



# Seller disclosure statement

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     David Anthony Pye & Grace Rose-Anne Pye

Property address     70 Martins Creek Road, Buderim  
(referred to as the  
"property" in this  
statement)

Lot on plan description     14/SP168139

Community titles scheme or BUGTA scheme:     Is the property part of a community titles scheme or a BUGTA scheme:

☐ Yes

☒ No

*If **Yes**, refer to Part 6 of this statement for additional information*     *If **No**, please disregard Part 6 of this statement as it does not need to be completed*

## Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

|                      |   |  |
|----------------------|---|--|
| <b>Title details</b> | <b>The seller gives or has given the buyer the following—</b>   |  |
|                      | 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"/> <b>Yes</b> |
|                      | A copy of the plan of survey registered for the property.   | <input checked="" type="checkbox"/> <b>Yes</b> |

|  |  |
|--|--|
| 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 to <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No affect the property after <b>settlement</b>.</p> <p><b>Note</b>—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 <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <div><div>» the start and end day of the term of the lease:</div><div></div><div>» the amount of rent and bond payable:</div><div></div><div>» whether the lease has an option to renew:</div><div></div></div> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in <input type="checkbox"/> Yes writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.</p> <p><b>Unregistered oral agreement (if applicable)</b></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></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><b>Energex Ltd</b></p><p>The property is affected by a statutory encumbrance in favour of Energex Ltd (Energex) to install, access, operate, maintain and replace electricity infrastructure on the land. Refer to the attached plan which shows that electricity infrastructure is present on or in the vicinity of the property.</p><p><b>NBN Co Ltd</b></p><p>The property is affected by a statutory encumbrance in favour of NBN Co Ltd (NBN) to install, access, operate, maintain and replace telecommunications and electrical infrastructure. Refer to the attached plan which shows that telecommunications and electrical infrastructure is present on or in the vicinity of the property.</p><p><b>Sunshine Coast Regional Council</b></p><p>The property is affected by a statutory encumbrance in favour of Sunshine Coast</p></div>   |

Regional Council to install, access, operate, maintain and replace stormwater and/or electrical infrastructure. Refer to the attached plan which shows that stormwater and/or electrical infrastructure is present on or in the vicinity of the property.

**Telstra Corporation Ltd**

The property is affected by a statutory encumbrance in favour of Telstra Corporation Ltd (Telstra) to install, access, operate, maintain and replace telecommunications infrastructure. Refer to the attached plan which shows that telecommunications infrastructure is present on or in the vicinity of the property.

**Unitywater**

The property is affected by a statutory encumbrance in favour of UnityWater to install, access, operate, maintain and replace water or sewerage infrastructure. Refer to the attached plan which shows that water and/or sewerage infrastructure is present on or in the vicinity of the property.

**Residential tenancy or  
rooming  
accommodation  
agreement**

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months.

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)*

☐ **Yes**☒ **No**

**Note**—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

## Part 3 – Land use, planning and environment

**WARNING TO BUYER** – You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

|  |  |   |
|--|--|---|
| <b>Zoning</b>                              | 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 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i> :<br>Low Density Residential Zone |   |
| <b>Transport proposals and resumptions</b> | 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 |
|  | 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 |
|  | <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>  |   |

\* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

|   |  |   |
|---|--|---|
| <b>Contamination and environmental protection</b> | 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 |
|   | <b>The following notices are, or have been, given:</b><br>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 |
|   | 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 |
|   | 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 |

|              |   |   |
|--------------|---|---|
| <b>Trees</b> | 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 |
|              | <i>If Yes, a copy of the order or application must be given by the seller.</i>  |   |

|                 |   |   |
|-----------------|---|---|
| <b>Heritage</b> | 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 |
|-----------------|---|---|

|                 |   |  |
|-----------------|---|--|
| <b>Flooding</b> | 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 <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal. |  |
|-----------------|---|--|

|  |   |  |
|--|---|--|
| <b>Vegetation, habitats and protected plants</b> | Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency. |  |
|--|---|--|

## Part 4 – Buildings and structures

**WARNING TO BUYER** – The seller does not warrant the structural soundness of the buildings or improvements on the property, or that the buildings on the property have the required approval, or that there is no pest infestation affecting the property. You should engage a licensed building inspector or an appropriately qualified engineer, builder or pest inspector to inspect the property and provide a report and also undertake searches to determine whether buildings and improvements on the property have the required approvals.

### Swimming pool

There is a relevant pool for the property.

☒ Yes

☐ No

If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.

☐ Yes

☒ No

Pool compliance certificate is given.

☒ Yes

☐ No

OR

Notice of no pool safety certificate is given.

☐ Yes

☐ No

### Unlicensed building work under owner builder permit

Building work was carried out on the property under an owner builder permit in the last 6 years.

☐ Yes

☒ No

*A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.*

### Notices and orders

There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.

☐ Yes

☒ No

The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.

☐ Yes

☒ No

*If **Yes**, a copy of the notice or order must be given by the seller.*

### Building Energy Efficiency Certificate

If the property is a commercial office building of more than 1,000m<sup>2</sup>, 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](https://asbestos.qld.gov.au)) including common locations of asbestos and other practical guidance for homeowners.

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

The total amount payable\* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount: \$1,425.26 Date Range: 01/07/2025 – 31/12/2025

OR

The property is currently a rates exempt lot.\*\* ☐

OR

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. ☐

\*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

\*\* An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the *Local Government Act 2009* or section 95 of the *City of Brisbane Act 2010*.

Water

Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice\* is:

Amount: 399.18 Date Range: 05/06/2025-28/08/2025

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: Date Range:

\* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

Part 6 – Community titles schemes and BUGTA schemes

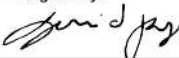
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

**WARNING TO BUYER** – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporate’s expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot.

For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.

|  |   |                              |  |
|--|---|------------------------------|--|
| Body Corporate and Community Management Act 1997 | The property is included in a community titles scheme.<br>(If Yes, complete the information below)  | <input type="checkbox"/> Yes | <input checked="" 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.  | <input type="checkbox"/> Yes |  |
| Body Corporate Certificate                       | <p><b>Note</b>—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.</p> <p>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.</p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"><li>» a copy of a body corporate certificate for the lot is not attached; and</li><li>» 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.</li></ul> | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Statutory Warranties                             | <p><b>Statutory Warranties</b>—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.</p>  |                              |  |
| Building Units and Group Titles Act 1980         | The property is included in a BUGTA scheme<br>(If Yes, complete the information below)  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Body Corporate Certificate                       | <p>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.</p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"><li>» a copy of a body corporate certificate for the lot is not attached; and</li><li>» 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.</li></ul> <p><b>Note</b>—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.</p>  | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |

Signatures – SELLER

Signed by:  
  
Signature of seller

Signed by:  
  
Signature of seller

David Anthony Pye  
Name of seller

Grace Rose-Anne Pye  
Name of seller

3/11/2025  
Date

3/11/2025  
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

## **Seller Disclosure - Prescribed Certificates**

**Property:** 70 Martins Creek Road, Buderim, Queensland 4556

1. Title Search
2. Registered Plan
3. Statutory Encumbrances plans for;
  - a. Energex
  - b. NBN Co Ltd
  - c. Sunshine Coast Regional Council
  - d. Telstra Corporation
  - e. Unitywater
4. Form 23 Pool Safety Certificate

## **Additional Information (not Prescribed)**

**Property:** 70 Martins Creek Road, Buderim, Queensland 4556

The Seller also provides copies of the following additional items for the Buyer's general information in support of the Seller's answers on the Seller Disclosure:

1. Zoning Map
2. Department of Main Roads - Clear
3. Contaminated Lands/EMR search - Clear
4. QCAT Tree Order Registry search - Clear
5. QCAT Neighbourhood Disputes search – Clear

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53833524

Search Date: 23/10/2025 16:37

Title Reference: 50514295

Date Created: 30/08/2004

Previous Title: 50330983

REGISTERED OWNER

Dealing No: 720944657 16/07/2021

GRACE ROSE-ANNE PYE

DAVID ANTHONY PYE

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 14 SURVEY PLAN 168139

Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10754128 (POR 109)
2. MORTGAGE No 720944658 16/07/2021 at 12:37  
BENDIGO AND ADELAIDE BANK LIMITED A.C.N. 068 049 178

ADMINISTRATIVE ADVICES - NIL

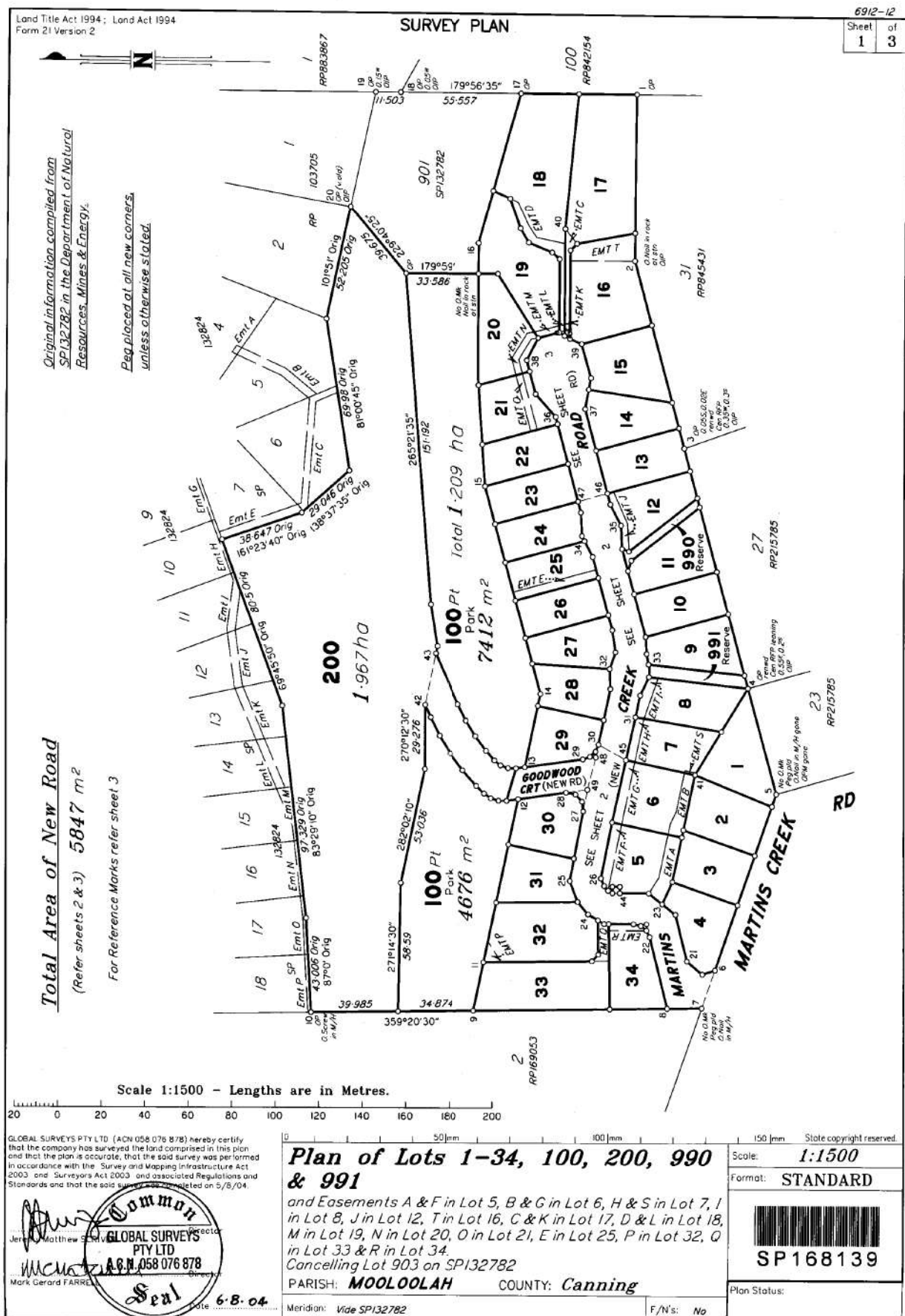
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]

Requested By: D-ENQ INFOTRACK PTY LIMITED



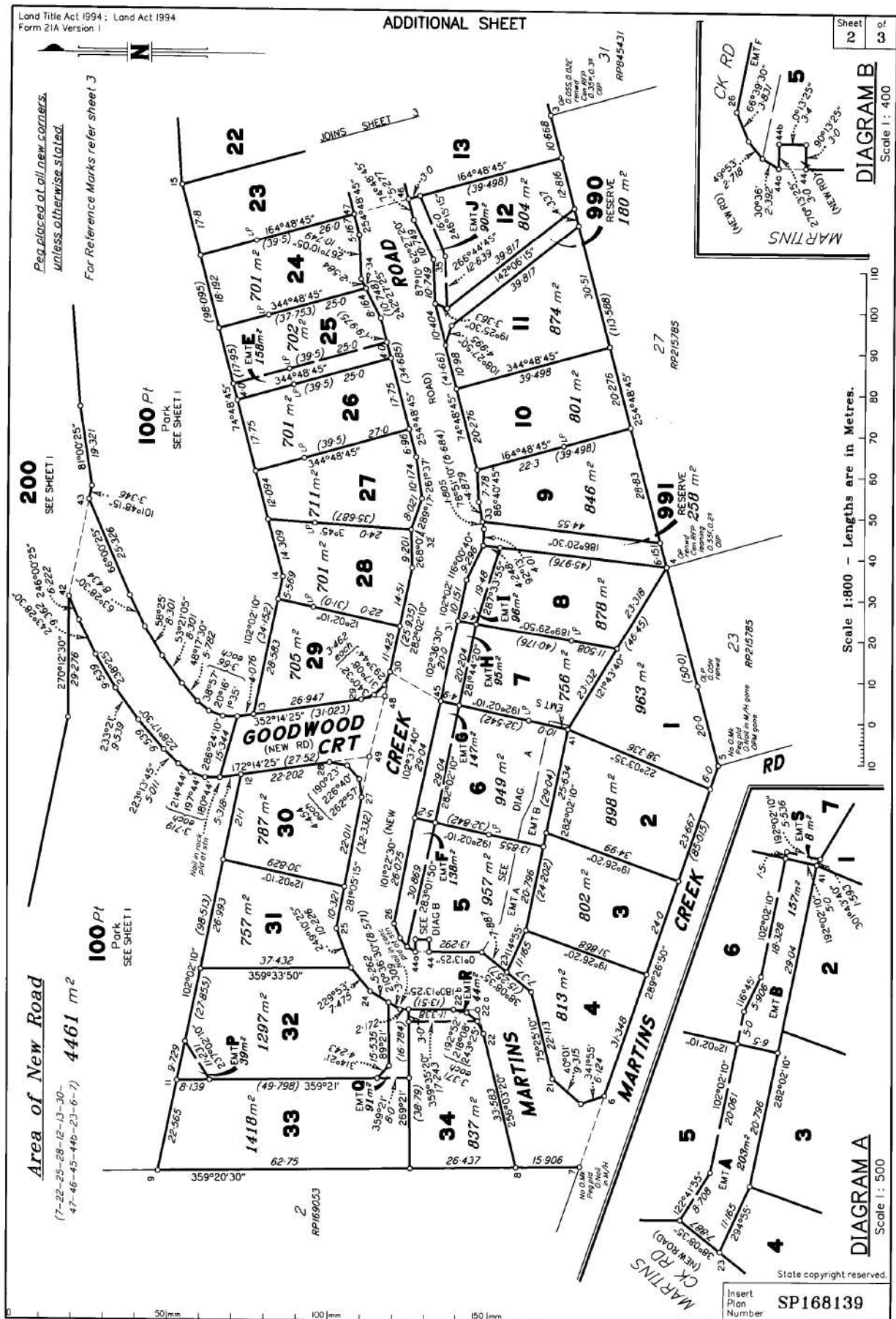
|  |  |  |  |
|--|--|--|--|
| <p><b>707999594</b></p> <p><b>NR 400 NT</b></p> <p><b>\$2895.70</b><br/>24/08/2004 15:39</p> |  | <p><b>WARNING : Folded or Mutilated Plans will not be accepted.</b><br/>Plans may be rolled.<br/>Information may not be placed in the outer margins.</p>                                 |  |
| <p>Registered</p>  |  | <p>5. Lodged by<br/>Ferguson Cannon Lawyers<br/>PO Box 5851<br/>MAROOCHY DORE Q 4558<br/>Ph: 54436600<br/><small>(Include address, phone number, reference, and Lodger Code)</small></p> |  |

| <p>1. Certificate of Registered Owners or Lessees.<br/>I/We <b>KINGSBRIDGE GROUP LIMITED</b></p> <p>(Names in full)</p> <p>* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.</p> <p><del>* as Lessees of this land agree to this plan</del></p> <p>Signature of *Registered Owners *Lessees:<br/><i>Kingbridge Group Limited by it's duly appointed Attorney Byron John Cannon under Registered Power of Attorney No. 706500126.</i></p> <p>* Rule out whichever is inapplicable</p> |     |          |                           |      |        | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3">6 Existing</th> <th colspan="3">Created</th> </tr> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Lots</th> <th>Emts</th> <th>Road</th> </tr> <tr> <td>50330983</td> <td>903</td> <td>SP132782</td> <td>1-34, 100, 200, 990 &amp; 991</td> <td>A-T</td> <td>New Rd</td> </tr> </table> |  |  |  |  |  | 6 Existing |  |  | Created |  |  | Title Reference | Lot | Plan | Lots | Emts | Road | 50330983 | 903 | SP132782 | 1-34, 100, 200, 990 & 991 | A-T | New Rd |
|--|-----|----------|---------------------------|------|--------|--|--|--|--|--|--|------------|--|--|---------|--|--|-----------------|-----|------|------|------|------|----------|-----|----------|---------------------------|-----|--------|
| 6 Existing   |     |          | Created                   |      |        |  |  |  |  |  |  |            |  |  |         |  |  |                 |     |      |      |      |      |          |     |          |                           |     |        |
| Title Reference  | Lot | Plan     | Lots                      | Emts | Road   |  |  |  |  |  |  |            |  |  |         |  |  |                 |     |      |      |      |      |          |     |          |                           |     |        |
| 50330983   | 903 | SP132782 | 1-34, 100, 200, 990 & 991 | A-T  | New Rd |  |  |  |  |  |  |            |  |  |         |  |  |                 |     |      |      |      |      |          |     |          |                           |     |        |

| <p>2. Local Government Approval.</p> <p>* <b>MAROOCHY SHIRE COUNCIL</b> hereby approves this plan in accordance with the:<br/>% <b>INTEGRATED PLANNING ACT 1997</b></p>  |               | <p>12. Building Format Plans only.<br/>I certify that:<br/>* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads.<br/>* Part of the building shown on this plan encroaches onto adjoining * lots and road</p>   |  |      |      |                        |     |                   |            |              |         |                       |               |                        |  |  |  |
|--|---------------|--|--|------|------|------------------------|-----|-------------------|------------|--------------|---------|-----------------------|---------------|------------------------|--|--|--|
| <p>Dated this <u>19<sup>th</sup></u> day of <u>August</u> 2004</p> <p><b>PAUL NCKAY</b> # <i>[Signature]</i><br/><b>UNIT CO-ORDINATOR</b> #<br/><b>ASSET DELIVERY</b><br/>* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or<br/># Insert designation of signatory or delegation Local Government (Planning &amp; Environment) Act 1990</p> |               | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Lots</th> <th>Orig</th> </tr> <tr> <td>7. Portion Allocation:</td> <td>109</td> </tr> <tr> <td>8. Map Reference:</td> <td>9544-43422</td> </tr> <tr> <td>9. Locality:</td> <td>Buderim</td> </tr> <tr> <td>10. Local Government:</td> <td>MAROOCHY S.C.</td> </tr> <tr> <td colspan="2">11. Passed &amp; Endorsed:</td> </tr> <tr> <td colspan="2">By: GLOBAL SURVEYS PTY LTD<br/>Date: 19.8.04<br/>Signed: <i>[Signature]</i><br/>Designation: Liaison Officer/Delegate</td> </tr> </table> |  | Lots | Orig | 7. Portion Allocation: | 109 | 8. Map Reference: | 9544-43422 | 9. Locality: | Buderim | 10. Local Government: | MAROOCHY S.C. | 11. Passed & Endorsed: |  | By: GLOBAL SURVEYS PTY LTD<br>Date: 19.8.04<br>Signed: <i>[Signature]</i><br>Designation: Liaison Officer/Delegate |  |
| Lots   | Orig          |  |  |      |      |                        |     |                   |            |              |         |                       |               |                        |  |  |  |
| 7. Portion Allocation:   | 109           |  |  |      |      |                        |     |                   |            |              |         |                       |               |                        |  |  |  |
| 8. Map Reference:  | 9544-43422    |  |  |      |      |                        |     |                   |            |              |         |                       |               |                        |  |  |  |
| 9. Locality:   | Buderim       |  |  |      |      |                        |     |                   |            |              |         |                       |               |                        |  |  |  |
| 10. Local Government:  | MAROOCHY S.C. |  |  |      |      |                        |     |                   |            |              |         |                       |               |                        |  |  |  |
| 11. Passed & Endorsed:   |               |  |  |      |      |                        |     |                   |            |              |         |                       |               |                        |  |  |  |
| By: GLOBAL SURVEYS PTY LTD<br>Date: 19.8.04<br>Signed: <i>[Signature]</i><br>Designation: Liaison Officer/Delegate   |               |  |  |      |      |                        |     |                   |            |              |         |                       |               |                        |  |  |  |
| <p>3. Plans with Community Management Statement:</p> <p>CMS Number:<br/>Name:</p>  |               | <p>13. Lodgement Fees:</p> <p>Survey Deposit: \$<br/>Lodgement: \$<br/>New Titles: \$<br/>Photocopy: \$<br/>Postage: \$<br/>TOTAL: \$</p> <p>14. Insert Plan Number: <b>SP168139</b></p>   |  |      |      |                        |     |                   |            |              |         |                       |               |                        |  |  |  |
| <p>4. References:</p> <p>Dept File:<br/>Local Govt: <b>58731</b><br/>Surveyor: <b>6912</b></p>   |               | <p>12. Building Format Plans only. (Continued)</p>   |  |      |      |                        |     |                   |            |              |         |                       |               |                        |  |  |  |



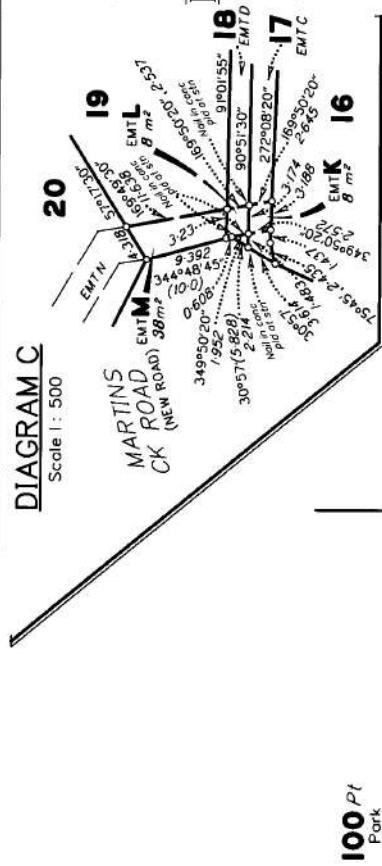
Land Title Act 1994 ; Land Act 1994  
Form 21A Version 1

ADDITIONAL SHEET

Sheet 3 of 3

# DIAGRAM C

Scale 1: 500



100 Pt Fork  
SEE SHEET 1

## Area of New Road (47-38-37-46-47) 1386 m<sup>2</sup>

### REFERENCE MARKS

| STN | TO                 | BEARING    | DIST   | REMARKS     |
|-----|--------------------|------------|--------|-------------|
| 1   | OMP                | 262°52'25" | 6.305  | 31/RP215785 |
| 2   | Nail in rock       | 301°45'25" | 13.529 |             |
| 3   | OMP n&c            | 286°03'    | 2.152  | 30/RP215785 |
| 4   | OMP n&c            | 53°29'35"  | 1.928  | 29/RP215785 |
| 5   | OMP n&c            | 348°19'    | 0.9    | 15/CG4521   |
| 6   | O Nail in M/H gone | 226°43'45" | 2.074  |             |
| 7   | Screw in M/H       | 243°09'15" | 12.355 |             |
| 8   | O Nail in M/H      | 151°07'    | 2.084  |             |
| 9   | O Nail in M/H      | 280°53'    | 10.0   |             |
| 10  | O Nail in M/H      | 44°28'     | 2.21   | 16/CG4521   |
| 11  | O Nail in M/H      | 116°42'    | 6.935  | 13/SP132782 |
| 12  | Screw in channel   | 128°36'    | 6.135  |             |
| 13  | Screw in channel   | 240°23'    | 4.707  |             |
| 14  | Nail in M/H        | 204°38'    | 1.622  |             |
| 15  | Nail in M/H        | 148°39'    | 1.676  |             |
| 16  | Pin                | 52°50'     | 1.846  |             |
| 17  | OMP gone           | 95°03'     | 4.97   |             |
| 18  | Pin                | 206°02'    | 1.555  | 26/SP132782 |
| 19  | OMP                | 299°08'55" | 0.58   | 2/RP2200962 |
| 20  | OMP                | 281°31'    | 0.573  | 2/RP1037005 |
| 21  | Screw in kerb      | 229°40'25" | 4.824  | 13/SP132782 |
| 22  | Screw in kerb      | 278°08'    | 0.966  |             |
| 23  | Screw in rock      | 108°55'    | 0.966  |             |
| 24  | Screw in kerb      | 209°02'    | 3.52   |             |
| 25  | Screw in kerb      | 203°03'    | 1.141  |             |
| 26  | Screw in kerb      | 158°39'    | 5.006  |             |
| 27  | Screw in kerb      | 182°23'    | 5.096  |             |
| 28  | Screw in kerb      | 146°19'    | 3.515  |             |
| 29  | Screw in kerb      | 136°36'    | 5.61   |             |
| 30  | Screw in kerb      | 136°38'    | 5.135  |             |
| 31  | Screw in kerb      | 285°19'    | 3.864  |             |
| 32  | Screw in M/H       | 153°02'    | 4.538  |             |
| 33  | Screw in kerb      | 227°31'    | 3.896  |             |
| 34  | Screw in kerb      | 170°02'    | 4.52   |             |
| 35  | Screw in kerb      | 316°34'    | 4.588  |             |
| 36  | Screw in kerb      | 168°24'    | 4.645  |             |
| 37  | Nail in M/H        | 337°17'20" | 11.764 |             |
| 38  | Nail in M/H        | 359°39'    | 5.118  |             |
| 39  | Screw in kerb      | 147°09'20" | 8.1    |             |
| 40  | Screw in kerb      | 298°40'    | 5.914  |             |
| 41  | Pin                | 270°01'45" | 1.0    |             |
| 42  | Screw in conc      | 319°10'30" | 6.713  |             |
| 43  | Pin                | 101°48'15" | 1.0    |             |

### PERMANENT MARKS

| PM         | BEARING    | DIST   | NO     | REMARKS       |
|------------|------------|--------|--------|---------------|
| 5-OPM gone | 194°51'05" | 0.994  | 74844  | 15/CG4521     |
| 8-PM       | 142°09'40" | 12.105 | 158230 | Bolt & Washer |
| 37-PM      | 288°07'30" | 12.741 | 158229 | Bolt & Washer |

Peg placed at all new corners.  
unless otherwise stated.

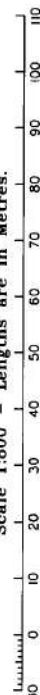
State copyright reserved.

Insert  
Plan  
Number

SP168139

| LINE    | BEARING    | DISTANCE |
|---------|------------|----------|
| 6-7     | 289°26'50" | 18.368   |
| 22-22a  | 76°03'20"  | 6.0      |
| 23a-23b | 171°52'10" | 6.0      |
| 30-31   | 209°07'10" | 14.49    |
| 42-43   | 109°48'19" | 23.535   |
| 44-44a  | 0°12'25"   | 3.4      |
| 45-47   | 344°21'45" | 14.0     |
| 48-30   | 102°02'10" | 6.0      |
| 48-29   | 355°14'25" | 10.0     |
| 49-27   | 291°05'15" | 10.0     |
| 49-28   | 352°14'25" | 10.0     |
| 49-48   | 104°41'15" | 15.148   |

Scale 1:800 - Lengths are in Metres.





BYDA

Sequence: 263102049  
Date: 23/10/2025

Scale: 1:772  
Tie 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.

This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

Plans generated 23 Oct 2025 by PelicanCorp TicketAccess Software | www.pelicancorp.com



BYDA

Sequence: 263102049  
Date: 23/10/2025

Scale: 1:500  
Tilt 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

A55488 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.

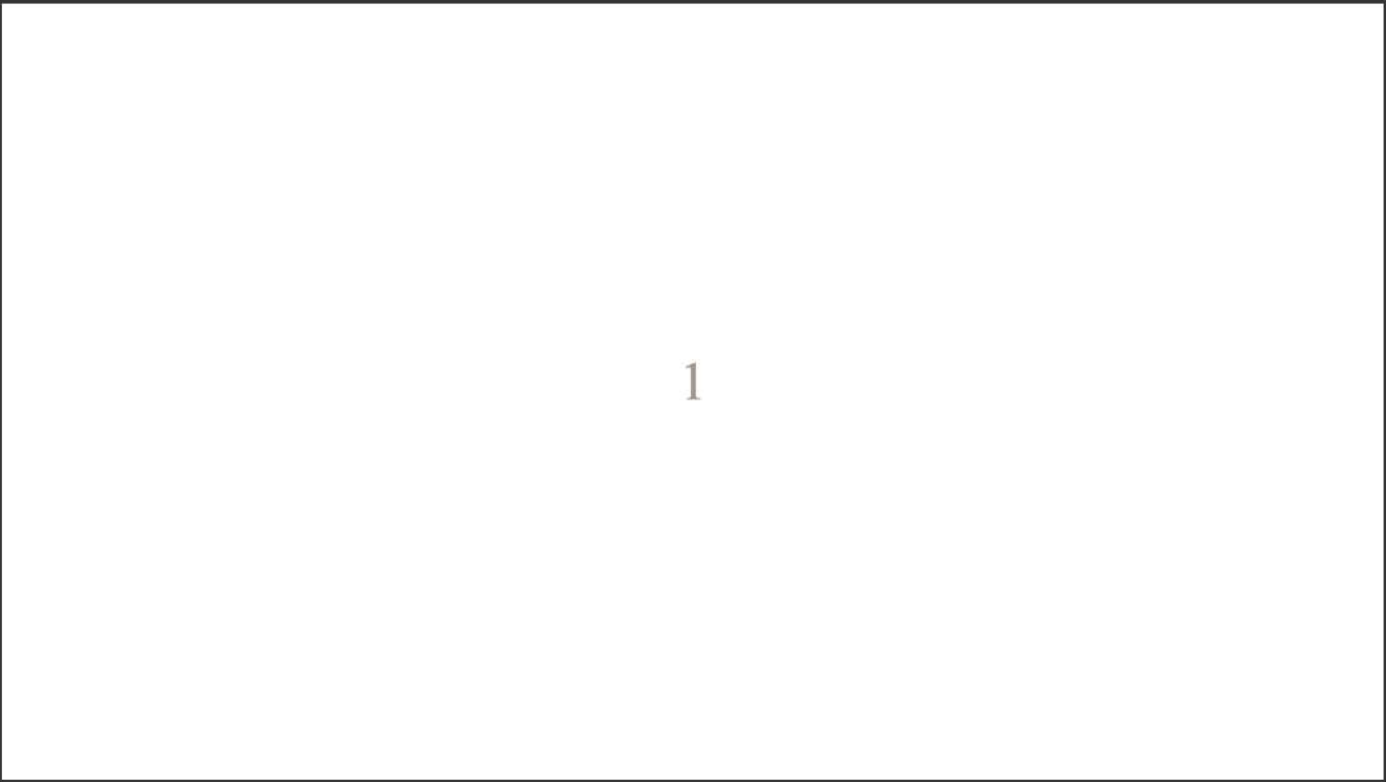
This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

Plans generated 23/10/2025 by PelicanCorp TicketAccess Software | www.pelicancorp.com

**To:** Alexandra Parker  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** alexandrap@tml.com.au

|                                   |  |   |
|-----------------------------------|--|---|
| <b>Dial before you dig Job #:</b> | 51508814                                   |  <b>BEFORE<br/>YOU DIG</b><br><small>www.byda.com.au</small><br><b>Zero Damage - Zero Harm</b> |
| <b>Sequence #</b>                 | 263102047                                  |   |
| <b>Issue Date:</b>                | 23/10/2025                                 |   |
| <b>Location:</b>                  | 70 Martins Creek Rd , Buderim , QLD , 4556 |   |

**Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans**

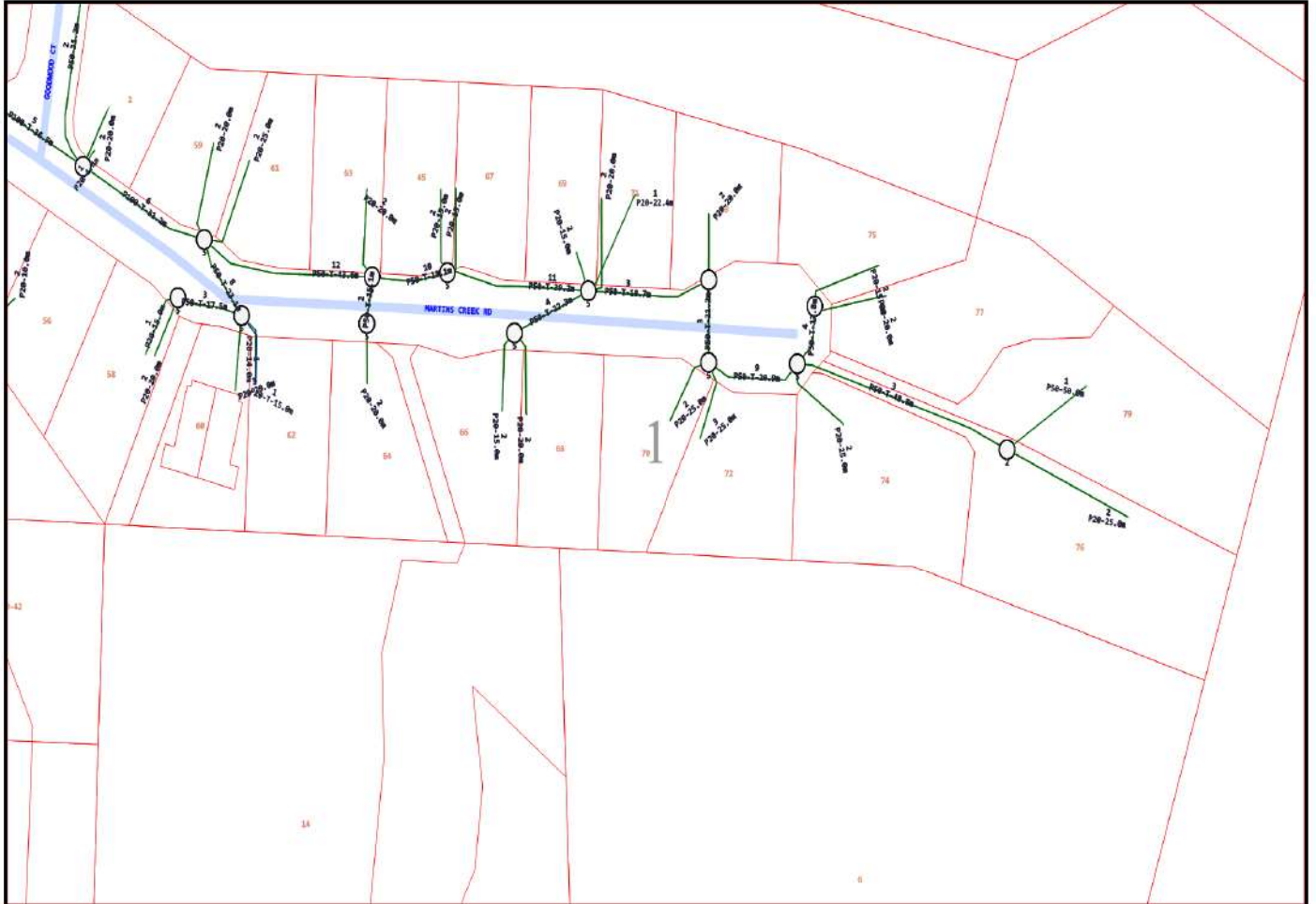




## LEGEND



|  |   |
|--|---|
|  | Parcel and the location   |
|  | Pit with size "5"   |
|  | Power Pit with size "2E".<br>Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.  |
|  | Manhole   |
|  | Pillar  |
| <p>2<br/>PO – T- 25.0m<br/>P40 – 20.0m</p> | <p>Cable count of trench is 2.<br/>One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart.<br/>One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.</p> |
| <p>2<br/>10.0m</p>                         | 2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.  |
|  | Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.  |
|  | Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.  |
|  | Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.  |
|  | Road and the street name "Broadway ST"  |
| Scale                                      | <p>0 20 40 60 Meters<br/>1:2000<br/>1 cm equals 20 m</p>  |



## 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.



Plans generated by SmarterWX™

Automate

23/10/25 (valid for 30 days)

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

Job # 51508814

Seq # 263102046



### Legend

● Stormwater End Structure

Stormwater Pit

■ CatchPit

■ FieldInlet

● Manhole

— Stormwater Open Drain

Stormwater Pipe

— Pipe

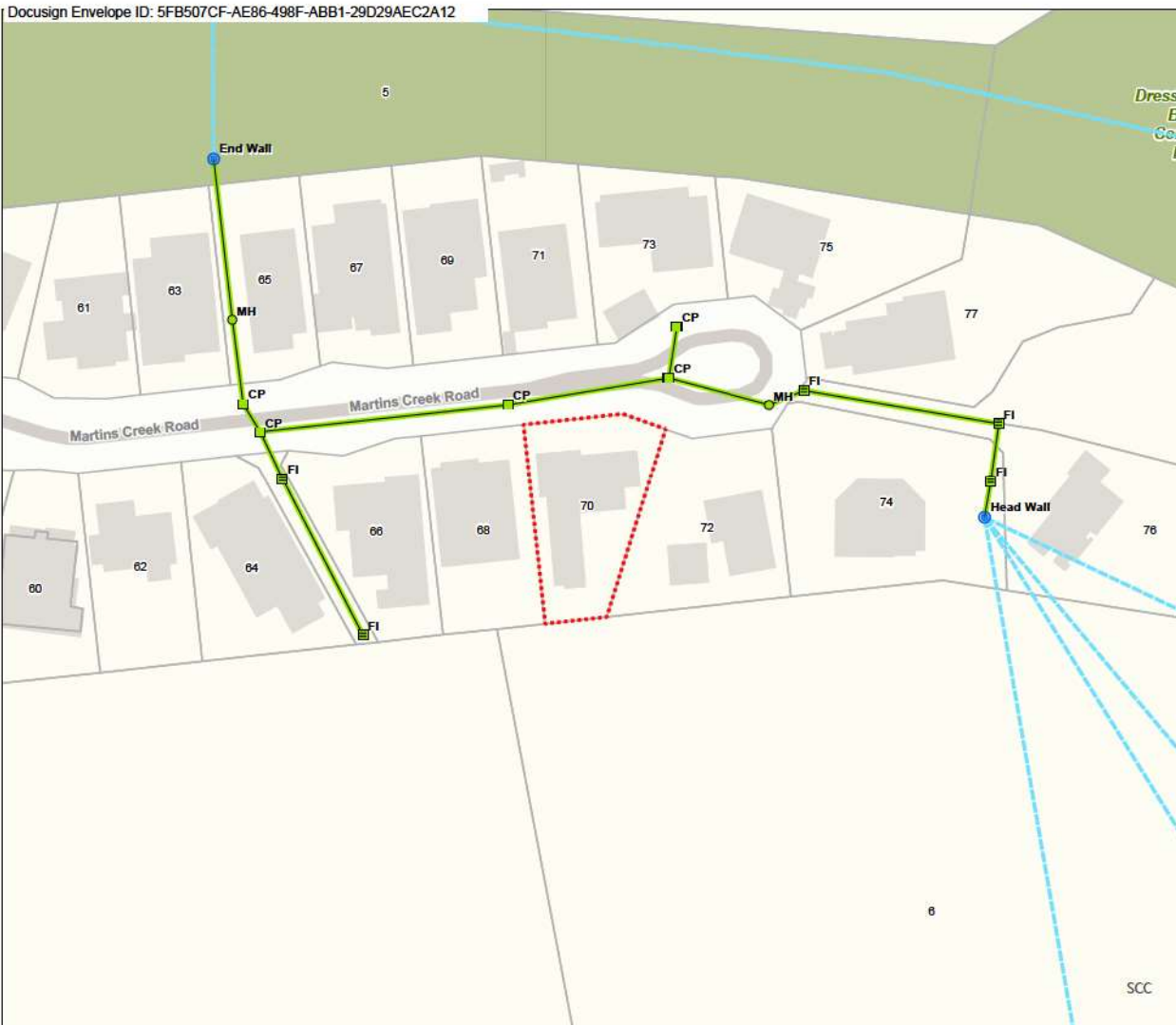
Scale 1:1,000 0 5 10 20 m

### 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.

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Provided by Sunshine Coast Council



## Cable Plan



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

Sequence Number: 263102050

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 23/10/2025 17:50:01

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.

Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488-Classification. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D.

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.

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.

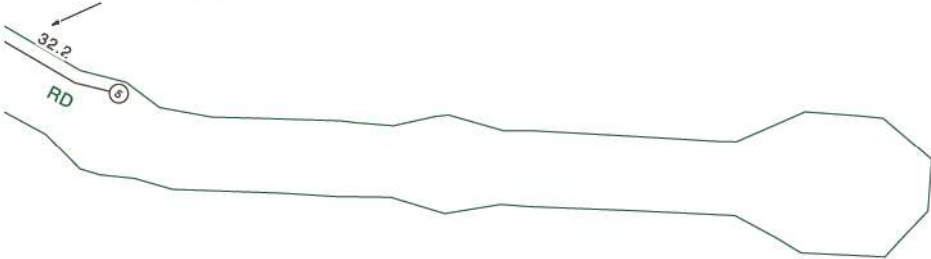
See the Steps- Telstra Duty of Care that was provided in the email response.

Mains Cable Plan



OC[22mm](AA)

2xOC(AA)



PROJECT No 95113135  
PROPOSED NETWORK ONLY  
DA68 & CC30



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-t>  
Ph - 13 22 03  
Email - [Telstra.Plans@team.telstra.com](mailto: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 23/10/2025 17:50:03

Sequence Number: 263102050

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.

## UNITYWATER BYDA MAP

Sequence Number: 263102048

Job Number: 51508814

Printed On: 23/10/2025

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 |  | Sewer Gravity Main              |
|  | Water Pump Station        |  | Trunk Main                      |
|  | Water Service             |  | Reticulation Main               |
|  | Water Valve               |  | Overflow Main                   |
|  | Water Pipe (Abandoned)    |  | Sewer Pipe (Abandoned)          |
|  | Water Hydrant             |  | Sewer Pressure Main             |
|  | Water Fitting             |  | Pressure Sewer                  |
|  | Water Main                |  | Rising Main                     |
|  | Trunk Main                |  | Vacuum Main                     |
|  | Reticulation Main         |  | Pressure Sewer Service          |
|  | Sewer Pump Station        |  | Sewer Service                   |
|  | Sewer Maintenance Hole    |  | Recycled Water                  |
|  | Sewer Valve               |  | Recycled Water Pump Station     |
|  | Sewer Fitting             |  | Recycled Water Valve            |
|  |                           |  | Recycled Water Hydrant          |
|  |                           |  | Recycled Water Fitting          |
|  |                           |  | Recycled Water Pipe (Abandoned) |
|  |                           |  | Recycled Water Main             |

Map Tile: 1

Scale: 1:1000

(If printed at 100%  
on A3 size paper)



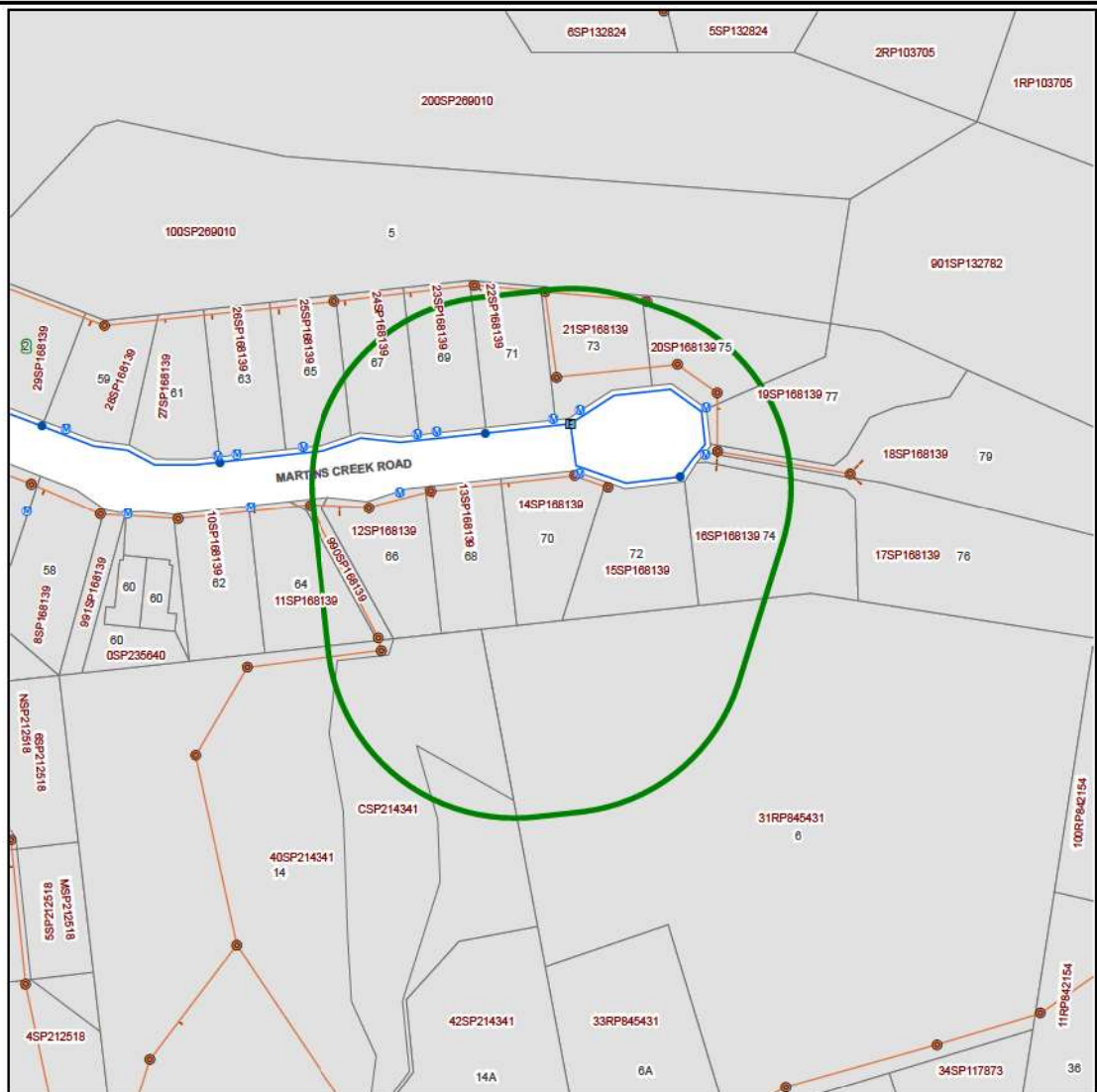
Before You Dig Australia

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.





QUEENSLAND BUILDING AND  
CONSTRUCTION COMMISSION



**FORM 23**  
**POOL SAFETY CERTIFICATE**

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool.  
This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

**1. Pool safety certificate number**

Identification number: PSC0239772

**2. Location of the swimming pool**

Property details are usually shown on the title documents and rates notices

Street address:

70 MARTINS CREEK RD

BUDERIM QLD

Postcode

4

5

5

6

Lot and plan details:

14/SP/168139

Local government area:

SUNSHINE COAST REGIONAL

**3. Exemptions or alternative solutions for the swimming pool (if applicable)**

If an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

**4. Pool properties**

Shared pool

☐

Non-shared pool

☒

Number of pools

1

**5. Pool safety certificate validity**

Effective date:

2

1

/

0

1

/

2

0

2

5

Expiry date:

2

1

/

0

1

/

2

0

2

7

**6. Certification**

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

Scott Michael John HEANEY

Pool safety inspector  
licence number:

PS100479

Signature:

**Other important information that could help save a young child's life**

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit <https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

**Privacy statement**

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

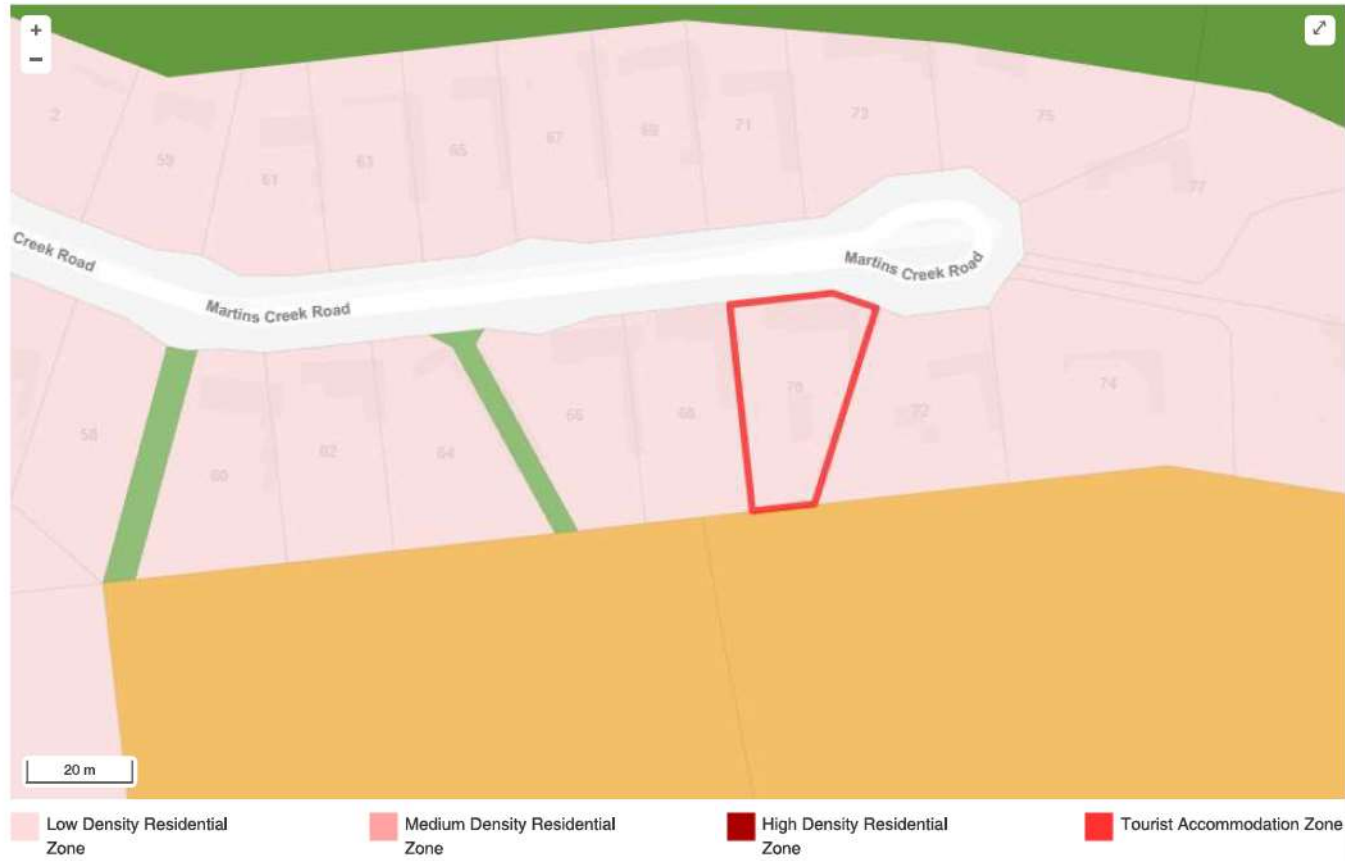
**RTI:** The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.

Zones

[View Tables of Assessment](#)

[View Zone Codes](#)





## Department of Transport and Main Roads

### Property Search - Advice to Applicant

Property Search reference **962012**

Date: 23/10/2025

Search Request reference: **176811540**

#### Applicant details

Applicant: Georgina Ford  
resconvey@tml.com.au

Buyer: not known not known

#### Search response:

Your request for a property search on Lot 14 on Plan SP168139 at 70 Martins Creek 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.



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](http://www.detsi.qld.gov.au)

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

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

Transaction ID: 51074482      EMR Site Id: 23 October 2025  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 14      Plan: SP168139  
70 MARTINS CREEK 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](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**

# Tree orders register

The tree orders register shows orders affecting land made under the Neighbourhood Dispute (Dividing Fences and Trees) Act 2011, including who is responsible for carrying out the order and the timeframe.

You can search for a tree order by entering a suburb, street name, order name (e.g. NDR019) or the name of the applicant or respondent in the matter.

The tree orders register shows orders affecting land made under the *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the order and the timeframe.

Orders are added to the register within 14 days of the order being made. The tree register does not list tree dispute applications or pending proceedings. To identify existing applications, you can request a [search of the register of proceedings](#).

No results found.

Search for

70 Martins Creek Road, Buderim

Submit

| Date of order | Order                                     | Address                                   |
|---------------|---|---|
| 15/10/2025    | <a href="#">NDR206-24 (PDF, 140.7 KB)</a> | 2/10 Coolum Court BLACKS BEACH QLD 4740   |
| 07/10/2025    | <a href="#">NDR200-23 (PDF, 32.1 KB)</a>  | 11 Howie Street CLAYFIELD QLD 4011        |
| 29/09/2025    | <a href="#">NDR174-22 (PDF, 129.5 KB)</a> | 17 Bunyarra Court BUDERIM QLD 4556        |
| 25/09/2025    | <a href="#">NDR048-23 (PDF, 35.6 KB)</a>  | 257 Barrett Street BRACKEN RIDGE QLD 4017 |
| 23/09/2025    | <a href="#">NDR190-22 (PDF, 44.6 KB)</a>  | 9 Clermont Street BARDON QLD 4065         |
| 23/09/2025    | <a href="#">NDR190-22 (PDF, 44.6 KB)</a>  | 9 Clermont Street BARDON QLD 4065         |
| 15/09/2025    | <a href="#">NDR005-24 (PDF, 101.1 KB)</a> | 36 Symonds Road BURLEIGH HEADS QLD 4220   |
| 20/08/2025    | <a href="#">NDR025-25 (PDF, 114.9 KB)</a> | 1384 Creek Road CARINA QLD 4152           |
| 19/08/2025    | <a href="#">NDR183-24 (PDF, 146.4 KB)</a> | 996 Hamilton Road MCDOWALL QLD 4053       |

## InfoTrack

---

**From:** searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]  
**Sent:** Friday, 24 October 2025 9:01 AM  
**To:** InfoTrack QLD Property Services  
**Subject:** RE: QCAT Search & Copy - 251033

[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:

GRACE ROSE-ANNE PYE

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 11/10/2025.

### Queensland Civil and Administrative Tribunal

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