

# 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 Jeffrey Paul Foley & Elizabeth Fiona Foley

Property address 108  
– 116 Thornbill Drive  
Greenbank Qld 4124  
(referred to as the  
"property" in this  
statement)

Lot on plan description Lot 104 SP100876

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* showing interests registered under that Act for the property.

Yes

A copy of the plan of survey registered for the property.

**Registered encumbrances**

Yes

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)**

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

**Note**—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.

**Unregistered lease (if applicable)**

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

- » the start and end day of the term of the lease:
- » the amount of rent and bond payable:
- » whether the lease has an option to renew:

**Other unregistered agreement in writing (if applicable)**

If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.  Yes

**Unregistered oral agreement (if applicable)**

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

N/A

**Statutory encumbrances**

There are statutory encumbrances that affect the property.  Yes  No

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

1. Easement in Gross
2. Deed of Grant
3. Easement in Gross

**Residential tenancy or rooming accommodation agreement**

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months.  Yes  No

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)*

**Note**—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

## 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 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable):*

Rural - 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.  Yes  No

The lot is affected by a notice of intention to resume the property or any part of the property.  Yes  No

*If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.*

\* *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** The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.  Yes  No

**The following notices are, or have been, given:**  
 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).  Yes  No

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).  Yes  No

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).  Yes  No

**Trees** There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property.  Yes  No

*If Yes, a copy of the order or application must be given by the seller.*

**Heritage** The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).  Yes  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.  **Yes**  **No**  
 If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.  **Yes**  **No**  
 Pool compliance certificate is given.  **Yes**  **No**  
 OR  
 Notice of no pool safety certificate is given.  **Yes**  **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.  **Yes**  **No**

*A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.*

**Notices and orders** There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.  **Yes**  **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.  **Yes**  **No**  
*If Yes, a copy of the notice or order must be given by the seller.*

**Building Energy Efficiency Certificate** If the property is a commercial office building of more than 1,000m<sup>2</sup>, 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](http://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 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.  Yes  No  
(If Yes, complete the information below)

**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  Yes  No  
(If Yes, complete the information below)

**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

DocuSigned by:

*Jeffrey Paul Foley*

6E389CF0780B425...

Signature of seller

Jeffrey Paul Foley

Name of seller

Date

DocuSigned by:

*Elizabeth Fiona Foley*

20C916F9D7D8470...

Signature of seller

Elizabeth Fiona Foley

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

Signature of buyer

Name of buyer

Name of buyer

Date

Date





**Current Title Search**

Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

<b>Title Reference:</b> 50205229	<b>Search Date:</b> 26/09/2025 09:56
<b>Date Title Created:</b> 02/02/1998	<b>Request No:</b> 53507366
<b>Previous Title:</b> 18610070, 18610078, 50170927	

**ESTATE AND LAND**

Estate in Fee Simple

LOT 104 SURVEY PLAN 100876  
 Local Government: LOGAN

**REGISTERED OWNER**

Dealing No: 721461579 07/02/2022

ELIZABETH FIONA FOLEY  
 JEFFREY PAUL FOLEY

JOINT TENANTS

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
 Deed of Grant No. 10877027 (POR 49)
2. EASEMENT IN GROSS No 601389393 (L606120E) 16/08/1993  
 BURDENING THE LAND  
 TO COUNCIL OF THE SHIRE OF BEAUDESERT  
 OVER EASEMENT F ON RP857853
3. EASEMENT IN GROSS No 702477303 29/01/1998 at 11:05  
 burdening the land  
 COUNCIL OF THE SHIRE OF BEAUDESERT  
 over  
 EASEMENT G ON SP100876

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

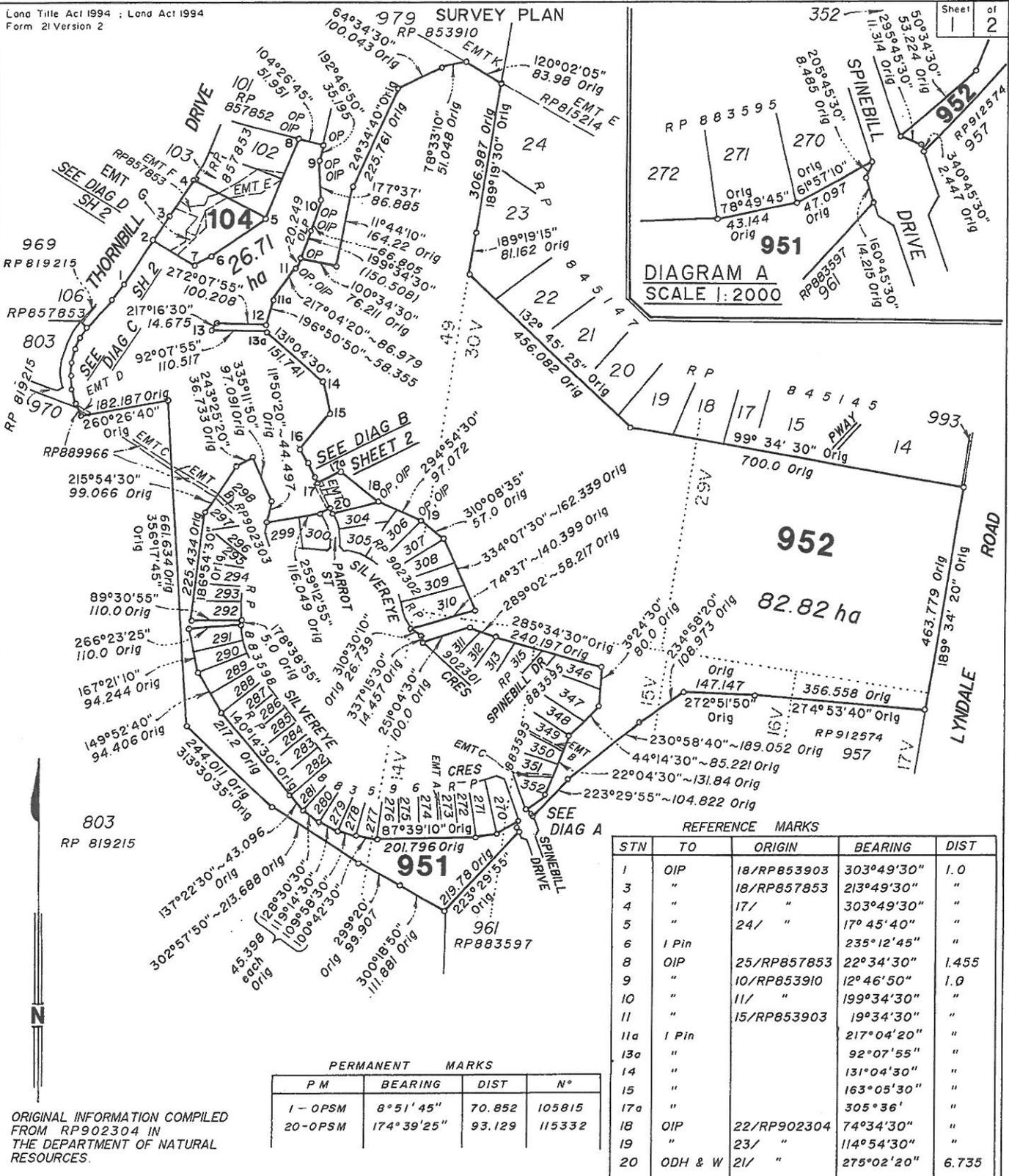
\*\* End of Current Title Search \*\*



CISP

Land Title Act 1994 : Land Act 1994  
 Form 21 Version 2

Sheet 1 of 2



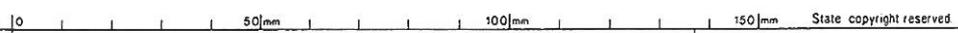
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	18/RP853903	303°49'30"	1.0
3	"	18/RP857853	213°49'30"	"
4	"	17/ "	303°49'30"	"
5	"	24/ "	17°45'40"	"
6	I Pin		235°12'45"	"
8	OIP	25/RP857853	22°34'30"	1.455
9	"	10/RP853910	12°46'50"	1.0
10	"	11/ "	199°34'30"	"
11	"	15/RP853903	19°34'30"	"
11a	I Pin		217°04'20"	"
13a	"		92°07'55"	"
14	"		131°04'30"	"
15	"		163°05'30"	"
17a	"		305°36'	"
18	OIP	22/RP902304	74°34'30"	"
19	"	23/ "	114°54'30"	"
20	ODH & W	21/ "	275°02'20"	6.735

PERMANENT MARKS

P M	BEARING	DIST	N°
1-OPSM	8°51'45"	70.852	105815
20-OPSM	174°39'25"	93.129	115332

ORIGINAL INFORMATION COMPILED FROM RP902304 IN THE DEPARTMENT OF NATURAL RESOURCES.



STEPHEN HOSKING SURVEYS PTY LTD  
 ACN 056 982 293  
 hereby certify that the company has surveyed the land comprised in this plan by Stephen Robert HOSKING, Licensed Surveyor & David John BOWE, Surveying Associate for and on behalf of the company, accepts responsibility, that the plan is accurate, and that the said survey was performed in accordance with the Surveyors Act 1971 and the Surveyors Regulation 1992 and that the plan was completed on 12-12-97

Stephen Robert HOSKING, Director & Licensed Surveyor  
 Kerry Ann BOWE, Director

DATE 18-12-97

PLAN OF LOTS 104, 951, 952 and EASEMENT G in Lot 104

Cancelling Lot 959 on RP902304 and Lots 104 & 978 on RP857853

PARISH: STAPYLTON COUNTY: STANLEY

Meridian: A.M.G. Vide RP902304

F/N's: NO

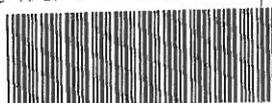
Scale: 1 : 7500

Format: STANDARD

SP100876

Plan Status:

10 - 9E



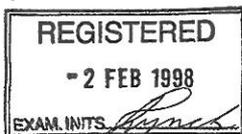
702477283

\$375.00  
29/01/1998 11:01

IH 400 NT PLAN OF SURV ORIG

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

Registered



5. Lodged by

Spring Mountain Park. Pty Ltd  
PO Box 389  
Archerfield QLD 4108  
Ph - 32774288  
Ref - S.WRIGHT/SMP4

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

1. Certificate of Registered Owners or Lessees.

I/we **SPRING MOUNTAIN PARK PTY LTD**  
ACN OIO 390 208

(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



DIRECTOR

SECRETARY

\* Rule out whichever is inapplicable

2. Local Government Certificate.

\* COUNCIL OF THE SHIRE OF BEAUDESERT

certifies that the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Environment) Act 1990, the City of Brisbane Act 1924, and all Local Laws and Ordinances have been complied with subject to the Grant of Easement G in Lot 104 in favour of the Council of the Shire of Beaudesert for Stormwater Drainage Purposes.

Dated this Twenty-first day of January, 1998.

*Jon Drexler*  
# Mayor

*[Signature]*  
# Acting Chief Executive Officer

\* Insert the name of the Local Government.  
# Insert designation of signatory or delegation

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :  
Local Govt :  
Surveyor : 413/8E

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
50170927	959	RP902304	104, 951, 952	EMT G	—
18610078	978	RP857853	104, 951	EMT G	—
18610070	104	RP857853	104, 951	EMT G	—

Easement      Lots to be Encumbered

601389393      104  
700984959      951  
701976187      951

Por 14V      951, 952  
Por 15V      951, 952  
Por 16V      952  
Por 17V      952  
Por 29V      952  
Por 30V      952  
Por 49      104, 951, 952

Orig      Lots

7. Portion Allocation :

8. Map Reference :

9442 - 123

9. Locality :

GREENBANK

10. Local Government :

BEAUDESERT SHIRE COUNCIL

11. Passed & Endorsed :

Stephen Hosking Surveys Pty Ltd  
By : ACN 056 982 293  
Date : 27.1.98  
Signed : *[Signature]*  
Designation : Director/Licensed Surveyor

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

Licensed Surveyor/Director \* Date

\* delete words not required

13. Lodgement Fees :

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

14. Insert Plan Number **SP100876**

