Drive EDMONTON QLD 4869

Assessment No. 778928

Due Date Total 09/09/2025

Amount Due \$ 29.92