

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 Bee Choo Catherine Chua

Property address 77 York Street
(referred to as the
“property” in this
statement) Nundah, QLD, 4012

Lot on plan description L55 RP34043

Community titles scheme
or BUGTA scheme:

Is the property part of a community titles scheme or a BUGTA scheme:

☐ **Yes**

*If **Yes**, refer to Part 6 of this statement
for additional information*

☒ **No**

*If **No**, please disregard Part 6 of this statement
as it does not need to be completed*

Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *Land Title Act 1994*
showing interests registered under that Act for the property.

☒ **Yes**

A copy of the plan of survey registered for the property.

☒ **Yes**

Registered encumbrances	<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>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » 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: <p>Other unregistered agreement in writing (if applicable)</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"/> Yes</p> <p>Unregistered oral agreement (if applicable)</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>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p>
Residential tenancy or rooming accommodation agreement	<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"/> Yes <input checked="" type="checkbox"/> No</p> <p>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></p> <p>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.</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.

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> : LMR2		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The following notices are, or have been, given:		
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own 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.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<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>		
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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (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: 528.75 Date Range: 01/10/2025-31/12/2025
	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 is issued by a local government for the property. <input type="checkbox"/>

*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: 296.28 Date Range: 09/06/2025-31/08/2025
	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	<p>The property is included in a community titles scheme. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Community Management Statement	<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"/> Yes</p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>
Body Corporate Certificate	<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"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	<p>Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>

Building Units and Group Titles Act 1980	<p>The property is included in a BUGTA scheme <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Body Corporate Certificate	<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"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>

Signatures – SELLER

Bee Choo Catherine Chua

Signature of seller

Signature of seller

Catherine Chua

Name of seller

Name of seller

26-01-2026

Date

Date

Signatures – BUYER

By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53932687

Search Date: 31/10/2025 14:04

Title Reference: 50647683

Date Created: 24/01/2007

Previous Title: 11195005

REGISTERED OWNER

Dealing No: 712846169 06/11/2009

BEE CHOO CATHERINE CHUA

ESTATE AND LAND

Estate in Fee Simple

LOT 55 REGISTERED PLAN 34043
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19559096 (ALLOT 6 POR 6)
2. MORTGAGE No 717615366 01/11/2016 at 10:59
SUNCORP-METWAY LIMITED A.B.N. 66 010 831 722

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 EQUIFAX

~~REMARK~~

R.794
Kern Res.

MELTON ROAD

144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163
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STREET 15' CH WIDE

143	142	141	140	139	138	137	136	135	134	133	132	131	130	129	128	127	126	125	124
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VERNON Street 1 Chain Wide

105	104	103	102	101	100	99	98	97	96	95	94	93	92	91	90	89	88	87	86
-----	-----	-----	-----	-----	-----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

YORK Street 1/3 Chain Wide

67	66	65	64	63	62	61	60	59	58	57	56	55	54	53	52	51	50	49	48
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KUNDE Street 1 Chain Wide

29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10
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CLACKLAND GOV. Road

SCALE _____ chains to an inch.

34043

As proprietor of this land, I agree to this plan and subdivision.

FOR OFFICE USE ONLY

Resubs. 126 to 128 See Plan No. 60934 B
 Resubs. 3, 4 & 5 See Plan No. 61099 C
 Resubs. 8, 9 & 10 " " 61181
 Resubs. 25 to 27 See Plan No. 63711 B
 Resubs. 22 & 23 See Plan No. 65271 C
 Resubs. 12 & 13 " " 66393 C
 Resubs. 41 & 42 See Eas. Plan 72108 B
 Resubs. 114 to 116 See Plan No. 72996 B
 Resub. 148 See Plan No. 75678 B
 Resubs. 38, 39 & 40. See Plan No. 81542 B
 Resubs. 88-90 " " 101527 B
 Resubs. 98-101 " " 103588 B
 Resubs. 151 & 152 " " 128390 B
 Resubs. 36 & 37 " " 128389 B
 Resubs. 34 & 35 See Compiled Plan No. 129163 B
 Resubs. 131 & 132 See " 133416 B
 Resubs. 85 & 86 " " 133417 B

Resub. 14. See Plan No. 133438 B
 Resubs. 158 to 162 See Plan No. 132757 B
 Resubs. 154 & 155 See Plan No. 133647 B
 Resubs. 92 & 93 See, D. G. Vol. 432 Fol. 83
 Resubs. 156 & 157 See Plan No. 130631 B
 Resubs. 94 & 95 " " 133270 B
 Resubs. 30 & 31 See Plan No. 142819 B
 Resubs. 46 & 47 See Plan No. 145021 B
 For 21k Reserve in Jemer St See Plan No. 149231 B
 Lot 1 See 209160
 Lot 103 & 84 See Plan No. 142826
 78834 B Lots 81 & 82 See 854524
 854524

FOR LOT DESCRIPTION
 SEE OVER

Resubs. 1 to 163 of Subs. 1 & 2 of
 Resub. B of Subs. 14, 15, 16, 17,
 22, 23 & 28 & 31 of 51101 & 61101

SURVEY.

Re
 OF SUBDIVISIONS
 OF ALLOTMENT OR PORTION No.
 OF SECTION

COUNTY of
 PARISH of

34043

AMENDED DESCRIPTION

Note:- This description takes effect upon amendment of the original title deed which will be evidenced by a further notation

Survey of Lot (s) ~~16 14, 216~~
~~50, 53 to 163 + 164 (B.I.)~~ & 165
on R.P. 34043



For Additional Plan &
Document Notations
Refer to C132

81819



Pool Barrier Inspection

8 Dec 2025

Complete

Client Name

Frank Mueller

Client Contact Number

0419677975

Inspection Date

08.12.2025 09:47 AEST

Prepared by







Michael Macarthur - Licence#
PS1218640

Location

77 York St
Nundah QLD 4012
Australia

Summary of Inspection

Satisfactory

Inspection Details	
2.0 Pool Barrier	
The barrier is in good repair 5AB82194-30AF-41D6-A617-EC6DBD6DEDAD-video.mov	Satisfactory
The barrier is minimum 1200mm high	Satisfactory
Any gap under the barrier is less than 100mm Left side barrier to side boundary fence gap greater than 100mm Right side barrier on rear boundary fence - gap greater than 100mm Please add a wooden trim to close this gap.	Satisfactory
     <p>Photo 1 Photo 2 Photo 3 Photo 4 Photo 5</p>	
Strength and Resistance Test	Satisfactory
3.0 Gate	
Number of Gates	One (1)
 <p>Photo 6</p> <p>A9502D9F-EDA3-4A0A-829B-B75D709E5492-video.mov</p>	
Gate 1 The gate opens outwards and is self latching from; fully open, half open, and at rest.	Satisfactory
The gap under the gate is not greater than 100mm.	Satisfactory
Hinges less than 900mm apart are protected from being considered climbable	Satisfactory
Gate latch is minimum 1500mm from ground level and 1400mm from the highest lowest point OR is 150mm down from the top of the barrier latched on the inside.	Satisfactory
The gate requires manual release to open	Satisfactory

4.0 Non-Climb Zone 1 - Vertical plane of the barrier

No climbable elements; within 900mm of each other, and 900mm from the top of barrier unless there is greater than 900mm to the surface below from said element.

Satisfactory

Back boundary fence has 60 degree fillets on rear side.

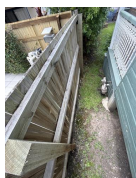


Photo 7



Photo 8

5.0 Non-Climb Zone 2/3 - 900mm/1200mm Arch measured on the approach side

- NCZ 2 (lower quadrant) - No objects (taps, power points, window sills, garden walls, furniture, pots etc) are reducing the effective height (1200mm) of the barrier on the approach side.
 - NCZ 3 - (upper quadrant) - Climbable objects are permitted within the upper 900mm quadrant of the NCZ, provided it is not reasonably possible for a young child to gain access to those climbable objects.-

Satisfactory

Please add a 60 degree fillet to the middle horizontal brace from the bush through to the first vertical post of the boundary fence.

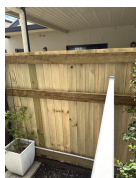


Photo 9



Photo 10



Photo 11



Photo 12

[F8A6CB3A-6AD3-4339-9813-51F37B063ECB-video.mov](#)

6.0 Non-Climb Zone 4 - 300mm Clear area inside barrier

If gaps in the barrier are greater than 10mm, no climbable elements within 300mm inside the barrier, for 900mm measured down from the top of the barrier.

Satisfactory

7.0 Non-Climb Zone 5 - 1800mm High barrier on the inside

Barrier is a continuous 1800mm high barrier measured to the inside surface below where a minimum of 900mm measured out and down from top of the barrier is clear of climbable objects on the inside.

N/A

8.0 Intersecting Barriers

Intersecting barriers within the NCZ 5 are less than 50mm

Satisfactory

9.0 Other Barriers (Windows, Balcony, Tennis Court)

- No aspects of a Class 1 building opens to inside the barrier
- Windows forming part of the barrier are restricted to 100mm max opening
- Balconies forming a part of the barrier are either 1800mm above the inside ground level of the pool area or fitted with 1200mm high compliant barrier.
- A permanent body of water forming part of the barrier is minimum 300mm deep at all times and greater than 1800mm wide
- Chain wire fencing is minimum 2400mm high or 1800mm high with cranked barbed wire.

N/A

10.0 CPR Sign

A CPR Sign has been installed that is clearly visible from within the pool area and legible at a minimum distance of 3m away.

Satisfactory

I see sign is on the back table.

Please attach it and send a photo once done.



Photo 13

11.0 Recommendations (Not Mandatory)

Ensure objects like small BBQ and statue remain away from barrier.

If you require a quotation to complete any of the unsatisfactory or recommended works, please contact Pitch Projects on 0432 704 991 or mick@pitchprojects.com.au

If you require a quote to complete any of the recommended works or non-compliant issues herein, please contact Mick on 0432 704 991 or mick@pitchprojects.com.au

Inspection Result

The effectiveness of the Pool Barrier is deemed to be:

Satisfactory

Needs to add the 60 degree fillet.
Close the gap on two intersecting barriers.
Put up CPR sign.

Photos of these elements will suffice. No re-inspection required

A Pool Barrier Safety Certificate (Form 23) will be issued within 2 business days of the inspection date.

Signature

A handwritten signature in black ink, appearing to be 'M Macarthur', on a light blue background.

Mick Macarthur
08.12.2025 10:17 AEST

Inspection Disclaimer

- This inspection performed is a visual, non-invasive inspection.
 - All attempts will be made to prevent damage to plants and vegetation (and the like) during the inspection. Pitch Projects and their inspectors assume no liability for damage to plants and vegetation (and the like), during the normal operations of a visual, non-invasive inspection.
 - Should the inspector not be able to gain reasonable access to an area that requires inspecting, the inspection will be deemed unsatisfactory and a re-inspection will be required once access has been restored. It remains the owner's responsibility to provide reasonable access to inspect all areas acting as a barrier.
 - The inspector has assessed the pool barrier against AS1926.1:2007 and AS1926.2:2007, and the QDC MP3.4.
 - It remains the responsibility of the registered pool owner to ensure that future care and maintenance of the pool barrier is upheld, so that the barrier can continue to function as designed in accordance with above Australian Standards.
 - Any attached Safety Certificates are valid for two (2) years for residential pools and one (1) year for shared pools, from date of issuance.
-

Pitch Projects offers many other residential property services such as:

- Pool Care and Maintenance programs
- General Property and Building Maintenance
- Lawn and Garden Care
- Aircon Servicing and Cleaning
- Landscape Design and Construct
- Termite and Pest management
- Residential Building Inspections
- Residential Construction: New Builds, Renovations, Extensions, and MUCH MORE!

For the full list of service offerings go to: www.pitchprojects.com.au
QBCC Residential Builder License #1283937 and QBCC Pool Inspector Licence #1218640

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: PSC0278734

2. Location of the swimming pool

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

Street address:

77 YORK ST

NUNDAH QLD

Postcode

4

0

1

2

Lot and plan details:

55/RP/34043

Local government area:

BRISBANE CITY

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:

1

6

/

1

2

/

2

0

2

5

Expiry date:

1

5

/

1

2

/

2

0

2

7

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:

MICHAEL LEE MACARTHUR

Pool safety inspector
licence number:

PS1218640

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.

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