



# Investor Update

McGrath North Lakes | August 2025

## Seller Disclosure Scheme Begins Today

### New laws now apply to sellers of Queensland property

From 1 August 2025, new disclosure obligations will apply to all freehold property sales in Queensland, including houses, units, commercial properties, and vacant land. The scheme is designed to improve transparency and promote informed decision-making in property transactions.

Under the Property Law Act 2023, sellers must provide buyers with a [Form 2 – Seller Disclosure Statement](#) and the required prescribed certificates such as a title search, zoning details, environmental notices and a body corporate certificate (if relevant).

The buyer must receive the disclosure documents before they sign the contract. For auctions, the documents must be provided or made available before the fall of the hammer.

If the disclosure statement or prescribed certificate is missing or it is incomplete or incorrect — and it affects something important the buyer didn't know — the buyer may be able to cancel the contract at any time before settlement. There may also be other legal remedies available depending on the information.

### We're here to help

It is now more important than ever to engage a qualified property sales professional who understands these new laws and will guide you on your options when it comes time to selling your property.

The McGrath North Lakes sales team has received training in the new scheme on how best to represent our clients, and we are ready to assist. Feel free to call us on (07) 3888 0098 or visit our [WEBSITE](#)

### For more information

Visit the Queensland Government website:

[Guide to the seller disclosure scheme - Publications | Queensland Government](#)



# Investor Update

McGrath North Lakes  
August 2025

## Training, celebrating, and giving back to the industry.



### REIQ Advanced Leadership Retreat

Our management team (Brett, Laura, Caroline and David) attended this annual event with a select group of real estate professionals to learn how to empower our teams and become better leaders.

Facilitator Mark Carter was outstanding, challenging norms and unlocking tools for us to take back to our businesses.

### Careers Networking Event

Shea Pearce our Property Management Team Leader sat on a panel of real estate professionals at The REIQ Careers Networking Event in Brisbane. As a career property manager, and finalist for REIQ Property Manager of the Year 2024, Shea imparted valuable insights on the benefits of choosing property management as a rewarding career.



### National Property Managers Day

On 25 July our whole team celebrated the unsung heroes of Real Estate. A Property Manager's role in the community is vital, and can often be challenging.

It was a day of feasting - firstly a scrumptious morning tea (courtesy of North Lakes Electrical), then gourmet pizzas for lunch! We thank our PM team for the care, commitment, and professionalism they show to every property, client, and tenant.

