Docusign Envelope ID: 362C7F12-C09A-8F21-8231-739A7CD4BE89

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	**Gordon Charles Kelly, Julie Anne Kelly, Rebekah Judith Cruz, Nathan Juan Manuel Cruz**
Property address (referred to as the "property" in this statement)	**9 KIMBERLEY COURT, EATONS HILL QLD 4037**
Lot on plan description	**4/RP213975 Title Reference 17097213**

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:*

Any statutory encumbrances including, but not limited to, any sewer, water, drainage and storm water mains, drains, pipes, areas of inspection points and any utility services

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		
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. *If* **Yes**, *a copy of the order or application must be given by the seller.*	☐ **Yes**	☒ **No**
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 1,000m2, a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.

Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.

Part 5 – Rates and services

WARNING TO BUYER – The amount of charges imposed on you may be different to the amount imposed on the seller.

Rates	**Whichever of the following applies—**
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is: Amount: $907.58 Date Range: 01.07.26 to 30.09.2026 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: $354.63 Date Range: 14.04.26 to 08.07.26 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. **Note**—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	☐ **Yes**	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer. *If **No***— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☐ **Yes** ☐ **Yes**	☐ **No**
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. *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. **Note**—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	☐ **Yes** ☐ **Yes**	☐ **No**

Signatures – SELLER

Signed by: Gordon Kelly 4E96BA6D5EE9409...

Signed by: 37614A03A86A49B...

Signature of seller

Gordon Charles Kelly Rebekah Judith Cruz

Name of Seller

30/7/2026 30/7/2026

Date

Signed by: A925570C3AA5462...

Signed by: EC846E6EDB0542C...

Signature of seller

Julie Anne Kelly Nathan Juan Manuel Cruz

Name of Seller

30/7/2026 30/7/2026

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

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Docusign Envelope ID: 362C7F12-C09A-8F21-8231-739A7CD4BE89

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**17097213**	**Search Date:**	28/07/2026 11:04
Date Title Created:	08/01/1988	**Request No:**	57034992
Previous Title:	13905249		

ESTATE AND LAND

Estate in Fee Simple

LOT 4 REGISTERED PLAN 213975
Local Government: MORETON BAY

REGISTERED OWNER / INTEREST

Dealing No: 721499707 23/02/2022

GORDON CHARLES KELLY JULIE ANNE KELLY	JOINT TENANTS INTER SE	1/2
NATHAN JUAN MANUEL CRUZ REBEKAH JUDITH CRUZ	JOINT TENANTS INTER SE AS TENANTS IN COMMON	1/2

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 10809160 (POR 216)
2. MORTGAGE No 721499708 23/02/2022 at 11:04
   SUNCORP-METWAY LIMITED A.C.N. 010 831 722
3. MORTGAGE No 724283301 19/08/2025 at 16:04
   JUSTFUND FINANCE PTY LTD A.C.N. 656 416 394
   INTEREST OF REBEKAH JUDITH CRUZ ONLY

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 [2026]
Requested by: D-ENQ INFOTRACK PTY LIMITED

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P.R.S.C. FILE 507/3-62 WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED APPROVED 7.10.1987

213975

DIAG. A
Not to Scale

REFERENCE MARKS			
1	OIP.	237°16'35"	0·604
1	Nail in bit.	326°53'50"	12·489
2	Pin	350°02'	0·955
2	Nail in bit.	350°01'20"	13·540
4	Pin	at	stn
4	Nail in kb.	110°52'	13·908
4a	OIP.	39°33'	0·992
5	OIP.	131°33'	0·617
5	Nail in bit.	321°11'	12·511
6	OIP. renwd.	127°12'	0·73
6	Pin	213°59'	3·247
6	ORTgone	16°30'	3·118
7	ORT.gone	139°	5·13
7a	ORT.gone	44°45'	3·018
	ORT.gone	206°30'	3·118

3	Nail in kb.	57°16'35"	13·935
4	Nail in kb.	237°16'35"	5·754
7b	ORTgone	267°02'	2·967
8	ORT.gone	168°	4·627
9	ORT.gone	149°58'	10·712
9a	ORT.gone	10°51'	2·414
16	Nail in conc	324°59'20"	6·567
16a	Nail in conc.	15°28'	3·228
17	Spk.in bit.	23°15'	2·436
18	Pin	302°17'20"	1·034
18a	Spk.in bit.	122°17'20"	6·982
23	Pin	118°54'20"	1·019
22	Nail in conc. (Headwall)	294°32'30"	3·590
24	Pin	208°58'	0·868
25	Pin	55°58'	1·272
26	Pin	235°58'	0·923
28	Pin	193°39'10"	3·0
29	Pin	108°45'	1·410

TOTAL AREA OF NEW ROAD.....
7719 m²

NO FIELD NOTES LODGED	PLAN OF Lots 1-4, 14-18, 97 & 98		ORIG. PORTION 216
ORIGINAL GRANT 77150 (Por 216)	Cancelling part of Lot 2 on RP. 102917 "B" (and Lot 66 on RP. 197643 "B")		TOWN PARISH WARNER COUNTY Stanley
MAP REF. ALBANY CK. 43 (9443-21243)	PROCLAIMED SURVEY AREA	SURVEYED BY R.G. HALL of Donald Thallon (Surveys) P/L 13.6.87	MERIDIAN	SCALE 1:2000	REGISTERED PLAN — 213975

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

CISP M.F.

PLAN MUST BE DRAWN WITHIN BLUE LINES

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

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

No. 799975

213975

CERTIFICATE

I, Robert Geoffrey Hall

hereby certify that I have surveyed the land comprised in this plan by Malcolm John Thoms (Surveying Technician) for whose work I accept responsibility

that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1978 and that the said survey was completed on 13-8-87

Signature of Licensed Surveyor

Date 17-8-87

Council of the SHIRE of PINE RIVERS certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1987 and all By-Laws have been complied with and approves this Plan of Subdivision subject to Lot 97 being transferred to the Crown for public garden or recreation space.

Dated this SEVENTH day of OCTOBER 1987

~~Mayor or~~ Chairman

~~Town or~~ Shire Clerk

I / We RAYMOND JAMES SMITH

(Names in full)

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

Signature of Proprietor / s

The COUNCIL OF THE SHIRE OF PINE RIVERS as ~~Proprietor of~~ Trustee under Nomination of Trustees No. H333998 of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

THE SEAL of THE COUNCIL OF THE SHIRE OF PINE RIVERS was affixed hereto this THIRTIETH day of OCTOBER 1987 in the presence of ROBERT GEORGE AKERS the Chairman thereof and DONALD CLIVE MAY the Shire Clerk thereof and in the presence of:-

Chairman

Shire Clerk

(A Justice of the Peace)

Calc. Bk. No. 377/80

Examined 18/11/87 HAB

Passed 18/11/87 HAB

Charted 14/1/88 NWF

Map Ref. TM Albany Creek 43

Particulars entered in Register Book

Vol. 6640 Folio 172

3905 269

30 DEC 87 at 8-42 AM

REGISTRAR OF TITLES

FOR TITLES OFFICE USE ONLY

Previous Title

CT 3905-249 Lot 2 RP 102917

CT 6640-172 Lot 66 RP 197643

T270879W tfr over Lot 97 to the Crown

T270902H nom. of trustees over Lot 98 to Pine Rivers Shire

CTs	Lots	New Rd
3905-249	1-4, 14-19, 97-98	New Rd.
6640-172	Nil	106 M2

For Additional Plan & Document Notings Refer to CISP

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
1	7097	210						
2		211						
3		212						
4		213						
14		214						
15		215						
16		216						
17		217						
18		218						

Lodged by

KINSEY BENNETT & GILL
SOLICITORS
12 CREEK STREET
BRISBANE

Acquisition Fee $ 4/12/87

Paid Vide No. 66354

Fees Payable

	Postal fee and Postage		
130	Lodgt. Exam. & Ass.	118	
225	Entd. on Docs. except Lot 98 & 97	243	
	New Title		
24	Entd. on Deeds	24	
	Photo Fee	28	
405	Total	520	
	Short Fees Paid	393	113 wrong address

Refund $ 50 cheque

Receipt No. 127869N 9455.00 3 NOV 1987 10:18 AM

REGISTERED PLAN 213975

213975

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QUEENSLAND GOVERNMENT

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 1035935 Date: 28/07/2026

Search Request reference: 201981929

Applicant details

Applicant: Lee Scudds

lee@orglaw.com.au

Buyer: Sellers Disclosure

Search response:

Your request for a property search on Lot 4 on Plan RP213975 at 9 KIMBERLEY COURT, EATONS HILL QLD 4037 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
   < https://planning.dsdmip.qld.gov.au/maps/sara-da>
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
   < https://planning.dsdmip.qld.gov.au/maps/spp>

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.

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Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51197309 EMR Site Id: 28 July 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 4 Plan: RP213975
9 KIMBERLEY CT
EATONS HILL

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

Docusign Envelope ID: 362C7F12-C09A-8F21-8231-739A7CD4BE89

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Tuesday, 28 July 2026 12:03 PM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 263613

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Queensland Civil and Administrative Tribunal

Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

NATHAN JUAN MANUEL CRUZ

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the Queensland Civil and Administrative Tribunal Act 2009. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • Queensland Civil and Administrative Tribunal Act 2009, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 15/7/2026.

Queensland Civil and Administrative Tribunal

****

Please think about the environment before you print this message.

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InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Tuesday, 28 July 2026 12:03 PM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 263613

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Queensland Civil and Administrative Tribunal

Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

GORDON CHARLES KELLY

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the Queensland Civil and Administrative Tribunal Act 2009. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • Queensland Civil and Administrative Tribunal Act 2009, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 15/7/2026.

Queensland Civil and Administrative Tribunal

****

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InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Tuesday, 28 July 2026 12:03 PM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 263613

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Queensland Civil and Administrative Tribunal

Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

JULIE ANNE KELLY

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the Queensland Civil and Administrative Tribunal Act 2009. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • Queensland Civil and Administrative Tribunal Act 2009, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

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Queensland Civil and Administrative Tribunal

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Queensland Civil and Administrative Tribunal

Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

REBEKAH JUDITH CRUZ

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the Queensland Civil and Administrative Tribunal Act 2009. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • Queensland Civil and Administrative Tribunal Act 2009, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

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Queensland Civil and Administrative Tribunal

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qbcc | QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION

NOTIFICATION FORM

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.

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qbcc | 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: poolsafety@qbcc.qld.gov.au.

1. DETAILS OF PROPERTY OWNER

Title: ☐ Mr ☑ Mrs ☐ Miss ☐ Ms ☐ Other

Surname: Kelly

First Name: Julie Anne

Postal Address: 9 Kimberley Court

EATONS HILL State QLD Postcode 4037

Mobile: 0414765058 Home Phone:

Email: julieannekelly@iinet.net.au

2. LOCATION OF THE SWIMMING POOL

Street address: 9 Kimberley Court

EATONS HILL State QLD Postcode 4037

Lot/s on plan: Lot 4 on Registered Plan 213975

Local Government Area: Moreton Shire Council

3. SHARED OR NON-SHARED POOL

☐ Shared pool ☑ Non-shared pool

OFFICE USE ONLY

CRN: Licence no: Container:
Receipt no: Receipt amount: $
Assignee: Received by:

Docusign Envelope ID: 362C7F12-C09A-8F21-8231-739A7CD4BE89

qbcc | 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

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: Julie Anne Kelly

Signature of Owner: Signed by: A925570C3AA5462...

Date: 30/7/2026

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 - **poolsafety@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.**

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PROPERTY REPORT

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot 4 RP213975

LOCAL GOVERNMENT (COUNCIL)
Moreton Bay City

LEGAL DESCRIPTION
4 RP213975

COUNCIL PROPERTY NUMBER
Unavailable

LAND SIZE
Premium report only

ORIENTATION
Premium report only

FRONTAGE
Premium report only

ZONES
Rural Residential

OVERLAYS
Landslide Hazard Area (>15% Slope)
Lower Pine River Stormwater Catchment

State Electorates

LEGISLATIVE COUNCIL
Unavailable

LEGISLATIVE ASSEMBLY
Unavailable

Council Information - Moreton Bay City

PHONE
(07) 3205 0555 (Moreton Bay City)

EMAIL
council@moretonbay.qld.gov.au

WEBSITE
http://www.moretonbay.qld.gov.au/

PREMIUM REPORT $24.90 - Includes:

Visit landchecker.com.au to view plans

Planning Permits
Approved and Pending

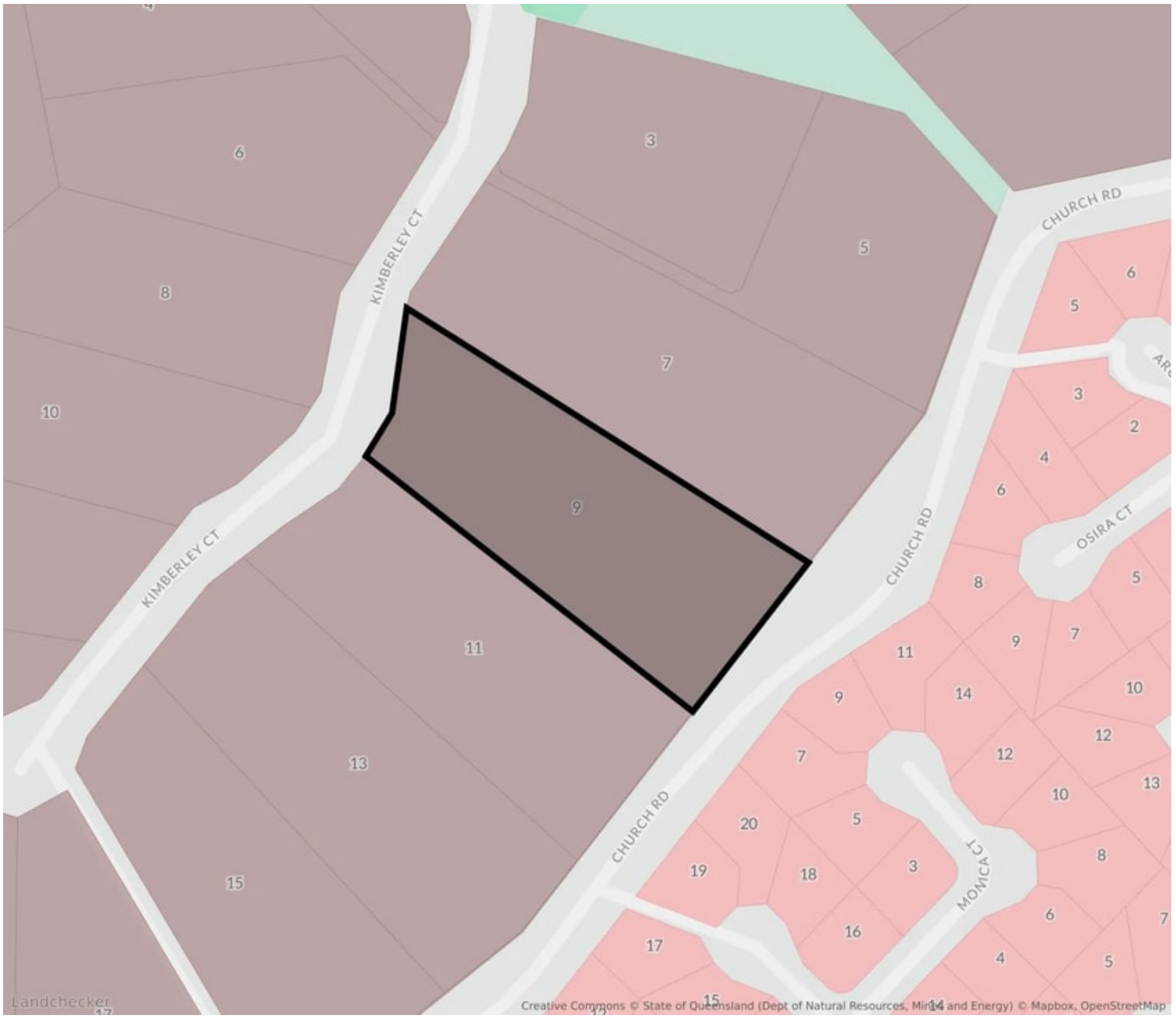
Planning Scheme Amendments
90 days Proposed and Approved

Site Dimensions
Approximate Site Dimensions

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ZONES



Rural Residential

6.2.11 The purpose of the Rural residential zone is to provide for residential development on large lots where infrastructure and services may not be provided and where the intensity of residential development is generally dispersed. The zone is generally located at the urban-rural fringe, having a semi-rural or bushland amenity and character with a strong dominance of open area and scope for planting. Development is characteristically low density (large lots), low intensity of built form and catering for a range of lifestyle choices. The opportunity and ability for rural uses to occur is retained. Limited provision for other low intensity non-residential uses is also provided where it is demonstrated they have minimal adverse impacts on the amenity and character of the zone. The Rural residential zone seeks to implement the policy direction set in Part 3, Strategic Framework

Rural Residential Zone Code

For confirmation and detailed advice about this planning zone, please contact MORETON BAY CITY council on (07) 3205 0555.

Other nearby planning zones

- GENERAL RESIDENTIAL
- RECREATION AND OPEN SPACE
- RURAL RESIDENTIAL

PREMIUM REPORT $24.90 - Includes:

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Planning Permits
Approved and Pending

Planning Scheme Amendments
90 days Proposed and Approved

Site Dimensions
Approximate Site Dimensions

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Approved and Pending

Planning Scheme Amendments
90 days Proposed and Approved

Site Dimensions
Approximate Site Dimensions

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LOTSEARCH
Spatial Intelligence | Mapping Risk

LOTSEARCH REFERENCE
LS149994_DC

REPORT DATE
28 Jul 2026 11:05:52

CLIENT ID
201981931

COUNCIL
Moreton Bay City

Seller Disclosure - Contamination Notices

This report provides a search of the public register to support the requirement under the ***Property Law Regulation 2024***, of disclosing **contamination and environmental protection notices** under **Part 3 – Land use, planning and environment**, of the **QLD Seller Disclosure Statement.** This report contains records not included in the DETSI contaminted land search (EMR/CLR).

1. Notices Under Section 408(2)

No Records Identified

Records of notices under section 408(2) of the Environmental Protection Act 1994.

A search of **Environmental Evaluations** and **Site Investigations** has been undertaken.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

Show Cause Notices, ***Notices of Decision under Section 394***, *and* ***Orders under Section 458*** *are excluded from this search as they are not available on the public register. A separate search of the EMR/CLR will identify sites with* ***Contaminated Land*** *or* ***Site Management Plans under Section 401.***

2. Notices Under Section 369C(2)

No Records Identified

Records of notices under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an **Environmental Enforcement Order (EEO)** applies). This includes **Environmental Protection Orders**, **Direction Notices**, and **Clean-Up Notices**.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

3. Notices Under Section 347(2)

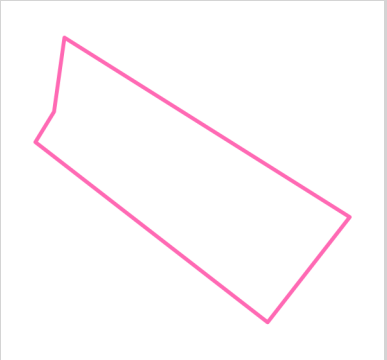
No Records Identified

Records of notices under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a **prescribed Transitional Environmental Program (TEP)** applies).

A search of all TEPs has been undertaken, including those that are not prescribed. Prescribed TEPs are those that do not relate to an environmental authority.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

LOT/PLAN
Lot 4, RP213975



THINGS TO KNOW

- **Seller Responsibility**

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement.
It is important to read and carefully consider each notice before determining whether it needs to be disclosed. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

- **Notice Types**

Notices identified under section 369C(2) and 347(2) may also apply to Section 408(2).

INTERESTED IN FURTHER INSIGHTS?

This report has been purpose-built to support the Seller Disclosure Statement requirements. For a more comprehensive due diligence search, we recommend the Lotsearch Contaminated Land Search — which identifies additional contamination records for the site and the surrounding area. Visit lotsearch.com.au

CUSTOMER SUPPORT

support@lotsearch.com.au

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LOTSEARCH
Spatial Intelligence | Mapping Risk

Seller Disclosure - Contamination Notices

Dataset Listing

The results in this report are based upon the following datasets only:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Enforcement Actions	QLD Department of Environment, Tourism, Science and Innovation	21/07/2026	21/07/2026	Weekly

Useful Contacts

Lotsearch Pty Ltd www.lotsearch.com.au support@lotsearch.com.au	**Department of the Environment, Tourism, Science and Innovation (DETSI), Queensland** https://www.detsi.qld.gov.au/ 13 QGOV (13 74 68)	**Moreton Bay City** http://www.moretonbay.qld.gov.au/ council@moretonbay.qld.gov.au (07) 3205 0555

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Disclaimer:
The purpose of this report is to provide a search of the public register for the site, to support the requirement of disclosing contamination and environmental protection notices under Part 3 - Land use, planning and environment, of the QLD Seller Disclosrue Statement, as part of the Property Law Regulation 2024. The report may not identify all the notices required by the relevant disclosure requirements. It does not include a search of the DETSI contaminated land search (EMR/CLR). The report does not replace your responsibility to accurately identify and disclose information relevant to the matters outlined in the Seller Disclosure Statement. You should seek legal advise about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

The report does not constitute advice. The report is not a substitute for an on-site inspection or review of other available reports and records. The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice from a suitably qualified professional or legal practitioner before you make any decision based on the information within the report.

You understand that Lotsearch has defined the site by reference to lot and plan information supplied in the order. You accept that Lotsearch may amend some of the information supplied in the order, to identify the relevant site for the report.

Information provided by public authorities is constantly changing. This report is based on data listed in the Dataset Listing table and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.

A link to the detailed terms applicable to the use of this report is available above.

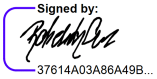
Certificate Of Completion

Envelope Id: 362C7F12-C09A-8F21-8231-739A7CD4BE89
Status: Completed
Subject: Complete with Docusign: InfoTrack QLD Workflow - Seller Disclosure - COMPILED - 9 KIMBERLEY COU...
Source Envelope:
Document Pages: 24
Signatures: 5
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC+10:00) Brisbane

Envelope Originator:
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, 4000
info@orglaw.com.au
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Record Tracking

Status: Original
7/30/2026 9:29:54 AM
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Signer Events	Signature	Timestamp
Gordon Kelly gordon@tactilelearning.com.au Security Level: Email, Account Authentication (None)	Signed by:  4F96BA6D5EF9409...	Sent: 7/30/2026 9:53:40 AM Viewed: 7/30/2026 4:37:32 PM Signed: 7/30/2026 4:39:18 PM
	Signature Adoption: Pre-selected Style Using IP Address: 2406:2d40:251a:7800:b869:a9f0:fa03:2f87	
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Julie Kelly julieannekelly@iinet.net.au Security Level: Email, Account Authentication (None)	Signed by:  A925570C3AA5462...	Sent: 7/30/2026 9:53:40 AM Viewed: 7/30/2026 10:15:10 AM Signed: 7/30/2026 10:16:11 AM
	Signature Adoption: Drawn on Device Using IP Address: 2401:d002:ca13:c600:1526:53d3:c3a:1fd3 Signed using mobile	
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Nathan Juan Manuel Cruz 4nthncrz@gmail.com Security Level: Email, Account Authentication (None)	Signed by:  EC846E6FDB0542C...	Sent: 7/30/2026 9:53:42 AM Viewed: 7/30/2026 1:52:32 PM Signed: 7/30/2026 1:53:24 PM
	Signature Adoption: Drawn on Device Using IP Address: 203.54.178.94 Signed using mobile	
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Rebekah Judith Cruz rebekah.cruz@hillschurch.org.au Hills Church Security Level: Email, Account Authentication (None)	Signed by:  37614A03A86A49B...	Sent: 7/30/2026 9:53:41 AM Viewed: 7/30/2026 10:45:02 AM Signed: 7/30/2026 11:04:37 AM
	Signature Adoption: Drawn on Device Using IP Address: 103.21.3.226 Signed using mobile	
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/30/2026 9:53:42 AM
Certified Delivered	Security Checked	7/30/2026 10:45:02 AM
Signing Complete	Security Checked	7/30/2026 11:04:37 AM
Completed	Security Checked	7/30/2026 4:39:18 PM

Payment Events	Status	Timestamps