

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	Steven Michael Tribe & Claire Louise Tribe
Property address (referred to as the "property" in this statement)	1/38 Mill Road Buderim QLD 4556
Lot on plan description	Lot 1 on GTP 101482

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme: <input checked="" type="checkbox"/> Yes <i>If Yes, refer to Part 6 of this statement for additional information</i>	<input type="checkbox"/> No <i>If No, please disregard Part 6 of this statement as it does not need to be completed</i>
------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------

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 <i>Land Title Act 1994</i> showing interests registered under that Act for the property.	<input checked="" type="checkbox"/> Yes
	A copy of the plan of survey registered for the property.	<input checked="" type="checkbox"/> Yes

Initial
SMT
Initial
UT

Registered encumbrances	<p>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.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>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.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text" value="Insert date range"/></p> <p>» the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/></p> <p>» whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/></p> <p>Other unregistered agreement in writing (if applicable)</p> <p>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. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div><p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p></div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div><p>NBN infrastructure. See the attached plans.</p></div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> <input type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>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.</p>

Initial
SMT
Initial
UT

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	<p>The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Low Density Residential; Regional Land Use (Urban Footprint)</p> </div>		
Transport proposals and resumptions	<p>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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>		
Contamination and environmental protection	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The following notices are, or have been, given:</p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Trees	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>		
Heritage	<p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Flooding	<p>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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Vegetation, habitats and protected plants	<p>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.</p>		

Initial

SMT

Initial

UT

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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR		
	Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>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.</i>		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
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.		

Initial

SMT

Initial

UT

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: <input type="text" value="\$1,145.83"/> Date Range: <input type="text" value="1/7/2025-31/12/2025"/>
	OR
	The property is currently a rates exempt lot.** <input type="checkbox"/>
	OR
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. <input type="checkbox"/>

*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: <input type="text" value="\$388.72"/> Date Range: <input type="text" value="3/6/2025-26/8/2025"/>
	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: <input type="text" value="Insert estimated amount"/> Date Range: <input type="text" value="Insert 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*.

Initial
SMT

Initial
UT

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)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> 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.	<input checked="" type="checkbox"/> Yes	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , 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 <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> 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)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , 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 <i>Property Law Regulation 2024</i> 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.	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No

Initial
SMT
Initial
UT

Signatures – SELLER

Signed by:

Signature of seller

Steven Michael Tribe
Name of seller

2/10/2025
Date

Signed by:

Signature of seller

Claire Louise Tribe
Name of seller

2/10/2025
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

Initial

Initial


CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53441596
Search Date: 22/09/2025 09:41

Title Reference: 50044640
Date Created: 12/01/1995

Previous Title: 50042135

REGISTERED OWNER

Dealing No: 723217670 26/04/2024

STEVEN MICHAEL TRIBE
CLAIRE LOUISE TRIBE JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 1 GROUP TITLES PLAN 101482
Local Government: SUNSHINE COAST
COMMUNITY MANAGEMENT STATEMENT 23477

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10268096 (POR 45)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ INFOTRACK PTY LIMITED

Initial
SMT
Initial
CT

P.G.T 4587

Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No 1 of 8 Sheets

NAME OF PARCEL: MERIDIAN GARDENS

ANNEXURE 1 OF
SHEET 1 MADE 20 MAR 1995

GROUP TITLES PLAN NO. 101482

SIGNATURE OF REGISTERED PROPRIETOR



Lawrence Noakes
LAWRENCE NOAKES
DIRECTOR
Jacqueline Noakes
JACQUELINE NOAKES
SECRETARY



Lawrence Noakes
LAWRENCE NOAKES
DIRECTOR
Jacqueline Noakes
JACQUELINE L. NOAKES
SECRETARY

NAME OF REGISTERED PROPRIETOR:

JAXAN PTY LTD
ACN 053 936 575

ADDRESS:

c/- PO BOX 719
MOOLOOLABA QLD 4557

REFERENCE TO TITLE VOLUME 3667 . FOLIO 150

500449.135

DESCRIPTION OF PARCEL:

LOT 2 ON RP 869370

COUNTY:

CANNING

PARISH:

MOOLOOLAH

CITY:

NAME OF BODY CORPORATE

THE PROPRIETORS
MERIDIAN GARDENS
GTP NO.

ADDRESS at which documents
may be served:

c/- KING & BURNS
PO BOX 467
BUDERIM QLD 4556



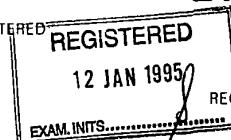
GTP101482

CMS23477

GROUP TITLES PLAN No.

101482

REGISTERED



REGISTRAR OF TITLES

A. Blanton

Shire Clerk
Town

Surveyor's Reference: RC 2216
Local Authority Reference: 37684

COUNCIL OF THE SHIRE OF MAROOCHY

PLAN
of
Lots 1-8 &
Common Property
Cancelling
Lot 2 on RP 869370

Orig Pers 45 & 306
Orig D of G.
10268096 (for 45)
11157065 (for 306)

Allocation of Brrs	
Lots	Pers.
1, 6, 7 & 8	45, 306
2-5	45
Common Property	45, 306

CISP

Initial
SMT
Initial
UT

ANNEXURE 1 TO SHEET No. 1 OF GROUP TITLES PLAN No. 101482 ON 20 MAR 1995 REGISTRAR OF TITLES.

N^o 700473186 NOTIFICATION OF CHANGE OF BY LAWS RECORDED 20 MAR 1995

IT IS NOTIFIED THAT LOT 8 IN THIS GROUP TITLES PLAN HAS BEEN RESUBDIVIDED BY GROUP TITLES PLAN OF RESUBDIVISION No. 105035 this 21 NOV 1996

Initial
SMT
Initial
Ut

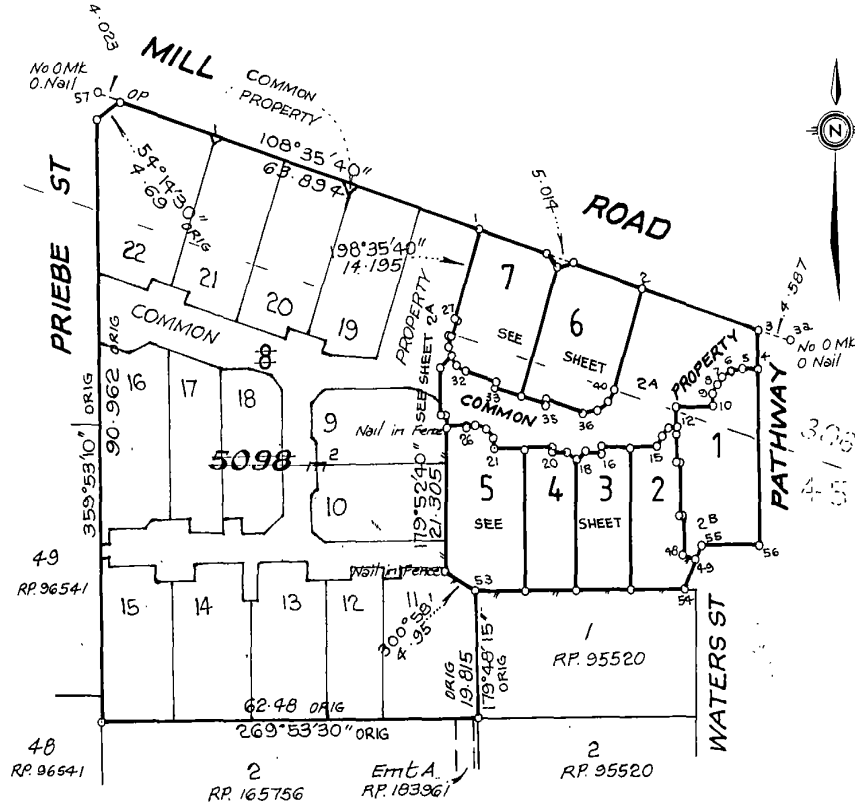
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel MERIDIAN GARDENS

Regulation 8(1)
Sheet No. 2 of 8 Sheets

GROUP TITLES PLAN NO. 101482

Amendments made to Lot 8
in accordance with Group Titles
Plan of Resubdivision No. 105035
this
11 NOV 1996



REFERENCE MARKS

STN	TO	BEARING	DIST	RMKS
32	O. Nail	231°56'	2.715	4-RP869370
57	O. Nail	341°19'	4.18	7-RP869370

SCALE 1:750

SIGNATURE OF REGISTERED PROPRIETOR



Lawrence Noakes
LAWRENCE NOAKES
DIRECTOR
Jacqueline Noakes
JACQUILINE NOAKES
SECRETARY



Jacqueline Noakes
JACQUILINE L. NOAKES
SECRETARY
LAWRENCE NOAKES
DIRECTOR

[Signature]

COUNCIL OF THE SHIRE OF MAROOCHY

Shire Clerk
Town

Initial

SMT

Initial

Ut

shir 1 - 90

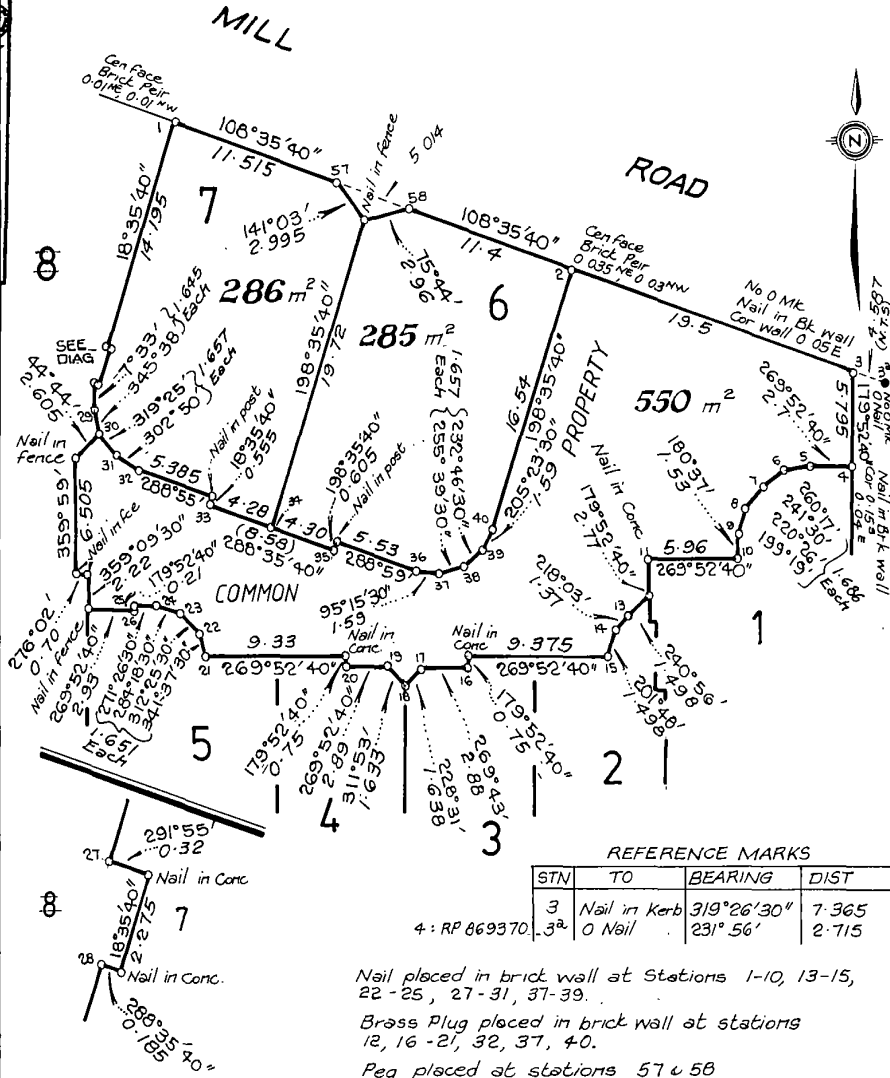
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel MERIDIAN GARDENS

Regulation 8(1)
Sheet No. 2 of 8 Sheets

GROUP TITLES PLAN NO. 101482

Amendments made to LOT 8
in accordance with Group Titles
Plan of Resubdivision No. 105 035
this
21 NOV 1996



STN	TO	BEARING	DIST
3	Nail in Kerb	319°26'30"	7.365
4: RP 869370	0 Nail	231°56'	2.715

Nail placed in brick wall at Stations 1-10, 13-15, 22-25, 27-31, 37-39.
Brass Plug placed in brick wall at stations 12, 16-21, 32, 37, 40.
Peg placed at stations 57 & 58

DIAGRAM: Not to Scale

SCALE: 1:300

SIGNATURE OF REGISTERED PROPRIETOR

Lawrence Norrkes
JAXAN PTY. LTD.
A.C.N.
053 936 578
COMMON SEAL
Lawrence Norrkes
DIRECTOR
Shirley D. Noakes
SECRETARY

Shirley D. Noakes
JAXAN PTY. LTD.
A.C.N.
053 936 578
COMMON SEAL
Shirley D. Noakes
DIRECTOR

P. M. ...

Shire Clerk
Town

COUNCIL OF THE SHIRE OF MAROOCHY

Initial
SMT
Initial
ut

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: MERIDIAN GARDENS

Regulation 8(1)
Sheet No 2 of 8 Sheets

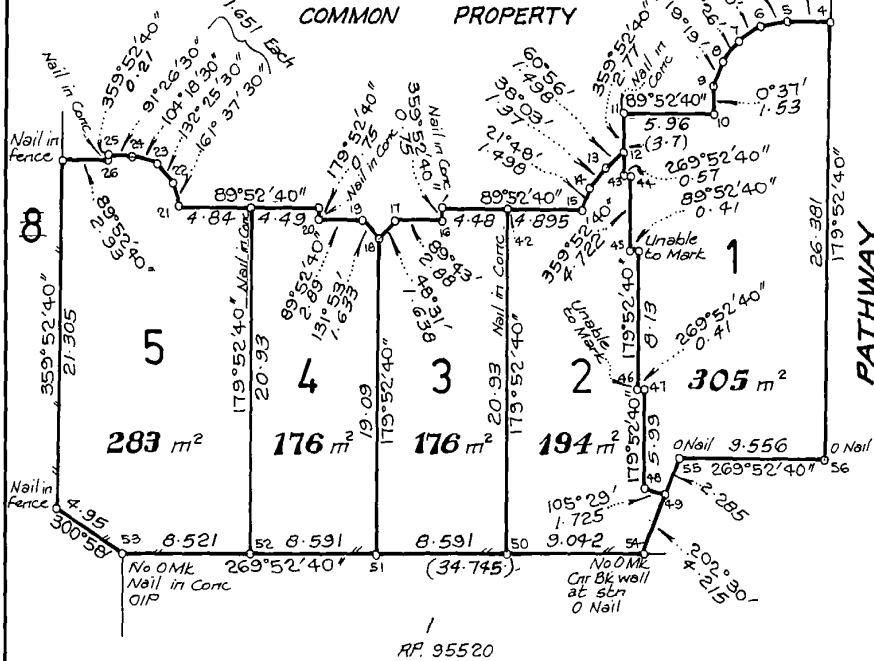
GROUP TITLES PLAN NO. 101482

REFERENCE MARKS

STN	TO	BEARING	DIST	RMKS
42	Nail in D'way	359°52'40"	2.9	
45	Nail in fence Wall	89°52'40"	0.25	
46	"	"	"	
53	OIP	282°22'	1.535	
54	O Nail	22°30'	0.5	27. RP 869370
55	"	"	"	
56	"	"	"	

Amendments made to LOT 8
in accordance with Group T-4165
Plan of Resubdivision No. 105 035
this
21 NOV 1996

Nail placed in brick wall at Stations
4-10, 13-15, 22-25, 49
Brass Plug placed in brick wall at Stations
16-21
Peg placed at Stations 43, 44, 45, 47,
48, 50-52



SCALE: 1:300

SIGNATURE OF REGISTERED PROPRIETOR



Lawrence Noakes
DIRECTOR
Jaqueline X Noakes
SECRETARY



Jaqueline Noakes
SECRETARY
Lawrence Noakes
DIRECTOR

R. H. H. H.

COUNCIL OF THE SHIRE OF MAROOCHY

Shire Clerk
Town

Initial

SMT

Initial

Ut

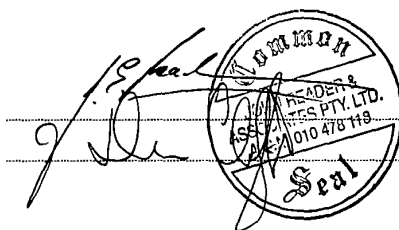
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel MERIDIAN GARDENS

Sheet No 3 of 8 Sheets

GROUP TITLES PLAN NO. 101482

(ACN 010 478 118)
WE, JOHN READER & ASSOCIATES PTY LTD, LICENSED SURVEYORS OF MOOLOOLABA
hereby certify that *I/the Company have surveyed the land comprised in this plan
(*either personally or by Wayne Edward Keyworth - Licensed Surveyor
for whose work *I/the Company accept responsibility), that the plan is accurate, that the
said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors
Regulation 1992 and that the said survey was completed on 22nd September, 1994



Licensed Surveyor/
Director

Director

Date 22nd September, 1994

* Delete whichever is inapplicable.

[Handwritten Signature]

Shire Clerk
~~Town~~

COUNCIL OF THE SHIRE OF MAROOCHY

Initial

SMt

Initial

Ut

Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

Name of Parcel: MERIDIAN GARDENS

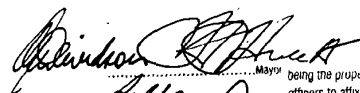
Regulation 8(1)
Sheet No. 4 of 8 Sheets

GROUP TITLES PLAN NO. 101482

CERTIFICATE OF LOCAL AUTHORITY

*Council of the Shire of Maroochy hereby certifies that the proposed
subdivision of the parcel as illustrated in the abovementioned plan, has been approved by the
*Council of the Shire of Maroochy and that all requirements of
the Local Government Acts 1936 — 19 as modified by the Building Units and Group Titles
Act 1980 have been complied with in regard to the subdivision.

DATED this 3rd day of November, 1994


.....Mayor being the proper
.....officers to affix
.....Chief Executive Officer such seal

Council of the Shire of Maroochy

*Insert name of local authority

Initial

SMT

Initial

Ut

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 7)

Name of Parcel: MERIDIAN GARDENS

Regulation 8(1)
Sheet No. 5 of 8 Sheets

GROUP TITLES PLAN NO. 101482


I, JEFFREY GRAHAM SOUTHWELL, of 77 THE ESPLANADE, MOOLOOLABA


a valuer registered under the provisions of the Valuers Registration Act 1965 do hereby certify that set forth in the following schedule is my opinion as to the unimproved value, and the lot entitlement, of each lot contained in the group titles plan to which this certificate is annexed.

SCHEDULE

LOT	UNIMPROVED VALUE	LOT ENTITLEMENT
1	\$27,000	1
2	\$27,000	1
3	\$27,000	1
4	\$27,000	1
5	\$27,000	1
6	\$27,000	1
7	\$27,000	1
8	\$432,000	16
9	27 000	1
10	27 000	1
11	27 000	1
12	27 000	1
13	27 000	1
14	27 000	1
15	27 000	1
16	27 000	1
17	27 000	1
18	27 000	1
19	27 000	1
20	27 000	1
21	27 000	1
22	27 000	1
AGGREGATE	\$567,000 \$621,000	21 23

DATED this 23RD day of SEPTEMBER, 1994


REGISTERED VALUER
1141


COUNCIL OF THE SHIRE OF MAROOCHY

Shire Clerk
Tanya

Initial
SMT
Initial
UT

Initial
SMT
Initial
CT

FORM 18 Version 1

Land Title Act 1994

GENERAL CONSENT

Queensland Land Registry

82/15/94/578

1. Description of Lot	County	Parish	Title Reference
Lot 2 on RP 869370	Canning	Mooloolah	5004235 3667/150 need TO ISSUE

2. Instrument being consented to

Instrument type

Group Titles Plan

Dated

Name of Parties

JAXAN PTY LTD A.C.N. 053 936 575
(Registered Proprietors)

3. Instrument under which consent required

Dealing Type

Mortgage

Dealing No

~~L7626544~~ 700429344

4. Execution by Consenting Party

I, **MICHAEL HENDERSON GRIFFIN** as duly constituted Attorney for **SUNCORP FINANCE LIMITED** being the person whose consent is required under the instrument in item 3 consent to the registration of the instrument in item 2.

CONSENTING PARTY'S SIGNATURE

SUNCORP FINANCE LIMITED]
 A.C.N. 009 705 417 by it's]
 duly constituted attorney]
MICHAEL HENDERSON GRIFFIN]
 Manager Commercial Loans]
 under Power of Attorney]
 number L604955T]
 in the presence of:]



Witnessing Officer

Execution Date

JULIE ANNE ROBERT signature

23 NOV 1994

full name

JUSTICE OF THE PEACE occupation/office

Initial

SMT


Initial

Ut

Job ID 51328389
251497



[Review responses online](#) ↗



Received 5 of 5 responses
All responses received

Unit 1 38 Mill Rd, Buderim QLD 4556

Job dates
02/10/2025 → 02/10/2025

These plans expire on
30 Oct 2025

Lodged by
Samuel Ferguson

Authority	Status	Page
✉ BYDA Confirmation		2
🏢 Energex QLD	Received	4
🏢 NBN Co Qld	Received	43
🏢 Sunshine Coast Regional Council	Received	54
🏢 Telstra QLD South East	Received	58
🏢 Unitywater North	Received	67

Initial
SMT
Initial
UT



BYDA

Sequence: 262031317
Date: 02/10/2025

Scale: 1:896
Tile No: **OVERVIEW**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



BYDA

Sequence: 262031317
Date: 02/10/2025

Scale: 1:500
Tile No: 1



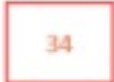




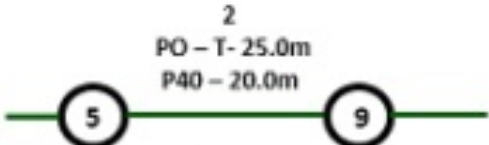






LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

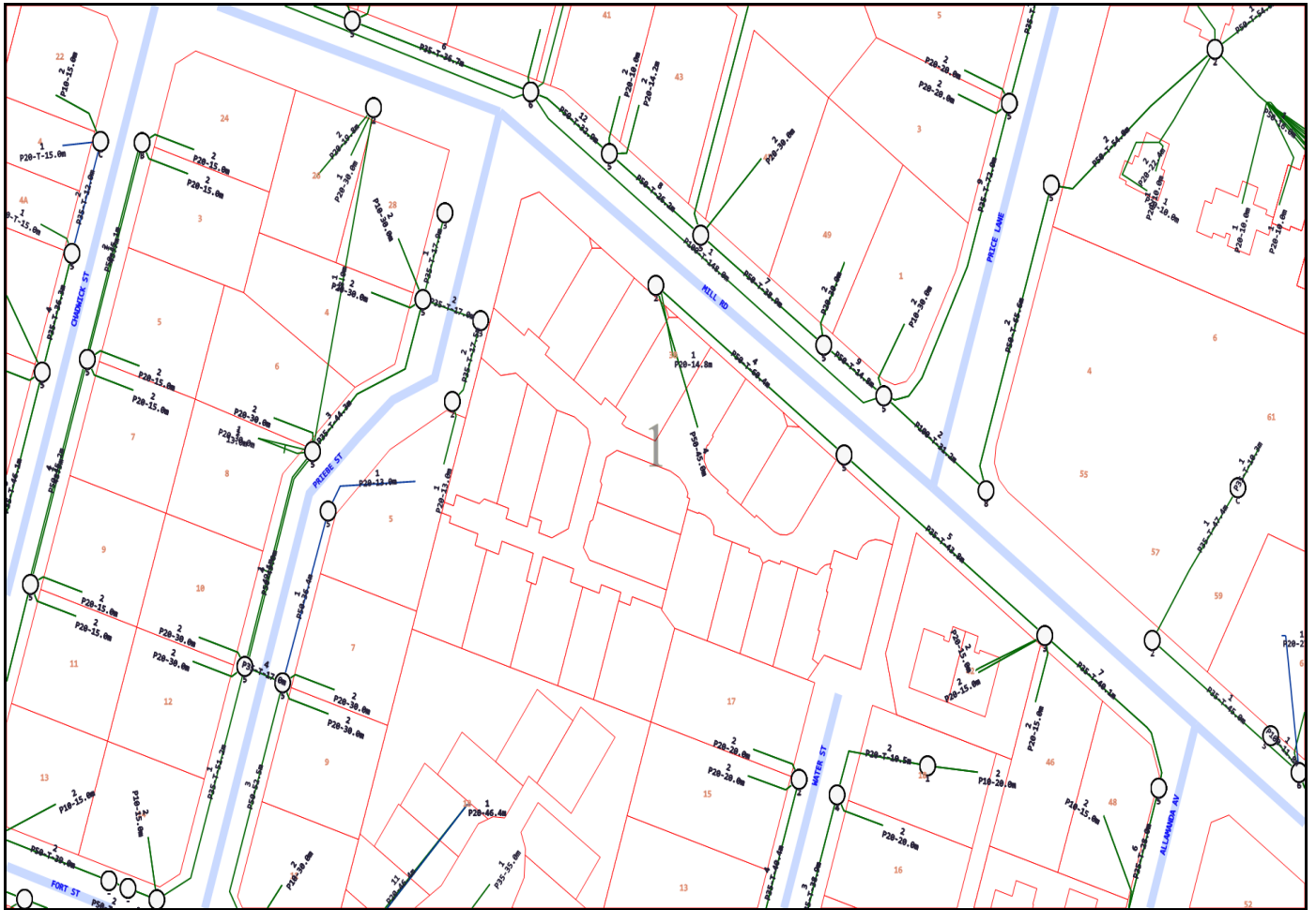
AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

	<div data-bbox="1114 353 1455 488">  </div> <div data-bbox="667 421 890 474"> <h1>LEGEND</h1> </div>
<div data-bbox="320 555 434 636">  </div>	<p>Parcel and the location</p>
<div data-bbox="331 667 405 725">  </div>	<p>Pit with size "5"</p>
<div data-bbox="331 757 405 815">  </div>	<p>Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.</p>
<div data-bbox="284 855 456 913">  </div>	<p>Manhole</p>
<div data-bbox="309 949 427 1034">  </div>	<p>Pillar</p>
<div data-bbox="121 1079 612 1223">  </div>	<p>Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.</p>
<div data-bbox="121 1240 612 1348">  </div>	<p>2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.</p>
<div data-bbox="121 1406 612 1473">  </div>	<p>Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.</p>
<div data-bbox="121 1518 612 1585">  </div>	<p>Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.</p>
<div data-bbox="121 1630 612 1697">  </div>	<p>Trench containing any INSERVICE/CONSTRUCTED (Power) cables.</p>
<div data-bbox="197 1765 472 1823">  </div>	<p>Road and the street name "Broadway ST"</p>
<div data-bbox="328 1899 414 1935"> <p>Scale</p> </div>	<div data-bbox="651 1899 1251 2011">  </div>

Initial
SMT
Initial
UT



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Initial
SMT
Initial
UT



Plans generated by SmarterWX™
Automate

02/10/25 (valid for 30 days)

In an emergency contact Sunshine
Coast Council on (07) 5475 7272



Job # 51328389

Seq # 262031314

Legend

Stormwater End Structure

Stormwater Pit

CatchPit

FieldInlet

Manhole

Stormwater Culvert

Box Culvert

Stormwater Open Drain

Stormwater Pipe

Box

Pipe

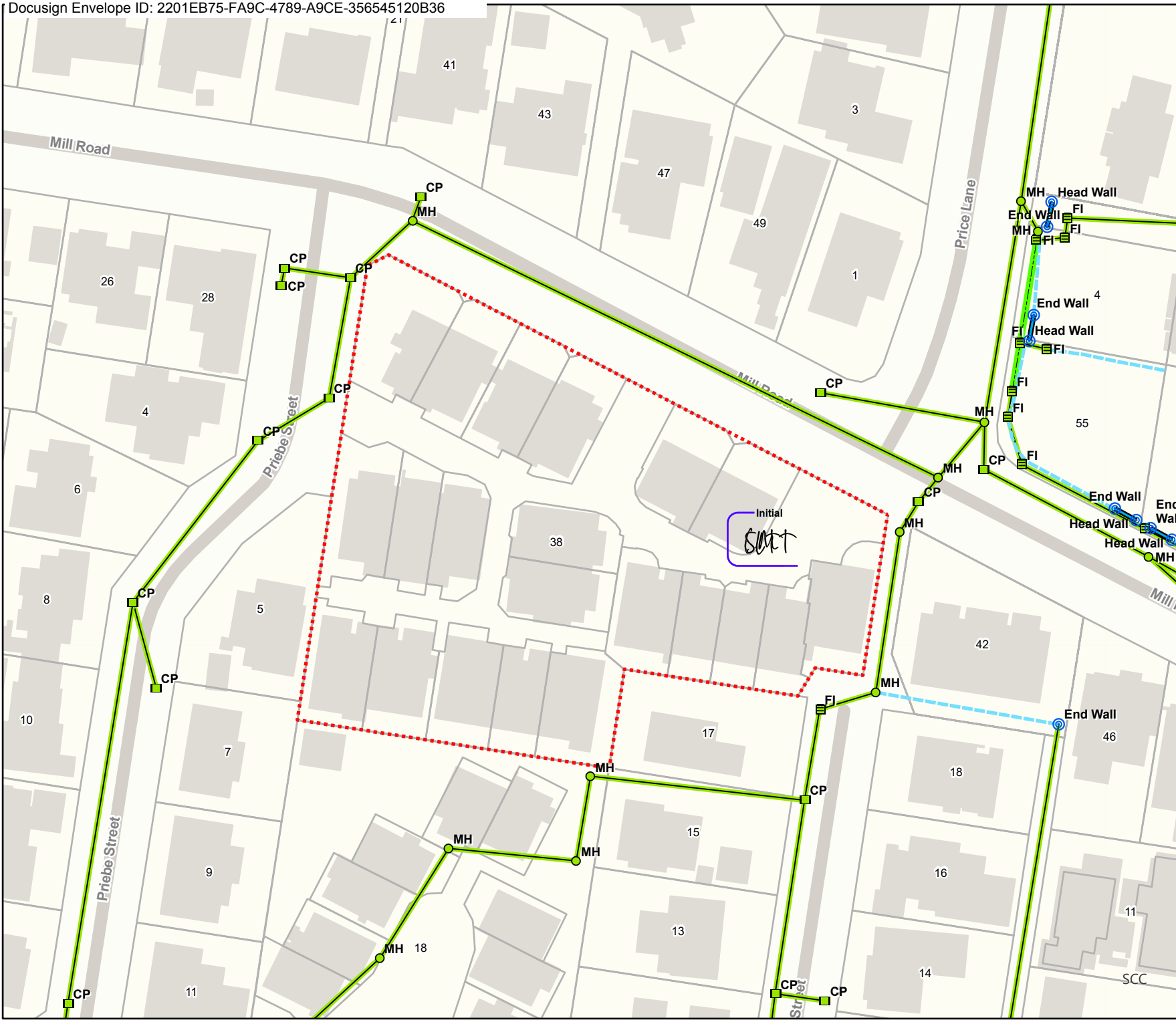
Scale 1:1,000

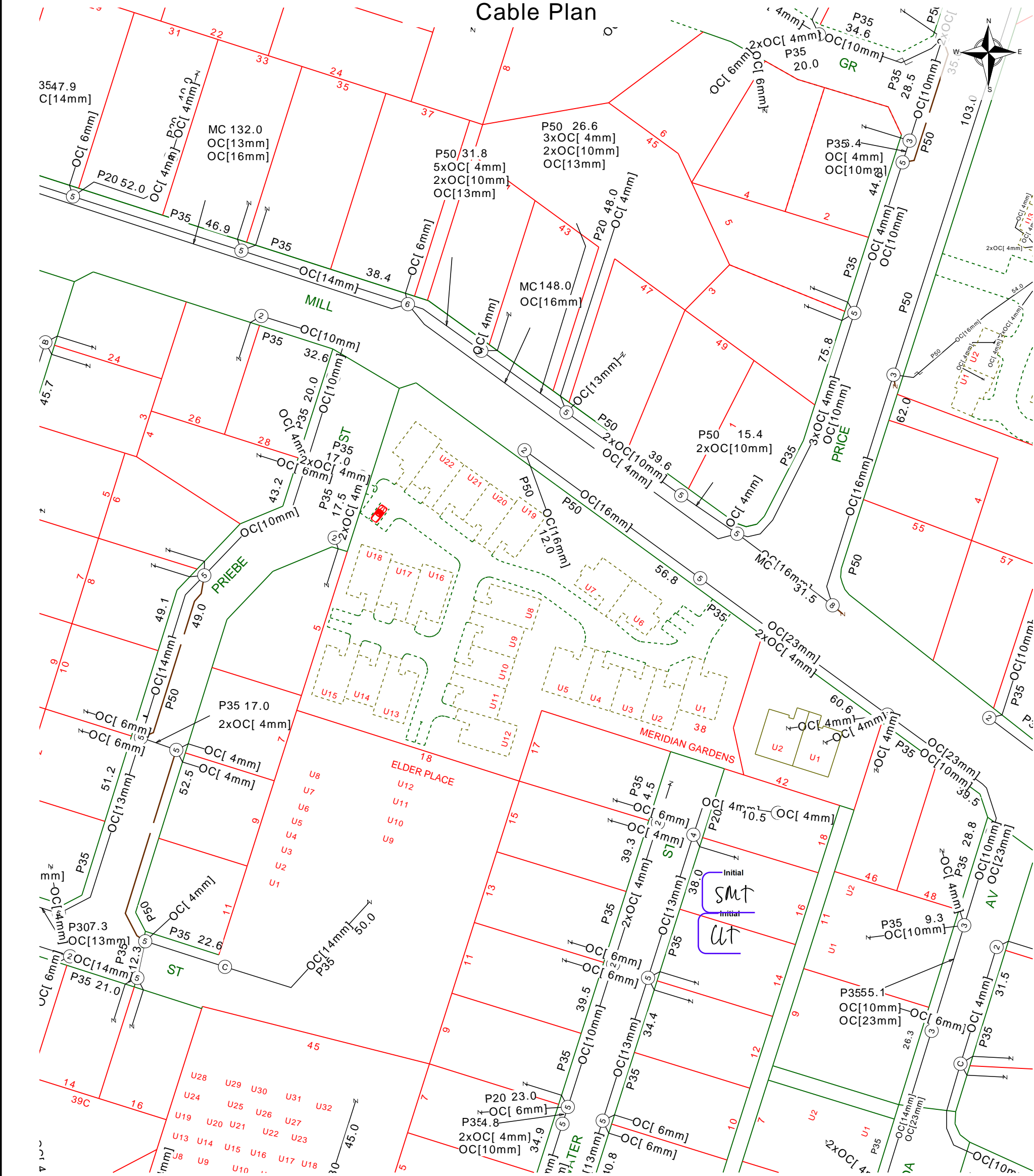
Disclaimer

While every care is taken to ensure the accuracy of this product, neither the Sunshine Coast Regional Council nor the State of Queensland makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason.

Crown & Council Copyright Reserved.

Provided by Sunshine Coast Council





Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 02/10/2025 13:39:09

Sequence Number: 262031318


Please read Duty of Care prior to any excavating

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.
See the Steps- Telstra Duty of Care that was provided in the email response.

Mains Cable Plan



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 262031318
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 02/10/2025 13:39:10		Please read Duty of Care prior to any excavating

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Page 2 of 2

UNITYWATER BYDA MAP

Sequence Number: 262031316

Job Number: 51328389

Printed On: 2/10/2025

Emergency Situations

Call Unitywater:

1300 086 489

This information on this plan is valid
for 30 days from "Printed On" date.

Legend

Extent of Unitywater Area

Water

PS

Water Pump Station

M

Water Service

*

Water Valve

Water Pipe (Abandoned)

●

Water Hydrant

F

Water Fitting

Water Main

Trunk Main

Reticulation Main

Sewer

PS

Sewer Pump Station

●

Sewer Maintenance Hole

*

Sewer Valve

F

Sewer Fitting

Sewer Gravity Main

Trunk Main

Reticulation Main

Overflow Main

Sewer Pipe (Abandoned)

Sewer Pressure Main

Pressure Sewer

Rising Main

Vacuum Main

Pressure Sewer Service

Sewer Service

Recycled Water

PS

Recycled Water Pump Station

*

Recycled Water Valve

●

Recycled Water Hydrant

F

Recycled Water Fitting

Recycled Water Pipe (Abandoned)

Recycled Water Main

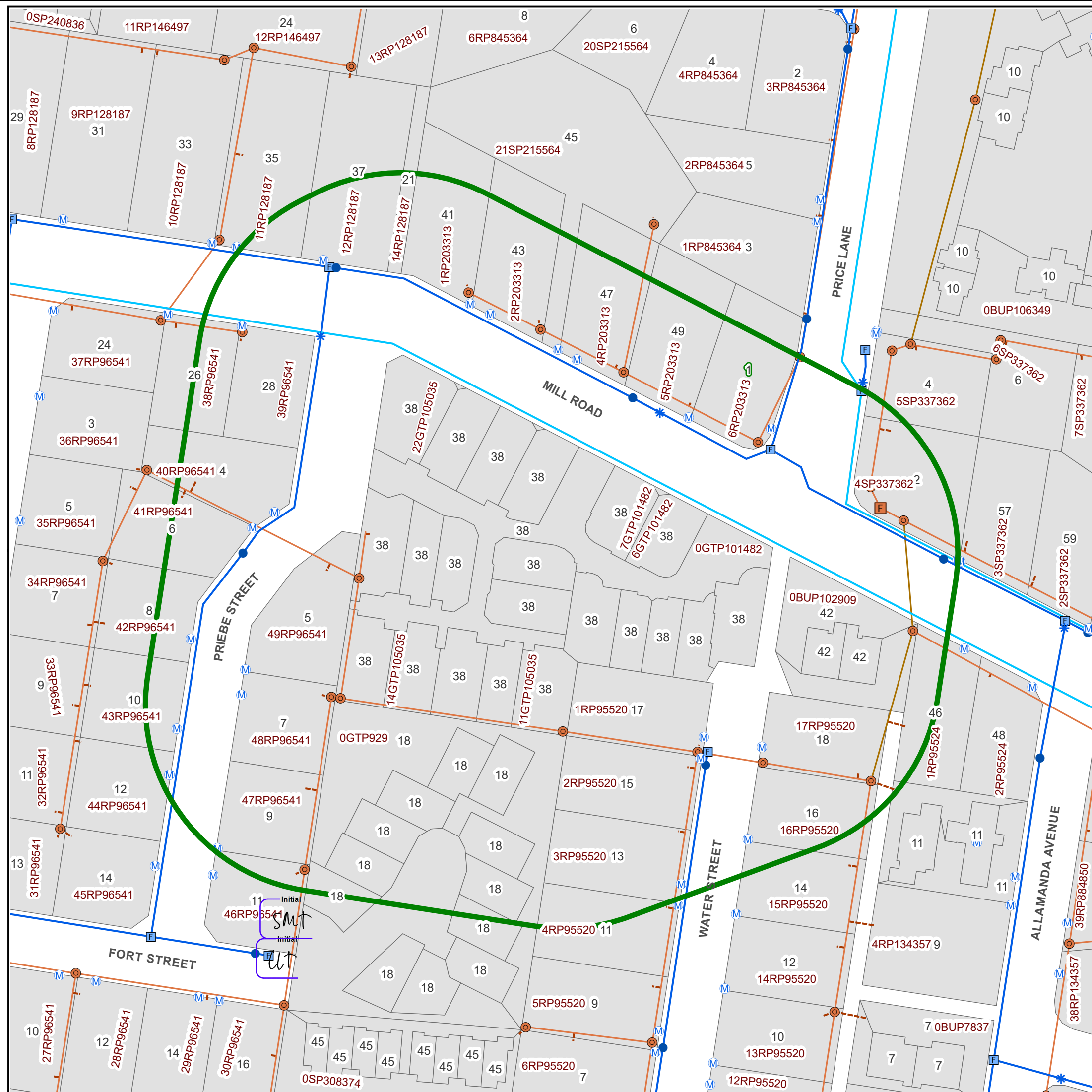
Map Tile: 1
Scale: 1:1000
(If printed at 100%
on A3 size paper)



Before You Dig Australia
PO Box 953
Caboolture QLD 4510

Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

Disclaimer These Maps are supplied under the following conditions:- Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness, currency or accuracy of the map details or the degree of compliance with any standards in this matter. As per the Important Information included in the response to your enquiry, you agree that these Maps are indicative only and will not be relied upon by you for any purpose. Persons making decisions with financial or legal implications must not rely upon the map details shown on this plan for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility and liability for any loss or damage suffered as a result of placing reliance upon this information. You also acknowledge that these Maps are the intellectual property of Unitywater and may not be reproduced or sold on without the written consent of Unitywater.



The following report has been automatically generated to provide an indication (only) of development related information applying to the site.

For more information and to determine if the mapping overlays are applicable, refer to the Sunshine Coast Planning Scheme 2014. This report is not intended to replace the requirement to carry out a detailed assessment of Council and State controls. You are advised to seek your own professional advice on town planning laws and other controls that may impact on the existing or intended use of the subject site.

If you are undertaking development or building certification, it is recommended that Council **property searches** are sought. These may include (but not limited to) **building information searches, planning and development certificates and flood information searches.**

New Sunshine Coast Planning Scheme Project: *In partnership with our community, council is preparing a new planning scheme that will replace the current Sunshine Coast Planning Scheme 2014. Up-to-date information on the status of the New Planning Scheme Project is available on [Council's website](#), where you can also register to receive project updates and be notified of future community engagement activities.*

Site Information		Change location
Property Address	1/38 Mill Rd BUDERIM QLD 4556	
Lot Plan	1GTP101482	
Land Area	305 SQ METRES	
More Information	View in MyMaps. View in Development.i. View in State Assessment Referral Agency (SARA) DA mapping (External Site). View in State Planning Policy Interactive Mapping System (External Site). View in Google Street View (External Site).	



Initial
SMT

Initial
Ut

Contour Map



Water & Sewer Infrastructure Map

The following information has been provided and maintained by [Unitywater](#). Please contact Unitywater directly for any errors or omissions. Limited layers have been displayed for the purpose of this report. Go to [Unitywater's Web Mapping Application](#) for more information. Usage in agreement with © Unitywater 2017 terms and conditions.



- | | | |
|---------------------|---------------------|-------------------------|
| --- Pressure Sewer | --- Overflow Main | ● Vacuum Collection Pit |
| --- Rising Main | --- Siphon Main | — Raw Water Main |
| — Vacuum Main | ● Flume Pit | Ⓜ Network Meter |
| — Trunk Main | ● Maintenance Shaft | ● Bulk Supply Point |
| — Reticulation Main | ● Maintenance Hole | ● Hydrant |

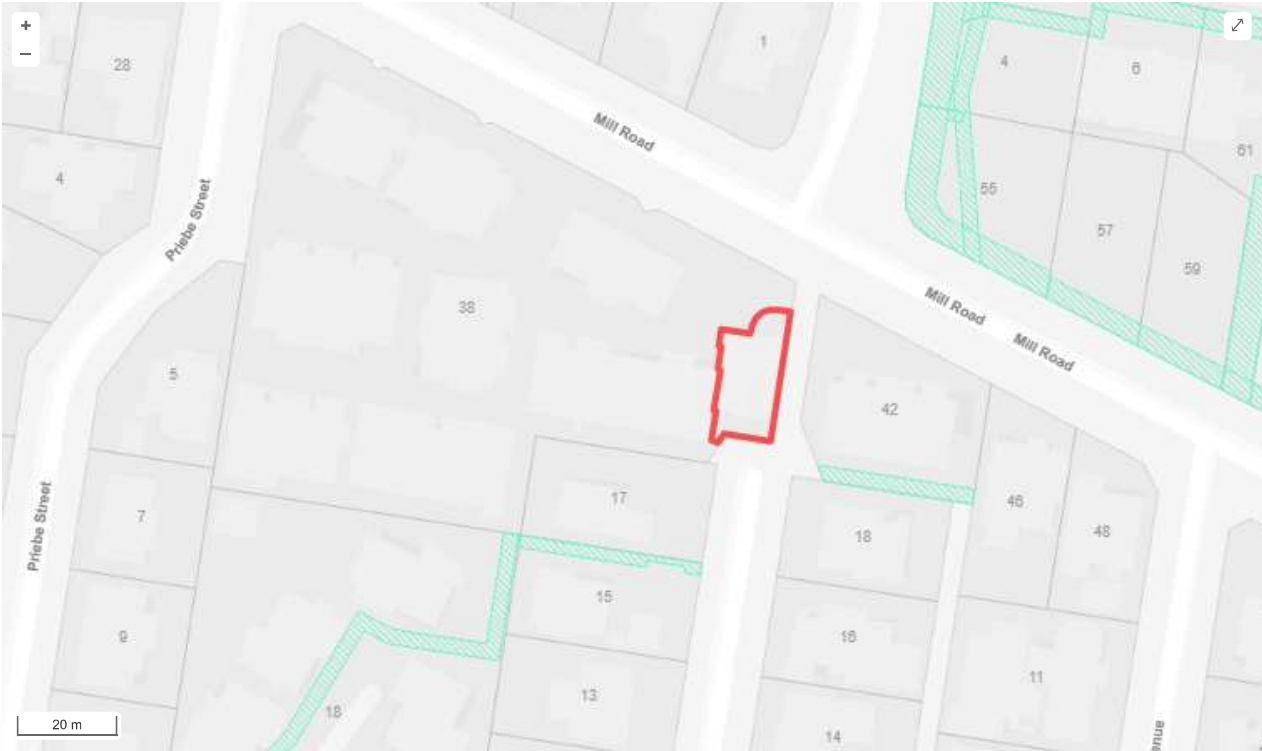
Initial
SMT
Initial
Ut

Stormwater Network



Initial
SMT
Initial
Ut

Easements and Covenants Map



- | | | |
|---------------------|----------------------------------|---------------------|
| Acoustic | Protective Mechanism | Other Covenant Type |
| Geotechnical Report | Vegetation Protection | Easements |
| Agricultural Buffer | Voluntary Conservation Agreement | |

Applications Associated with Site

Development & Building applications lodged to Sunshine Coast Council since 2007 and searchable on Development.i. To check if applications or approvals exist over site prior to 2007, it is recommended that you contact council

Note: This list does not include applications lodged under the provisions of the *Economic Development Act 2012* with respect to the [Caloundra South Priority Development Area \(Aura\)](#) and [Maroochydore City Centre Priority Development Area](#). Visit the web links to get an overview of the approval process for these areas and how to get further information.

Other Approval Information

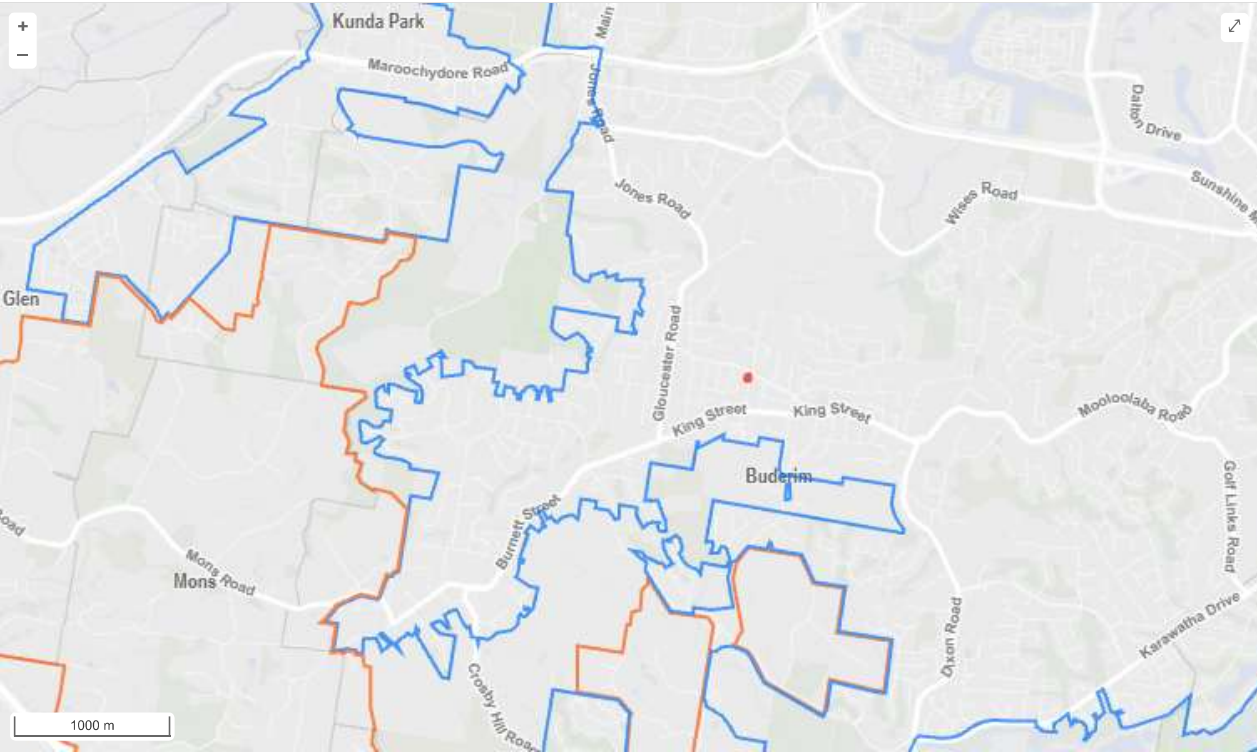
- Key residential and industrial approvals varying the effect of a Planning Scheme; or
- Master Plan details for land within Development Control Plan 1 – Kawana Waters

Initial
SMT

Initial
Ut

Sunshine Coast Planning Scheme 2014	
Growth Management Area	Land within the Urban Growth Management Boundary
Zones View Tables of Assessment View Zone Codes	Low Density Residential Zone
Zone Precincts View Tables of Assessment View Zone Codes	Precinct LDR1 (Protected Housing Area)
Local Plan Area View Tables of Assessment View Local Plan Codes	Buderim Local Plan Area
Land Subject to Airport Environs Overlay View Tables of Assessment View Overlay Code	Runway Separation Distances Obstacle Limitation Surface (OLS)
Height of Buildings and Structures Overlay View Tables of Assessment View Overlay Code	8.5 metres
Land Subject to Landslide Hazard and Steep Land Overlay View Tables of Assessment View Overlay Code	High Hazard Area
Local Government Infrastructure Plan View Local Government Infrastructure Plan View Local Government Infrastructure Plan (LGIP) Maps	Priority Infrastructure Area
Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades	

Growth Management Area



 Urban Growth Management Boundary Rural Residential Growth Management Boundary

Initial
SMT
Initial
Ut

Zones

[View Tables of Assessment](#)
[View Zone Codes](#)



<div></div> Low Density Residential Zone	<div></div> Sport and Recreation Zone	<div></div> Community Facilities Zone
<div></div> Medium Density Residential Zone	<div></div> Open Space Zone	<div></div> Emerging Community Zone
<div></div> High Density Residential Zone	<div></div> Environmental Management and Conservation Zone	<div></div> Limited Development (Landscape Residential) Zone
<div></div> Tourist Accommodation Zone	<div></div> Low Impact Industry Zone	<div></div> Rural Zone
<div></div> Principal Centre Zone	<div></div> Medium Impact Industry Zone	<div></div> Rural Residential Zone
<div></div> Major Centre Zone	<div></div> High Impact Industry Zone	<div></div> Specialised Centre Zone
<div></div> District Centre Zone	<div></div> Waterfront and Marine Industry Zone	<div></div> Tourism Zone
<div></div> Local Centre Zone		

Initial
SMT

Initial
Ut

Zone Precincts

[View Tables of Assessment](#)

[View Zone Codes](#)

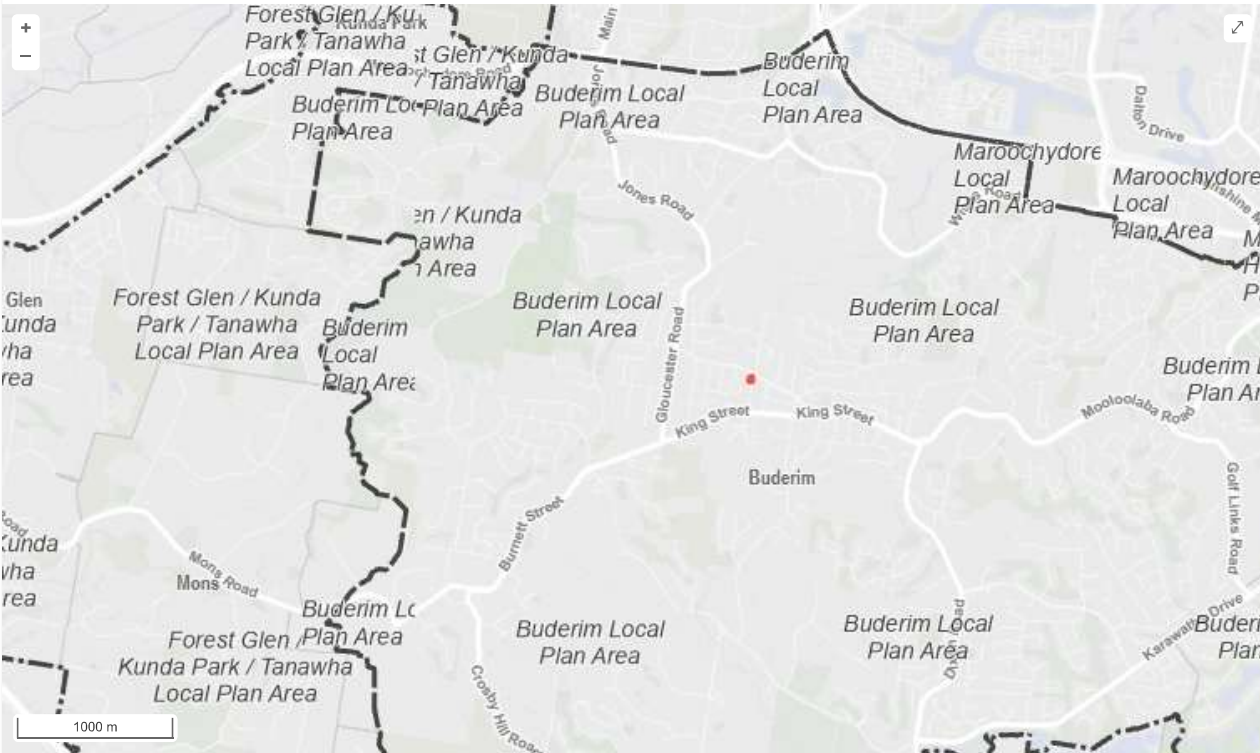



 Precinct LDR1 (Protected Housing Area)

Local Plan Area

[View Tables of Assessment](#)

[View Local Plan Codes](#)



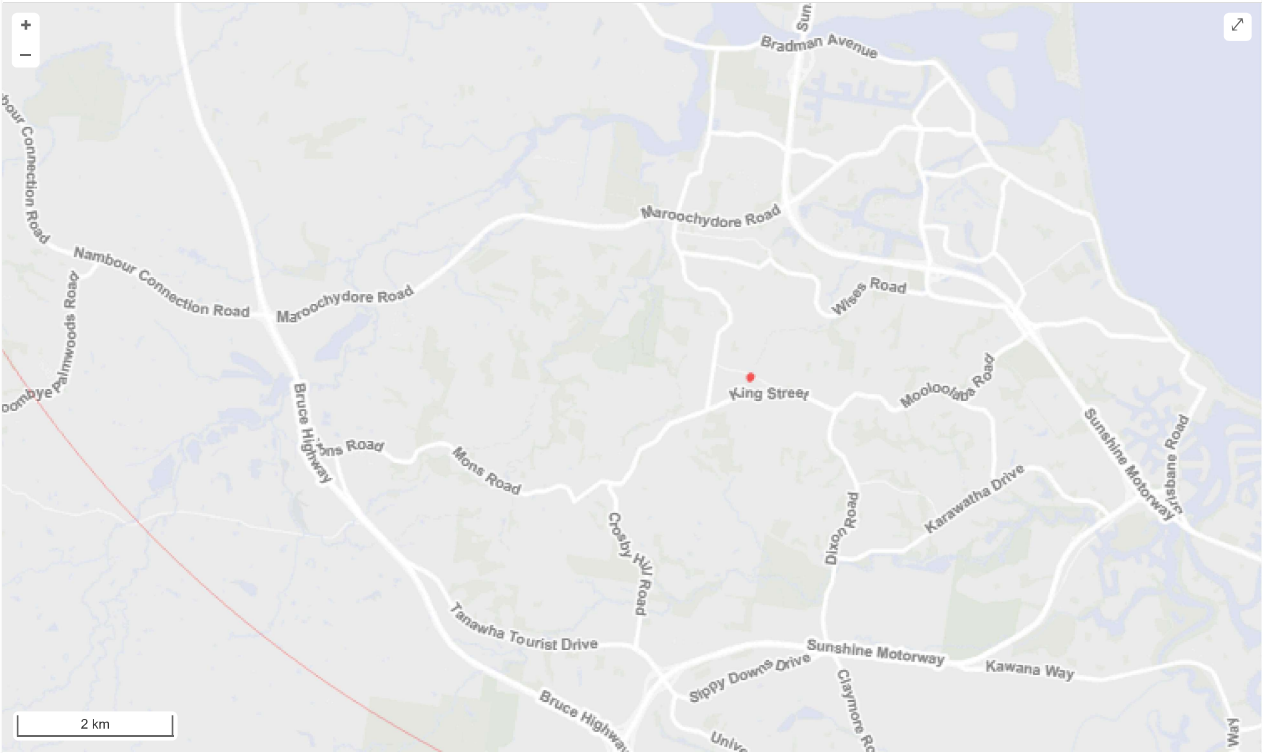
 Local Plan Area Boundary

Initial
SMT
Initial
Ut


Land Subject to Airport Environs Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)




Public Safety Area


 Public Safety Area


Runway Separation Distances

Runway Separation Distances


On Airport Aviation Facilities


 Distance Measuring Equipment (DME) & CVOR


 Non-directional Beacon (NDB)


 Very High Frequency (VHF)

Aviation Facility Sensitive Area


 NDB 500m Radius Buffer

 CVOR 1000m Radius Buffer


 DME 1500m Radius Buffer


 VHF 600m Radius Buffer


Obstacle Limitation Surface (OLS)


 Obstacle Limitation Surface (OLS)


Australian Noise Exposure Forecast (ANEF) Level

 35+

 30-35

 25-30

 20-25

 0-20

Initial
SMT
Initial
UT

Height of Buildings and Structures Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)

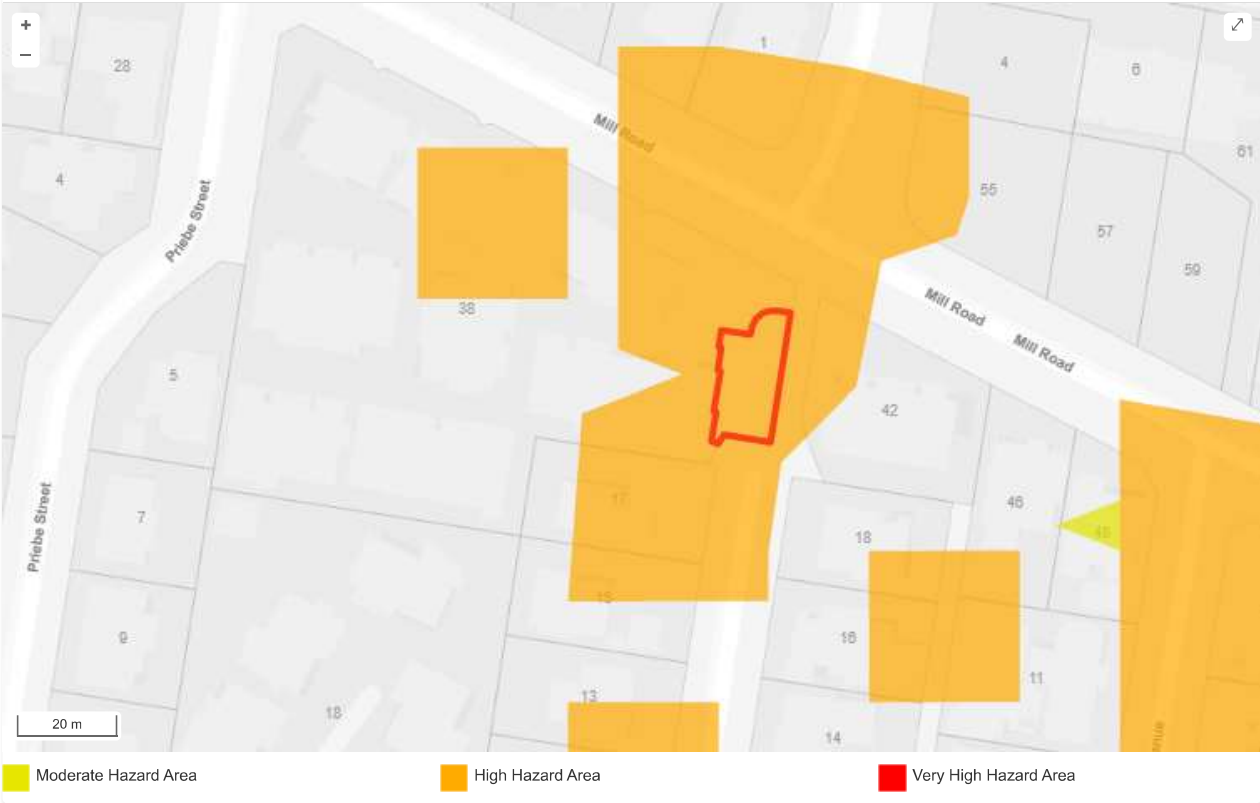


Initial
SMT
Initial
UT

Land Subject to Landslide Hazard and Steep Land Overlay

[View Tables of Assessment](#)

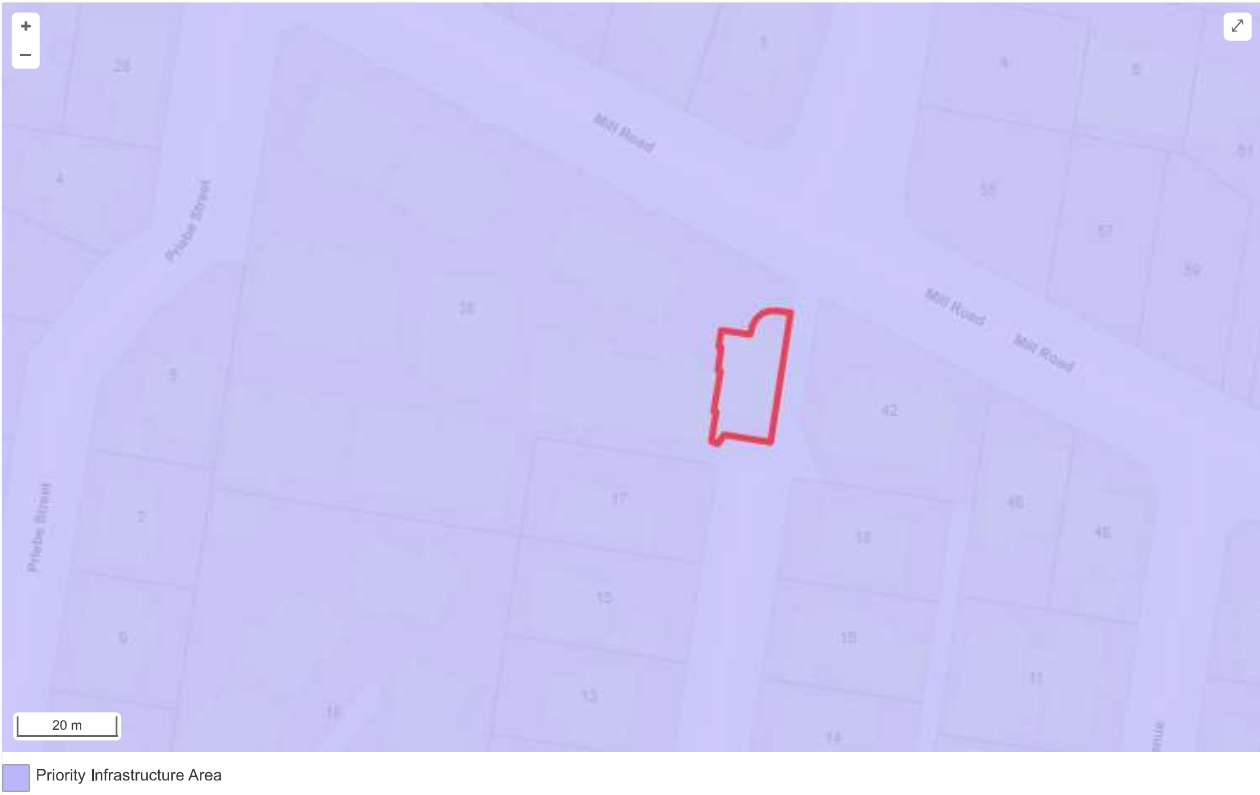
[View Overlay Code](#)



Local Government Infrastructure Plan

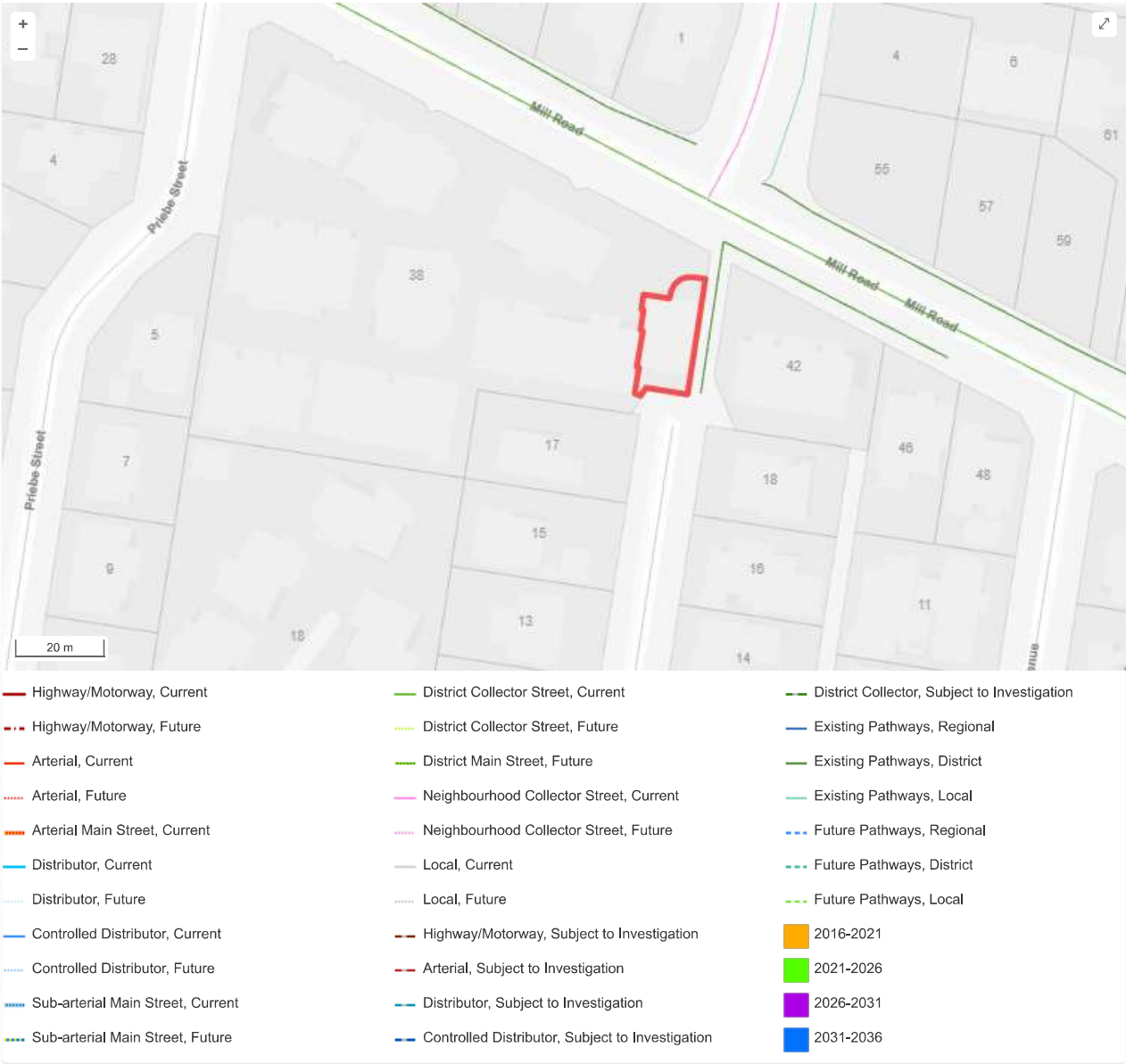
[View Local Government Infrastructure Plan](#)

[View Local Government Infrastructure Plan \(LGIP\) Maps](#)



Initial
SMT
Initial
Ut

Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades



Initial
SMT
Initial
Ut

Additional Site Information	
Electoral Division	DIVISION 7 Ted Hungerford
State Assessment Referral Agency (SARA) DA Mapping	<p>This map relates to assessment and referral triggers under the Sustainable Planning Regulation 2009. Limited Layers have been displayed for the purpose of this report. Go to SARA DA Mapping.</p> <p>Note: Development and/or clearing of vegetation in Koala Habitat areas may be prohibited and penalties may apply. Visit Koala Maps for more information.</p>

State Assessment Referral Agency (SARA) DA Mapping



Initial
SMT
Initial
UT

Flood Hazard Area for Building Regulation Purposes

This map contains the Flood Hazard Area for Building Regulation Purposes and differs from the Sunshine Coast Council 2014, Flood Hazard Overlay. This map and associated table should be used by industry professionals required to comply with *Queensland Development Code: MP3.5 Construction of Buildings in Flood Hazard Areas*.

The Map is based on the Defined Flood Event, but also includes additional buffer flood hazard areas. These additional buffer areas incorporate freeboard allowance, overland flow paths and street drainage.

If building works are proposed within the Flood Hazard Area for Building Regulation Purposes (including the additional buffer area), then the declared flood level, velocity and finished floor level is required to comply with MP3.5. See table below for this information.

The minimum floor level considers multiple mechanisms, including flooding, overland flow, street drainage and storm tide. It is possible that one mechanism, such as street drainage, generates the Defined Flood Level, while another mechanism, such as flooding generates the minimum floor level, due to the greater freeboard associated for flooding.

For complex situations where the flood search is unable to be automated, application for a customised [Flood Information Search \(self-assessable\)](#) will need to be requested from council.

For more information please refer to Council's Website: [Flood information relevant to building works \(sunshinecoast.qld.gov.au\)](#)



Flood Hazard Area for Building Regulation Purposes - Minimum Floor Level

This lot is within the Flood Hazard Area, however determination of a floor level is not yet able to be automated. To receive a minimum floor level, please apply for a Flood Information Search.

Initial
SMT
Initial
Ut

Flood Mapping and Information 2023

The map considers flood events of lesser and greater magnitude than the defined flood event and flood behaviour information such as depth, velocity and hazard.

The flood risk mapping has been prepared in a manner consistent with State Planning Policy (July 2017) and Integrating state interests in a planning scheme – Guidance for local governments (May 2021).

Risk rating definitions

High risk - these areas present a high and unacceptable flood risk to life and property.

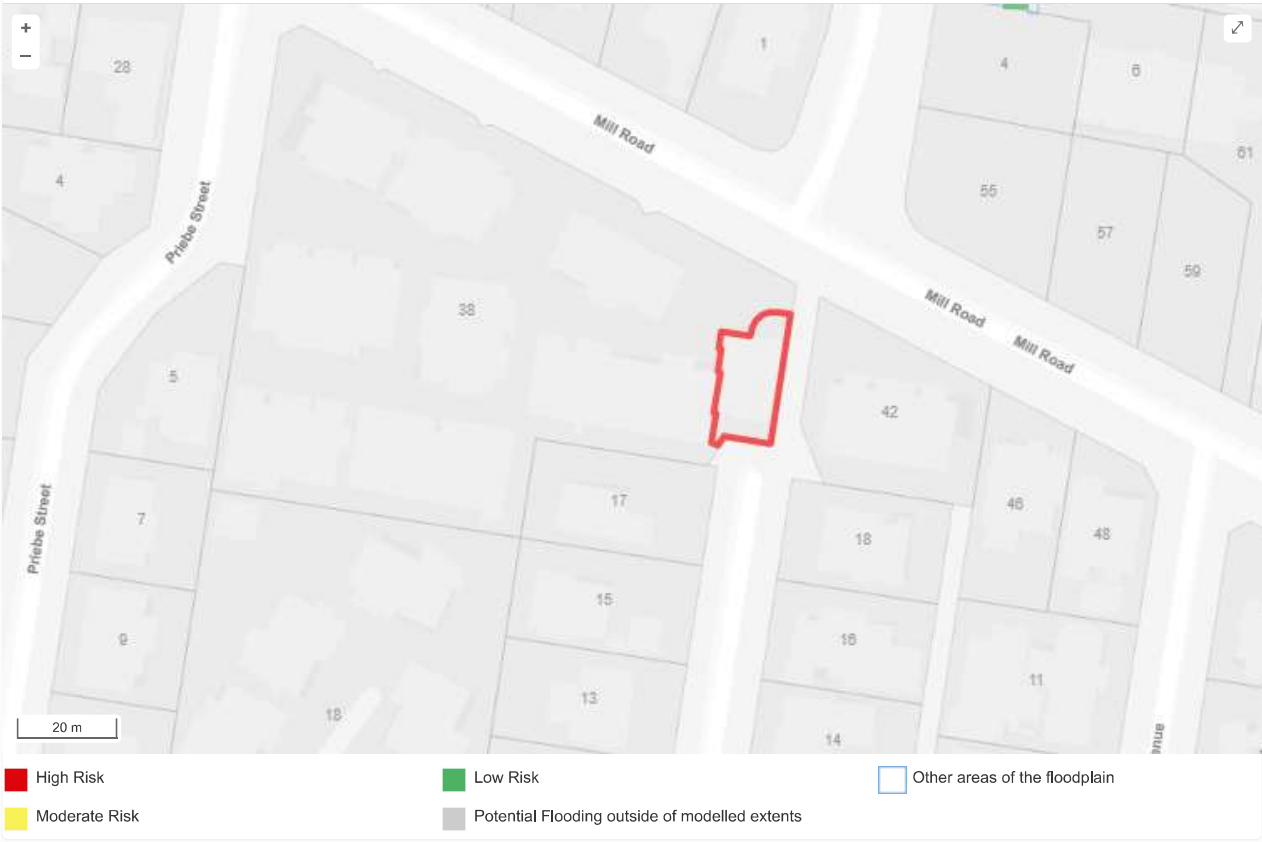
Moderate risk - flood risk does not meet contemporary standards. However, it is expected that the urban renewal of coastal lots, over time, will deliver an acceptable risk outcome.

Low risk - flood risk is low and meets contemporary community standards. If it becomes possible to reduce this risk at either an individual or community level, it is recommended that the opportunity to do so is given consideration.

Recent development area - flood risk is not mapped as the area has recently been developed. This is likely to have changed the flood risk. Site specific flood studies for the development may be available on Development.i.

Other areas of the floodplain - these areas present a very low risk to life and property.

How Flood Risk is calculated: [Sunshine Coast Council Flood Risk Assessment Methodology](#)



Initial
SMT
Initial
Ut

QUEENSLAND TITLES REGISTRY PTY LTD AUTOMATED TITLES SYSTEM ENE470
 22/09/2025 09:52 COMMUNITY TITLES SCHEME SEARCH STATEMENT
 Request No: 53441855

Scheme Name: MERIDIAN GARDENS COMMUNITY TITLES SCHEME 23477

Body Corp. Addr: KING & BURNS PTY LTD
 PO BOX 467
 BUDERIM QLD
 4556

COMMUNITY MANAGEMENT STATEMENT No: 23477

Title	Lot	Plan
50044639	CP	GTP 101482
50044640	1	GTP 101482
50044641	2	GTP 101482
50044642	3	GTP 101482
50044643	4	GTP 101482
50044644	5	GTP 101482
50044645	6	GTP 101482
50044646	7	GTP 101482
50149561	9	GRP 105035
50149562	10	GRP 105035
50149563	11	GRP 105035
50149564	12	GRP 105035
50149565	13	GRP 105035
50149566	14	GRP 105035
50149567	15	GRP 105035
50149568	16	GRP 105035
50149569	17	GRP 105035
50149570	18	GRP 105035
50149571	19	GRP 105035
50149572	20	GRP 105035
50149573	21	GRP 105035
50149574	22	GRP 105035

COMMUNITY MANAGEMENT STATEMENT Dealing No: 703416664

** End of CMS Search Statement **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
 Requested By: D-ENQ INFOTRACK PTY LIMITED

Initial
 Smt
 Initial
 Ut

BCCM

Form 33

Department of Justice

Body corporate certificate

Body Corporate and Community Management Act 1997, section 205(4)

This form is effective from 1 August 2025

For the sale of a lot included in a community titles scheme under the Body Corporate and Community Management Act 1997 (other than a lot to which the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 applies).

WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.

You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

This certificate contains important information about the lot and community titles scheme named in the certificate, including:

- becoming an owner and contacting the body corporate
- details of the property and community titles scheme
- by-laws and exclusive use areas
- lot entitlements and financial information
- owner contributions and amounts owing
- common property and assets
- insurance
- contracts and authorisations

This certificate does not include information about:

- physical defects in the common property or buildings in the scheme;
- body corporate expenses and liabilities for which the body corporate has not fixed contributions;
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings; or
- the lawful use of lots, including whether a lot can be used for short-term letting.

Search applicable planning laws, instruments and documents to find out what your lot can be used for. If you are considering short-term letting your lot, contact your solicitor, the relevant local government or other planning authority to find out about any approvals you will need or if there are any restrictions on short-term letting. It is possible that lots in the community titles scheme are being used now or could in future be used lawfully or unlawfully for short-term or transient accommodation.

The community management statement

Each community titles scheme has a community management statement (CMS) recorded with Titles Queensland, which contains important information about the rights and obligations of the owners of lots in the scheme. The seller must provide you with a copy of the CMS for the scheme before you sign a contract.

Initial
SMT
Initial
UT

The Office of the Commissioner for Body Corporate and Community Management

The Office of the Commissioner for Body Corporate and Community Management provides an information and education service and a dispute resolution service for those who live, invest or work in community titles schemes. Visit www.qld.gov.au/bodycorporate.

You can ask for a search of adjudicators orders to find out if there are any past or current dispute applications lodged for the community titles scheme for the lot you are considering buying www.qld.gov.au/searchofadjudicatorsorders.

The information in this certificate is issued on 02/10/2025

Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the BCCM Form 8 – Information for body corporate roll. Fines may apply if you do not comply.

How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

Name and number of the community titles scheme

Meridian Gardens

CTS No. **23477**

Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Jessica Randolph**

Company: **BCP Strata Pty Ltd**

Phone: **54384000**

Email: **info@bcpstrata.com.au**

Accessing records

Who is currently responsible for keeping the body corporate's records?

Body Corporate Manager

Initial

SMT

Initial

Ut

Property and community titles scheme details

Lot and plan details

Lot number: **1**

Plan type and number: **101482**

Plan of subdivision: **STANDARD FORMAT PLAN**

The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.

Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.

More information is available from www.qld.gov.au/buyingbodycorporate.

The regulation module that applies to this scheme is the:

Standard

NOTE: If the regulation module that applies to the scheme is the Specified Two-lot Schemes Module, then BCCM Form 34 should be used.

Layered arrangements of community titles schemes

A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at www.qld.gov.au/buyingbodycorporate

Is the scheme part of a layered arrangement of community titles schemes?

No

If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.

Building management statement

A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land.

Does a building management statement apply to the community titles scheme?

No

If yes, you can obtain a copy of the statement from Titles Queensland: www.titlesqld.com.au. You should seek legal advice about the rights and obligations under the building management statement before signing the contract – for example, this can include costs the body corporate must pay in relation to shared areas and services.

Initial
SMT
Initial
UT

By-laws and exclusive use areas

The body corporate may make by-laws (rules) about the use of common property and lots included in the community titles scheme. You must comply with the by-laws for the scheme. By-laws can regulate a wide range of matters, including noise, the appearance of lots, carrying out work on lots (including renovations), parking, requirements for body corporate approval to keep pets, and whether smoking is permitted on outdoor areas of lots and the common property. However, by-laws cannot regulate the type of residential use of lots that may lawfully be used for residential purposes. You should read the by-laws before signing a contract.

What by-laws apply?

The by-laws that apply to the scheme are specified in the community management statement for the scheme provided to you by the seller.

The community management statement will usually list the by-laws for the scheme. If the statement does not list any by-laws, Schedule 4 of the Body Corporate and Community Management Act 1997 will apply to the scheme.

In some older schemes, the community management statement may state that the by-laws as at 13 July 2000 apply. In these cases, a document listing the by-laws in consolidated form must be given with this certificate.

General by-laws

The community management statement includes the complete set of by-laws that apply to the scheme.

Exclusive use areas

Individual lots may be granted exclusive use of common property or a body corporate asset, for example, a courtyard, car park or storage area. The owner of a lot to whom exclusive use rights are given will usually be required to maintain the exclusive use area unless the exclusive use by-law or other allocation of common property provides otherwise.

Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?

Yes

If yes, the exclusive use by-laws or other allocations of common property for the schemes are:

given with this certificate and listed below

Date of Resolution	Lot Description	Conditions
01/08/25	ALL	SEE CMS FOR DETAILS

Initial
SMT
Initial
UT

Lot entitlements and financial information

Lot entitlements

Lot entitlements are used to determine the proportion of body corporate expenses each lot owner is responsible for. The community management statement contains two schedules of lot entitlements – a contribution schedule of lot entitlements and an interest schedule of lot entitlements, outlining the entitlements for each lot in the scheme. The contribution schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to most body corporate expenses, and the interest schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to insurance expenses in some cases. Lots may have different lot entitlements and therefore may pay different contributions to the body corporate's expenses.

You should consider the lot entitlements for the lot compared to the lot entitlements for other lots in the scheme before you sign a contract of sale.

Contribution schedule

Contribution schedule lot entitlement for the lot: **1**

Total contribution schedule lot entitlements for all lots: **21**

Interest schedule

Interest schedule lot entitlement for the lot: **1**

Total interest schedule lot entitlements for all lots: **21**

Statement of accounts

The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's administrative fund for recurrent spending and the sinking fund for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

Body corporate debts

If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE. Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

Initial

SMT

Initial

Ut

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: \$ **3,062.58**

Number of instalments: **4** (outlined below)

Discount for on-time payments (if applicable): **20** %

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/02/25 to 30/04/25	01/02/25	696.88	557.50	24/01/25
01/05/25 to 31/07/25	01/05/25	696.88	557.50	22/04/25
01/08/25 to 31/10/25	01/08/25	834.41	667.53	21/07/25
01/11/25 to 31/01/26	01/11/25	834.41	667.53	
01/02/26****30/04/26	01/02/26	765.63	612.50	
01/05/26****31/07/26	01/05/26	765.63	612.50	

Amount overdue **Nil**
Amount Unpaid including amounts billed not yet due **\$834.41**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: \$ **1,585.12**

Number of instalments: **4** (outlined below)

Discount for on-time payments (if applicable): **20** %

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/02/25 to 30/04/25	01/02/25	348.44	278.75	24/01/25
01/05/25 to 31/07/25	01/05/25	348.44	278.75	22/04/25
01/08/25 to 31/10/25	01/08/25	444.12	355.30	21/07/25
01/11/25 to 31/01/26	01/11/25	444.12	355.30	
01/02/26****30/04/26	01/02/26	396.28	317.02	
01/05/26****31/07/26	01/05/26	396.28	317.02	

Amount overdue **Nil**
Amount Unpaid including amounts billed not yet due **\$444.12**

Initial
SMT
Initial
Ut

Special contributions - Administrative Fund (IF ANY)

Date determined: (Access the body corporate records for more information).

Total amount of contributions (before any discount) Nil

Number of instalments: 0 (outlined below)

Discount for on-time payments (if applicable): 0 %

Monthly penalty for overdue contributions (if applicable): 2.50 %

Period	Due date	Amount due	Amount due if discount applied	Paid
Amount overdue				Nil
Amount Unpaid including amounts billed not yet due				Nil

Special contributions - Sinking Fund (IF ANY)

Date determined: (Access the body corporate records for more information).

Total amount of contributions (before any discount) Nil

Number of instalments: 0 (outlined below)

Discount for on-time payments (if applicable): 20 %

Monthly penalty for overdue contributions (if applicable): 2.50 %

Due date	Amount due	Amount due if discount applied	Paid
Amount overdue			Nil
Amount Unpaid including amounts billed not yet due			Nil

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
---------	------	--------	----------	--------

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$1,278.53)	Nil

(An amount in brackets indicates a credit or a payment made before the due date)

Common property and assets

When you buy a lot in a community titles scheme, you also own a share in the common property and assets for the scheme. Common property can include driveways, lifts and stairwells, and shared facilities. Assets can include gym equipment and pool furniture.

The body corporate is usually responsible for maintaining common property in a good and structurally sound condition. An owner is usually responsible for maintaining common property or assets that their lot has been allocated exclusive use of, or for maintaining improvements to common property or utility infrastructure that is only for the benefit of their lot. The body corporate may have additional maintenance responsibilities, depending on the plan of subdivision the scheme is registered under. For more information, visit www.qld.gov.au/buyingbodycorporate.

Sinking fund forecast and balance - maintenance and replacement of common property / assets

The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions.

Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.

Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 02/02/21

Current sinking fund balance (as at date of certificate): \$ 76,595.71

Improvements to common property the lot owner is responsible for

A lot owner may make improvements to the common property for the benefit of their lot if authorised by the body corporate or under an exclusive use by-law. The owner of the lot is usually responsible for maintenance of these improvements, unless the body corporate authorises an alternative maintenance arrangement or it is specified in the relevant by-law.

Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate below

Date	Description	Conditions
08/01/02	Existing pergola	As per attached letter

Initial

SMT

Initial

Ut

Body corporate assets

The body corporate must keep a register of all body corporate assets worth more than \$1,000.

The body corporate does not have any assets that it is required to record in its register

Insurance

The body corporate must insure the common property and assets for full replacement value and public risk.

The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

- under a building format plan of subdivision or volumetric format plan of subdivision - each building that contains an owner's lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision - each building on a lot that has a common wall with a building on an adjoining lot.

Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING STRATA COMMUNITY INS (OTHER)	QRSC15003296	11,625,863.00	20,645.30	14/06/26	2000
PUBLIC LIABILITY STRATA COMMUNITY INS (OTHER)	QRSC15003296	10,000,000.00		14/06/26	
OFFICE BEARERS STRATA COMMUNITY INS (OTHER)	QRSC15003296	1,000,000.00		14/06/26	
CATASTROPHE STRATA COMMUNITY INS (OTHER)	QRSC15003296	3,487,758.00		14/06/26	
LOSS OF RENT STRATA COMMUNITY INS (OTHER)	QRSC15003296	1,743,879.00		14/06/26	2000
VOLUNTARY WORKERS STRATA COMMUNITY INS (OTHER)	QRSC15003296	200K/2000		14/06/26	
FIDELITY GUARANTEE STRATA COMMUNITY INS (OTHER)	QRSC15003296	100,000.00		14/06/26	
LEGAL EXPENSES STRATA COMMUNITY INS (OTHER)	QRSC15003296	50,000.00		14/06/26	1000 + 10 %
COMMON AREA CONTENTS STRATA COMMUNITY INS (OTHER)	QRSC15003296	116,259.00		14/06/26	2000
GOVT AUDIT COSTS STRATA COMMUNITY INS (OTHER)	QRSC15003296	25,000.00		14/06/26	
OWNER FIXT. & IMPROV STRATA COMMUNITY INS (OTHER)	QRSC15003296	300,000.00		14/06/26	
WORKPLACE, H&S BREAC STRATA COMMUNITY INS (OTHER)	QRSC15003296	100,000.00		14/06/26	
FLOOD STRATA COMMUNITY INS (OTHER)	QRSC15003296	Included		14/06/26	2000
FLOATING FLOORS STRATA COMMUNITY INS (OTHER)	QRSC15003296	Included		14/06/26	2000

Initial

SMT

Initial

Ut

Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate.

Does the body corporate currently hold alternative insurance approved under an alternative insurance order?

No

Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate

Contracts and authorisations

Caretaking service contractors and letting agents – Accommodation Module, Commercial Module and Standard Module

A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.

A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.

The maximum term of a service contract or authorisation entered into by a body corporate is:

- 10 years if the Standard Module applies to the scheme; and
- 25 years if the Accommodation Module or Commercial Module applies to the scheme.

You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.

Has the body corporate engaged a caretaking services contractor for the scheme?

No

Has the body corporate authorised a letting agent for the scheme?

No

Initial
SMT
Initial
Ut

Embedded network electricity supply

Is there an arrangement to supply electricity to occupiers in the community titles scheme through an embedded network?

No

More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.

Body corporate authority

This certificate is signed and given under the authority of the body corporate.

Name/s BCP Strata Pty Ltd

Positions/s held Body Corporate Manager

Date 02/10/2025



Signature/s _____

Copies of documents given with this certificate:

- by-laws for the scheme in consolidated form (if applicable)
- details of exclusive use by-laws or other allocations of common property (if applicable)
- the most recent statement of accounts
- details of amounts payable to the body corporate for another reason (if applicable)
- details of improvements the owner is responsible for (if applicable)
- the register of assets (if applicable)
- insurance policy details

Initial
SMT
Initial
Ut

CONTRACTS REGISTER
MERIDIAN GARDENS CTS 23477

Contractor Name and Address BCP Strata Pty Ltd PO Box 153 MOOLOOLABA QLD 4557	Details of Duties Body Corporate Management	Delegated Powers	Basis of Remuneration Monthly in Arrears
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	19/04/23 3 Years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

Initial
SMT
Initial
CT

Meridian Gardens CTS 23477

30-38 Mill Road Buderim QLD 4556

BALANCE SHEET

AS AT 02 OCTOBER 2025

	ACTUAL 02/10/2025	ACTUAL 31/01/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	4,204.94	4,754.21
Sinking Fund	76,595.71	71,052.63
<u>TOTAL</u>	<u>\$ 80,800.65</u>	<u>\$ 75,806.84</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	35,461.04	44,553.42
Suncorp At Call Account	48,502.97	47,952.28
<u>TOTAL ASSETS</u>	<u>83,964.01</u>	<u>92,505.70</u>
<u>LIABILITIES</u>		
Creditors	(672.23)	810.11
Next Year Discounts	0.00	(3,972.33)
Levies In Advance	3,835.59	19,861.08
<u>TOTAL LIABILITIES</u>	<u>3,163.36</u>	<u>16,698.86</u>
<u>NET ASSETS</u>	<u>\$ 80,800.65</u>	<u>\$ 75,806.84</u>

Initial
SMT
Initial
Ut

Meridian Gardens CTS 23477

30-38 Mill Road Buderim QLD 4556

STATEMENT OF INCOME AND EXPENDITURE
FOR THE PERIOD 01 FEBRUARY 2025 TO 02 OCTOBER 2025

	ACTUAL	ACTUAL	BUDGET
	01/02/25-02/10/25	01/02/24-31/01/25	01/02/25-31/01/26
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	46,791.57	58,537.50	64,312.50
Discount - Administrative Fund	(9,719.70)	(11,707.50)	(12,862.50)
<u>TOTAL ADMIN FUND INCOME</u>	37,071.87	46,830.00	51,450.00
<u>EXPENDITURE - ADMIN FUND</u>			
Bank Charges	0.55	1.10	10.00
Bank Charges - Stratapay Fees	4.20	9.80	25.00
Body Corp Mgmnt- Agreement	2,788.24	4,060.56	4,190.00
Body Corp Mgmnt- Add Services	154.60	225.00	500.00
Body Corp Mgmnt- Facilities	48.00	82.50	100.00
Community Power	149.13	239.22	1,000.00
Disbursements	1,363.69	1,960.55	2,000.00
Disbursements (Committee)	148.00	276.76	300.00
Grounds & Garden Maintenance	9,598.43	15,294.72	17,000.00
Gardening Miscellaneous	359.98	816.75	2,500.00
Income Tax Preparation	179.00	456.00	460.00
Insurance Claims	0.00	(612.80)	0.00
Insurance- Property	20,645.30	19,987.61	23,000.00
Meeting Expenses	54.00	54.00	55.00
Repairs & Maint- General	0.00	1,181.39	1,500.00
Repairs & Maint- Electrical	665.00	249.00	500.00
Repairs & Maint- Plumbing	1,463.02	0.00	300.00
W H S Compliance	0.00	535.00	550.00
<u>TOTAL ADMIN. EXPENDITURE</u>	37,621.14	44,817.16	53,990.00
<u>SURPLUS / DEFICIT</u>	\$ (549.27)	\$ 2,012.84	\$ (2,540.00)
Opening Admin Balance	4,754.21	2,741.37	4,754.21
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 4,204.94	\$ 4,754.21	\$ 2,214.21

Initial
SMT
Initial
Ut

Meridian Gardens CTS 23477

30-38 Mill Road Buderim QLD 4556

STATEMENT OF INCOME AND EXPENDITURE
FOR THE PERIOD 01 FEBRUARY 2025 TO 02 OCTOBER 2025

	ACTUAL	ACTUAL	BUDGET
	01/02/25-02/10/25	01/02/24-31/01/25	01/02/25-31/01/26
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	23,961.00	29,268.96	33,287.50
Discount - Sinking Fund	(4,988.97)	(5,853.96)	(7,457.50)
Interest Received	550.69	1,069.01	0.00
<u>TOTAL SINKING FUND INCOME</u>	19,522.72	24,484.01	25,830.00
<u>EXPENDITURE - SINKING FUND</u>			
Fencing	13,985.50	21,010.00	14,500.00
Income Tax	(5.86)	212.56	0.00
General	0.00	2,677.20	5,000.00
Electrical	0.00	727.00	1,000.00
Plumbing	0.00	0.00	1,000.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	13,979.64	24,626.76	21,500.00
<u>SURPLUS / DEFICIT</u>	\$ 5,543.08	\$ (142.75)	\$ 4,330.00
Opening Sinking Fund Balance	71,052.63	71,195.38	71,052.63
<u>SINKING FUND BALANCE</u>	\$ 76,595.71	\$ 71,052.63	\$ 75,382.63

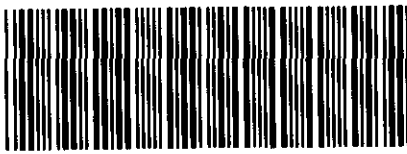
Initial
SMT
Initial
Ut

FORM 14 Version 2

QUEENSLAND LAND REGISTRY

GENERAL REQUEST

Land Title Act 1994 and Land Act 1994

Dealing No	Stamp Duty Imprint
 703416664 \$50.00 25/06/1999 16:12 NR 470	

1. Nature of Request

Request to Record New Community
Management Statement for
Meridian Gardens Community
Titles Scheme 23477

Lodger Name, address & phone number LODGER CODE 0

Stratascan NR075
PO Box 313 Buderim Q 4556
Ph 5445 8455

2. Description of Lot

Common Property of Meridian Gardens
Community Titles Scheme 23477

County

Canning

Parish

Mooloolah

Title Reference

50044639

3. Name of Registered Owner

Body Corporate for Meridian Gardens Community Titles Scheme 23477

4. Interest

Fee Simple

5. Applicant

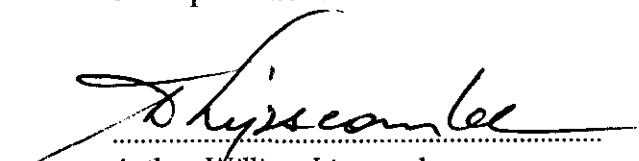
Body Corporate for Meridian Gardens Community Titles Scheme 23477

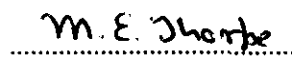
6. Request

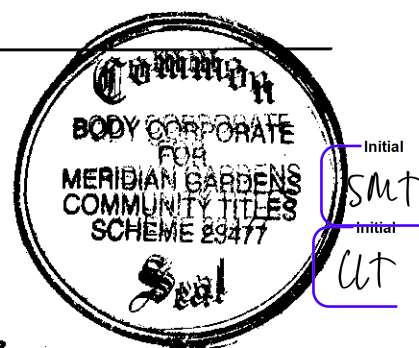
That the New Community Management Statement deposited herewith which amends Schedule C of the existing CMS be recorded as the Community Management Statement for Meridian Gardens Community Titles Scheme 23477.

7. Execution by Applicant

The Common Seal of Body Corporate for Meridian Gardens CTS 23477 was hereunto affixed on the 10th day of May 1999 in the presence of two Committee members.


Arthur William Lipscombe
Chairman


Michael Ernest Thorpe
Committee Member



Note: A Solicitor is required to print full name if signing on behalf of the Applicant

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

Page 1 of 5

THIS STATEMENT MUST BE LODGED TOGETHER WITH A PLAN

23477

This statement incorporates and must include the following:

- Schedule A - Schedule of Entitlements*
- Schedule B - Explanation of development of scheme land*
- Schedule C - By Laws*
- Schedule D - Any other details*
- Schedule E - Allocation of exclusive use areas*

1. Name of Community Titles Scheme

Meridian Gardens
Community Titles Scheme 23477

2. Regulation Module

Standard Module

3. Name of Body Corporate

Body Corporate for Meridian Gardens Community Titles Scheme 23477

4. Scheme Land

Description of Lot	County	Parish	Title Reference
Common Property of Meridian Gardens CTS 23477	Canning	Mooloolah	50044639
Lots 1 to 7 on GTP 101482	Canning	Mooloolah	50044640 to 50044646
Lots 9 to 22 on GRP 105035	Canning	Mooloolah	50149561 to 50149574

5. Name and Address of Original Owner #

Not Applicable
First Community Management Statement only

6. Reference to Plan Lodged with this statement

Not Applicable

7. Local Government Community Management Statement Notation

Not Applicable pursuant to Section 54.(4) of the Body Corporate and Community Management Act 1997

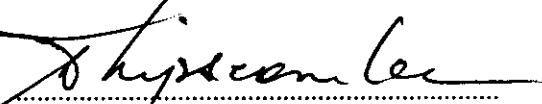
..... Signed

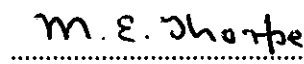
..... Name Designation

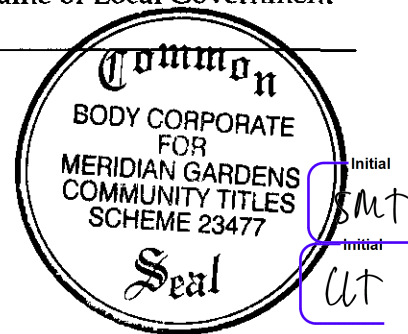
..... Name of Local Government

8. Consent of Body Corporate

The Common Seal of Body Corporate for Meridian Gardens CTS 23477 was hereunto affixed on the 10th day of May 1999 in the presence of two Committee members.


Arthur William Lipscombe
Chairman


Michael Ernest Thorpe
Committee Member



NEW COMMUNITY MANAGEMENT STATEMENT**MERIDIAN GARDENS COMMUNITY TITLES SCHEME 23477**

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

LO T ON PLAN	CONTRIBUTION	INTEREST
Lot 1 on GTP 101482	1	1
Lot 2 on GTP 101482	1	1
Lot 3 on GTP 101482	1	1
Lot 4 on GTP 101482	1	1
Lot 5 on GTP 101482	1	1
Lot 6 on GTP 101482	1	1
Lot 7 on GTP 101482	1	1
Lot 9 on GRP 105035	1	1
Lot 10 on GRP 105035	1	1
Lot 11 on GRP 105035	1	1
Lot 12 on GRP 105035	1	1
Lot 13 on GRP 105035	1	1
Lot 14 on GRP 105035	1	1
Lot 15 on GRP 105035	1	1
Lot 16 on GRP 105035	1	1
Lot 17 on GRP 105035	1	1
Lot 18 on GRP 105035	1	1
Lot 19 on GRP 105035	1	1
Lot 20 on GRP 105035	1	1
Lot 21 on GRP 105035	1	1
Lot 22 on GRP 105035	1	1
TOTALS	21	21

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF THE SCHEME LAND

Nil

SCHEDULE C BY-LAWS

NOISE

- The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.

VEHICLES

- The occupier of a lot must not, without the Body Corporate's written approval -
 - park a vehicle, or allow a vehicle to stand, on the common property; or
 - permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property.
 - An approval under subsection (1) must state the period for which it is given.
 - However, the Body Corporate may cancel the approval by giving 7 days written notice to the occupier.

Initial

SMT

Initial

UT

NEW COMMUNITY MANAGEMENT STATEMENT

MERIDIAN GARDENS COMMUNITY TITLES SCHEME 23477

OBSTRUCTION

3. The occupier of a lot must not obstruct the lawful use of the common property by someone else.

DAMAGE TO LAWNS, ETC.

4. (1) The occupier of a lot must not, without the Body Corporate's written approval -
 (a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or
 (b) use a part of the common property as a garden.
 (2) An approval under subsection (1) must state the period for which it is given.
 (3) However, the Body Corporate may cancel the approval by giving 7 days written notice to the occupier.

DAMAGE TO COMMON PROPERTY

5. (1) An occupier of a lot must not, without the Body Corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
 (2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
 (3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

BEHAVIOUR OF INVITEES

6. An occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property.

LEAVING OF RUBBISH ETC. ON THE COMMON PROPERTY

7. The occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

APPEARANCE OF LOT

8. (1) The occupier of a lot must not, without the Body Corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.
 (2) The occupier of a lot must not, without the Body Corporate's written approval -
 (a) hang washing, bedding, or other cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or
 (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.
 (3) This section does not apply to a lot created under a standard format plan of subdivision.

STORAGE OF FLAMMABLE MATERIALS

9. (1) The occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the common property.
 (2) The occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
 (3) However, this section does not apply to the storage of fuel in -
 (a) the fuel tank of a vehicle, boat, or internal combustion engine; or
 (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

Initial
SMT
Initial
SMT

NEW COMMUNITY MANAGEMENT STATEMENT

MERIDIAN GARDENS COMMUNITY TITLES SCHEME 23477

GARBAGE DISPOSAL

10. (1) Unless the Body Corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the Body Corporate for the purpose.
- (2) The occupier of a lot must -
- (a) comply with all local government local laws about disposal of garbage; and
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

KEEPING OF ANIMALS

11. (1) The occupier of a lot must not, without the Body Corporate's written approval -
- (a) bring or keep an animal on the lot or the common property; or
 - (b) permit an invitee to bring or keep an animal on the lot or the common property.
- (2) The occupier must obtain the Body Corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

RECOVERY OF LEGAL AND OTHER COSTS

12. (1) An owner (which expression shall extend to a mortgagee in possession) shall pay on demand the whole of the Body Corporate's costs and expenses (including solicitor and own client costs) such amount to be deemed a liquidated debt, incurred in:
- (a) recovering levies or moneys payable to the Body Corporate pursuant to the Act duly levied upon that owner by the Body Corporate or otherwise or pursuant to the by-laws of the Body Corporate; and
 - (b) all proceedings including legal proceedings concluded in favour of the Body Corporate taken by or against the owner or the lessee or occupier of the owner's lot, including but not limited to, applications for an order by the Commissioner, an Adjudicator and appeals to the Court;
- (2) In the event that the owner (or mortgagee in possession) fails to attend to the payment of such costs and expenses after demand is made for the payment of same, the Body Corporate may:
- (a) treat such costs and expenses as a liquidated debt and take action for the recovery of same in any Court of competent jurisdiction; and
 - (b) enter such costs and expenses against the levy account of such owner in which case, the amount of same shall be paid to the Body Corporate upon a subsequent sale or disposal of the owner's lot failing which the purchaser of such lot shall be liable to the Body Corporate for the payment of same.

RECOVERY OF RESTORATION COSTS

13. Where the Body Corporate expends money to make good damage caused by a breach of the Act and/or Regulation Module for the time being operative, or of these By-laws by any owner or occupier of a lot or the guests, servants, employees, agents, children, invitees or licensees of the owner or occupier of a lot or any of them, the Body Corporate or its committee shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the owner of the lot at the time when the breach occurred.

EXTERNAL COLOUR SCHEME

14. (a) All exterior painting of residential buildings and fencing on lots in the parcel shall be attended to by the Body Corporate only, the costs incurred in attending to same to be paid out of the Body Corporate's Sinking Fund being an expenditure referred to in Section 101(1) of the Body Corporate & Community Management (Standard Module) Regulation 1997.

Initial
SMT
Initial
UT

NEW COMMUNITY MANAGEMENT STATEMENT

MERIDIAN GARDENS COMMUNITY TITLES SCHEME 23477

- (b) An owner mortgagee or occupier of any lot shall not, whether by himself, his servants, agents or assigns, alter the external colour scheme of any building or structure (including fencing) or part of a building or structure contained within that owner's lot or on the boundary thereof without prior approval in writing from the Body Corporate pursuant to a resolution of the Body Corporate.

ALTERATIONS TO LOTS AND COMMON PROPERTY

15. (a) An owner or occupier of a lot shall not construct or permit the construction or erection of any fence, pergola, screen, awning or other structure or outbuildings of any kind within or upon a lot or on common property without the approval in writing of the Body Corporate.
- (b) Any alteration made to common property or fixture or fitting attached to common property by any owner or occupier of a lot, whether made or attached with or without the approval of the Body Corporate, shall, unless otherwise provided by resolution of a general meeting or of a meeting of the committee, be repaired and maintained by the owner of the lot who made the alteration or attached the fixture or fitting to the common property. This by-law shall be binding on the owner and the occupier of the relevant lot and their successors and assigns.

MAINTENANCE OF LOTS

16. (a) Each owner shall be responsible for the maintenance of his lot and shall ensure that his lot is so kept and maintained as not to be offensive in appearance to other lot owners through the accumulation of excess rubbish or otherwise.
- (b) Without limiting the obligation under Sub-Section (a) hereof, each owner or occupier shall maintain in good order and condition the landscaping and gardens located on his lot including, without limitation, the landscaping and gardens adjacent to any private courtyard area located on his lot. If at any time this by-law is not complied with, the Body Corporate shall be entitled to enter upon the lot and carry out the necessary works on that owner's or occupier's lot. The Body Corporate shall provide 14 days notice prior to exercising this right of entry. The owner or occupier of the relevant lot shall pay to the Body Corporate upon demand the reasonable costs of the Body Corporate carrying out the necessary work.

SCHEDULE D ANY OTHER REQUIRED OR PERMITTED DETAILS

Nil

SCHEDULE E ALLOCATION OF EXCLUSIVE USE AREA

Nil

Initial
SMT
Initial

Ut



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **951492**

Date: 22/09/2025

Search Request reference: **173724249**

Applicant details

Applicant: Sian McNamara

sian@goodlawqld.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 1 on Plan GTP101482 at Unit 1 38 Mill Rd, Buderim Qld 4556 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.

Initial

SMT

Initial

dt



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
BRISBANE QLD 4000

Transaction ID: 51058023 EMR Site Id: 22 September 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 1 Plan: GTP101482
1/38 MILL RD
BUDERIM

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

Initial
SMT
Initial
UT



CERTIFICATE OF AFFECT
QUEENSLAND HERITAGE REGISTER

Client Reference: 251497

Certificate Number: CA027301
Result 1 of 1

InfoTrack PTY LTD
PO Box 10314, Adelaide Street

QLD 4001

This is a certificate issued under section 33(1)(b) of the *Queensland Heritage Act 1992* (Heritage Act) as to whether a place is affected by: entry in the Queensland Heritage Register (QHR) as a Queensland heritage place, a current QHR application, or is excluded from entry in the QHR.

RESULT

This response certifies that the place identified as:

Place Ref: None
Place Name: None
Lot: 1 Plan: GTP101482
Located at:

is neither on the QHR nor the subject of a QHR application under the Heritage Act.

ADDITIONAL ADVICE

Note: This certificate is valid at the date of issue only

If you have any queries in relation to this search please contact the Heritage Branch on 13QGOV or heritage@des.qld.gov.au.

*Issued on behalf of the Chief Executive,
Department of Environment, Science and Innovation*

Date of issue: 22/09/2025
Receipt No: 6667098

Initial
SMT
Initial
UT

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Monday, 22 September 2025 10:31 AM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 251497

[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:

CLAIRE LOUISE TRIBE

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 9/9/2025.

Queensland Civil and Administrative Tribunal

Please think about the environment before you print this message.

This email and any attachments may contain confidential, private or legally privileged information and may be protected by copyright. You may only use it if you are the person(s) it was intended to be sent to and if you use it in an authorised way. No one is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email without appropriate authority.

If you are not the intended addressee and this message has been sent to you by mistake, please notify the sender immediately, destroy any hard copies of the email and delete it from your computer system network. Any legal privilege or confidentiality is not waived or destroyed by the mistake.

It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

Initial
SMT
Initial
UT

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Monday, 22 September 2025 10:31 AM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 251497

[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:

STEVEN MICHAEL TRIBE

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 9/9/2025.

Queensland Civil and Administrative Tribunal

Please think about the environment before you print this message.

This email and any attachments may contain confidential, private or legally privileged information and may be protected by copyright. You may only use it if you are the person(s) it was intended to be sent to and if you use it in an authorised way. No one is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email without appropriate authority.

If you are not the intended addressee and this message has been sent to you by mistake, please notify the sender immediately, destroy any hard copies of the email and delete it from your computer system network. Any legal privilege or confidentiality is not waived or destroyed by the mistake.

It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

Initial
SMT
Initial
UT

Rate notice

Customer enquiries: T 07 5475 7542 E rates@sunshinecoast.qld.gov.au



ABN 37 876 973 913



Mrs CL TRIBE & Mr SM TRIBE
MERIDIAN GARDENS
1/38 MILL RD
BUDERIM QLD 4556

Half yearly rate notice for period

1 July 2025 to 31 December 2025

Issue date 22 July 2025
Property no. 84610
Valuation \$88,060
Payment reference no. 97865751
Due date for payment **22 August 2025**

Amount payable \$1,145.83

Property location: Meridian Gardens, 1/38 Mill Rd BUDERIM QLD 4556

Property description: LOT 1 GTP 101482 MERIDIAN GARDENS PART OF LOT 2 RP 869370 ENTITLEMENT= 1/21

Rates and charges	Units	Rate charged	Amount
Sunshine Coast Council rates and charges			
Opening Balance			81.58-
General Rate - Category 30		Minimum Rate =	793.15
Waste Low Noise Bin - 1100 Litre		Minimum Rate =	235.50
Arts and Heritage Levy	1 x	\$20.00 x .5 =	10.00
Environment Levy	1 x	\$82.00 x .5 =	41.00
Transport Levy	1 x	\$43.92 x .5 =	21.96
State Government charges (Council required to collect on behalf of the State Government)			
State Emergency Management Levy: Class A Group 2	1 x	x .5 =	125.80
TOTAL:			\$1,145.83

PLEASE NOTE - A DIRECT DEBIT BY INSTALMENTS IS IN PLACE

Please ensure your scheduled instalments will be sufficient to cover the amount payable by the due date.

Please review the enclosed Schedule of Rates to confirm your rate category and review the important notes overleaf.

Easy ways to pay:

BPAY
Biller Code: 18259
Ref: 97865751
Mobile & Internet Banking – BPAY®
 Make this payment from your cheque, savings, debit, credit card or transaction account.



Pay in store at Australia Post, or online at auspost.com.au/postbillpay



*214 97865751



Call **13 18 16** and follow the prompts
 Credit Card: MasterCard and Visa
 Billpay Code: 0214 Reference: 9786 5751



Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts.
 Reference: 9786 5751
 MasterCard and Visa

Initial
SMT
Initial
UT

Rates and payment information

Rates and charges for the land described in this notice must be paid by the due date detailed on the front of this notice. Rates and charges have been made and levied by Sunshine Coast Council in accordance with the *Local Government Act 2009* and *Local Government Regulation 2012*.

Why check your rate category?

It is the property owner's responsibility to confirm rates and charges are correct when the rate notice is issued. This timely action is important because if you request another rate category, by submitting a rate category objection, the maximum adjustment is limited to 12 prior months. Please refer to the Schedule of Rates issued with this notice.

Is interest charged?

Council charges interest of 8 per cent per annum (compounding daily) on overdue rates. This applies to rates and charges not paid by the due date (except where a payment arrangement is approved before the due date for payment on this notice).

Having difficulty paying your rates?

If you can't pay the full amount by the due date, you can set up a payment plan. Please contact Council before the due date to arrange this. Visit Council's website and choose the "Pay your rates" option under "How can we help?" or you can email rates@sunshinecoast.qld.gov.au.

Does Council offer a rate concession for pensioners?

If you hold a Pensioner Concession Card or Veteran Affairs Gold Card and live in a property you own in the Sunshine Coast Council area, you may be eligible for the State Pensioner Rate Subsidy and Council's Pensioner Rate Concession. For more details, visit Council's website or contact Council's Customer Service Centre.

Are legal and professional costs shown on the rate notice?

Overdue rates and charges may be recovered by legal process. Legal and professional costs are incurred when a Statement of Claim has been filed with the Magistrates Court for the recovery of overdue rates and charges. These costs are not considered an overdue rate or charge until judgment has been entered.

State levy information

State Government Emergency Management Levy

This levy is set by the State Government and is required to be collected by Council and submitted to the State Government in accordance with the *Fire Services Act 1990*. For queries about the levy, contact the Queensland Fire Department on 137 468 or visit www.fire.qld.gov.au.

State Waste Levy

The State Government has paid \$10,322,376 to Council to mitigate the impact of the Queensland Waste Levy on households, however this does not cover the full cost to Council.



Help us help the environment

Already receive your rate notice via email? Thank you for helping us save paper.

Still receiving a printed copy? Switch to email - it's easy and convenient.

Simply register for a MyCouncil account or log in to your existing account at mycouncil.sunshinecoast.qld.gov.au and change your delivery method to email.

Other payment options:



By mail

Post your cheque (must include barcode from the easy ways to pay on the front page) to Sunshine Coast Council Locked Bag 72 Sunshine Coast Mail Centre, Qld 4560



Pay in person at any Council office

8.30am to 4.30pm weekdays.

Caloundra:

77 Bulcock Street

Maroochydore:

54 First Avenue

Nambour:

Corner Currie and Bury Street



Direct debit

Automatically pay your six-monthly rates without lifting a finger through a direct debit. You can also spread your payments throughout the year to manage your finances better.

Periodic direct debit

You can choose to have a set amount deducted from your bank account weekly, fortnightly or monthly. This allows you to pay ahead of time, helping you manage your budget.

If there's a remaining balance on your rate notice on the due date, you can arrange to have this balance automatically deducted as well. Otherwise, you will need to make this payment yourself.

Set and forget direct debit

Have the full amount of your rate notice deducted from your bank account on the due date. This will apply to all rate notices, including supplementary and six-monthly notices.

Sign up Simply visit mycouncil.sunshinecoast.qld.gov.au to set up your direct debit payment plan.



Pay using your smart phone

Download the Sniip App and scan the code to pay now.



Initial
SMT
Initial
UT



C L & S M Tribe
Unit 1/38 Mill Rd
BUDERIM QLD 4556

WATER AND SEWERAGE
YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri
unitywater.com
ABN 89 791 717 472

Account number	100119290
Payment reference	1001 1929 03
Property	Meridian Gardens, Unit 1/38 Mill Rd, BUDERIM, QLD

Bill number	7127695720
Billing period	03 Jun 2025 85 days to 26 Aug 2025
Issue date	28 Aug 2025
Approximate date of next meter reading	24 Nov 2025

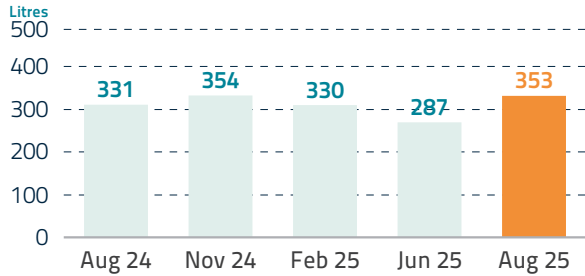
Your account activity

Your last bill	Payments/ adjustments	Balance	New charges
\$388.42	\$388.42	\$0.00	\$388.72

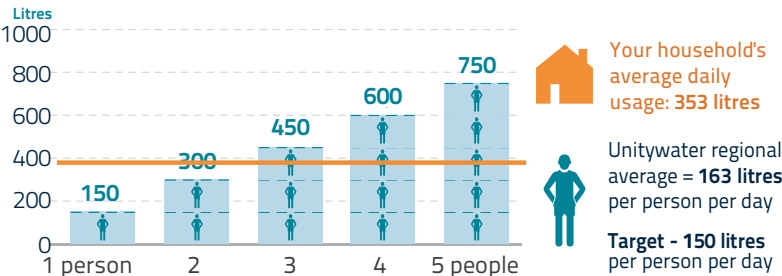
Direct debit is set up to pay the total due on the due date	
Total due	\$388.72
Due date	29 Sep 2025

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



Changes on *your* bill

From 1 July 2025

Find out more unitywater.com/pricing



Easy ways to pay For other payment options - see over

BPAY
Biller Code: 130393
Ref: 1001 1929 03
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
© Registered to BPAY Pty Ltd ABN 69 079 137 518

Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay
Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
Find out more at unitywater.com/smoothpay

Initial
SMT
Initial
UT

Your account details



1300 086 489

Account enquiries

8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	Property share %	Total usage (kL)	No. of days	Average daily usage (L)
UX2300114F	2 Jun 25	4242	26 Aug 25	4871	629	4.76	30	85	352.9
Total water usage					629		30	85	352.9
Total sewerage usage (waste and greywater) = 90% of water usage							27	85	317.6

Activity since last bill

Last bill	\$388.42
Payments / adjustments	
4 Jul 2025 Direct Debit Credit Card Variable	-\$388.42
Account balance	\$0.00

Water and Sewerage Charges

Lot 1 Plan GTP101482 Installation ID 1209570

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	03 Jun 25 to 30 Jun 25	0.3529	28	\$3.444	\$34.03
State Govt Bulk Water	01 Jul 25 to 26 Aug 25	0.3529	57	\$0.760	\$70.75

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	03 Jun 25 to 30 Jun 25	0.3529	28	\$0.760	\$7.51
Water up to 822 L/day	01 Jul 25 to 26 Aug 25	0.3529	57	\$0.787	\$15.83
Sewerage up to 740 L/day	03 Jun 25 to 30 Jun 25	0.3176	28	\$0.760	\$6.76
Sewerage up to 740 L/day	01 Jul 25 to 26 Aug 25	0.3176	57	\$0.787	\$14.25
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	03 Jun 25 to 30 Jun 25	1	28	\$0.879	\$24.61
Water Access 20mm	01 Jul 25 to 26 Aug 25	1	57	\$0.945	\$53.86
Sewerage Access	03 Jun 25 to 30 Jun 25	1	28	\$1.805	\$50.54
Sewerage Access	01 Jul 25 to 26 Aug 25	1	57	\$1.940	\$110.58
Water subtotal					\$206.59
Sewerage subtotal					\$182.13

New water and sewerage charges \$388.72

Total Due = 1 + 2 \$388.72

Important information

Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details

Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts

Interest of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Water efficiency

For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

当您需口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
통역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50

Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls

+ 61 7 5431 8333

unitywater.com

PO Box 953

Caboolture QLD 4510

1300 086 489

More payment options



Credit card by phone or online

To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply. Ref: 1001 1929 03



Cheques by mail

Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online

Billpay Code: 4028

Ref: 1001 1929 03

Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 1001192903 00038872

Account number 1001192903

Payment reference 1001 1929 03

Total due \$388.72

Due date 29 Sep 2025

Initial

SMT

Initial

at