

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 Teresa Ellen Clark and Amy Lee Clark

Property address

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

5-7 Macleod Drive, Morayfield, QLD, 4506

Lot on plan description

Lot 20 on Registered Plan 855396

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.

☒ 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 to affect the property after settlement. ☐ Yes ☒ No 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
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No <i>If Yes, the details of any statutory encumbrances are as follows:</i> Look Up and Live: Overhead powerline (Network TR) passing through on East boundary.
Residential tenancy or rooming accommodation agreement	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. ☐ Yes ☒ No If Yes, 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>) Note—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. 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 <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>: 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 <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>. ☐ Yes ☒ 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). ☐ Yes ☒ 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). ☐ Yes ☒ 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). ☐ Yes ☒ No	
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. ☐ Yes ☒ 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). ☐ 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. If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. Pool compliance certificate is given. OR Notice of no pool safety certificate is given.	☒ Yes ☐ Yes ☒ Yes ☐ Yes	☐ No ☐ No ☐ No ☐ 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>	☐ Yes	☒ 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. 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>	☐ Yes ☐ Yes	☒ No ☒ No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², 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. ☐ 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 <i>Land Title Act 1994</i> 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 <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. ☐ Yes ☐ No If No— An explanatory statement is given to the buyer that states: ☐ Yes ☐ No » 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.
Statutory Warranties	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 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 <i>Building Units and Group Titles Act 1980</i>, 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 <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. 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

Teresa Ellen Clark

Signature of seller

Teresa Ellen Clark

Name of seller

01/10/2026

Date

Amy Clark

Signature of seller

Amy Lee Clark

Name of seller

01/10/2026

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

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	18583013	Search Date:	16/09/2026 14:55
Date Title Created:	12/08/1993	Request No:	57659342
Previous Title:	18057097		

ESTATE AND LAND

Estate in Fee Simple

LOT 20 REGISTERED PLAN 855396
Local Government: MORETON BAY

REGISTERED OWNER

Dealing No: 712177696 22/01/2009

TERESA ELLEN CLARK
AMY LEE CLARK

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10568072 (POR 85)
2. EASEMENT IN GROSS No 601142981 (D254903) 27/08/1965
BURDENING THE LAND
TO THE QUEENSLAND ELECTRICITY GENERATING BOARD
OVER EASEMENT A ON RP103209
3. TRANSFER No 703436365 06/07/1999 at 14:17
EASEMENT IN GROSS: 601142981 (D254903)
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED
A.C.N. 078 849 233
4. MORTGAGE No 721726606 31/05/2022 at 13:34
WESTPAC BANKING CORPORATION A.C.N. 007 457 141
5. EASEMENT IN GROSS No 723257610 15/05/2024 at 13:26
burdening the land
NORTHERN SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENT AP ON SP347379

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

WARNING — PLAN MAY BE ROLLED — A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED

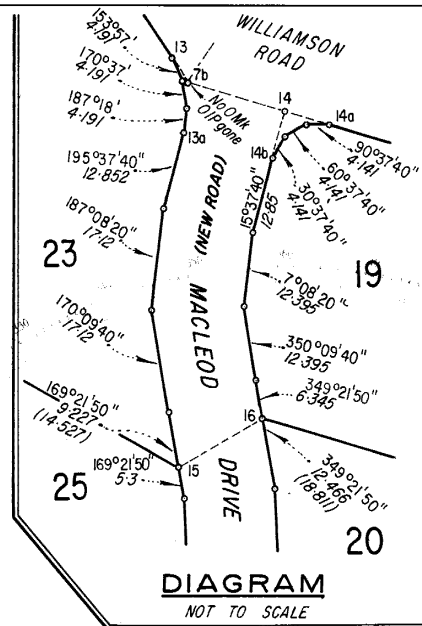
S204-2

855396

PLAN MUST BE DRAWN WITHIN BLACK LINES

855396

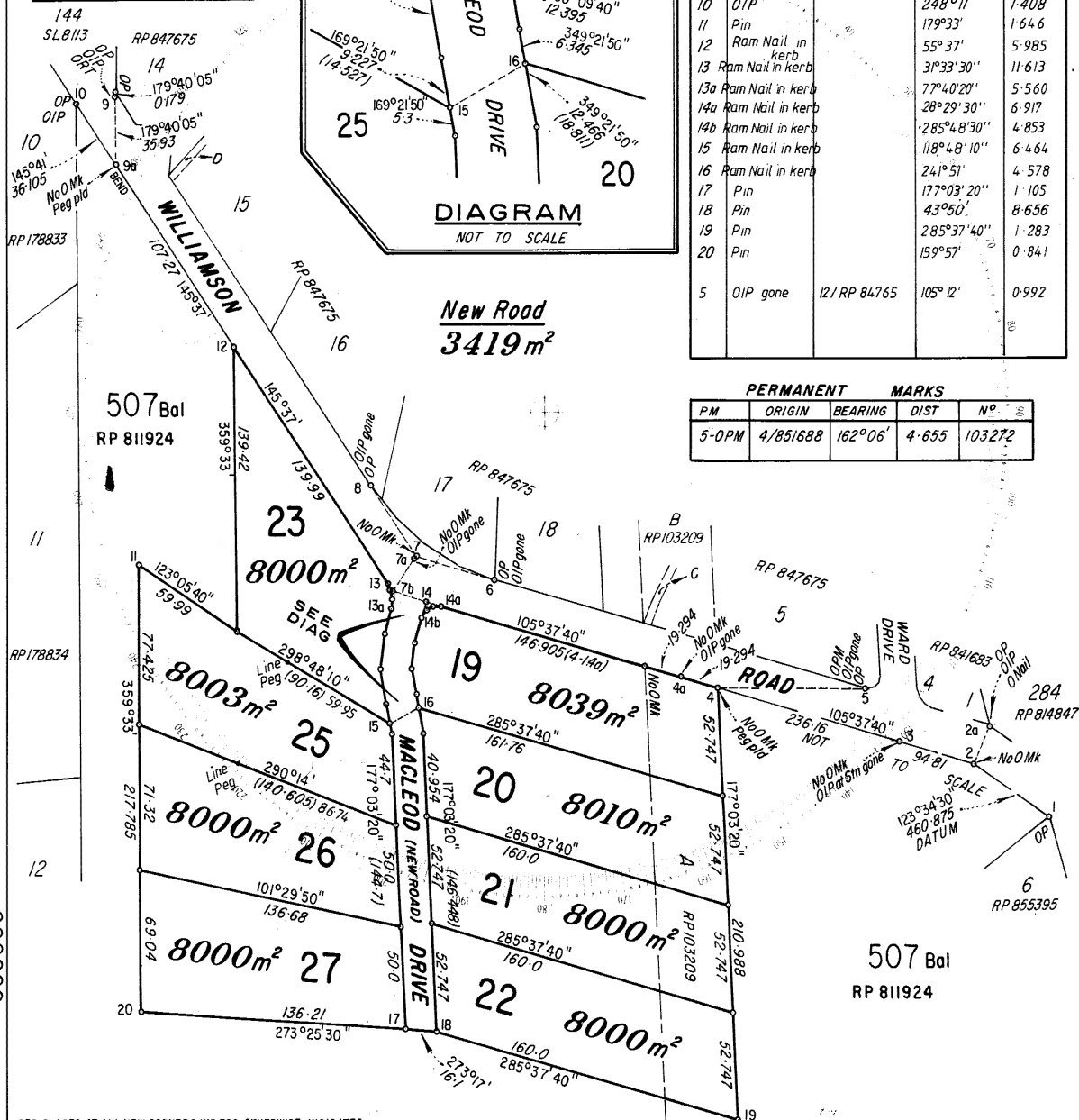
TRAVERSES ETC		
LINE	BEARING	DIST
2-2a	24°36'05"	20.366
4-5	90°37'1"	76.4
6-7	285°37'40"	41.774
7-7a	215°37'20"	0.106
7-8	325°37'1"	41.774
7a-7b	215°37'20"	21.407
7b-13	325°37'1"	4.785
7b-14	105°37'40"	17.5
14-14a	105°37'40"	8.0
14-14b	195°37'40"	8.0
15-16	61°51'1"	16.632



New Road
3419m²

REFERENCE		MARKS		
STN	TO	ORIGIN	BEARING	DIST
2a	OIP	13a/811924	177°55'	0.813
2a	O Nail in Kerb	11a/855395	274°09'	29.737
3	OIP gone	45/158331	at Stn	
4	Pin		357°03'20"	1.200
4a	OIP gone	1/103209	at Stn	
6	OIP gone	11/847675	285°54'	0.826
7a	OIP gone	12a/811924	238°20'	1.075
7b	OIP gone	47/158331	32°36'20"	1.0
8	OIP gone	8/847675	145°36'35"	1.0
9a	OIP	9/811924	164°38'	1.05
9	ORT	9/811924	17°40'30"	4.687
9a	Ram Nail in kerb		55°37'	6.066
10	OIP		248°11'	1.408
11	Pin		179°33'	1.646
12	Ram Nail in kerb		55°37'	5.985
13	Ram Nail in kerb		31°33'30"	11.613
13a	Ram Nail in kerb		77°40'20"	5.560
14a	Ram Nail in kerb		28°29'30"	6.917
14b	Ram Nail in kerb		285°48'30"	4.853
15	Ram Nail in kerb		118°48'10"	6.464
16	Ram Nail in kerb		24°51'	4.578
17	Pin		177°03'20"	1.105
18	Pin		43°50'	8.656
19	Pin		285°37'40"	1.283
20	Pin		159°57'	0.841
5	OIP gone	12/1 RP 84765	105°12'	0.992

PERMANENT		MARKS		
PM	ORIGIN	BEARING	DIST	N° S
5-OPM	4/851688	162°06'	4.655	103272



PEG PLACED AT ALL NEW CORNERS UNLESS OTHERWISE INDICATED

WATERSON BOWDEN SURVEYS PTY LTD
 hereby certify that the Company have surveyed the land comprised in this plan either personally or by John [Signature] Licensed Surveyor for whom the Company accept responsibility, that the survey was performed in accordance with the Surveyors Act and the regulations made thereunder and that the said survey was completed on 17/5/93
 Licensed Surveyor/Director
 Director Date 18/5/93

PLAN OF Lots 19 to 23 and 25 to 27
Cancelling part of Lot 507 on RP811924

ORIGINAL Por 85

NO SURVEY RECORDS DEPOSITED

MERIDIAN

MAP REF

SCALE

FILE REF

ENDORSED

REGISTERING DIST

RP855395

9443-47

1:2000

L. J. T.

22.6.73

BRISBANE

PARISH CABOOLTURE
COUNTY Stanley

TOWN/LOCALITY MORAYFIELD

LOCAL AUTHORITY CABOOLTURE SC

LAND AGENTS/MINING DISTRICT BRISBANE

MINING FIELD

REGISTERED PLAN 855396

0 1 2 3 4 5 6 7 8 9 10 cm CROWN COPYRIGHT RESERVED

THE INSTITUTION OF SURVEYORS AUSTRALIA (QUEENSLAND) BY AUTHORITY LICENCE NUMBER 67

855396

PLAN MUST BE DRAWN WITHIN BLACK LINES

855396

Council of the Shire of Caboolture certifies that all the requirements of this Council, the Local Government Acts and all By-Laws have been complied with and approves this Plan of Subdivision

Dated this 18th day of June 1993

Mayor or
Chairman

Town or
Shire Clerk

I/We REMFORM PTY LTD. ACN 010 660 394

(Names in full)

- as Proprietor/s of this land.
 - as Lessee/s of Miner's Homestead
- agree to this plan and declare the new road as shown hereon to public use.

Signature of • Proprietor/s

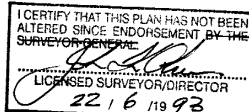
- Rule out which is inappropriate

F.O.L.R.

Previous Title

CT. 8057 ~ 97 Lot 507 on RP 81/924

**For Additional Plan &
Document Notings
Refer to CISP**



This survey has been examined and may be used for land dealings.

Surveyor General

Date

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
19	8583	12						
20		13						
21		14						
22		15						
23		16						
25		17						
26		18						
27		19						

Lodged by BAIN GASTEEN SMITH
Solicitors
Level 21, Commonwealth Bank Bldg
240 Queen St. Brisbane, Q. 4000

Received
Registrar of Titles

Fees Payable

Postal fee and postage

58

Logt. Exam. & Ass.

288

New Title

Entd. on Deeds

Photo Fee

Total

Short Fees Paid

Rec. No. 285081

RECEIVED \$ 136 (H\$672)

DATE 11/6/93

File Ref. 855396
Deposited / /
Audited 22/6/93 R.T.
Passed 22/6/93 R.T.
Survey Records: File/Field Notes
Charted / /
Original Grant

Particulars entered in Register Book
Vol. 8057 Folio 971

60562 (Por 85)

at 7:34 pm
-5 AUG 1993
REGISTRAR OF TITLES

4044 PLAN



2 JUL 1993
12:47 PM

L549064K

\$360.00

REGISTERED PLAN 855396

855396

No.

855396

4044 PLAN 855396

21/7/93

Look up and Live - 54251132



Poles	Devices	Network SWER	Network TR	Network HV
 Pole	 Pillar	 Overhead	 Overhead	 Overhead
 Pole w Ground Stay	 Substation	 Underground	 Underground	 Underground
 Tower			 Submarine	 Submarine

Network LV

-  Overhead
-  Underground

Network Other



Exclusion Zone



Exclusion Zone All



ExclusionZone



Exclusion Zone



QLD Exclusion Zone



Network Other



LUAL_Exclusion_Zone_Feature_Public



LUAL_NoData_Public



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference: 1048610

Date: 16/09/2026

Search Request reference: 208040671

Applicant details

Applicant: Tracey Roose

tracey.roose@bytherules.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 20 on Plan RP855396 at 5-7 Macleod Dr, Morayfield Qld 4506 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to State Assessment and Referral Agency for assessment of the impact to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport and Infrastructure interests under the SARA layers to identify what interests TMR has in your locality.
<https://sppims-dams.dsdlqp.qld.gov.au/dams/>
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor, then Mandatory Part 4.4 of the Queensland Development Code will apply.
<https://sppims-dams.dsdlqp.qld.gov.au/spp/>

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51216316 EMR Site Id: 16 September 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 20 Plan: RP855396
5 MACLEOD DR
MORAYFIELD

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool.
This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

Identification number: PSC0308882

2. Location of the swimming pool

Property details are usually shown on the title documents and rates notices

Street address:

5 MACLEOD DR

MORAYFIELD QLD

Postcode

4

5

0

6

Lot and plan details:

20/RP/855396

Local government area:

MORETON BAY REGIONAL

3. Exemptions, Performance solutions, or Special conditions for the swimming pool (If applicable)

If an exemption or performance solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or performance solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No performance solution applies

4. Pool properties

Shared pool

☐

Non-shared pool

☒

Number of pools

1

5. Pool safety certificate validity

Effective date:

1

5

/

0

9

/

2

0

2

6

Expiry date:

1

5

/

0

9

/

2

0

2

8

6. Certification

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

THEREZA VERMAAK

Pool safety inspector
licence number:

PS100448

Signature:

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

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.

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*.

This is a public document and the information in this form will be made available to the public.

Document History

SignNow E-Signature Audit Log

All dates expressed in DD/MM/YYYY (EU)

Document name: MERGED-Seller Disclosure Statement
Document created: 01/10/2026 00:40:40
Document pages: 15
Document ID: f6e8c51669044f75a0d1ec66a066dac041e30568
Document Sent: 01/10/2026 00:42:04 UTC
Document Status: Signed
 01/10/2026 00:59:30UTC

Sender: tracey.roose@bytherules.com.au
Signers: amy.sanchez5189@gmail.com, teresaec1971@gmail.com
CC:

Client	Event	By	Server Time	Client Time	IP Address
SignNow Web Application	Uploaded the Document	tracey.roose@bytherules.com.au	01/10/2026 00:40:40 am UTC	01/10/2026 00:40:32 am UTC	117.20.69.33
SignNow Web Application	Viewed the Document	tracey.roose@bytherules.com.au	01/10/2026 00:40:51 am UTC	01/10/2026 00:40:50 am UTC	117.20.69.33
SignNow Web Application	Document Saved	tracey.roose@bytherules.com.au	01/10/2026 00:41:55 am UTC	01/10/2026 00:41:53 am UTC	117.20.69.33
SignNow Web Application	Invite Sent to: amy.sanchez5189@gmail.com, teresaec1971@gmail.com	tracey.roose@bytherules.com.au	01/10/2026 00:42:05 am UTC	01/10/2026 00:42:02 am UTC	117.20.69.33
SignNow Web Application	Viewed the Document	teresaec1971@gmail.com	01/10/2026 00:54:10 am UTC	01/10/2026 00:54:11 am UTC	115.186.235.30
SignNow Web Application	Signed the Document	teresaec1971@gmail.com	01/10/2026 00:56:10 am UTC	01/10/2026 00:56:10 am UTC	115.186.235.30
SignNow Web Application	Document Saved	teresaec1971@gmail.com	01/10/2026 00:56:10 am UTC	01/10/2026 00:56:10 am UTC	115.186.235.30
SignNow Web Application	Added a Text	teresaec1971@gmail.com	01/10/2026 00:56:10 am UTC	01/10/2026 00:56:10 am UTC	115.186.235.30
SignNow Web Application	Viewed the Document	amy.sanchez5189@gmail.com	01/10/2026 00:59:05 am UTC	01/10/2026 00:59:06 am UTC	220.239.199.159
SignNow Web Application	Added a Text	amy.sanchez5189@gmail.com	01/10/2026 00:59:30 am UTC	01/10/2026 00:59:31 am UTC	220.239.199.159
SignNow Web Application	Signed the Document	amy.sanchez5189@gmail.com	01/10/2026 00:59:30 am UTC	01/10/2026 00:59:31 am UTC	220.239.199.159
SignNow Web Application	Document Saved	amy.sanchez5189@gmail.com	01/10/2026 00:59:30 am UTC	01/10/2026 00:59:31 am UTC	220.239.199.159
SignNow Web Application	Sender tracey.roose@bytherules.com.au received a signed document copy	tracey.roose@bytherules.com.au	01/10/2026 00:59:36 am UTC	01/10/2026 00:59:31 am UTC	220.239.199.159
SignNow Web Application	Signer amy.sanchez5189@gmail.com received a signed document copy	amy.sanchez5189@gmail.com	01/10/2026 00:59:37 am UTC	01/10/2026 00:59:31 am UTC	220.239.199.159
SignNow Web Application	Signer teresaec1971@gmail.com received a signed document copy	teresaec1971@gmail.com	01/10/2026 00:59:37 am UTC	01/10/2026 00:59:31 am UTC	220.239.199.159
SignNow Web Application	Viewed the Document	teresaec1971@gmail.com	01/10/2026 01:12:58 am UTC	01/10/2026 01:12:59 am UTC	115.186.235.30
SignNow Web Application	Viewed the Document	tracey.roose@bytherules.com.au	01/10/2026 03:48:31 am UTC	01/10/2026 03:48:31 am UTC	117.20.69.33