

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

Property address

(referred to as the
"property" in this
statement)

Lot on plan description

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

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)

There are encumbrances not registered on the title that will continue Yes No to 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 No

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:

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 now 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> : <div style="border: 1px solid black; padding: 5px; width: fit-content;">Rural residential</div>		
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. <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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 of 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 of 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. <i>If Yes, a copy of the order or application must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environmental 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 enquiries. 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.		

* *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.

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 BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input 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 and 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 (https://www.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 Regulations 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:

\$520.00**

Date Range:

1/1/26 – 30/6/26

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 notice means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

This amount includes the water access charge for residential lots **only for the period 1/1/2026 – 30/6/2026. This does not include consumption.

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 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>Body Corporate and Community Management Act 1997</p>	<p>The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Community Management Statement</p>	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Titles Act 1994</i> or another Act is given to the buyer</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>	<input type="checkbox"/> Yes
<p>Body Corporate Certificate</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>If No – An explanatory statement is given to the buyer that states:</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 <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. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes
<p>Statutory Warranties</p>	<p>Statutory Warranties – 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 the owner of the property. There will be further disclosure about warranties in the contract.</p>	
<p>Building Units and Group Titles Act 1980</p>	<p>The property is included in a BUGTA scheme. <i>(If Yes, complete the information below)</i></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Body Corporate Certificate</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>If No – An explanatory statement is given to the buyer that states:</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 <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. <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>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes

Signatures - SELLER



Signature of seller

Signature of seller

Carpentaria Shire Council

Name of seller

Name of seller

08/04/2026

Date

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

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 51302537	Search Date: 20/03/2026 08:50
Date Title Created: 02/12/2022	Request No: 55483598
Previous Title: 51023701	

ESTATE AND LAND

Estate in Fee Simple

LOT 16 SURVEY PLAN 287776

Local Government: CARPENTARIA

REGISTERED OWNER

Dealing No: 722086754 07/11/2022

CARPENTARIA SHIRE COUNCIL

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10531141 (POR 27)

ADMINISTRATIVE ADVICES

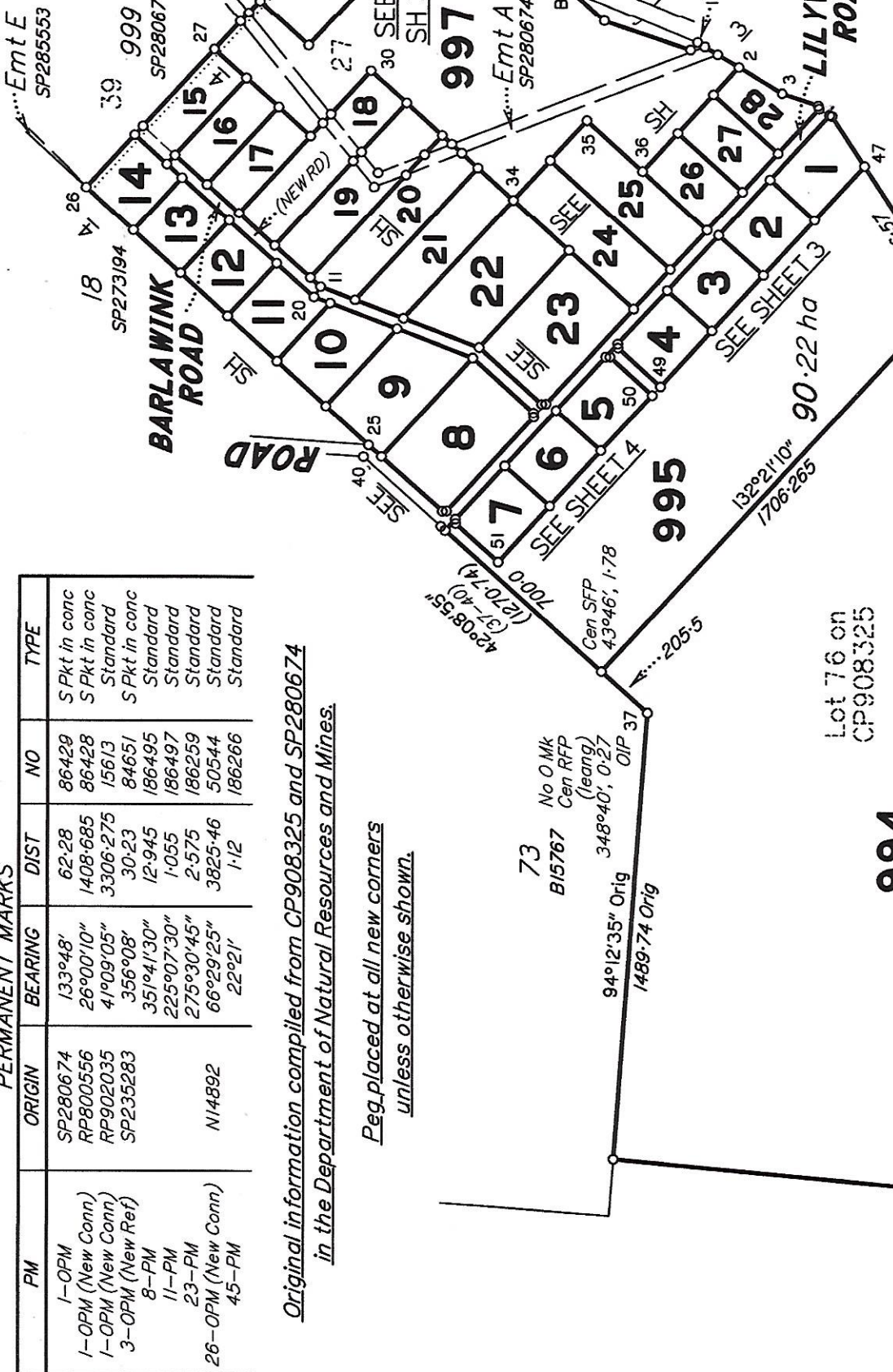
NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

FOR REINSTATEMENT REPORT
SEE SHEET 2



STN	TO	ORIGIN	BEARING	DIST
3	O D/Hole in & culvert headwall (SE)	SP235283	117°05'	87.11
4	OIP (New Ref)	SP280674	199°27'	10.04
5	OIP (New Conn)	CP908325	181°40'55"	26.37
8	OIP	SP280674	313°03'05"	10.06
9	OIP	SP280674	341°29'25"	0.605
11	OIP	SP280674	311°16'25"	1.165
16	OIP	SP280674	261°09'25"	1.41
17	OIP	SP280674	171°50'25"	1.08
20	OIP	SP280674	125°39'25"	1.215
21	OIP	SP280674	108°52'25"	0.89
22	OIP	SP280674	132°25'05"	9.98
23	OIP	SP280674	312°21'15"	10.0
23	OIP (New Conn)	DP258855	249°56'20"	21.38
25	OIP	DP258855	140°46'25"	1.03
25	O S Pkt (flush)(rockcain)	SP280674	270°12'55"	54.375
26	OIP	SP280674	190°53'25"	0.965
37	OIP	CP908325	132°08'55"	1.0
38	OIP (New Ref)	CP908325	44°32'	1.58
39	OIP	CP908325	80°02'25"	1.295
40	OIP	RP745058	at stn	10.015
41	Pin	SP280674	312°18'25"	14.88
42	O S Pkt (flush)(rockcain) (New Conn)	SP280674	266°41'55"	10.045
43	Pin		132°04'10"	10.045
44	Pin		312°32'20"	10.045
46	OIP	CP908325	18°21'25"	1.05
48	OIP	CP908325	136°22'55"	1.26

LINE	BEARING	DISTANCE
A-B	222°29' Orig (Conn) only	211.63 Orig
5-45	210°55'	40.84
8-22	312°21'10"	60.0
11-20	301°39'15"	40.708
15-16	42°21'20"	144.0
23-41	222°11'05"	39.99
49-50	312°21'10"	40.0

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
OPM 15613	507 559.008	8 045 292.817	54	0-011	Datum		
OPM 50544	508 399.476	8 046 352.731	54	0-012	Datum		

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM (New Conn)	SP280674	133°48'	62.28	86420	S Pkt in conc
1-OPM (New Conn)	RP800556	26°00'10"	1408.685	86428	S Pkt in conc
3-OPM (New Ref)	RP902035	41°09'05"	3306.275	15613	Standard
	SP235283	356°08'	30.23	84651	Standard
8-PM		351°41'30"	12.945	186495	Standard
11-PM		225°07'30"	1.055	186497	Standard
23-PM		275°30'45"	2.575	186259	Standard
45-PM	N14892	66°29'25"	3825.46	50544	Standard
		22°21'	1.12	186266	Standard

Original information compiled from CP908325 and SP280674 in the Department of Natural Resources and Mines.

Peg placed at all new corners unless otherwise shown.

Metres 0 1000m 50/mm 2000m 100/mm 3000m 150/mm State copyright reserved.

PLAN OF
Lots 1 to 28 and 994 to 997
Cancelling Lot 76 on CP908325 and Lot 1 on SP280674
LOCAL GOVERNMENT: CARPENTARIA S.C. LOCALITY: NORMANTON
Meridian: MGA 94 (Zone 54) wide Static GNSS Survey Records: NO

Scale: 1 : 20000
Format: STANDARD
SP287776

AUSNORTH CONSULTANTS PTY LTD (ACN 116 510 028) hereby certify that the land comprised in this plan was surveyed by the corporation, by Brian James LANE, Cadastral Surveyor, for whose work the corporation accepts responsibility, 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 27/01/2017.
Date 03/03/2017
Director

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

(Dealing No.)

5. Lodged by

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

1. Certificate of Registered Owners or Lessees.

I/We **CARPENTARIA SHIRE COUNCIL**

(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

Chief Executive Officer

* Rule out whichever is inapplicable

2. Planning Body Approval.

* **CARPENTARIA SHIRE COUNCIL**

hereby approves this plan in accordance with the:

% **PLANNING ACT.**

Dated this _____ day of _____

Mayor # *Chief Executive Officer*

* Insert the name of the Planning Body.

% Insert applicable approving legislation.

Insert designation of signatory or delegation

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt :
Surveyor : **16044**

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50365179	Lot 76 on CP908325	1 to 7, 994 and 995	-	-
51023701	Lot 1 on SP280674	8 to 28, 996 and 997	New Rd	-

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
717005859 (Emt A on SP280674)	18 to 20 and 997

EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS

ADMINISTRATIVE ADVICE	LOTS TO BE ENCUMBERED
720486009 (NT DETERM)	1 TO 7, 994 & 995
720485912 (NT DETERM)	8 TO 28, 996 & 997

The objective of the Lilyvale Rural-Residential Subdivision Project is to give effect to Carpentaria Shire Council Decision Notice DN 1/0806.

BOUNDARY REINSTATEMENT REPORT

With the introduction of the DNRM requirement to connect plans of ten (10) allotments or greater to GDA94 datum (CSR 3.28) the opportunity has been taken to co-ordinate the survey with reference to PSM15613 & PSM50544 via long-period GNSS static measurement techniques. Accordingly and as a consequence of GDA94 datum co-ordination the project has seen the introduction of a minor meridian swing approximating 0°00'25" relative to previous, RTK GNSS determinations of localised meridian (refer here to SP280674, DP258855, SP235283, etc).

Cadastral datum was initially determined along the Burke Developmental Road (1-3-5) with excellent agreeance being achieved relative to SP280674 and with the OIP at Stn 4 being re-computed. The survey has then continued in a southwesterly direction along the Burketown-Normanton Road (45-48) with a minor meridian swing of -0°00'05" being observed relative to CP908325 and reasonable distance agreeance being noted (-0.085m or 1:18,500) voiding the requirement for scale factor application.

The survey has then continued in a northwesterly direction along Lilyvale Road (5-23) vide connection to infrastructure established in support of SP280674 with minor shortage being observed between (5-8) of -0.045m (1:29,800).

The survey has then continued in a southwesterly direction (40-37) with very good agreeance being achieved relative to CP908325, with a minor meridian swing of +0°00'05" being observed and the deed distances being replicated; with the OIP at Stn 38 being re-computed.

The survey has then continued along Barlawink Road (8-15) with excellent agreement being achieved relative to SP280674. The balance of the subdivision survey has then been carried out in compliance with the intent of DN 1/0806 and under Council instruction.

Date of Development Approval:

9. 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

10. Lodgement Fees :

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

1 to 7, 994 & 995	Lot 76 on CP908325
8 to 13 & 16 to 28	Por 27
14, 15 & 997	Pors 27 & 39
996	Pors 27 & 39A
Lots	Orig

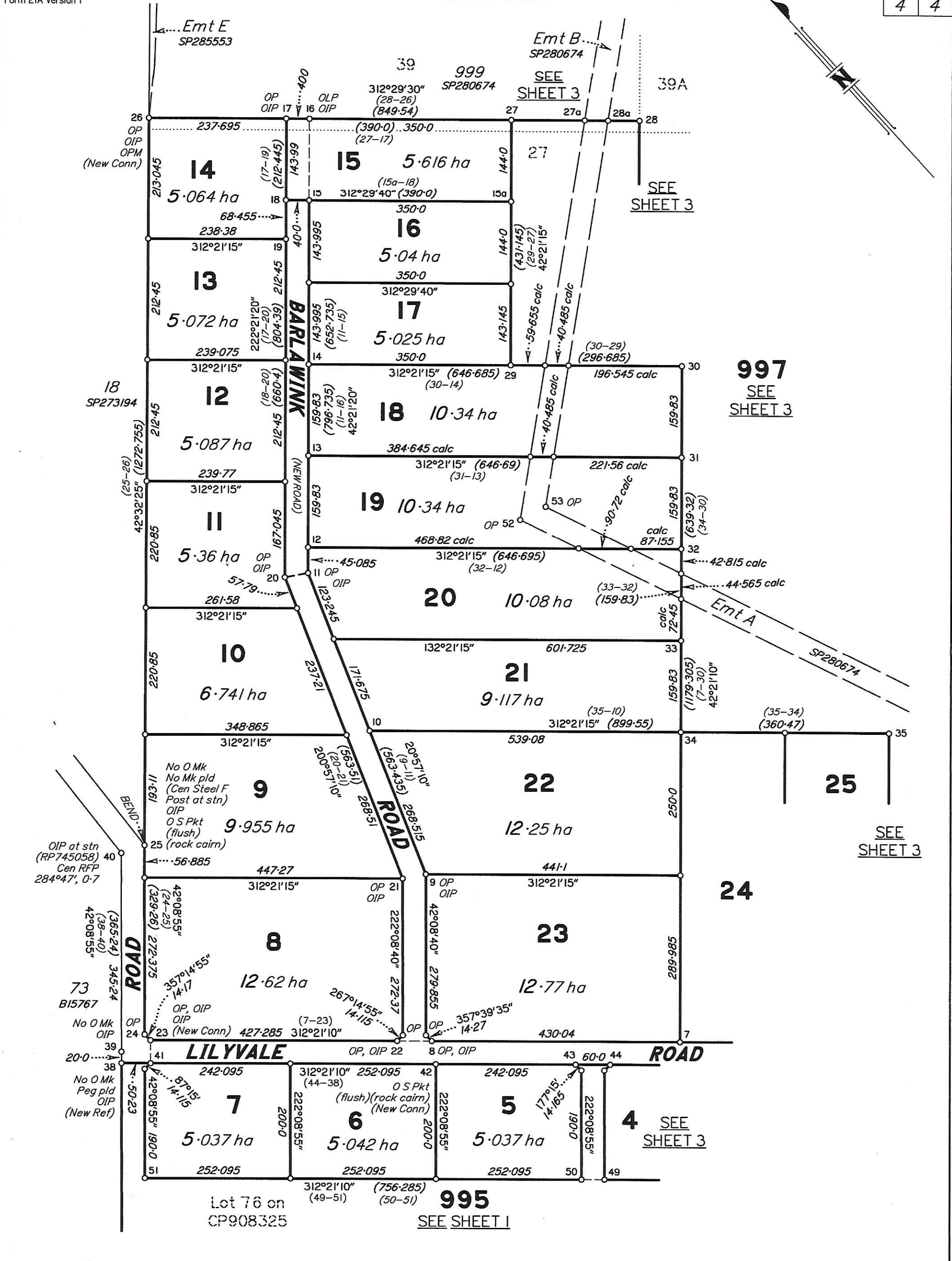
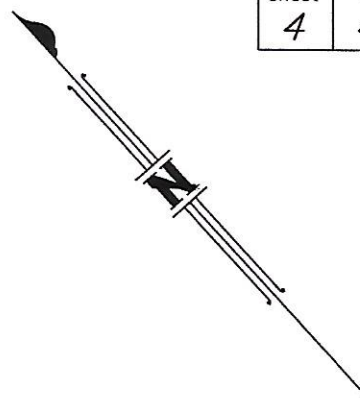
7. Orig Grant Allocation :

8. Passed & Endorsed :

AUSNORTH CONSULTANTS PTY LTD
By: _____
(ACN 116 510 028)
Date: **03/03/2017**
Signed: **24/11/2022**
Designation: Cadastral Surveyor/Director

11. Insert Plan Number

SP287776



Scale 1:6000



State copyright reserved.

Insert Plan Number SP287776