



FROM THE PRINCIPAL

Leanne Cowley

Our Dunga Derby team this year "**TEAM REALWAY**" **Car #38** consists of myself Blaine & Monique. We look forward to participating this year and raising loads of money for a cause we believe in. We also expect there will be lots of laughs and good times on our journey.



MAKE A DONATION

**Sunday 10 August, 2025 – from 8am****Torquay Jetty & Ernie Organ Park****King Prawn Laksa****INGREDIENTS:**

King prawn laksa
1/4 cup laksa paste
3 cups chicken style liquid stock
400ml can coconut milk
250g dried rice vermicelli noodles
400g medium green king prawns, peeled (tails intact)
2 cups beansprouts, trimmed
1/2 cup fresh coriander leaves
1 long red chilli, thinly sliced
Lime wedges, to serve

METHOD:

Heat laksa paste in a large saucepan over medium heat for 2 minutes or until fragrant. Add stock, coconut milk and 3 cups cold water. Cover. Bring to the boil. Add noodles. Simmer for 4 minutes or until noodles are tender. Add prawns. Simmer for 2 to 3 minutes or until prawns turn pink. Divide mixture between bowls. Top with beansprouts, coriander and chilli. Serve with lime wedges.

*Enjoy!!***Hot Property**

WALK TO THE BEACH LIFESTYLE OR
IDEAL INVESTMENT

**Unit 15/178 Torquay Rd Scarness****\$548,000**

New Seller Disclosure Requirements & REIQ Contract Changes from 1 August 2025

Form 2 Seller Disclosure Statement

Prior to a buyer signing a contract, the seller must complete and sign a **Form 2 Seller Disclosure Statement** and provide the associated disclosure documents. This requirement applies to both residential and commercial contracts.

Minimum disclosure documents include:

- Current title search
- Registered plan
- Most recent rates and water notices (full amount, not concession-adjusted)
- Zoning information
- Notices from government authorities (e.g. planning, building, environmental)
- QCAT orders or other statutory notices
- Pool safety certificate or notice of non-compliance
- Environmental register entries
- Owner-builder work disclosures (within the last six years)
- Lease details and last rent increase (if tenanted)
- For CTS or BUGTA lots: CMS, body corporate certificate, by-laws, and body corporate details

Optional but recommended:

- Council mapping
- Smoke alarm compliance

Please note that flood mapping, building and pest reports, development approvals, asbestos notices, and service connection details are not required under the disclosure regime. Buyers may still request special conditions for due diligence.

Compliance Considerations

Failure to provide a compliant Form 2 or accurate disclosure documents may entitle the buyer to terminate the contract at any time prior to settlement. This right cannot be waived and includes a full refund of the deposit.

(Realway as Selling Agent will be able to assist our Sellers as well as our Landlords in the seller disclosure process).

SELLER DISCLOSURE CHECKLIST FOR
QUEENSLAND PROPERTY SELLERS (2025 UPDATE)