5-13 TINA STREET, REDBANK PLAINS
DISCLOSURE DOCUMENTS

SECTION 10 *Land Sales Act 1984* (QLD)

Buyer:

Please note: these Disclosure Documents including the Statutory Disclosure Statements are also given to any additional party who becomes a Buyer under the Contract for the Lot (whether or not named above)

Seller: HOMES & HOMES PTY LTD ACN 604 068 762

Property: LOT 24 5-13 Tina Street, Redbank Plains QLD 4301
being more particularly described in these Disclosure Documents and identified in the Disclosure Plan also contained in these Disclosure Documents.

Current Land Description: LOT 999 ON SP343244 TITLE REFERENCE 51423395

Contract: means the contract of sale to be signed by the Seller and the Buyer for the sale of the Proposed Lot

SELLER'S STATEMENT TO BUYER

1. **Disclosure Plan**

1.1 The Seller has given the Buyer a disclosure plan for the Proposed Lot in accordance with section 10 of the *Land Sales Act 1984* (Qld).

1.2 A copy of the disclosure plan is attached in Annexure A.

2. **Development Approval**

2.1 A development approval has been granted for the reconfiguration of a lot for the Proposed Lot.

2.2 A development approval has been granted for operational work in relation to the Proposed Lot.

3. **Settlement**

3.1 The Seller must settle the Contract not later than sixth (6) months after the Buyer enters into the Contract.

3.2 The Seller must give the Buyer, at least 14 days before the Contract is settled:

(a) a copy of the plan of survey for the lot registered under the *Land Act 1994* (Qld) or *Land Title Act 1994* (Qld) (**Registered Plan**); and

(b) any other documents required to be given to the Buyer by the Seller in accordance with section 14(3) of the *Land Sales Act 1984* (Qld)

SIGNING OF ALL STATUTORY DISCLOSURE STATEMENTS BY SELLER:

DATE:
HOMES & HOMES PTY LTD ACN 604 068 762

SOLE DIRECTOR

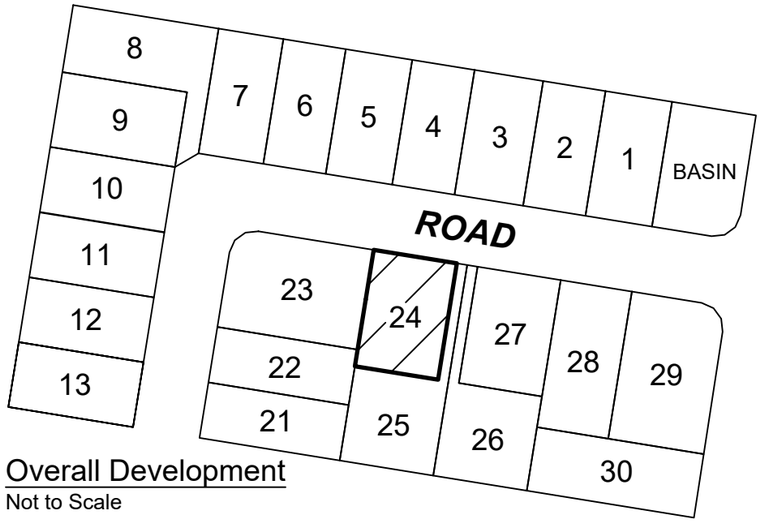
By the Seller or for and on behalf of the Seller by its duly authorised signatory/agent or duly constituted Attorney
The Buyer acknowledges receiving these Disclosure Documents and the Statutory Disclosure Statements contained within them duly signed by the Seller before ethe Seller and Buyer have entered into the Contract.

DATE: DATE:

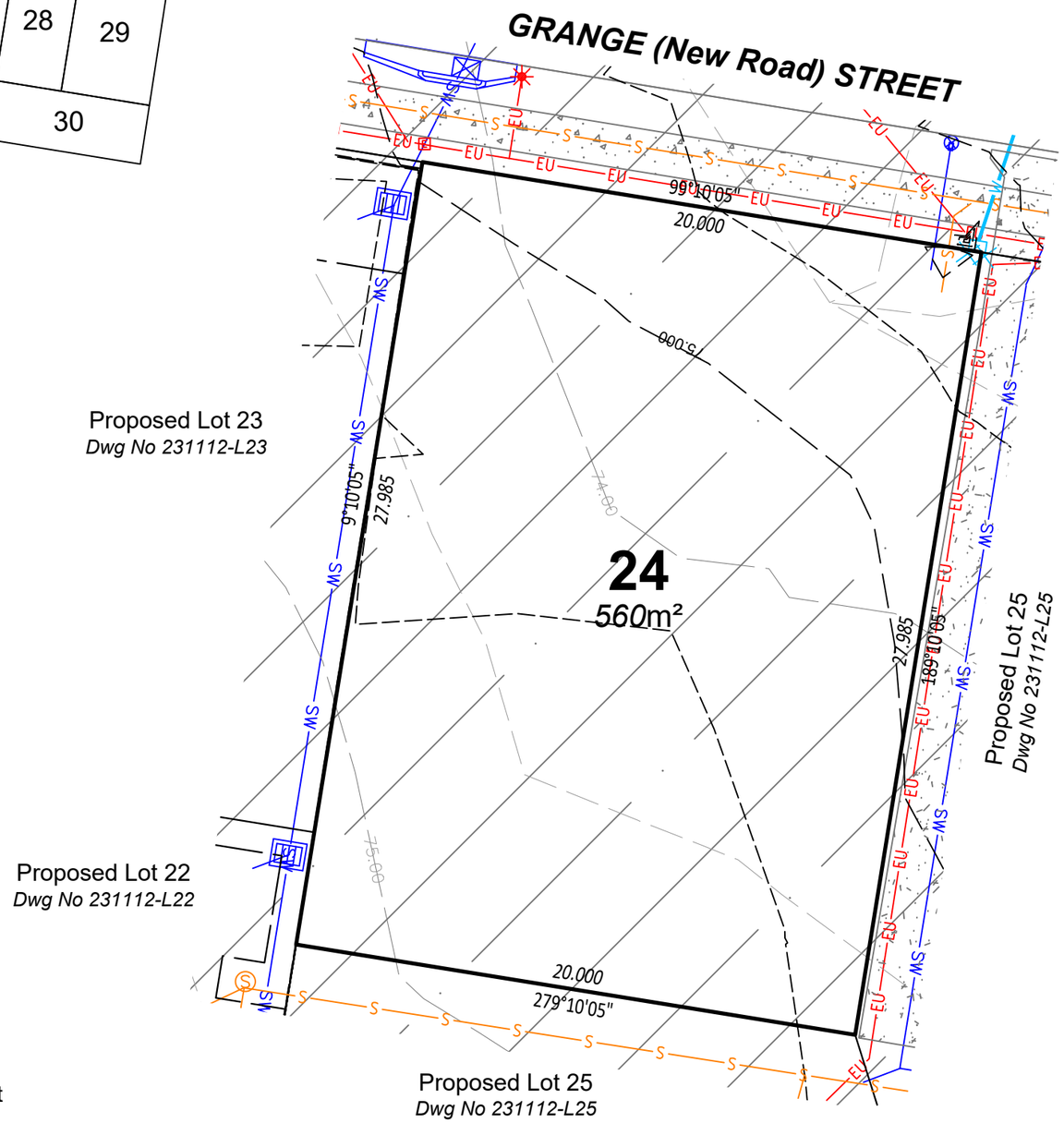
All Buyers detailed on the Contract must sign

ANNEXURE "A" – DISCLOSURE PLAN

The Seller, under the Contract, is entitled to make Variations to the Land. The Buyer must not Object to any Variation to the Land providing the Variation is a Permitted Variation.



Overall Development
Not to Scale



Telstra & U/G Electricity will be supplied to each lot

5 0 5 10 15 20
Scale 1: 200(A3) - Lengths are in metres

surveyors and planners
TOOHEY SURVEY
Toohey Survey Pty Ltd ABN 42 088 495 354
(07) 3800 4331 tooheysurvey.com.au

DISCLOSURE PLAN

OF Proposed Allotment 24
Described as Part of
Lot 991 on SP321941 at
5-13 Tina Street, REDBANK PLAINS

LOCALITY: REDBANK PLAINS
LOCAL GOVERNMENT: IPSWICH CITY

This plan was prepared by Toohey Survey Pty Ltd (ACN 088495354) in accordance with the Land Sales Act 1984 and all areas and dimensions are subject to survey and registration with the Department of Resources.

All earthworks and underground services have been shown as per Ipswich City Council Operational Works approval 6248/2018/MAMC/A dated 21/01/2021 and are subject to final survey.

All earthworks shall be carried out in accordance with AS3798-2007 with a testing regime in accordance with AS2007-1996 and further compaction methodology in Accordance with AS3798-1996.

EXISTING
- Major Contour
- Minor Contour

PROPOSED
- Major Contour
- Minor Contour
- Fill
- Retaining Wall
- Concrete
- S — Proposed Sewer
- SW — Proposed Stormwater
- W — Proposed Water
- EU — Proposed Electrical
- Sewer Manhole
- Stormwater Manhole
- Field Inlet
- FH — Fire Hydrant
- E — Electrical Pillar

Level Datum - AHD

Level Origin - PM52498 (RL:74.472m)

Contour Interval - 0.5m

Scale 1:200	Date 22/07/2026	Issue
Surveyor NBS	Dwg No 231112-L24	A