

# 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	Christopher Tafirenyika Chirenda, Patricia Kazungaire
Property address (referred to as the "property" in this statement)	139 Bottlebrush Dr Jimboomba, Queensland, 4280
Lot on plan description	Lot 193, Plan SP283413, Title Reference 51028785

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**

<p><b>Registered encumbrances</b></p>	<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>
<p><b>Unregistered encumbrances (excluding statutory encumbrances)</b></p>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after <b>settlement</b>.</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"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></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 style="border: 1px solid black; height: 100px; width: 100%;"></div>
<p><b>Statutory encumbrances</b></p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If <b>Yes</b>, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>Administrative Advices: Dealing No 711171892 Veg Notice - Vegetation Management Act 1999                  Dealing No 714019469 Veg Notice - Vegetation Management Act 1999                  Dealing No 714019470 Veg Notice - Vegetation Management Act 1999                  Dealing No 714019476 Veg Notice - Vegetation Management Act 1999                  Dealing No 714019485 Veg Notice - Vegetation Management Act 1999                  Dealing No 714168457 Veg Notice - Vegetation Management Act 1999                  Dealing No 714265685 Veg Notice - Vegetation Management Act 1999</p> </div>
<p><b>Residential tenancy or rooming accommodation agreement</b></p>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text"/></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</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.

<b>Zoning</b>	<p>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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):</p> <div style="border: 1px solid black; padding: 2px; width: fit-content;">Rural Residential</div>		
<b>Transport proposals and resumptions</b>	<p>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.</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If <b>Yes</b>, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>		
<p>* <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.</p>			
<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p><b>The following notices are, or have been, given:</b></p> <p>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).</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p>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).</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p>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).</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p>		
<b>Trees</b>	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If <b>Yes</b>, a copy of the order or application must be given by the seller.</i></p>		
<b>Heritage</b>	<p>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).</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></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 enquires. 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>		

## 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 checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	Pool compliance certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	OR Notice of no pool safety certificate is given.	<input checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
<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"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<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>		
<b>Notices and orders</b>	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"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	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 <b>Yes</b>, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<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:  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.**

<p><b>Body Corporate and Community Management Act 1997</b></p>	<p><b>The property is included in a community titles scheme.</b> <i>(If Yes, complete the information below)</i></p>	<p><input type="checkbox"/> <b>Yes</b></p>	<p><input checked="" type="checkbox"/> <b>No</b></p>
<p><b>Community Management Statement</b></p>	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.</p> <p><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.</p>	<p><input type="checkbox"/> <b>Yes</b></p>	
<p><b>Body Corporate Certificate</b></p>	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer.</p> <p><b>If No</b>— An explanatory statement is given to the buyer that states:</p> <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 <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul>	<p><input type="checkbox"/> <b>Yes</b></p> <p><input type="checkbox"/> <b>Yes</b></p>	<p><input checked="" type="checkbox"/> <b>No</b></p>
<p><b>Statutory Warranties</b></p>	<p><b>Statutory Warranties</b>—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>		
<p><b>Building Units and Group Titles Act 1980</b></p>	<p><b>The property is included in a BUGTA scheme.</b> <i>(If Yes, complete the information below)</i></p>	<p><input type="checkbox"/> <b>Yes</b></p>	<p><input checked="" type="checkbox"/> <b>No</b></p>
<p><b>Body Corporate Certificate</b></p>	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer.</p> <p><b>If No</b>— An explanatory statement is given to the buyer that states:</p> <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 <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul> <p><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.</p>	<p><input type="checkbox"/> <b>Yes</b></p> <p><input type="checkbox"/> <b>Yes</b></p>	<p><input type="checkbox"/> <b>No</b></p>

## Signatures – SELLER



as solicitor  
on behalf of the seller

\_\_\_\_\_  
Signature of seller

\_\_\_\_\_  
Signature of seller

\_\_\_\_\_  
Christopher Tafirenyika Chirenda

Name of seller

\_\_\_\_\_  
Patricia Kazungaire

Name of seller

\_\_\_\_\_  
14/8/2025

Date

\_\_\_\_\_  
14/8/2025

Date

## Signatures – BUYER

**By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.**

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 52991126  
Search Date: 14/08/2025 20:07

Title Reference: 51028785  
Date Created: 21/03/2016

Previous Title: 51017603

REGISTERED OWNER

Dealing No: 720389543 11/11/2020

CHRISTOPHER TAFIRENYIKA CHIRENDA  
PATRICIA KAZUNGAIRE JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 193 SURVEY PLAN 283413  
Local Government: LOGAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10300200 (POR 17)
2. MORTGAGE No 720389544 11/11/2020 at 15:01 WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711171892	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	12/11/2007 15:11	CURRENT
714019469	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	19/08/2011 15:45	CURRENT
714019470	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	19/08/2011 15:45	CURRENT
714019476	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	19/08/2011 15:46	CURRENT
714019485	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	19/08/2011 15:46	CURRENT
714168457	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	17/11/2011 16:24	CURRENT
714265685	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	17/01/2012 09:45	CURRENT

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

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

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]  
Requested By: D-ENQ INFOTRACK PTY LIMITED

Land Title Act 1994 ; Land Act 1994  
Form 21 Version 3

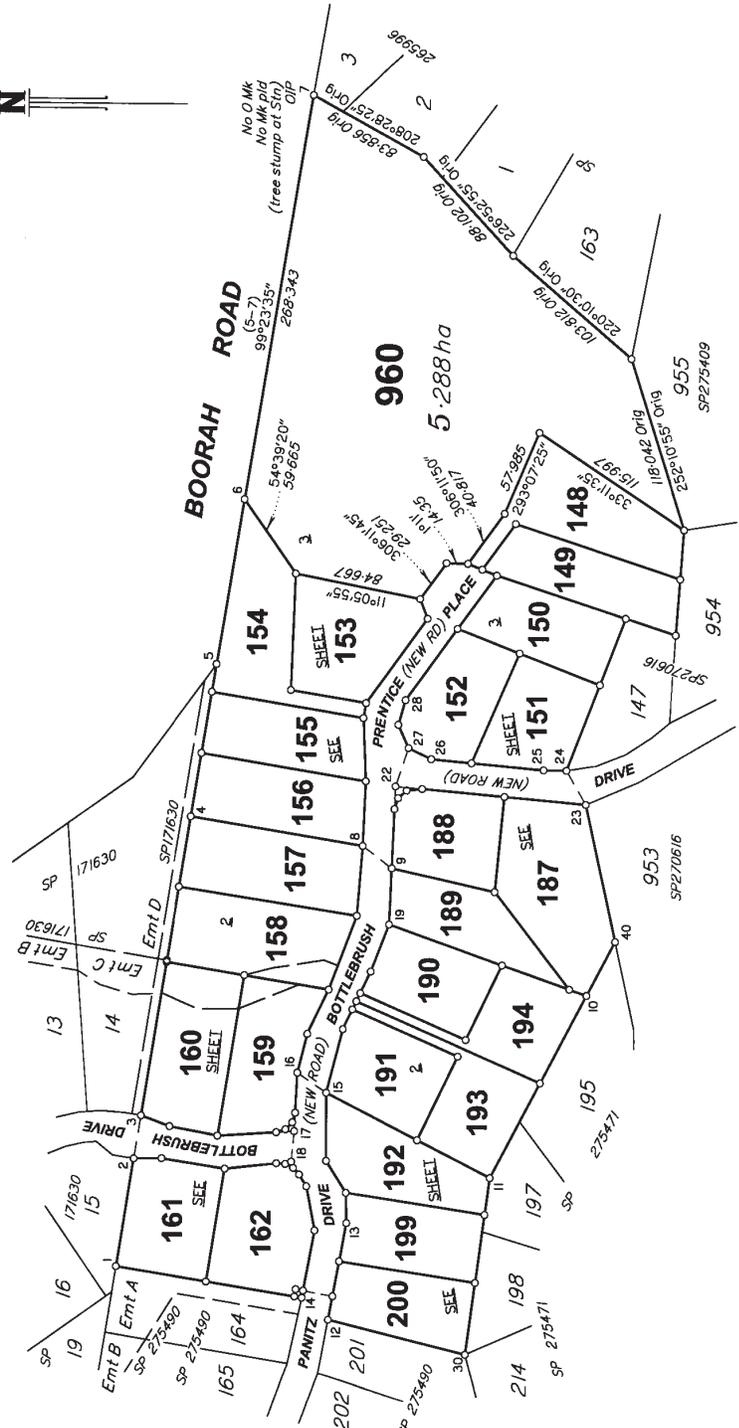
SURVEY PLAN

Sheet 1 of 3

Corrections made 27/12/17 in accordance with Section 15 Land Title Act 1984 / Section 201 Land Act 1994  
See Dealing No. 717860661  
Registrar of Titles 27/12/2017



Original information compiled from SP275490 in the Department of Natural Resources and Mines.  
Reg placed at all new corners unless otherwise stated.



Total Area of New Road  
1.605 ha

LandPartners Limited (ACN 118 146 008) hereby certify that the land comprised in this plan was surveyed by the corporation, by Mark William ELLIS surveyor, for whose work the corporation accepts responsibility, under the supervision of Graham James LINDSAY, 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 16/12/2015.



The Common Seal of LandPartners Limited ACN 118 146 008

Director: [Signature]  
Director: [Signature]

Date: 18/12/2015

0m 150m 300m 450m  
50m 100m 150mm State copyright reserved.

Plan of Lots 148-162,187-194,199,200 & 960 and Easements A-C in Lots 158-160 respectively

Cancelling Lot 907 on SP275490

LOCAL GOVERNMENT: LOGAN C.C. LOCALITY: JIMBOOMBA

Meridian: MGA (Zone 56) Vide SP275490

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
7	OIP	29 / SP265996	238°34'	3.009

MGA COORDINATES GDA-94

STATION	EAST	NORTH	ZONE	P.L.	LINEAGE	METHOD	REMARKS
PM106750	503 797.503	6 918 761.221	56	0.015	Datum		
PM129098	505 710.66	6 918 134.075	56	0.01	Datum		
PM107144	507 269.96	6 915 333.403	56	0.009	Derived	Quick Static	Star Pkt
Str Pk from Str 30	504 229.376	6 918 065.387	56	0.01	Derived	AusPos	Mini Mark in CT
PM196386	504 327.324	6 918 043.932	56	0.015	Derived		

Scale: 1:3000

Format: STANDARD



SP283413

**717130779**

\$2727.00  
15/03/2016 11:53

**BE 400 NT**

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

s. Lodged by  
**Corrs Chambers Westgarth** *BE023A.*  
G.P.O. Box 9925  
Brisbane Qld. 4001  
*Ph: 3228 9333*  
*Prime Legal @ corrs.com.au*  
(Include address, phone number, reference, and Lodger Code) *40.25593263*

1. Certificate of Registered Owners or Lessees.  
I/We **CONMUS ENTERPRISES PTY LTD. A.C.N. 106 090 055**  
**TRUSTEE UNDER INSTRUMENT 707203866**

6. Existing Created

Title Reference	Description	New Lots	Road	Secondary Interests
51017603	Lot 907 on SP275490	148-162, 187-194, 199, 200 & 960	New Rd	Emts A-C

(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  
*[Signature]*

CONMUS ENTERPRISES PTY LTD as Trustee for the CONMUS UNIT TRUST by its duly constituted Attorney MICHAEL ANDREW RUSSELL pursuant to Power of Attorney No. 712925188 and who declares he has received no notice of revocation of the said Power of Attorney.

**ADMINISTRATIVE ADVICE ALLOCATION**

Administrative Advice	Lots to be Encumbered
711171892	148-162, 187-194, 199, 200 & 960
714019469	148-162, 187-194, 199, 200 & 960
714019470	148-162, 187-194, 199, 200 & 960
714019476	148-162, 187-194, 199, 200 & 960
714019485	148-162, 187-194, 199, 200 & 960
714168457	148-162, 187-194, 199, 200 & 960
714265685	148-162, 187-194, 199, 200 & 960

*Easement Q on SP270616 is fully absorbed by new road.*

\* Rule out whichever is inapplicable

2. Planning Body Approval.  
\* **LOGAN CITY COUNCIL**  
hereby approves this plan in accordance with the :  
% **Sustainable Planning Act 2009**

148-162, 187-194, 199, 200 & 960	Por 17	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
Lots	Orig	

7. Orig Grant Allocation :

8. Map Reference : **9542-34322**  
Cadastral Surveyor/Director \* *[Signature]* Date *[Date]*  
\*delete words not required

9. Parish :

10. County :

11. Passed & Endorsed : *21.12.2015*  
By: **LandPartners Limited**  
Date: *18.12.2015*  
Signed: *[Signature]*  
Designation: **Liaison Officer**

13. Lodgement Fees :  
Survey Deposit \$ .....  
Lodgement \$ .....  
..... New Titles \$ .....  
Photocopy \$ .....  
Postage \$ .....  
TOTAL \$ .....

14. Insert Plan Number **SP283413**

3. Plans with Community Management Statement :  
CMS Number :  
Name :

4. References :  
Dept File :  
Local Govt : **978280-1**  
Surveyor : **BRRM3252.009**

Dated this *SECOND* day of *MARCH 2016*  
*[Signature]*  
**NICHOLAS PERERO**  
Delegated Officer under Delegated Authority  
Minute No: *3/2015*

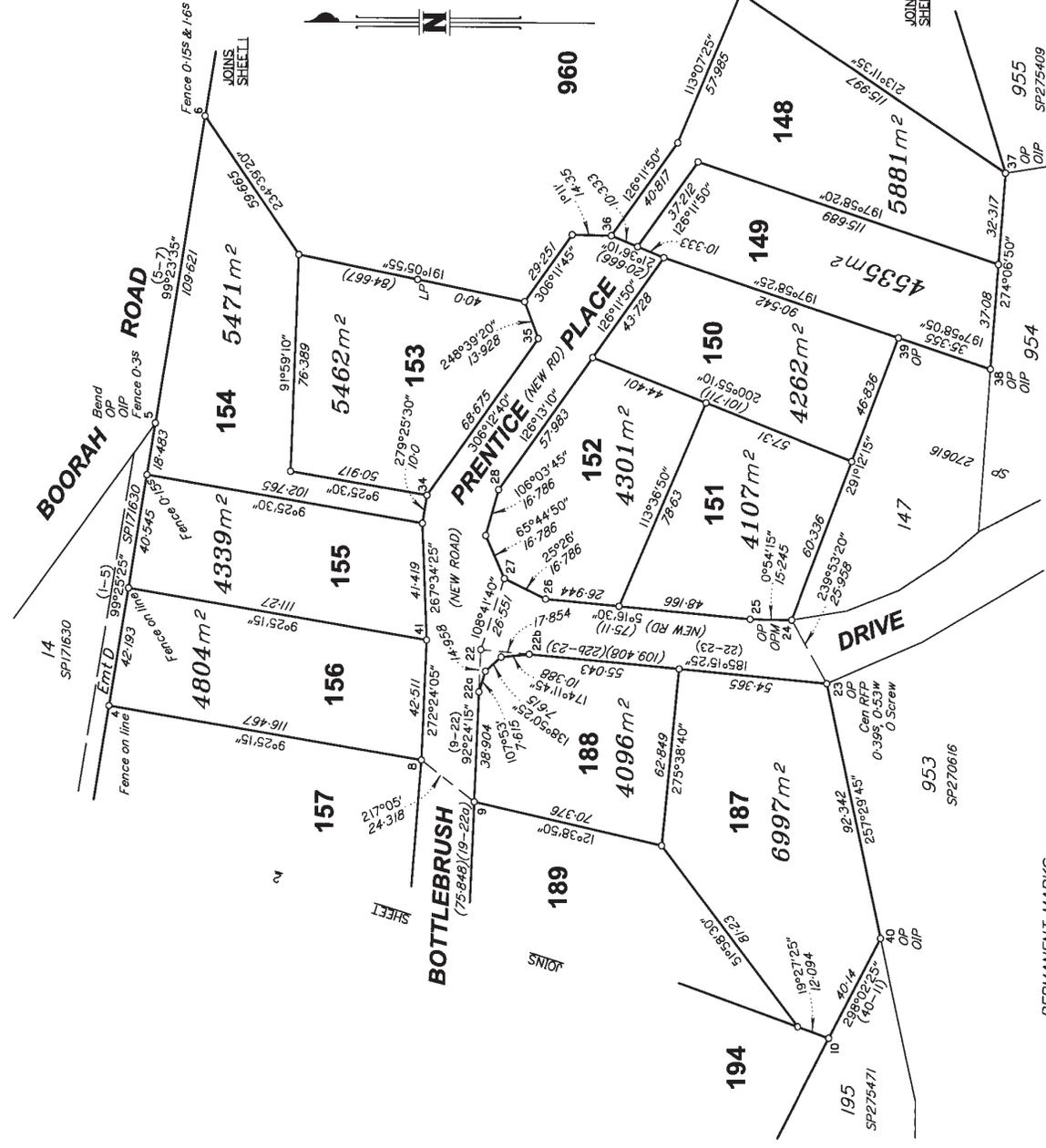
\* Insert the name of the Planning Body.  
\* Insert designation of signatory or delegation  
% Insert applicable approving legislation.



Land Title Act 1994 ; Land Act 1994  
Form 21A Version 1

ADDITIONAL SHEET

Sheet 3 of 3



**REFERENCE MARKS**

STN	TO	ORIGIN	BEARING	DIST
5	OIP	15101309	62°02'55"	0-856
22	Screw in Channel	45°40'	0-941	
23	O Screw in Kb	133°17'	18-6	
27	Screw in Channel	286°02'	10-417	
28	Screw in Kb	36°03'	6-726	
34	Screw in Channel	187°56'	10-492	
35	Screw in Channel	212°59'	7-064	
36	Screw in Channel	307°52'	8-491	
37	OIP	71°53'	0-91	
38	OIP	152°14'	0-91	
40	OIP	34°44'	1-485	
41	Screw in Kb	148°57'30"	18-885	

**REINSTATEMENT REPORT**

- Plans Used**
- 15101309
  - RP890522
  - SP270616
  - SP275471
  - SP171630
  - SP275490

**MSA Connection.**  
Quick Static measurements were observed between 3 'Datum' OPMs and a Star Pickets within the stage. Additionally a PSM was installed, logged and processed with AUSPOS.

**Reinstatement.**  
**Northern site boundary.**  
Stns 1, 20, 2, 3 & 5 fixed by O Mks  
Bdys 1-20 - 2 - 3 - 5 measure as per previous stage plans SP275490  
Stns 5 & 7, fixed by O Mks  
Bdys 5-7 measure as per previous stage plans SP265996

**Western site boundary.**  
Stns 1, 14, 12, & 30 fixed by O Mks  
Bdys 1-14, 12 - 30 measure as per previous stage plans SP275490

**Southern site boundary.**  
Stns 30, 11, 40, 23, fixed by O Mks  
Bdys 30-11-40-23 measure as per previous stage plans SP275471  
Stns 24, 39, 38, 37, fixed by O Mks  
Bdys 24-39-38-37 measure as per previous stage plans SP270616

**PERMANENT MARKS**

PM	ORIGIN	BEARING	DIST	NO
24-OPM	7/SP270616	187°28'	23-045	189121



SCALE 1:1500

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Insert Plan Number **SP283413**

BRRM3252.009-003A 32520902

## FORM 36 - NOTICE OF NO POOL SAFETY CERTIFICATE

EFFECTIVE OCTOBER 2022

### Important information

1. Pool owners, including bodies corporate, are responsible for ensuring the barrier complies with the pool safety standard at all times, even after giving or receiving this Form 36.
2. Pool owners may be committing an offence by failing to comply with their pool safety obligations and penalties of up to 165 penalty units may be applied.
3. The owner must complete this form if a pool safety certificate is not in effect when:
  - selling a premises with a regulated pool; or
  - entering into an accommodation agreement (e.g. written, oral or implied agreement for provision of accommodation) for premises associated with a shared pool.
4. It is recommended the seller maintain a record of giving this form to the required parties.

### For the seller:

When selling without a pool safety certificate, you need to fill out this Form 36. A Form 36 is completed as part of the contract of sale.

Before settlement you must give a copy to:

- the buyer; and
- the QBCC; and
- body corporate (if you are selling a home, unit or townhouse, where there is a shared pool).

### For the buyer:

If you buy a property without a pool safety certificate you must get one within 90 days of settlement. The seller must have given you a Form 36 – notice of no pool safety certificate, before entering into a contract of sale.

### For the lessor - non shared (private) pool:

You must get a pool safety certificate before a lease is signed for a house or townhouse with its own non-shared pool.

### For the body corporate - shared pool:

The body corporate must also ensure a pool safety certificate is in effect within 90 days of settlement OR the date an accommodation agreement is entered into. A pool safety certificate must be displayed at the main entrance to the premises or at any gate or door giving access to the pool.

**GOVERNING LEGISLATION**

Applicable under Sections 246ATF and 246ATI of the *Building Act 1975*.

**PRIVACY NOTICE**

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*.

This information may be stored by the QBCC and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*.

Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

**RIGHT TO INFORMATION (RTI)**

The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

**COMPLETING THIS FORM**

- Use BLACK pen only
- Print clearly in BLOCK LETTERS
- DO NOT use correction fluid – cross out and initial amendments

**RETURN YOUR COMPLETED FORM BY**

Post: GPO Box 5099 Brisbane QLD 4001.  
 In person: QBCC service centres are listed on our website [qbcc.qld.gov.au](http://qbcc.qld.gov.au).  
 Email: [poolssafety@qbcc.qld.gov.au](mailto:poolssafety@qbcc.qld.gov.au).

**1. DETAILS OF PROPERTY OWNER**

Title  Mr  Mrs  Miss  Ms  Other

Surname C H I R E N D A

First Name C H R I S T O P H E R T A F I R E N Y K A

Postal Address 1 3 9 B O T T L E B R U S H D R

J I M B O O M B A State Q L D Postcode 4 2 8 0

Mobile 0 4 3 4 2 6 2 9 1 7 Home Phone

Email c h r i s t c h i r e n d a @ g m a i l . c o m

**2. LOCATION OF THE SWIMMING POOL**

Street address 1 3 9 B o t t l e b r u s h D r i v e

J i m b o o m b a State Q L D Postcode 4 2 8 0

Lot/s on plan 51028785

Local Government Area Logan

**3. SHARED OR NON-SHARED POOL**

Shared pool  Non-shared pool

<b>OFFICE USE ONLY</b>	CRN:		Licence no:		Container:
	Receipt no:		Receipt amount:	\$	
	Assignee:		Received by:		

**4. DETAILS OF PROPERTY PURCHASER**

Title  Mr  Mrs  Miss  Ms  Other

Surname

First Name

Postal Address

State  Postcode

Mobile  Home Phone

Email

**5. PROPOSED DATE OF SETTLEMENT OR ACCOMMODATION AGREEMENT**

Sale  Lease

Date can be amended and initialed by the owner if the settlement or accommodation agreement date changes after this form is completed.

Date   /   /

**6. PROPERTY OWNER'S DECLARATION**

I declare that the information provided in this form is true and correct to the best of my knowledge; there is no pool safety certificate in effect for the pool; and I will give this form to the required parties in accordance with the *Building Act 1975*.

Name of Owner

Signature of Owner

**DocuSigned by:**  
  
2101253DE976431...

Date   /   /

**!** **FORM 36 IS NOT PROPERLY COMPLETED UNLESS ALL RELEVANT DETAILS ARE PROVIDED.**  
It is recommended the seller maintain a record of giving this form to the required parties.

**i** **The owner or authorised person acting on behalf of the owner must submit completed form to:**  
Email - [poolssafety@qbcc.qld.gov.au](mailto:poolssafety@qbcc.qld.gov.au)  
Post - **GPO Box 5099, Brisbane, QLD. 4001**  
In person - QBCC service centres are listed on our website [qbcc.qld.gov.au](http://qbcc.qld.gov.au).