



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 **WAYNE AHERNE, GAYLE LOUISE AHERNE**

Property address  
(referred to as the "property" in this statement) **15A CAMFIELD ST, ALEXANDRA HEADLAND QLD 4572**

Lot on plan description **3/SP166621**

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.	<input checked="" type="checkbox"/> <b>Yes</b>
	A copy of the plan of survey registered for the property.	<input checked="" type="checkbox"/> <b>Yes</b>

<b>Registered encumbrances</b>	<p>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.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue to affect the property after <b>settlement</b>. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><b>Note</b>—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 <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text"/></p> <p>» the amount of rent and bond payable: <input type="text"/></p> <p>» whether the lease has an option to renew: <input type="text"/></p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>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. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>2. EASEMENT No 707773882 03/06/2004 at 09:33 burdening the land to LOTS 2 AND 4 ON SP166621 OVER EASEMENT A ON SP166621 3. EASEMENT No 707773883 03/06/2004 at 09:34 benefiting the land over EASEMENT B ON SP166621</p> </div>
<b>Residential tenancy or rooming accommodation agreement</b>	<p>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. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, 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>) <input type="text"/></p> <p><b>Note</b>—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.</p> <p>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.</p>

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.

<b>Zoning</b>	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> : <div>MEDIUM DENSITY RESIDENTIAL</div>	
<b>Transport proposals and resumptions</b>	<div>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.<div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div> <div>The lot is affected by a notice of intention to resume the property or any part of the property.<div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div> <div>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</div>	
<small>* 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.</small>		
<b>Contamination and environmental protection</b>	<div>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.<div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div> <div><b>The following notices are, or have been, given:</b></div> <div>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).<div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div> <div>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).<div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div> <div>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).<div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div>	
<b>Trees</b>	<div>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.<div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div> <div>If Yes, a copy of the order or application must be given by the seller.</div>	
<b>Heritage</b>	<div>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).<div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div>	
<b>Flooding</b>	<div>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 <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</div>	
<b>Vegetation, habitats and protected plants</b>	<div>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.</div>	

## 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.

<b>Swimming pool</b>	<p>There is a relevant pool for the property.</p> <p>If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.</p> <p>Pool compliance certificate is given.</p> <p>OR</p> <p>Notice of no pool safety certificate is given.</p>	<p><input checked="" type="checkbox"/> <b>Yes</b>      <input type="checkbox"/> <b>No</b></p> <p><input type="checkbox"/> <b>Yes</b>      <input type="checkbox"/> <b>No</b></p> <p><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p><input checked="" type="checkbox"/> <b>Yes</b>      <input type="checkbox"/> <b>No</b></p>
<b>Unlicensed building work under owner builder permit</b>	<p>Building work was carried out on the property under an owner builder permit in the last 6 years.</p> <p><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></p>	<p><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p>
<b>Notices and orders</b>	<p>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.</p> <p>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.</p> <p><i>If Yes, a copy of the notice or order must be given by the seller.</i></p>	<p><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p>
<b>Building Energy Efficiency Certificate</b>	<p>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.</p>	
<b>Asbestos</b>	<p>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 (<a href="https://asbestos.qld.gov.au">asbestos.qld.gov.au</a>) including common locations of asbestos and other practical guidance for homeowners.</p>	

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.

<b>Rates</b>	<b>Whichever of the following applies—</b>
	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: <input type="text" value="1817.26"/> Date Range: <input type="text" value="01/07/2025 - 31/12/2025"/>
	OR
	The property is currently a rates exempt lot.** <input type="checkbox"/>
	OR
	The property is not rates exempt but no separate assessment of rates <input type="checkbox"/> 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*.

<b>Water</b>	<b>Whichever of the following applies—</b>
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: <input type="text" value="453.84"/> Date Range: <input type="text" value="10/04/2025 - 08/07/2025"/>
	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: <input type="text"/> Date Range: <input type="text"/>

\* 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.

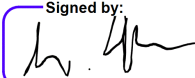
**For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.**

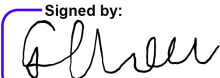
<b>Body Corporate and Community Management Act 1997</b>	<p><b>The property is included in a community titles scheme.</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>(If Yes, complete the information below)</p>
<b>Community Management Statement</b>	<p>A copy 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. <input type="checkbox"/> <b>Yes</b></p> <p><b>Note</b>—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>
<b>Body Corporate Certificate</b>	<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. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» 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.</li> </ul>
<b>Statutory Warranties</b>	<p><b>Statutory Warranties</b>—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.</p>

<b>Building Units and Group Titles Act 1980</b>	<p><b>The property is included in a BUGTA scheme</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>(If Yes, complete the information below)</p>
<b>Body Corporate Certificate</b>	<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. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» 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.</li> </ul> <p><b>Note</b>—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>

Signatures – SELLER

Signed by:  
  
52BDD01E947EA4D1  
Signature of seller

Signed by:  
  
6A7A078E639542C  
Signature of seller

WAYNE AHERNE

Name of Seller

GAYLE LOUISE AHERNE

Name of Seller

18-08-2025

Date

18-08-2025

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: 52729297

Search Date: 25/07/2025 09:49

Title Reference: 50500988

Date Created: 17/06/2004

Previous Title: 12925182

REGISTERED OWNER

Dealing No: 715308924 12/09/2013

WAYNE AHERNE

GAYLE LOUISE AHERNE

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 3 SURVEY PLAN 166621

Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10046207 (POR 2)
2. EASEMENT No 707773882 03/06/2004 at 09:33  
burdening the land to  
LOTS 2 AND 4 ON SP166621 OVER EASEMENT A ON SP166621
3. EASEMENT No 707773883 03/06/2004 at 09:34  
benefiting the land over  
EASEMENT B ON SP166621
4. MORTGAGE No 715308925 12/09/2013 at 11:35  
BANK OF QUEENSLAND LIMITED A.B.N. 32 009 656 740

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



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

# SURVEY PLAN

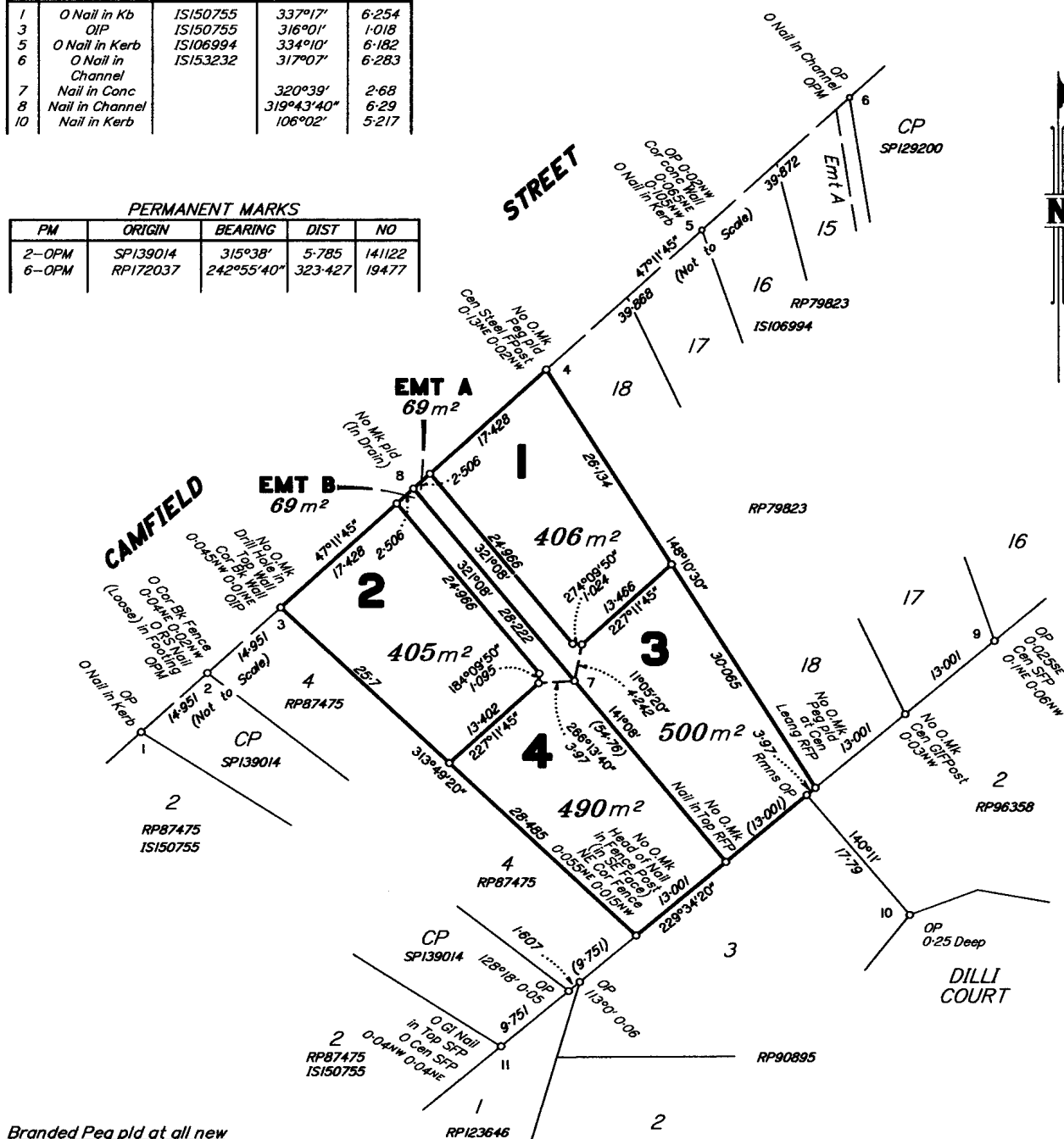
Sheet 1 of 1

## REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O Nail in Kb	IS150755	337°17'	6.254
3	OIP	IS150755	316°01'	1.018
5	O Nail in Kerb	IS106994	334°10'	6.182
6	O Nail in Channel	IS153232	317°07'	6.283
7	Nail in Conc		320°39'	2.68
8	Nail in Channel		319°43'40"	6.29
10	Nail in Kerb		106°02'	5.217

## PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
2-OPM	SP139014	315°38'	5.785	141122
6-OPM	RP172037	242°55'40"	323.427	19477



Branded Peg pld at all new corners except where indicated

AMENDMENTS BY ME

MARTIN KEYLAR  
 LICENSED SURVEYOR  
 DATE 15/6/04

Scale 1:500 - Lengths are in Metres.

I, Martin Howard Keylar, hereby certify that I have surveyed the land comprised in this plan personally, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 6.02.01

Licensee Surveyor

26/05/04  
 Date

## Plan of Lots 1 - 4 & Easements A & B in Lots 3 & 4, respectively

Cancelling Lots 19 & 20 on RP79823

PARISH: **MAROOCHY** COUNTY: **Canning**

Meridian: **Vide RP79823**

F Nts No

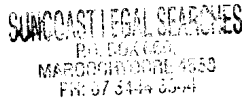
Scale: **1:500**

Format: **STANDARD**

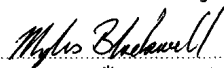



SP166621

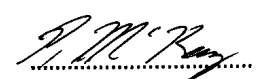
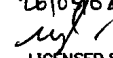
Plan Status

<b>707773872</b> <b>\$489.45</b> 03/06/2004 09:31 <b>NR 400</b>		<b>WARNING : Folded or Mutilated Plans will not be accepted.</b> <b>Plans may be rolled.</b> <b>Information may not be placed in the outer margins.</b>			
Registered		5. Lodged by <div style="text-align: right;">NR51</div> <div style="text-align: center;">  </div> <div style="text-align: right; font-size: small;">         (Include address, phone number, reference, and Lodger Code)       </div>			

<b>1. Certificate of Registered Owners or Lessees.</b> We <u>RODNEY MARK ALLEN AND KARIN MICHELLE ALLEN AND BLACKWELL TRADING PTY LTD ACN 104486446</u>  (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. <div style="margin-top: 10px;">  <u>MYLES WILLIAM BLACKWELL DIRECTOR BLACKWELL TRADING PTY LTD ACN 104486446</u>          Signature of *Registered Owners *Lessees       </div> <div style="margin-top: 10px;">  <u>RODNEY MARK ALLEN AND KARIN MICHELLE ALLEN BY THEIR DULY APPOINTED ATTORNEY MYLES WILLIAM BLACKWELL UNDER POWER REGISTERED NUMBER 707574569</u> </div> <div style="font-size: x-small;">         * Rule out whichever is inapplicable       </div>					<b>6. Existing</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Lots</th> <th>Emts</th> <th>Road</th> </tr> </thead> <tbody> <tr> <td>12925182</td> <td>19</td> <td>RP79823</td> <td>1 &amp; 3</td> <td>A</td> <td></td> </tr> <tr> <td>12864099</td> <td>20</td> <td>RP79823</td> <td>2 &amp; 4</td> <td>B</td> <td></td> </tr> </tbody> </table> <div style="text-align: center; margin-top: 10px;"> <b>MORTGAGE ALLOCATION</b> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Dealing No</th> <th>Lots fully encumbered</th> </tr> </thead> <tbody> <tr> <td><del>601860680</del></td> <td><del>2 &amp; 4</del></td> </tr> <tr> <td><del>703920578</del></td> <td><del>2 &amp; 4</del></td> </tr> <tr> <td><del>707773872</del></td> <td></td> </tr> <tr> <td>707528102</td> <td>1, 2, 3 &amp; 4</td> </tr> </tbody> </table>					Title Reference	Lot	Plan	Lots	Emts	Road	12925182	19	RP79823	1 & 3	A		12864099	20	RP79823	2 & 4	B		Dealing No	Lots fully encumbered	<del>601860680</del>	<del>2 &amp; 4</del>	<del>703920578</del>	<del>2 &amp; 4</del>	<del>707773872</del>		707528102	1, 2, 3 & 4
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<b>2. Local Government Approval</b> * <u>MAROOCHY SHIRE COUNCIL</u> hereby approves this plan in accordance with the : % <u>INTEGRATED PLANNING ACT, 1997</u>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">POR 2</td> <td style="width: 20%;">1-4 Emts A &amp; B</td> <td rowspan="2" style="width: 60%; vertical-align: top;"> <b>12. Building Format Plans only.</b>          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       </td> </tr> <tr> <td>Orig</td> <td>Lots</td> </tr> </table>		POR 2	1-4 Emts A & B	<b>12. Building Format Plans only.</b> 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	Orig	Lots
POR 2	1-4 Emts A & B	<b>12. Building Format Plans only.</b> 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						
Orig	Lots							
Dated this <u>21<sup>st</sup></u> day of <u>MAY, 2004</u> <div style="margin-top: 10px;">  <u>PAUL MCKAY</u>          # <u>UNIT CO-ORDINATOR</u>          # <u>ASSET DELIVERY</u>  <b>DELEGATED OFFICER</b> </div>		<b>7. Portion Allocation :</b> <b>8. Map Reference :</b> <u>9544-43123</u> <b>9. Locality :</b> <u>Alexandra Headland</u> <b>10. Local Government :</b> <u>Maroochy S.C.</u> <b>11. Passed &amp; Endorsed :</b> By : <u>Martin Howard KEYLAR</u> Date : <u>26/03/04</u> Signed :  Designation : <u>LICENSED SURVEYOR</u>						
* Insert the name of the Local Government. # Insert designation of signatory or delegation		<b>13. Lodgement Fees :</b> Survey Deposit \$ ..... Lodgement \$ ..... ..... New Titles \$ ..... Photocopy \$ ..... Postage \$ ..... TOTAL \$ .....						
<b>3. Plans with Community Management Statement :</b> CMS Number : Name :		<b>4. References :</b> Dept File : Local Govt : <u>25002/0147</u> Surveyor :						
* Insert Integrated Planning Act 1997 or Local Government (Planning & Environment) Act 1990		<b>14. Insert Plan Number</b> <div style="text-align: right; font-size: large;"> <b>SP166621</b> </div>						

## FORM 36 - NOTICE OF NO POOL SAFETY CERTIFICATE

EFFECTIVE OCTOBER 2022

### Important Information

1. Pool owners, including bodies corporate, are responsible for ensuring the barrier complies with the pool safety standard at all times, even after giving or receiving this Form 36.
2. Pool owners may be committing an offence by failing to comply with their pool safety obligations and penalties of up to 165 penalty units may be applied.
3. The owner must complete this form if a pool safety certificate is not in effect when:
  - selling a premises with a regulated pool; or
  - entering into an accommodation agreement (e.g. written, oral or implied agreement for provision of accommodation) for premises associated with a shared pool.
4. It is recommended the seller maintain a record of giving this form to the required parties.

### For the seller:

When selling without a pool safety certificate, you need to fill out this Form 36. A Form 36 is completed as part of the contract of sale.

Before settlement you must give a copy to:

- the buyer; and
- the QBCC; and
- body corporate (if you are selling a home, unit or townhouse, where there is a shared pool).

### For the buyer:

If you buy a property without a pool safety certificate you must get one within 90 days of settlement. The seller must have given you a Form 36 – notice of no pool safety certificate, before entering into a contract of sale.

### For the lessor - non shared (private) pool:

You must get a pool safety certificate before a lease is signed for a house or townhouse with its own non-shared pool.

### For the body corporate - shared pool:

The body corporate must also ensure a pool safety certificate is in effect within 90 days of settlement OR the date an accommodation agreement is entered into. A pool safety certificate must be displayed at the main entrance to the premises or at any gate or door giving access to the pool.

**GOVERNING LEGISLATION**

Applicable under Sections 246ATF and 246ATI of the *Building Act 1975*.

**PRIVACY NOTICE**

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.

**RIGHT TO INFORMATION (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*.

**COMPLETING THIS FORM**

- Use BLACK pen only
- Print clearly in BLOCK LETTERS
- DO NOT use correction fluid – cross out and initial amendments

**RETURN YOUR COMPLETED FORM BY**

Post: GPO Box 5099 Brisbane QLD 4001.

In person: QBCC service centres are listed on our website [qbcc.qld.gov.au](http://qbcc.qld.gov.au).

Email: [poolsafety@qbcc.qld.gov.au](mailto:poolsafety@qbcc.qld.gov.au).

**1. DETAILS OF PROPERTY OWNER**

Title ☐ Mr ☐ Mrs ☐ Miss ☐ Ms  Other

Surname **A H E R N E**

First name **W A Y N E & G A Y L E L O U I S E**

Postal Address **1 5 A C A M F I E L D S T R E E T**

**A L E X A N D R A H** State **Q L D** Postcode **4 5 7 2**

Mobile  Home Phone

Email

**2. LOCATION OF THE SWIMMING POOL**

Street address **1 5 A C A M F I E L D S T R E E T**

**A L E X A N D R A H** State **Q L D** Postcode **4 5 7 2**

Lot/s on plan **3**

Local Government Area **SUNSHINE COAST REGIONAL COUNCIL**

**3. SHARED OR NON-SHARED POOL**

☐ Shared pool ☒ Non-shared pool

**OFFICE  
USE  
ONLY**

CRN:

Receipt no:

Assignee:

Licence no:

Receipt amount: \$

Received by:

Container:



QUEENSLAND BUILDING AND  
CONSTRUCTION COMMISSION

**FORM 36**  
**NOTICE OF NO POOL SAFETY CERTIFICATE**

**4. DETAILS OF PROPERTY PURCHASER**

Title ☐ Mr ☐ Mrs ☐ Miss ☐ Ms  Other

Surname

First name

Postal Address

Mobile

Home  
Phone

Email

State

Postcode

**5. PROPOSED DATE OF SETTLEMENT OR ACCOMMODATION AGREEMENT**

☐ Sale ☐ Lease

Date can be amended and initialed by the owner if the settlement or accommodation agreement date changes after this form is completed.

Date   /   /

**6. PROPERTY OWNER'S DECLARATION**

I declare that the information provided in this form is true and correct to the best of my knowledge; there is no pool safety certificate in effect for the pool; and I will give this form to the required parties in accordance with the *Building Act 1975*.

Name of  
Owner

W A Y N E & G A Y L E L O U I S E  
A H E R N E

Signature of  
Owner

Date   /   /



**FORM 36 IS NOT PROPERLY COMPLETED UNLESS ALL RELEVANT DETAILS ARE PROVIDED.**  
It is recommended the seller maintain a record of giving this form to the required parties.



**The owner or authorised person acting on behalf of the owner must submit completed form to:**

Email - [poolssafety@qbcc.qld.gov.au](mailto:poolssafety@qbcc.qld.gov.au)

Post - GPO Box 5099, Brisbane, QLD. 4001

In person - QBCC service centres are listed on our website [qbcc.qld.gov.au](http://qbcc.qld.gov.au).