

Form 2 Seller Disclosure Pack





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 **Kylea Anne Wilson, Grant Steven Wilson**

Property address
(referred to as the "property" in this statement) **9 ALDINGA PL, MOOLOOLABA QLD 4557**

Lot on plan description **92/RP194032**

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 <i>Land Title Act 1994</i> 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 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 <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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>: Low Density 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 ☐ No ☐ Yes ☐ No ☒ Yes ☐ No ☐ 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. <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 ☒ No ☐ Yes ☒ 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: 2276.68 Date Range: 01/07/2025 - 31/12/2025
	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: 491.82 Date Range: 04/02/2025 - 08/05/2025
	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.

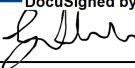
Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below)	☐ Yes	☒ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. 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.	☐ Yes	
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. If No — An explanatory statement is given to the buyer that states: » 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.	☐ Yes	☐ No ☐ Yes
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 (If Yes, complete the information below)	☐ Yes	☒ No
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. If No — An explanatory statement is given to the buyer that states: » 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.	☐ Yes	☐ No ☐ Yes

Signatures – SELLER

Signed by:

Signature of seller

DocuSigned by:

Signature of seller

Kylea Anne Wilson
Name of Seller

Grant Steven Wilson
Name of Seller

07 August 2025
Date

09 August 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: 52822053

Search Date: 01/08/2025 13:06

Title Reference: 16554059

Date Created: 20/12/1983

Previous Title: 16551166

REGISTERED OWNER

Dealing No: 723516089 06/09/2024

GRANT STEVEN WILSON

KYLEA ANNE WILSON

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 92 REGISTERED PLAN 194032

Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 14435077 (POR 326)
2. MORTGAGE No 723516090 06/09/2024 at 11:44
POLICE & NURSES LIMITED A.C.N. 087 651 876

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

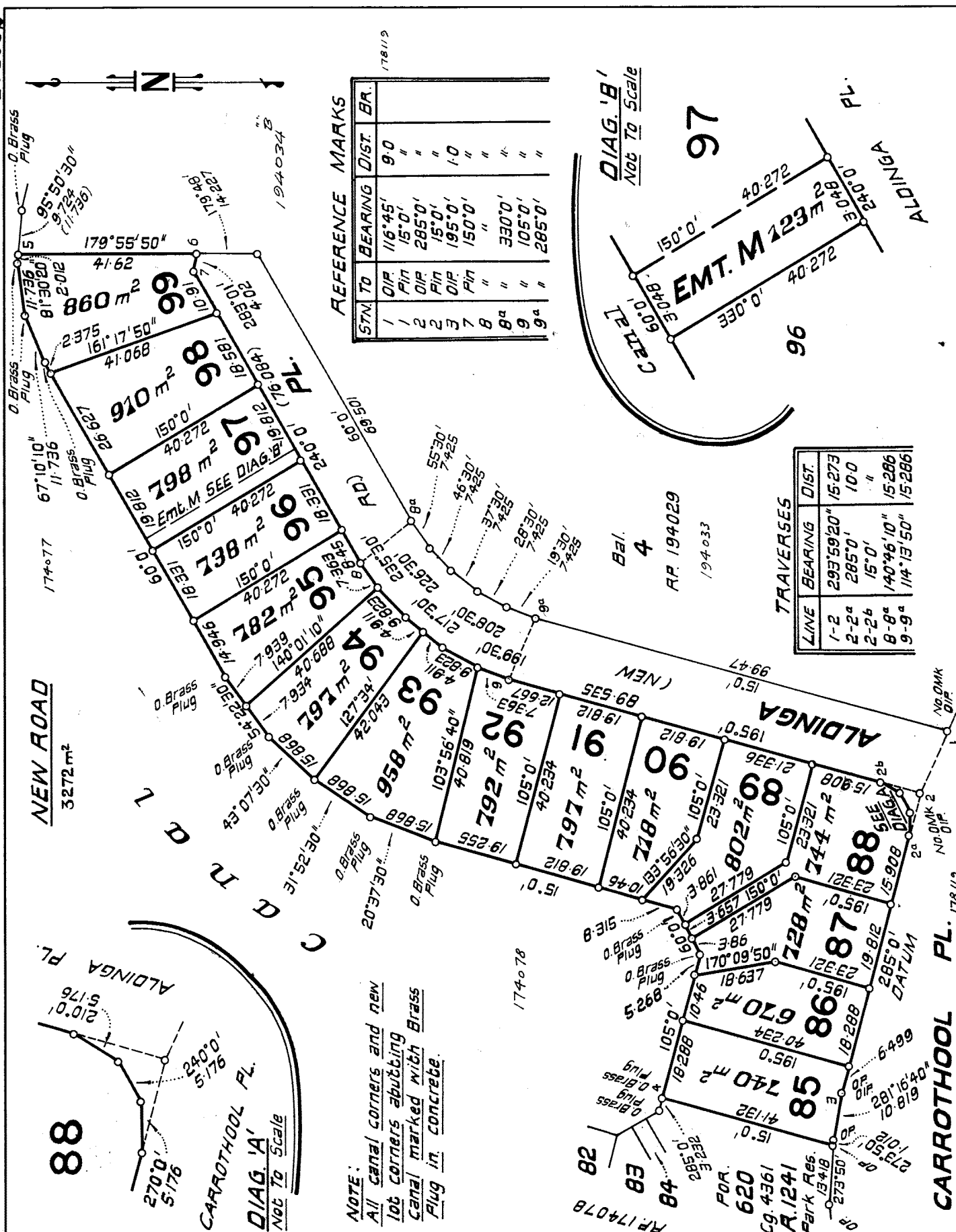
COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]

Requested By: D-ENQ INFOTRACK PTY LIMITED

194032

194032

PLAN MUST BE DRAWN WITHIN BLUE LINES



STW.	TO	BEARING	DIST.	BR.
1	O/P	116°45'	90	
1	Pin	15°0'	"	
2	O/P	285°0'	"	
2	Pin	15°0'	"	
3	O/P	195°0'	10	
7	Pin	150°0'	"	
8	"	"	"	
8 ^a	"	330°0'	"	
9	"	105°0'	"	
9 ^a	"	285°0'	"	

LINE	BEARING	DIST.
1-2	293°59'20"	15.273
2-2 ^a	285°0'	10.0
2-2 ^b	15°0'	"
8-8 ^a	140°46'10"	15.286
9-9 ^a	114°13'50"	15.286

No FIELD NOTES LODGED ORIGINAL GRANT Vol. 4435 Fol. 77		PLAN OF <i>Lots 85 - 99 & Emb M in Lot 97</i> <i>Cancelling (Part of) Lot 4 on RP194029</i>		ORIG. PORTION <i>326</i> TOWN PARISH <i>MOOLOOLAH</i> COUNTY <i>Canning</i>	
MAP REF. <i>Sunshine Coast</i> <i>16-3A & 16-3B</i>	PROCLAIMED SURVEY AREA	SURVEYED BY <i>W.J. Freeman</i> <i>...8...11...83...</i>	MERIDIAN 	SCALE <i>1:800</i>	REGISTERED PLAN <i>194032</i>

CERTIFICATE

I, William John Freeman
 hereby certify that I have surveyed the land
 comprised in this plan by Bryce Alexander Hansen (Surveying
 Associate) for whose work I accept responsibility
 that the plan is accurate, that the said survey was performed in accordance with
 the "Surveyors Act 1977" and the "Surveyors Regulation 1978" and that the
 said survey was completed on 8/11/83

Date 16/11/83

Signature of Licensed Surveyor

Council of the SHIRE of MAROOCHY certifies
 that all the requirements of this Council, the Local Government Acts of 1936 to
 1983 and all By-Laws have been complied with and approves this Plan of Subdivision
SUBJECT TO EASEMENT NOT BEING GRANTED
TO THE COUNCIL FOR DRAINAGE PURPOSES

Dated this 18TH day of NOV., 1983Mayor or
ChairmanTown or
Shire Clerk

I / We

KERN LAND (BRISBANE) PTY. LTD.

(Names in full)

as Proprietor / s of this land, agree to this Plan and dedicate the new roads shown
 hereon to public use.

Signature of
Proprietor / s

THE COMMON SEAL of KERN LAND
 (BRISBANE) PTY. LTD. was
 hereto affixed on the twenty-
 third day of November, 1983
 by authority of a resolution
 of the Board of Directors in
 the presence of Victor Barry Paul
Director and
BRIAN LESLIE MATTHEWS Auth. Sign.
 and in the presence of:

G. Charnock J.P.

A Justice of the Peace

Lots	Vol.	Fol.
85	6551	166
86	6551	166
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		

Calc. Bk. No. 359/40
 Examined 30/11/83
 Passed 30/11/83
 Charted 12/11/84
 Map Ref. SC 16-3A + 16-3B

Particulars entered in
 Register Book
 Vol. 6551 Folio 166

14 DEC 1983

at 4 8 p.m.

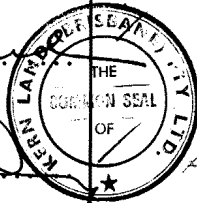
REGISTRAR OF TITLES

FOR TITLES OFFICE USE ONLY

Previous Title

CT Vol. 6551 Fol. 166 Lot 4 RP 134.023
H. 137.813 Transfer of Emt. M. to the Council of
the Shire of Maroochy (Drainage Purp.)
Lot 9.9 (PART) SEE I.S. 85482 (SR)
Lot 90 SEE I.S. 89367 (QDS)
6362-HA

For Additional Plans &
 Document Notings
 Refer to CISP



Lodged by

Walsh, FitzGerald & Halligan

SOLICITORS

280 QUEEN STREET, BRISBANE 4000

Phone: (07) 221 6816

Fees Payable

Postal fee and Postage

125.00

Lodgt. Exam. & Ass.

285.00

Entd. on Docs.

8.00

New Title

6.00

Entd. on Deeds

\$424.00

Photo Fee

Total

Short Fees Paid

Received
Registrar of Titles

Receipt No.

H137812

REGISTERED PLAN 194032

194032

RECEIVED
TITLES
14 DEC 1983

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:

PSC0217066

2. Location of the swimming pool

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

Street address:

9 ALDINGA PL

MOOLOOLABA QLD

Postcode

4

5

5

7

Lot and plan details:

92/RP/194032

Local government area:

SUNSHINE COAST REGIONAL

3. Exemptions or alternative solutions for the swimming pool (if applicable)

If an exemption or alternative 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 alternative 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 alternative solution applies

4. Pool properties

Shared pool

☐

Non-shared pool

☒

Number of pools

1

5. Pool safety certificate validity

Effective date:

2

0

/

0

6

/

2

0

2

4

Expiry date:

2

0

/

0

6

/

2

0

2

6

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:

HELENA KERR

Pool safety inspector
licence number:

PS15444619

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.

Certificate Of Completion

Envelope Id: B8EAA0DE-2185-4E07-80D0-5B2FD4833DC9

Status: Completed

Subject: Complete with Docusign: 9 Aldinga - Blank Seller Disclosure.pdf

Source Envelope:

Document Pages: 12

Signatures: 2

Envelope Originator:

Certificate Pages: 2

Initials: 0

Hamish Bolderston

AutoNav: Enabled

4/174 Brisbane Road

Envelopeld Stamping: Enabled

MOOLOOLABA, Queensland 4557

Time Zone: (UTC+10:00) Brisbane

hamish@defineproperty.com.au

IP Address: 110.143.75.252

Record Tracking

Status: Original

Holder: Hamish Bolderston

Location: DocuSign

7/8/2025 | 16:15

hamish@defineproperty.com.au

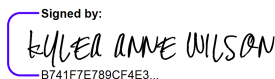
Signer Events

KYLEA ANNE WILSON

kyleabridges@hotmail.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

B741F7E789CF4E3...

Timestamp

Sent: 7/8/2025 | 16:19

Viewed: 7/8/2025 | 21:24

Signed: 7/8/2025 | 21:27

Signature Adoption: Pre-selected Style

Using IP Address:

2001:8003:e02e:cd01:2db1:e581:83cb:61ab

Signed using mobile

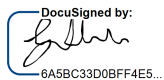
Electronic Record and Signature Disclosure:

Not Offered via Docusign

Grant Steven Wilson

grantwilson19@hotmail.com

Security Level: Email, Account Authentication
(None)

DocuSigned by:

6A5BC33D0BFF4E5...

Sent: 7/8/2025 | 21:27

Viewed: 9/8/2025 | 10:05

Signed: 9/8/2025 | 10:06

Signature Adoption: Drawn on Device

Using IP Address:

2001:8004:6f50:1851:a466:3b76:3ca9:5ccc

Signed using mobile

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

7/8/2025 | 16:19

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	9/8/2025 10:05
Signing Complete	Security Checked	9/8/2025 10:06
Completed	Security Checked	9/8/2025 10:06
Payment Events	Status	Timestamps