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 Leon Bruce Owen

Property address (referred to as the "property" in this statement) 41 Ace Drive, Glenvale QLD 4350

Lot on plan description Lot 14 on SP 303020

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

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:*

Sewer infrastructure (see map attached)

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)*:

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**

*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.

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.	☐ **Yes**	☒ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ **Yes**	☐ **No**
	Pool compliance certificate is given.	☐ **Yes**	☐ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **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.	☐ **Yes**	☒ **No**
	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.		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☒ **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.	☐ **Yes**	☒ **No**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		
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: $1,541.15 Date Range: 1/7/2026 – 31/12/2026

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: $423.05 plus water consumption Date Range: 1/7/2026 – 31/12/2026

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 *Land Title Act 1994* or another Act is given to the buyer.	☐ **Yes**	
	Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.		
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer.	☐ **Yes**	☐ **No**
	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 Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☐ **Yes**	
Statutory Warranties	**Statutory Warranties**—If you enter into a contract, you will have implied warranties under the *Body Corporate and Community Management Act 1997* 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 *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer.	☐ **Yes**	☐ **No**
	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 *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☐ **Yes**	
	Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.		

Signatures – SELLER

Signature of seller

Signature of seller

Leon Bruce Owen
Name of seller

Name of seller

4/11/26
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

Titles QUEENSLAND

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**51274394**	**Search Date:**	04/11/2026 08:36
Date Title Created:	31/01/2022	**Request No:**	58185350
Previous Title:	15372054		

ESTATE AND LAND

Estate in Fee Simple

LOT 14 SURVEY PLAN 303020
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 724350044 17/09/2025

LEON BRUCE OWEN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10006206 (POR 242)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

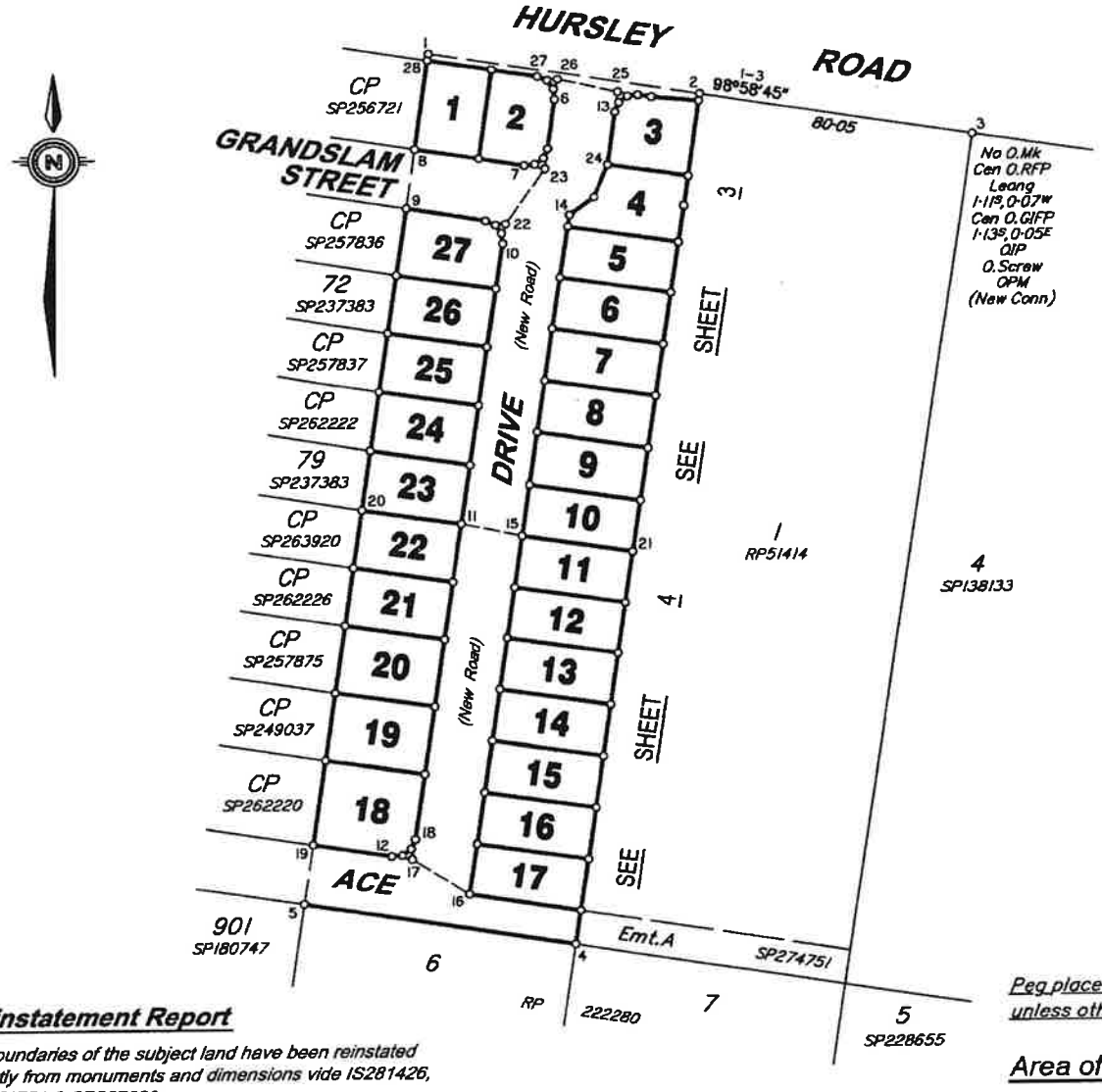
** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested by: D-ENQ TITLES QUEENSLAND

Land Title Act 1994; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 4



Peg placed at all new corners, unless otherwise stated.

Reinstatement Report

All boundaries of the subject land have been reinstated directly from monuments and dimensions vide IS281426, SP274751 & SP237383.

Area of New Road

6196m²

REFERENCE MARKS

STN	TO	REMARKS	BEARING	DIST
1	O.Star Pkt gone	4/SP274751	76°11'	2·999
1	O.Screw in Kb	2/SP237383	321°41'	4·52
2	O.Screw in Kb	4/IS281426	358°54'25"	15·49
2	O.Nail in Conc gone	4/IS281426	287°02'	32·48
3	OIP	5/IS281426	309°22'	0·14
3	O.Screw in Conc	5/IS281426	307°38'10"	35·68
4	OIP	10/SP176933	161°47'40"	3·11
4	O.Star Pkt gone	9/IS281426	341°09'30"	14·75
5	OIP gone	4/SP237383	169°05'30"	2·988
5	O.Screw in Kb	4/SP237383	322°34'30"	7·165
5	O.Star Pkt gone	1/SP274751	87°38'55"	22·051
8	Screw in Kb		195°18'30"	5·055
8	O.Screw in Kb	3/SP237383	233°18'	7·092
9	Screw in Kb		52°19'45"	7·27
11	Screw in Kb		60°05'50"	6·34
14	Screw in Kb		265°35'	6·315
15	Screw in Kb		231°00'10"	6·66
16	Screw in Conc		5°39'05"	30·37
17	Screw in Kb		168°47'20"	1·765
19	O.Nail in Conc gone	3/SP262220	278°58'40"	15·881
22	Screw in Kb		126°23'40"	5·545
23	Screw in Conc		273°26'55"	15·885
25	Screw in Kb		227°26'50"	8·565
26	Screw in Kb		96°04'25"	3·975

MERIDIAN TABLE

LINE	PLAN BEARING	MGA BEARING
PM119982–PM147861	244°09'35"	244°09'31" vide AUSPOS

PERMANENT MARKS

PM	REMARKS	BEARING	DIST	NO	TYPE	
3–OPM	IS173607	98°58'55"	156·595	119982	Standard	New Conn
5–OPM	1/SP274751	296°21'30"	53·284	183140	Mini mark	
5–OPM	SP180757	255°55'50"	143·41	147861	Mini mark	New Conn
16–PM		341°33'05"	5·28	203665	Standard	
23–PM		230°24'30"	6·04	203664	Standard	

M.G.A. COORDINATES GDA–2020

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM119982	392 143·845	6 951 236·709	56	0·015	Derived	Auspos 2·4	Standard
PM147861	391 655·298	6 951 000·100	56	0·017	Derived	Auspos 2·4	Mini mark
PM203664	391 860·087	6 951 247·558	56	0·015	Derived	Auspos 2·4	Standard
PM203665	391 840·718	6 951 042·497	56	0·015	Derived	Auspos 2·4	Standard

Scale 1: 1500 – Lengths are in Metres.

10 0 20 40 60 80 100 120 140 160 180 200 220
0 50 mm 100 mm 150 mm

State copyright reserved.

MINSTAFF SURVEY PTY. LTD. ACN 609 674 875, hereby certify that the land comprised in this plan was surveyed by the corporation, by Alexander William COLQUHOUN, Registered Surveyor, for whose work the corporation accepts responsibility under the supervision of Rowan Kirk DICKFOS, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 10/08/2021.

Date 30/8/2021 Director

Plan of Lots 1-27

Cancelling Lot 2 on RP51414

LOCAL GOVERNMENT: *TOOWOOMBA REGIONAL COUNCIL*

LOCALITY: *GLENVALE*

Meridian: *MGA, Zone 56, Vide Meridian Table*

Survey Records: *No*

Scale: *1:1500*

Format: STANDARD

SP303020

DRAWN - StaffaLife
MIRRORISER
M2470

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

WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.

Sheet 2 of 4

721419228

4. Lodged by

$3202.00
19/01/2022 11:11

IH 400 NT

(Include address, phone number, email, reference, and Lodger Code)

1. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
15372054	Lot 2 on RP51414	1–27	New Rd	—

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
719028157	1–27	—

Emt.B on SP274751 fully absorbed by new road.

1–27	Por.242
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : M2470

5. Passed & Endorsed :
MINSTAFF SURVEY PTY. LTD.
A.C.N. 609 674 875
By :
Date : 30/8/2021
Signed :
Designation : Liaison Officer

6. Building Format Plans only.
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

..... * .....
Cadastral Surveyor/Director * Date
*delete words not required

7. Lodgement Fees :

Survey Deposit	$.....
Lodgement	$.....
..... New Titles	$.....
Photocopy	$.....
Postage	$.....
TOTAL	$.....

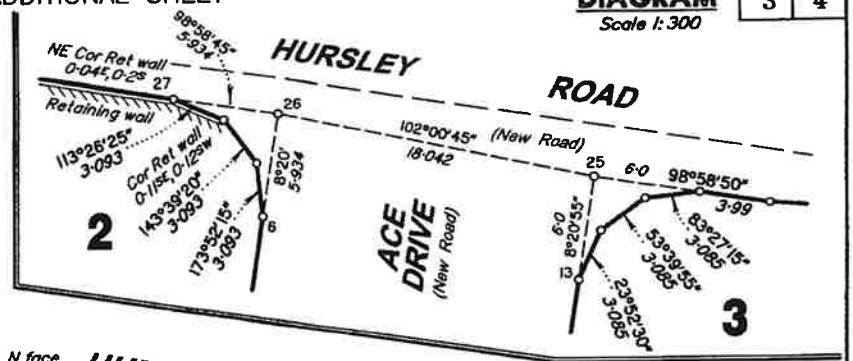
8. Insert Plan Number SP303020

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

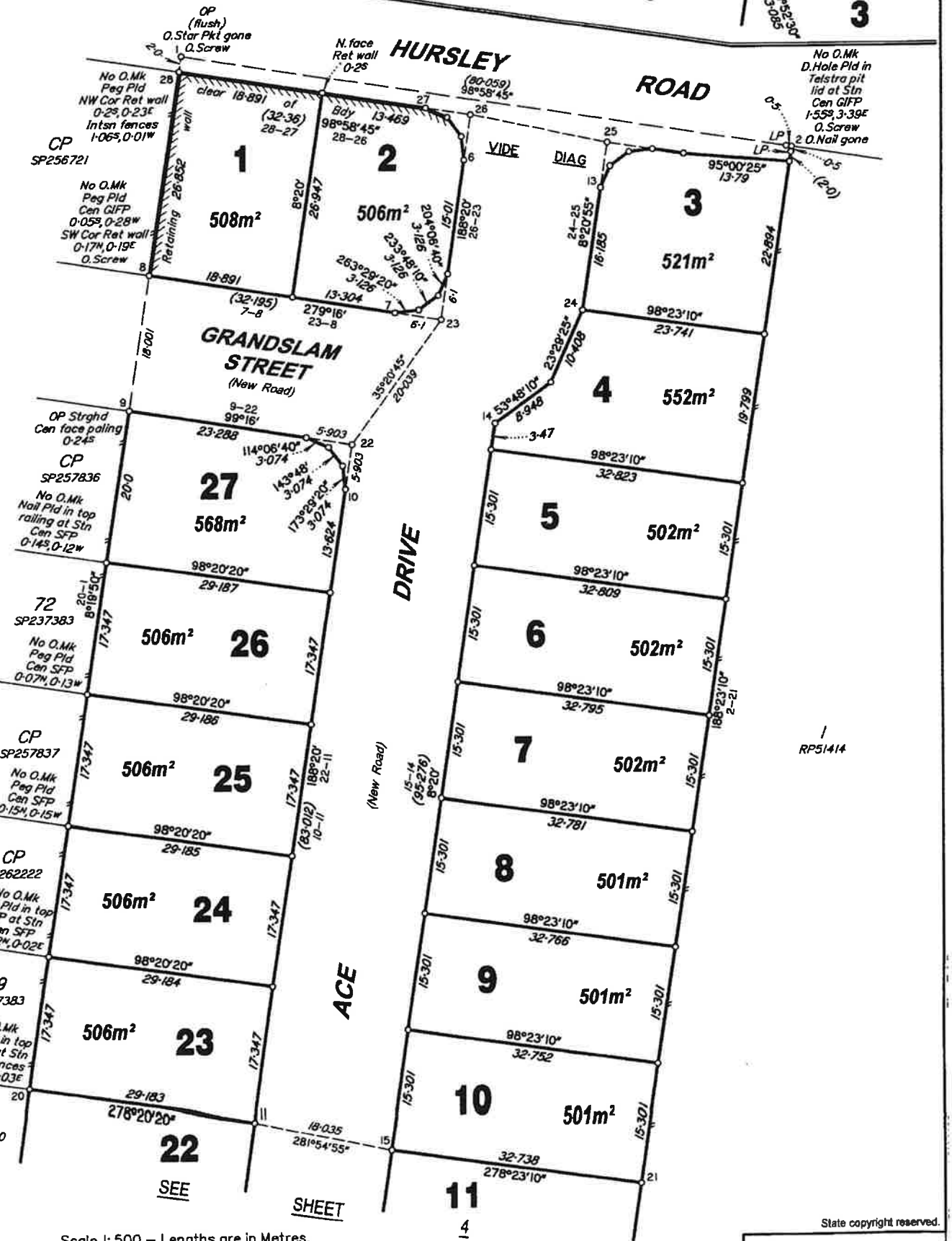
ADDITIONAL SHEET

DIAGRAM
Scale 1:300

Sheet 3 of 4







Scale 1:500 — Lengths are in Metres.

5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70
50 mm 100 mm 150 mm

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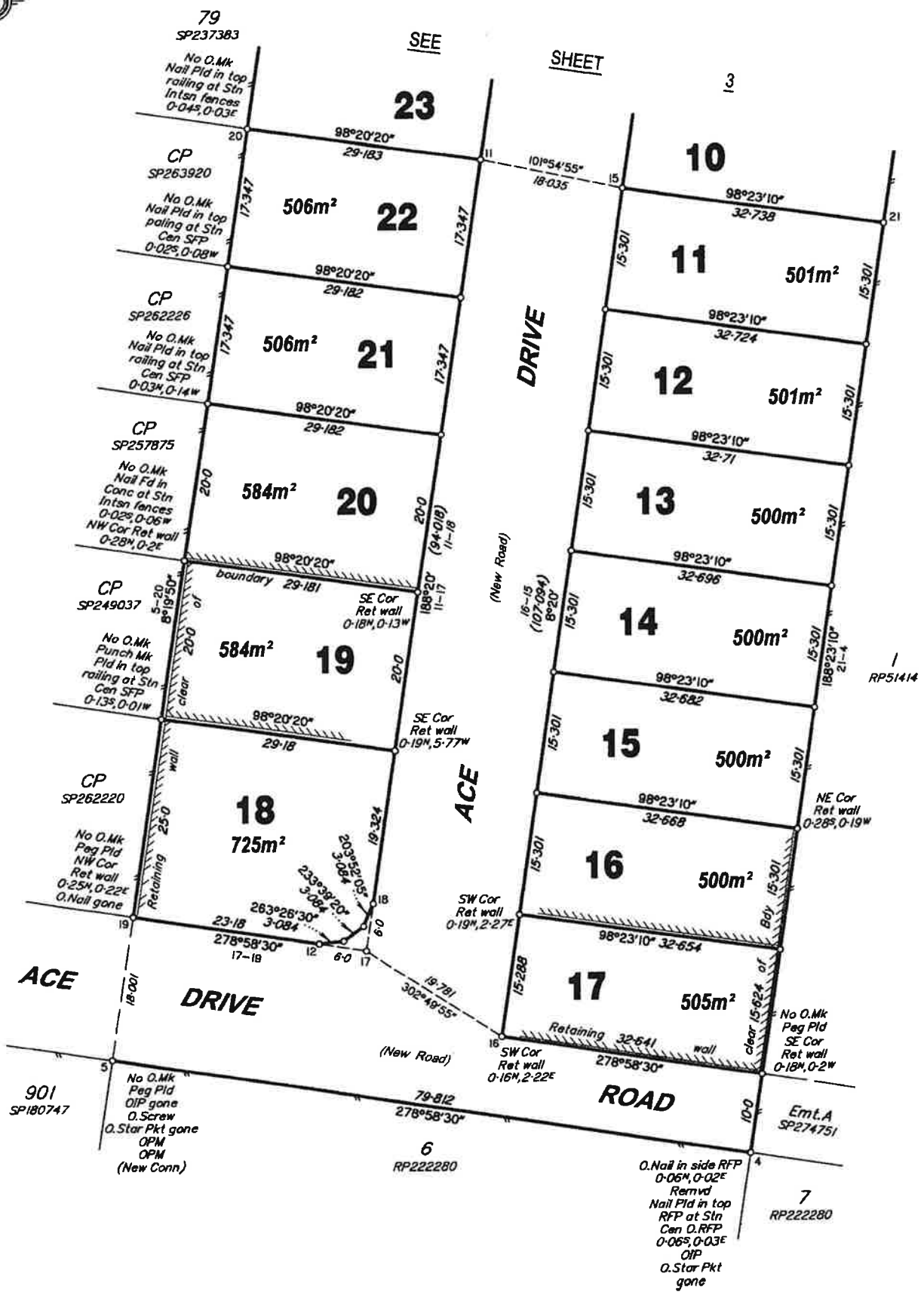
Insert Plan Number **SP303020**

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 4 of 4





Scale 1:500 — Lengths are in Metres.

5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70

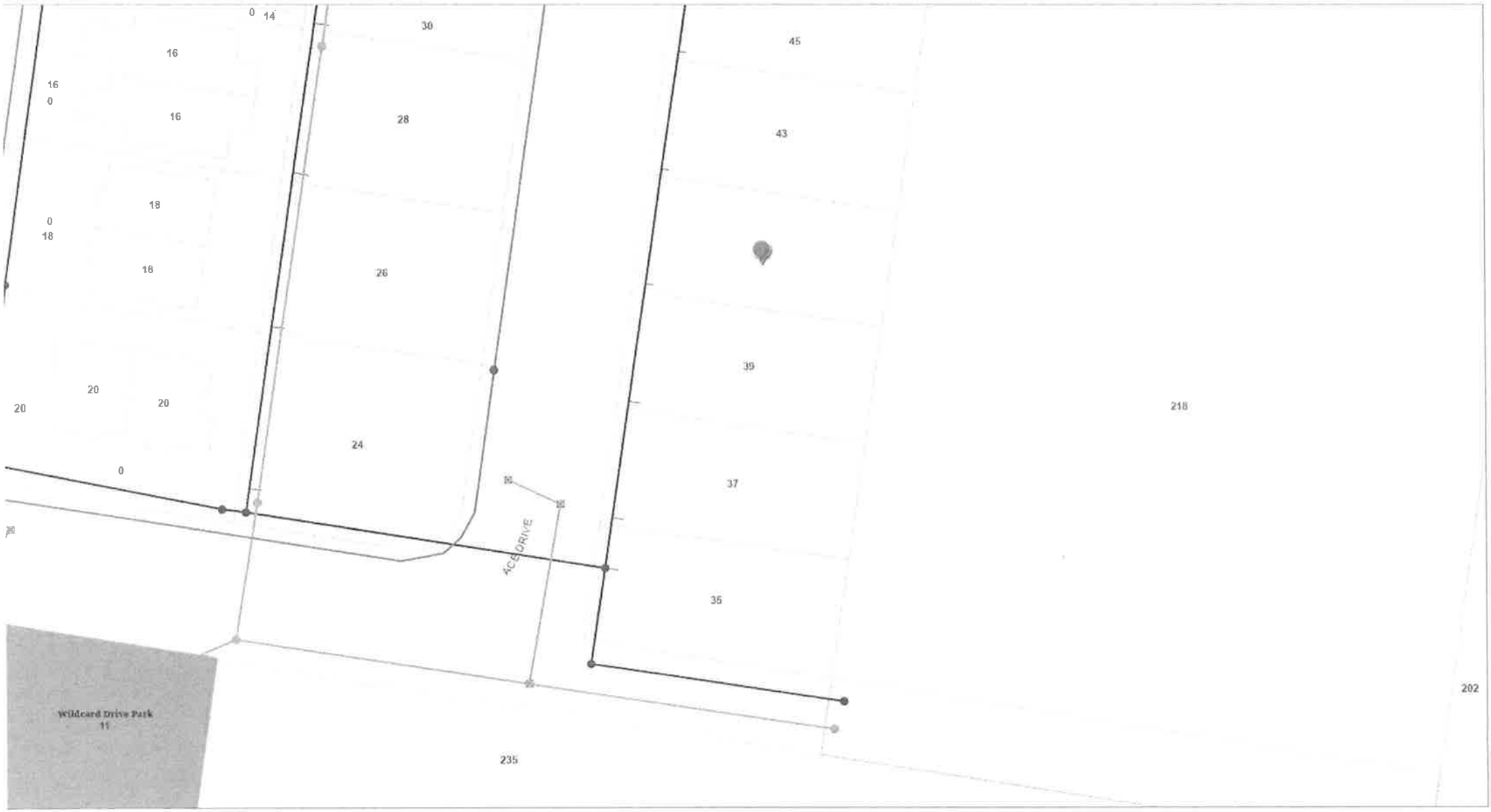
50|mm 100|mm 150|mm

State copyright reserved.

Insert Plan Number SP303020

TRC Infrastructure Map

TOOWOOMBA REGION
Rich traditions. Bold ambitions.



ArcGIS World Geocoding Service
Water Hydrant
Reticulation Main
Water Service
Pit
Stormwater Manhole
Pipe
Sewer Manhole
Sewer Gravity Main
Sewer Service
Easments
Property Address
Parks

0 5.5 11 16.5 22 m
1:475 (at A3)

N

TOOWOOMBA REGIONAL COUNCIL TRC A3 Lanscape

While every care is taken by the Toowoomba Regional Council (TRC) to ensure the accuracy of the information contained in this document, Toowoomba Regional Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability whether in contract, negligence, tort or otherwise for all expenses, losses, damages (including indirect or consequential damage) and costs which may be incurred in any way and for any reason as a result of reliance on the information.
Coordinate System: GDA2020 MGA Zone 56 4/11/2026