

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 **Donna Maree Weir, Alexander Arthur Weir**

Property address
(referred to as the "property" in this statement) **43 ELOUERA DR, NINDERRY QLD 4561**

Lot on plan description **9/RP187148**

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 ☐ **Yes** ☒ **No** to affect the property after **settlement**.

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** ☒ **No**

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 *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☐ **Yes** ☒ **No**

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)*

Note—Under the *Residential Tenancies and Rooming Accommodation Act 2008* 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 (*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*):

Rural Residential Zone

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

If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.

* *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.

Contamination and environmental protection

The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.

☐ Yes ☒ No

The following notices are, or have been, given:

A notice under section 408(2) of the *Environmental Protection Act 1994* (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 *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).

☐ Yes ☒ No

A notice under section 347(2) of the *Environmental Protection Act 1994* (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 *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property.

☐ Yes ☒ No

If Yes, a copy of the order or application must be given by the seller.

Heritage

The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (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.

Signatures – SELLER

D. Weir

Signature of seller

Alexander Weir

Signature of seller

Donna Maree Weir

Name of Seller

Alexander Arthur Weir

Name of Seller

31/5/26

Date

31/5/26

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: 56232769
Search Date: 22/05/2026 10:49

Title Reference: 16461231
Date Created: 20/04/1983

Previous Title: 16396064

REGISTERED OWNER

Dealing No: 715126242 06/06/2013

ALEXANDER ARTHUR WEIR
DONNA MAREE WEIR JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 9 REGISTERED PLAN 187148
Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10929041 (POR 159V)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested By: D-ENQ INFOTRACK PTY LIMITED

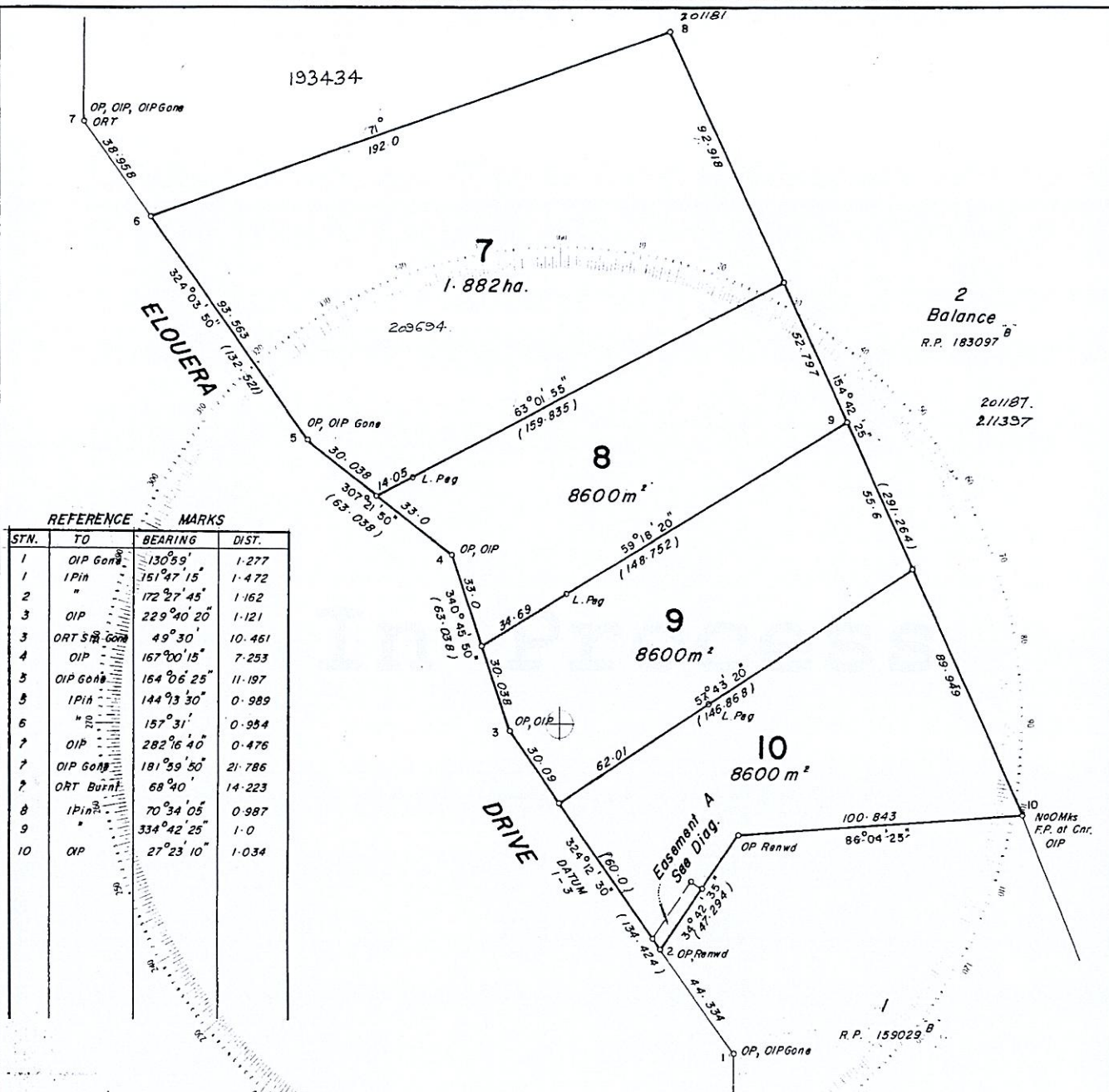
WARNING—FOLDING OR MUTILATING WILL LEAD TO REJECTION—PLAN MAY BE ROLLED

187148

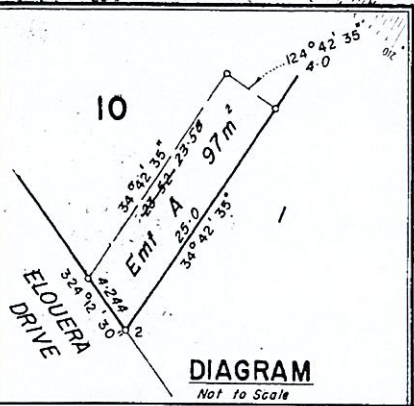
187148

PLAN MUST BE DRAWN WITHIN BLUE LINES

PLAN MUST BE DRAWN WITHIN BLUE LINES



REFERENCE		MARKS	
STN.	TO	BEARING	DIST.
1	OIP Gone	130°59'	1.277
1	IPin	151°47'15"	1.472
2	"	172°27'45"	1.162
3	OIP	229°40'20"	1.121
3	ORT S.F. Gone	49°30'	10.461
4	OIP	167°00'15"	7.253
5	OIP Gone	164°06'25"	11.197
5	IPin	144°33'30"	0.989
6	"	157°31'	0.954
7	OIP	282°16'40"	0.476
7	OIP Gone	181°59'50"	21.786
7	ORT Burnt	68°40'	14.223
8	IPin	70°34'05"	0.987
9	"	334°42'25"	1.0
10	OIP	27°23'10"	1.034



Amended in red by me
[Signature]
18. March 1983

187148

NO FIELD NOTES LODGED		LINES NOT SURVEYED	STNS	CORNERS NOT MARKED	STNS
ORIGINAL PORTION 159y		PLAN OF Lots 7 to 10 and Easement A in Lot 10			TOWN
ORIGINAL GRANT 85031		Cancelling Part of Lot 2 on R.P. 183097			PARISH MAROOCHY
MAP REF. YANDINA		SURVEYED BY J.W. KEMP			COUNTY Canning
YANDINA 24.5.77		MERIDIAN			REGISTERED PLAN 187148
PROCLAIMED SURVEY AREA		SCALE 1:1250			

WARNING—FOLDING OR MUTILATING WILL LEAD TO REJECTION—PLAN MAY BE ROLLED

CERTIFICATE

I, John William KEMP
 hereby certify that I have surveyed the land comprised in this plan
by Wayne Edward KEYWORTH, Surveying Graduate for whose work I
accept responsibility and
 that the plan is accurate, that the said survey was performed in accordance with the 'Surveyors Act
 1977' and the 'Surveyors Regulations 1978' and that the said survey was completed
 on 6.12.82

John Kemp
 Date 23.12.82

Signature of Licensed Surveyor.

Council of the SAURA of MARDOCH certifies
 that all the requirements of this Council, the Local Government Acts of 1936 to 1972 and all By-Laws
 have been complied with and approves this Plan of Subdivision SUBJECT TO EASEMENT
A BEING GRANTED TO THE COUNCIL FOR DRAINAGE
PURPOSES

Dated this 4TH day of FEB, 1983

Sully
Shire Clerk

Mayor or
 Chairman
 Town or
 Shire Clerk

I/We FARNWYN INVESTMENTS PROPRIETARY LIMITED
 (Names in full) as proprietor/s

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

FARNWYN INVESTMENTS PTY. LTD.
 by its duly authorised attorney

Signature of Proprietor/s

Robert Kenneth Macpherson
ROBERT KENNETH MACPHERSON

FOR TITLES OFFICE USE ONLY

Previous Title

97 6396-64

Lot 2

183097

G 926544

Transfer of Easement A to the Council (drainage)

Lot 7

SEE

203694

6396-64

For Additional Plan &
 Document Notations
 Refer to C138

Lodged by

FARNWYN INVESTMENTS PTY LTD

PO Box 164

BUDERIM 4556

Fees Payable

69 Postal fee and Postage
 69 Lodgt, Exam. & Ass.
 76 Entd. on Docs.
 76 New Title
 8 Entd. on Deeds
 6 Photo Fee
 159 Total
 Short Fees Paid

Received

Registrar of Titles

Journal No.

G926543

Receipt No.

25449

Calc. Bk. No. 346/96

Examined 18/3/83

Passed 18/3/83

Charted 13/4/83

Map Ref. Yandina

Yandina 24

YANDINA*

YANDINA 24

YANDINA 24

YANDINA 24

Particulars entered in Register Book
 Vol. 6396 Folio 64

11 APR 1983

at 1.54 pm

REGISTRAR OF TITLES

RECEIVED
 11 APR 1983
 2 02 PM '83

REGISTERED

PLAN

187148

187148

Nº 761448

187148

8/3/83 N/A

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.



**QUEENSLAND BUILDING AND
CONSTRUCTION COMMISSION**

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

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.

Email: poolssafety@qbcc.qld.gov.au.

1. DETAILS OF PROPERTY OWNER

Title ☐ Mr ☐ Mrs ☐ Miss ☐ Ms Other

Surname W E I R

First name A L E X A N D E R A R T H U R

Postal Address 4 3 E L O U E R A D R I V E

N I N D E R R Y State Q L D Postcode 4 5 6 1

Mobile Home Phone

Email

2. LOCATION OF THE SWIMMING POOL

Street address 4 3 E L O U E R A D R I V E

N I N D E R R Y State Q L D Postcode 4 5 6 1

Lot/s on plan 9

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

State Postcode

Mobile Home Phone

Email

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

D	D		M	M		Y	Y	Y	Y
3	0	/	0	6	/	2	0	2	6

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

A	L	E	X	A	N	D	E	R		A	R	T	H	U	R				
---	---	---	---	---	---	---	---	---	--	---	---	---	---	---	---	--	--	--	--

W	E	I	R																
---	---	---	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Signature of Owner

Date

D	D		M	M		Y	Y	Y	Y
3	1	/	0	5	/	2	0	2	6

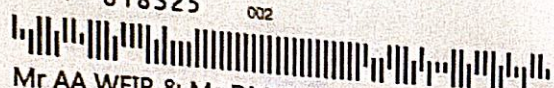


FORM 36 IS NOT PROPERLY COMPLETED UNLESS ALL RELEVANT DETAILS ARE PROVIDED.
It is recommended the seller maintain a record of giving this form to the required parties.



The owner or authorised person acting on behalf of the owner must submit completed form to:
Email - poolssafety@qbcc.qld.gov.au
Post - GPO Box 5099, Brisbane, QLD. 4001
In person - QBCC service centres are listed on our website qbcc.qld.gov.au.

018325 002

Mr AA WEIR & Ms DM WEIR
43 ELOUERA DR
NINDERRY QLD 4561

Half yearly rate notice for period

1 January 2026 to 30 June 2026

Issue date	20 January 2026
Property no.	35394
Valuation	\$550,000
Payment reference no.	353945
Due date for payment	20 February 2026

Amount payable \$1,101.96

Property location: 43 Elouera Dr NINDERRY QLD 4561
Property description: Lot 9 RP 187148

Rates and charges

	Units	Rate charged	Amount
Sunshine Coast Council rates and charges			
General Rate - Category 6	550000 x	.003140 x .5 =	863.50
Waste Bin - 240 Litre	1 x	\$501.00 x .5 =	250.50
Arts and Heritage Levy	1 x	\$20.00 x .5 =	10.00
Environment Levy	1 x	\$82.00 x .5 =	41.00
Transport Levy	1 x	\$43.92 x .5 =	21.96
Yandina/North Arm Rural Fire Charge	1 x	\$25.00 x .5 =	12.50
State Government charges (Council required to collect on behalf of the State Government)			
State Emergency Management Levy: Class E Group 02	1 x	x .5 =	61.50
SUB TOTAL:			1,260.96
Less PENSION CONCESSION:			
State Government		112.30-	
Sunshine Coast Regional Council		46.70-	159.00-
TOTAL:			\$1,101.96

Please review the enclosed Schedule of Rates to confirm your rate category and review the important notes overleaf.

Easy ways to pay:

Biller Code: 18259
Ref: 353945Mobile & Internet Banking - BPAY®
Make this payment from your
cheque, savings, debit, credit card
or transaction account.Post
BillpayPay in store at Australia
Post, or online at
auspost.com.au/postbillpay

*214 353945



Phone

Call 13 18 16 and follow the prompts
Credit Card: MasterCard and Visa
Billpay Code: 0214 Reference: 35 3945

Internet

Go to www.sunshinecoast.qld.gov.au, click on
'Pay and Apply' and follow the prompts.
Reference: 35 3945
MasterCard and Visa