

Seller Disclosure Statement

This statement must be given to the buyer before the buyer enters into a contract with the seller for the sale of the lot.

WARNINGS

- This statement does not include information about:
 - flooding history
 - structural soundness of the building or pest infestation
 - current or historical use of the property
 - current or past building 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.
- You are encouraged to make your own inquiries about these matters prior to signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.
- No warranty is given that the use of the land is legal. Further information about land use, transport, sewerage and drainage infrastructure, vegetation and flooding may be available from the local government.
 - If the property is part of a community title scheme it may be subject to and have the benefit of statutory easements under the *Land Title Act 1994*, which are not required to be disclosed.

DETAILS

Seller:

Property address:

Lot on plan description:

Zoning of the lot:

SELLER STATEMENTS

- To the seller's knowledge there are no other unregistered or statutory easements, covenants or encumbrances affecting the property that will not be released at settlement other than those disclosed with this statement.
- The seller states that written notice is not required under the *Environmental Protection Act 1994*, section 347, 362, or 408, unless notice is given with this statement.
- The seller states that there are no tree orders or applications under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property unless notice is given with this statement.
- The seller states that no building work has been carried out by an unlicensed person in the last six years unless a notice under the *Queensland Building and Construction Commission Act 1991*, section 47 is given with this statement.
- No warranties are given about the structural soundness of the buildings or improvements on the property. It is recommended that a buyer engage a licensed building inspector to inspect the building and provide a report.
- If the property is a commercial office building of more than 1000m² a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.
- To the seller's knowledge there are no current orders, notices or transport infrastructure proposals affecting the land issued by a State or local government or other relevant authority that may affect the title to or use of the land after settlement, except as disclosed in this statement.

UNREGISTERED OR STATUTORY ENCUMBRANCES

Does the property have any **unregistered or statutory encumbrances** over the lot that will not be released at settlement?

Yes

No

If yes, the following details are provided about any encumbrance over the lot:

Is there a current **notice, order or transport infrastructure proposal** that has been issued to the seller by a Commonwealth, State or local government entity that may affect the title or use of the lot after settlement?

Yes

No

If yes, the following details are provided about any notice, order or transport infrastructure proposal:

DOCUMENTS GIVEN WITH THE DISCLOSURE STATEMENT

- Current title search for the lot issued under the *Land Title Act 1994*
- Registered survey plan for the lot
- Body corporate certificate for a lot included in a community titles scheme under the *Body Corporate and Community Management Act 1997*
- Community management statement for the community titles scheme
- Exclusive use by-laws or other by-laws not included in the community management statement
- Body corporate certificate for a lot included in a plan under the *Building Units and Group Titles Act 1980*
- Pool compliance certificate or notice of no pool safety certificate¹
- Tree application or tree order under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*
- Notice under section 347, 362 or 408 of the *Environmental Protection Act 1994*
- 'Unlicensed building work' notice under section 47 of the *Queensland Building and Construction Commission Act 1991*
- Rates: *whichever of the following applies*—
 - most recent rates notice; or
 - a statement by the seller that the lot is a rates exempt lot²; or
 - a statement that the lot is not a rates exempt lot but no separate assessment of rates is issued by a local government for the lot.
- Water services: *Whichever of the following applies*—
 - most recent water services notice³; or
 - a statement that no separate water services notice is issued for the lot.
- Notice, order or transport infrastructure proposal issued to the seller by a Commonwealth, State or local government entity that may affect title or use of the lot after settlement.

¹ See *Property Law Regulation 20xx*, section 15(2) for meaning of relevant pool compliance certificate and notice of no pool safety certificate. This applies to a pool on the lot or on the common property.

² A lot will be rates exempt if, at the time the disclosure requirement applies to the seller of the lot, the lot is exempted from rates under section 93 of the *Local Government Act 2009* or section 95 of the *City of Brisbane Act 2010*.

³ 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*.

SIGNATURES

SELLER

Signature of seller

Signature of seller

Name of seller

Name of seller

Date

Date

BUYER

By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement and any applicable prescribed certificate 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