

# 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 Janifer Dawn Layla

Property address 236 Mooloolaba Road, Buderim QLD 4556  
(referred to as the  
“property” in this  
statement)

Lot on plan description Lot 574 on Crown Plan CG3806

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

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

<b>Registered encumbrances</b>	<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>
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue to 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> <ul style="list-style-type: none"> <li>» the start and end day of the term of the lease: <input type="text" value="Insert date range"/></li> <li>» the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/></li> <li>» whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/></li> </ul>
	<p><b>Other unregistered agreement in writing (if applicable)</b></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.</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 style="border: 1px solid black; padding: 10px; min-height: 100px;"> <p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p> </div>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 10px;"> <p>Energex, NBN, Telstra and water infrastructure are located on and / or border the property along Mooloolaba Road.</p> <p>Sewerage infrastructure is located across the property's southern boundary. (see attached plans)</p> </div>
<b>Residential tenancy or rooming accommodation agreement</b>	<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.</p> <p><i>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)</i></p> <p><b>Note</b>—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>

## 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> ):  <div style="border: 1px solid black; padding: 5px; display: inline-block;">Low Density Residential Zone</div>			
<b>Transport proposals and resumptions</b>	<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.</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p>	<input type="checkbox"/>	<b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>			
<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.</p> <p><b>The following notices are, or have been, given:</b></p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).</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).</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).</p>	<input type="checkbox"/>	<b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Trees</b>	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.</p> <i>If Yes, a copy of the order or application must be given by the seller.</i>	<input type="checkbox"/>	<b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<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"/>	<b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<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 enquiries. 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.

<b>Swimming pool</b>	<p>There is a relevant pool for the property.</p> <p>If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.</p> <p>Pool compliance certificate is given.</p> <p>OR</p> <p>Notice of no pool safety certificate is given.</p>	<input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b>
<b>Unlicensed building work under owner builder permit</b>	<p>Building work was carried out on the property under an owner builder permit in the last 6 years.</p> <p><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></p>	<input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b>
<b>Notices and orders</b>	<p>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.</p> <p>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.</p> <p><i>If Yes, a copy of the notice or order must be given by the seller.</i></p>	<input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b>
<b>Building Energy Efficiency Certificate</b>	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.	
<b>Asbestos</b>	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 ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) 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:

Date Range:

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:

Date Range:

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.**

<b>Body Corporate and Community Management Act 1997</b>	<b>The property is included in a community titles scheme.</b> <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Community Management Statement</b>	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.  <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.	<input type="checkbox"/> Yes	
<b>Body Corporate Certificate</b>	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.  <i>If No</i> — 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 type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Statutory Warranties</b>	<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.		

<b>Building Units and Group Titles Act 1980</b>	<b>The property is included in a BUGTA scheme</b> <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Body Corporate Certificate</b>	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.  <i>If No</i> — 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.  <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.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

## Signatures – SELLER

Signed by:



Signature of seller

Signature of seller

Janifer Dawn Layla

Name of seller

Name of seller

21/1/2026

Date

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



**Current Title Search**

**Queensland Titles Registry Pty Ltd**  
ABN 23 648 568 101

<b>Title Reference:</b>	15490232	<b>Search Date:</b>	14/01/2026 12:15
<b>Date Title Created:</b>	15/04/1976	<b>Request No:</b>	54702937
<b>Previous Title:</b> 14566244			

#### **ESTATE AND LAND**

Estate in Fee Simple

LOT 574 CROWN PLAN CG3806  
Local Government: SUNSHINE COAST

#### **REGISTERED OWNER**

Dealing No: 707529518 04/03/2004

JANIFER DAWN LAYLA

#### **EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10524185 (POR 66)

#### **ADMINISTRATIVE ADVICES**

NIL

#### **UNREGISTERED DEALINGS**

NIL

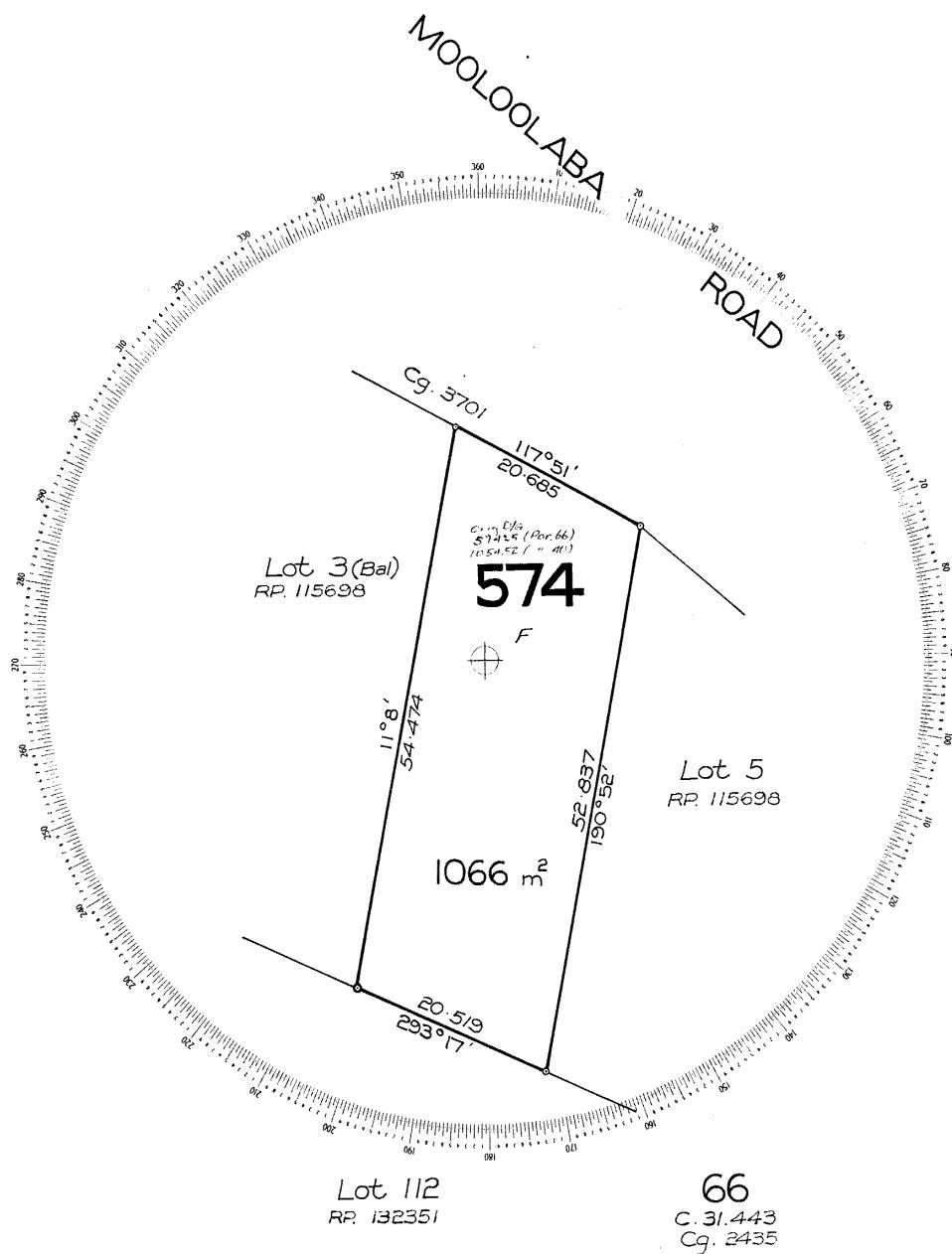
\*\* End of Current Title Search \*\*

POR. No. LEASE No.

574 E.76.583 (new deed)

For Additional Plan &  
Document Noticing  
Refer to CISP

481



Por 574 was formerly part of  
Lot 4 on RP. 115698 (Orig Por 66)  
(Area 0.1.4)

TM. Alexandra - Mooloolaba Sh. 2

ADJUSTMENTS						INITIALS & DATE		COMPILED FROM RP. 115698 & Cg. 3701		POR. No. 574
POR.	REF.	PREV. AREA	DRAWN	EXAM'D	CHARTED					PARISH OF MOOLOOLAH
574	RC	Estab.	BL	MC	JWW.					COUNTY OF CANNING
36714B			30.1.76	25.2.76	5.3.76					L.A.D. OF BRISBANE
			142/37			SCALE 1:500		REF: 76/1544 SG		COMPILED PLAN
								SEARCHED INDEXED		Cg. 3806
										DEPT. OF MAPPING AND SURVEYING

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: **PSC0228660**
**2. Location of the swimming pool**

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

Street address:

**236 MOOLOOLABA RD**
**BUDERIM QLD**

Postcode

**4 5 5 6**

Lot and plan details:

**574/CG/3806**

Local government area:

**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:

**0 3 / 1 0 / 2 0 2 4**

Expiry date:

**0 3 / 1 0 / 2 0 2 6**
**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:

**DONNA JANELLE MALONE**

Pool safety inspector licence number:

**PS1072068**

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.

Job ID 52104815  
**262081**[Review responses online](#) 

Received 5 of 5 responses

**All responses received**

236 Mooloolaba Rd, Buderim QLD 4556

Job dates

15/01/2026 → 15/01/2026

These plans expire on  
11 Feb 2026Lodged by  
Samuel Ferguson

Authority	Status	Page
BYDA Confirmation		2
Energex QLD	Received	4
NBN Co Qld	Received	47
Sunshine Coast Regional Council	Received	58
Telstra QLD South East	Received	62
Unitywater North	Received	71



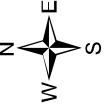
BYDA

Sequence: 266647119  
Date: 14/01/2026  
Scale: 1:1025  
Title 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 Pelicancorp shall be liable for any damages, costs or expenses arising from the use, in or the completeness or accuracy of such information. Use of such information contained in this plan response or the information contained in or the completeness or accuracy of such information, constitutes acceptance of these terms.



BYDA

Sequence: 266647119  
Date: 14/01/2026  
Scale: 1:500  
Title No: 1

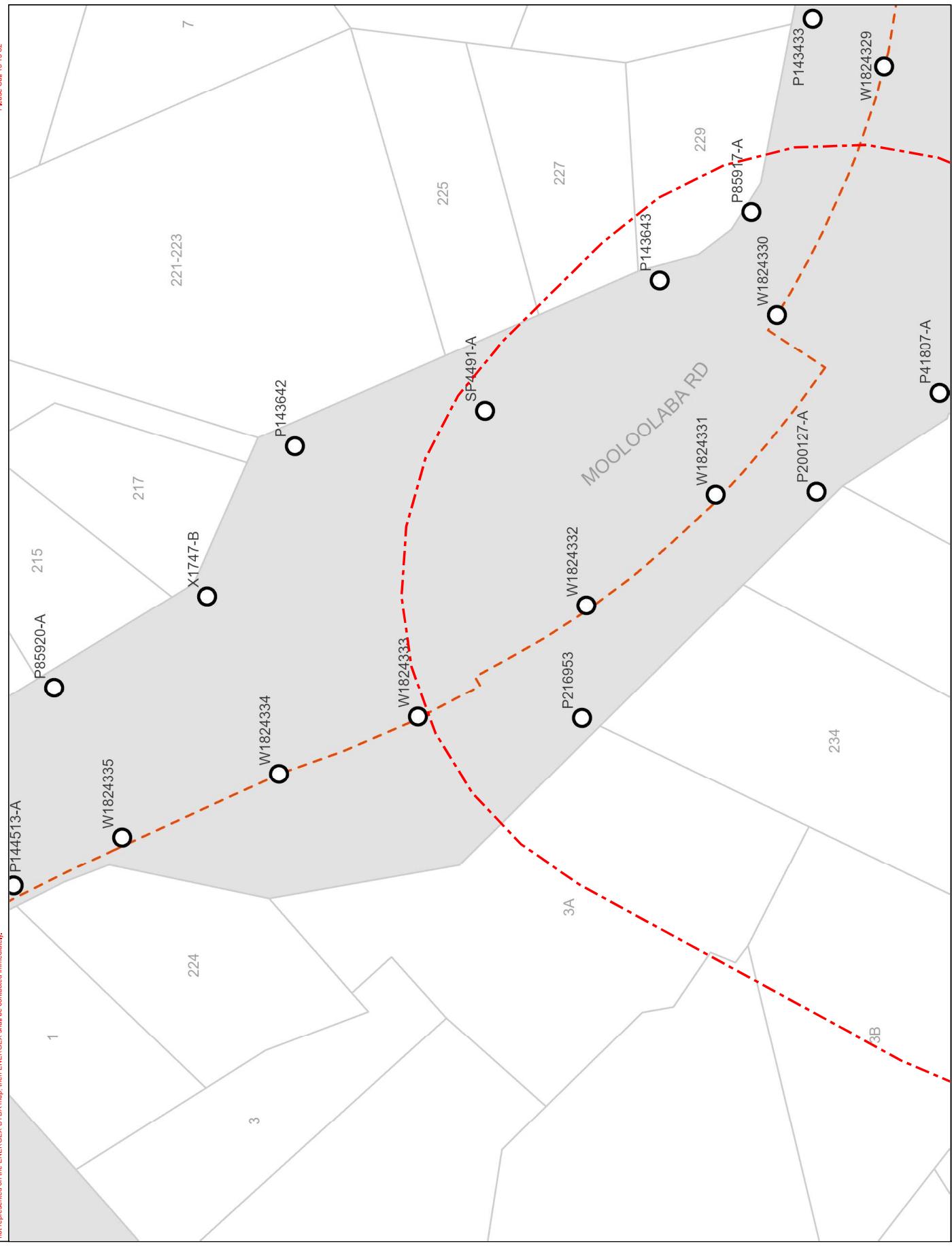
LEGEND

- 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 PelicanCorp nor PelicanCorp Software Pty Ltd accept any liability for any errors, damage, cost or expense arising from the use, in or the completeness or accuracy of such information. Use of such information is at the risk of the user and constitutes acceptance of these terms.





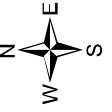
BYDA

Sequence: 266647119  
Date: 14/01/2026  
Scale: 1:500  
Title No: 2

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

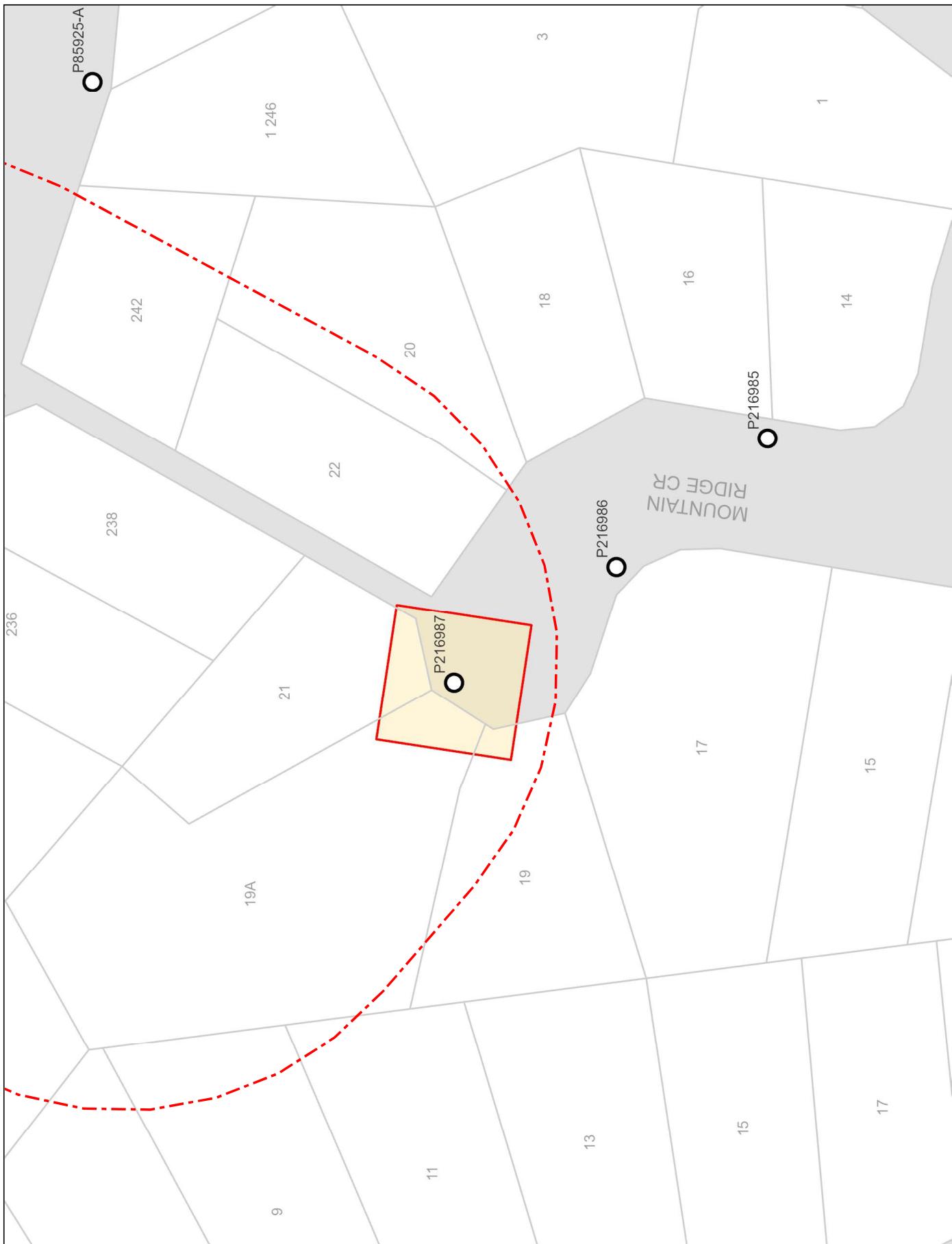
AS5488 Category 'D' Plan



**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 be liable for any damages, costs or expenses 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 contained in this plan response constitutes acceptance of these terms.

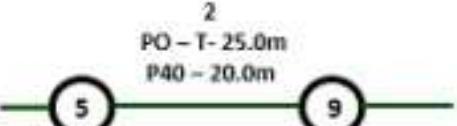
This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

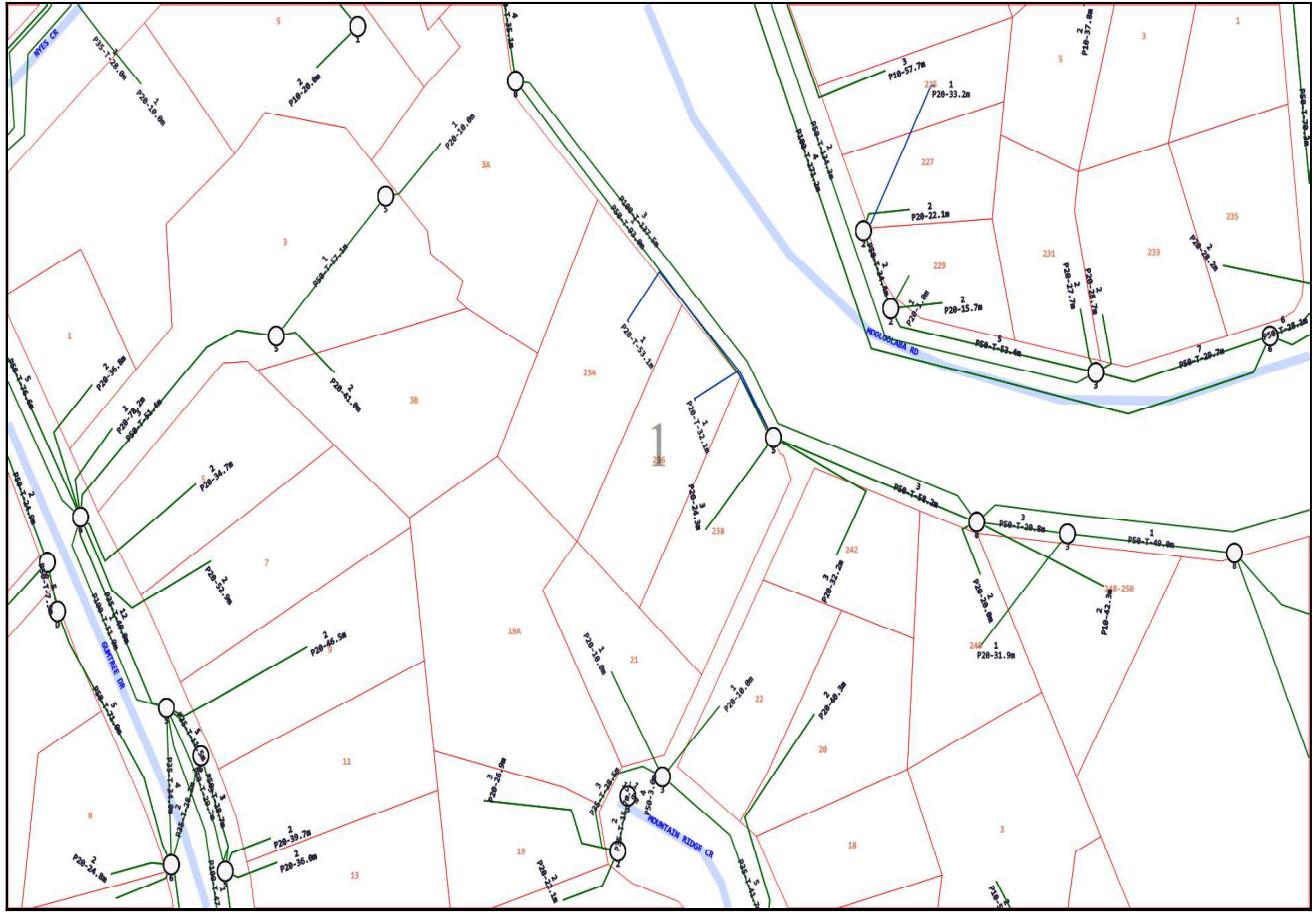
Plans generated 14/01/2026 by Pelicancorp TicketAccess Software | www.pelicancorp.com






## LEGEND

	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	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.
	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</p> <p>1:2000</p> <p>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

**14/01/26 (valid for 30 days)**

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

Job # 52104815

Seq # 266647116



### Legend



Scale 1:500 0 2.5 5 10  
m

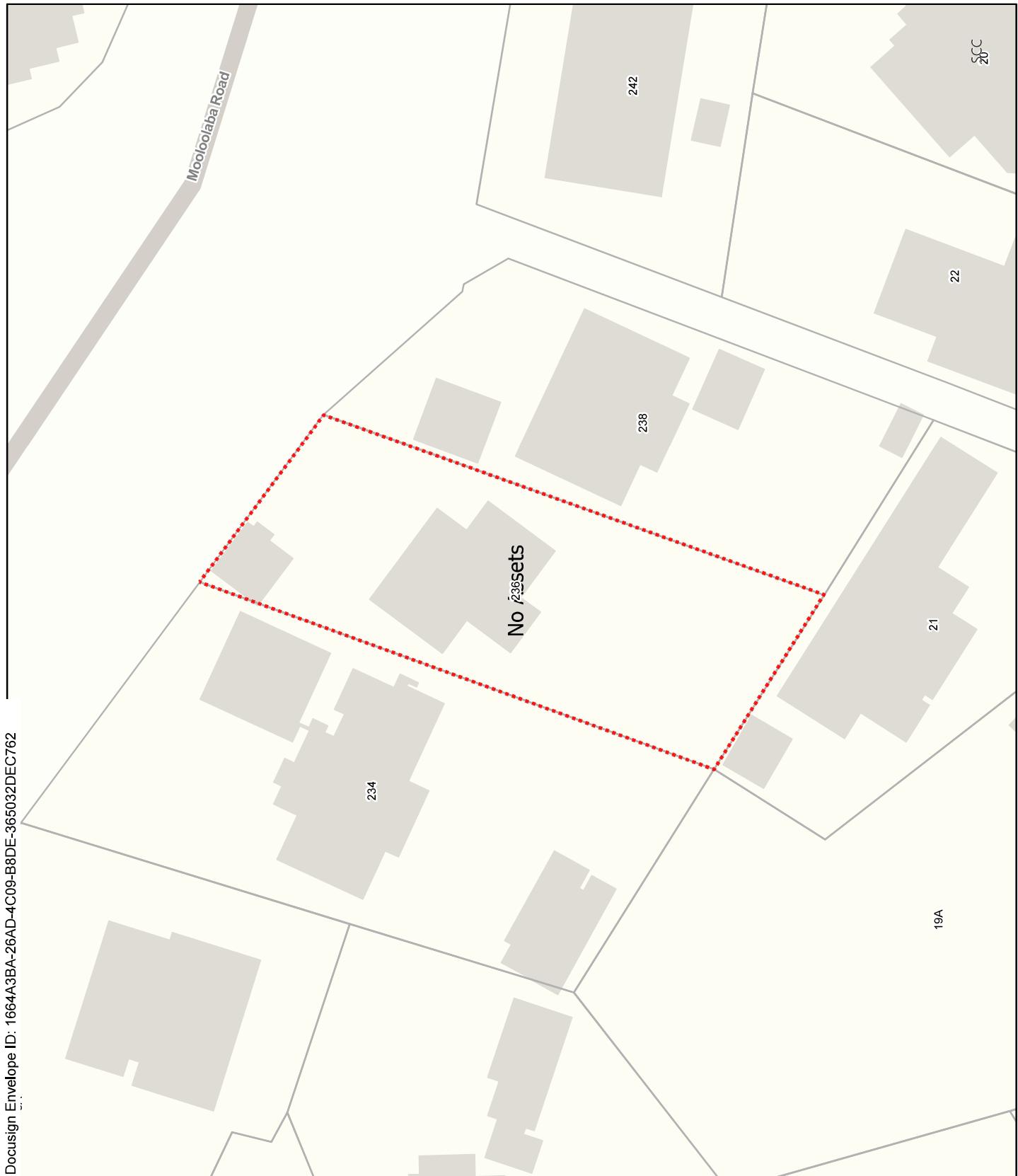
### Disclaimer

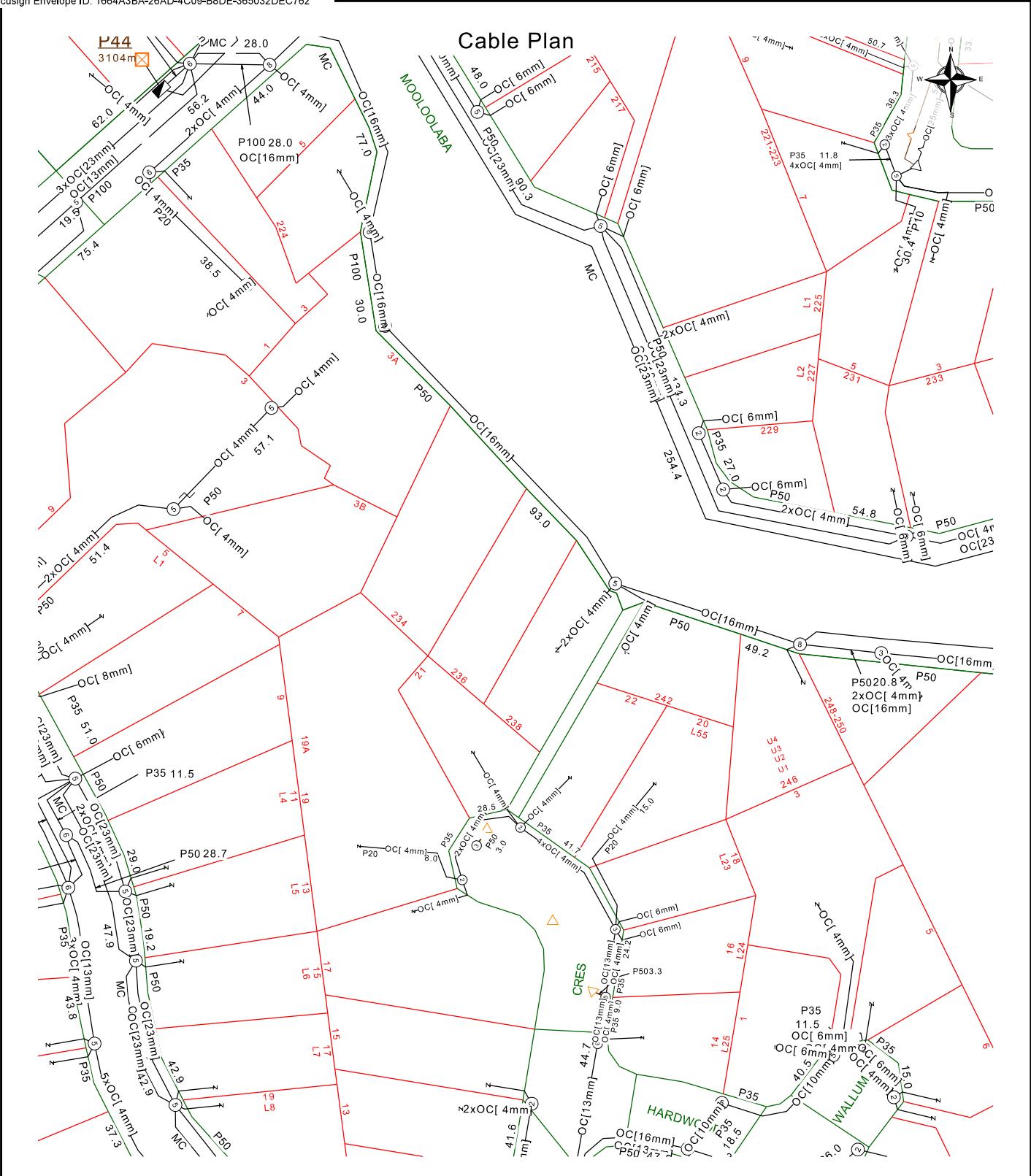
While every care is taken to ensure the accuracy of this product, neither the Sunshine Coast Regional Council nor the State of Queensland makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and 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

**eCoast**™





Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-line>  
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 14/01/2026 13:27:54

Sequence Number: 266647120

**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.**

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.

See the Stora Enso Telstra Duty of Care that was provided in the email response.

## Mains Cable Plan

**Mains Cable Plan**

Legend:

- M191-200
- M701-850
- 14m
- 44

Annotations:

- 3005:BE-BF1/1-12 12F/- SMOF FNPEHJ/STD < (AA) (AA1) OC[16mm] 1xP32 SUBDUCTS OC IX5725 D01 08/2031
- 3005:BE-BF1/1-12 12F/- SMOF FNPEHJ/STD < (AA) (AA1) OC[16mm] 1xP32 SUBDUCTS OC IX5725 D01 08/2031
- 3005:BD-BF1/1-12 12F/- SMOF FNPEHJC/STD (AA) (AA1) OC[23mm] OC TELDO5507 MO1 4/2029
- 3005:BD-BF1/1-12 12F/- SMOF FNPEHJC/STD (AA) (AA1) OC[23mm] OC TELDO5507 MO1 4/2029
- 3005:BE-BF1/1-12 12F/- SMOF FNPEHJ/STD (AA) (AA1) OC[23mm] 1xP32 SUBDUCTS OC IX5725 D01 08/2031
- 3005:BE-BF1/1-12 12F/- SMOF FNPEHJ/STD (AA) (AA1) OC[23mm] 1xP32 SUBDUCTS OC IX5725 D01 08/2031
- 3005:BF-BDXO/1- OC IX5725 D01 0
- 3005:BF-BI OC IX5725 D

Symbol: (AA) 3xOC(AA)

mm](AA)

W E N S



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to->  
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 14/01/2026 13:27:58

Sequence Number: 266647120

**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.**

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

**WARNING**

**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.

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 work.

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

WATER BYDA MAP

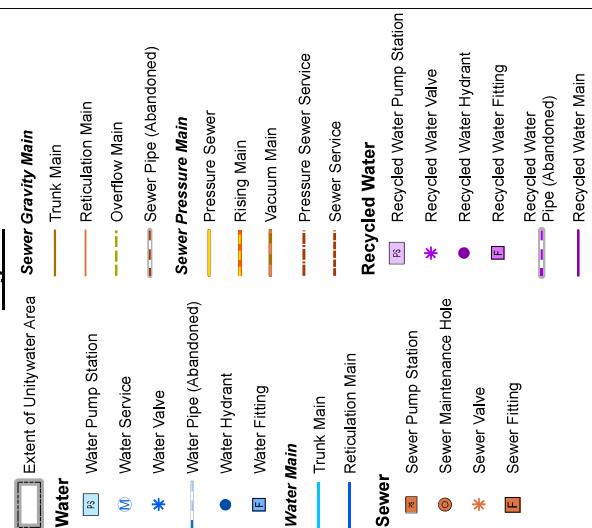
Ecosystem Number: 266617118

Sequence Number: 26884718  
Job Number: 52104815  
Printed On: 14/01/2026

Emergency Situations  
Call Unitywater:  
1300 086 188

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

## Legend



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: [dyd@unitywater.com](mailto:dyd@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.

**✖ Warning: The report may contain omissions.**

An unexpected response from one or more information sources occurred.

Layers affected: Water Hydrant

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

Property Address	236 Mooloolaba Rd BUDERIM QLD 4556
Lot Plan	574CG3806
Land Area	1066 SQ METRES
More Information	<a href="#">View in MyMaps.</a> <a href="#">View in Development.i.</a> <a href="#">View in State Assessment Referral Agency (SARA) DA mapping (External Site).</a> <a href="#">View in State Planning Policy Interactive Mapping System (External Site).</a> <a href="#">View in Google Street View (External Site).</a>

#### Location Map

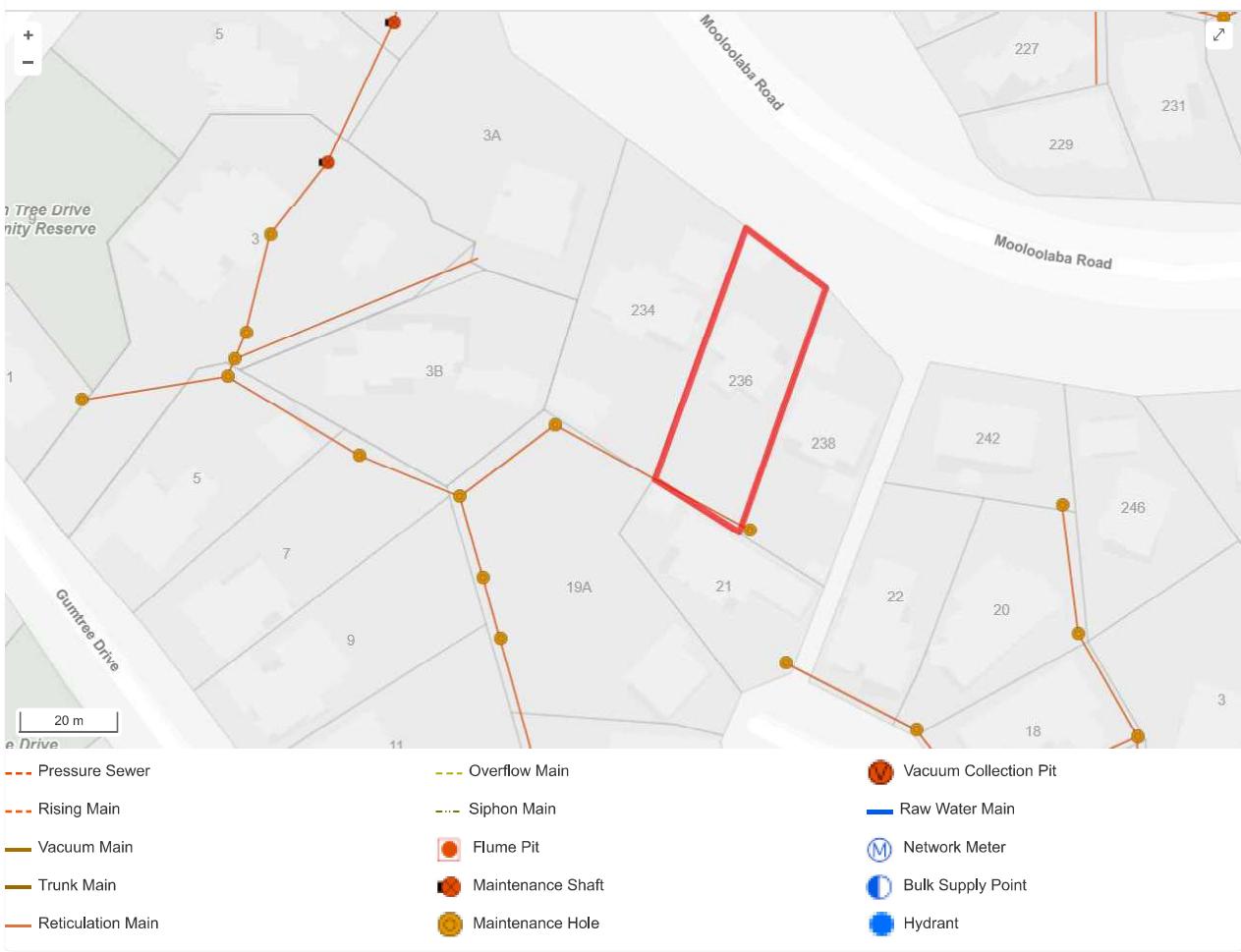


## Contour Map

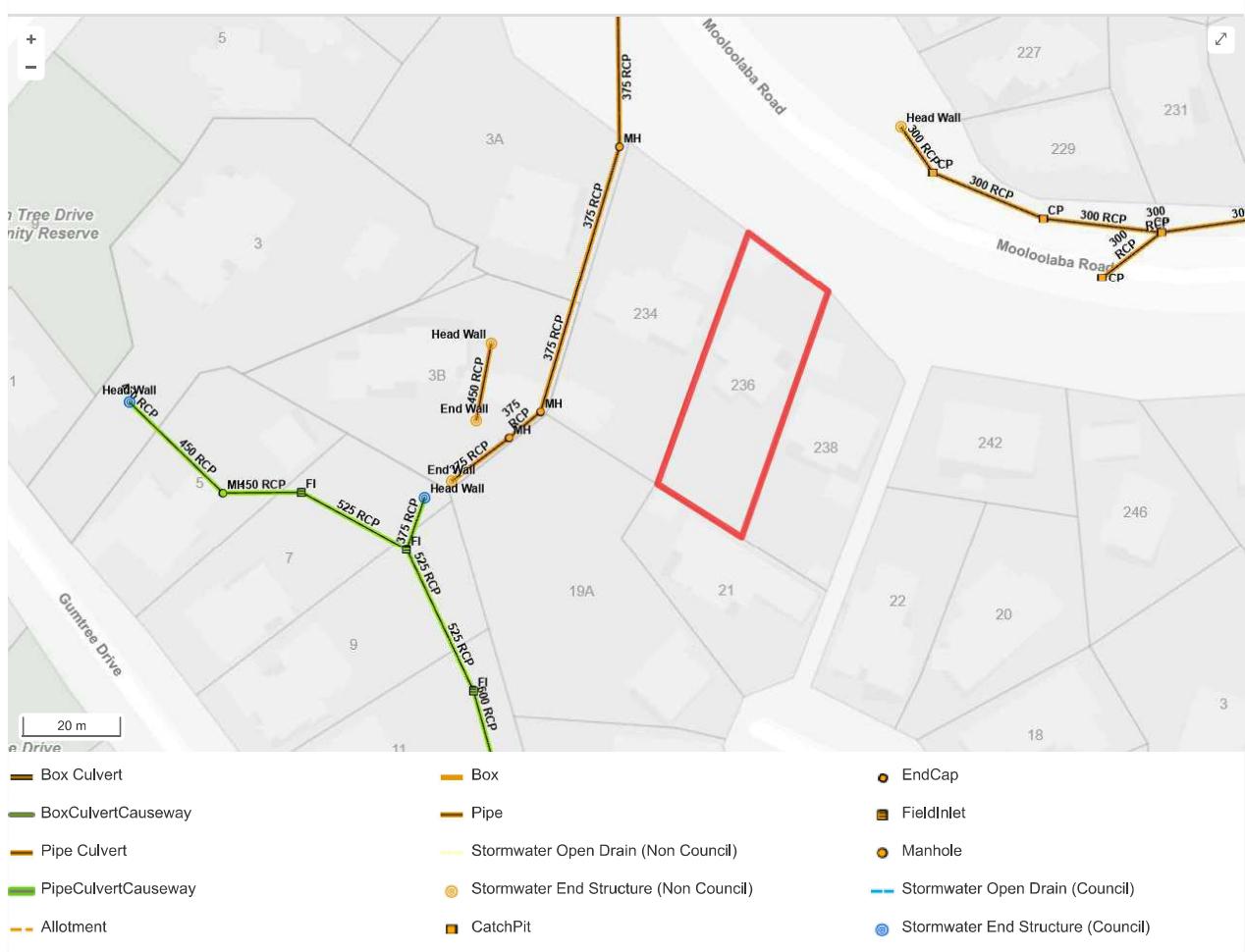


Water & Sewer Infrastructure Map

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](#).



## Stormwater Network



## Easements and Covenants Map



## 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.

<b>Lodged over current land parcel (Decided or Past):</b>	PC09/0068 - SWIMMING POOL & FENCE - 236 Mooloolaba Rd BUDERIM - Factory Pools, Received: Mon Jan 05 2009
	PC09/0396 - DECK - 236 Mooloolaba Rd BUDERIM - REF: 29043 - Precision Timber Design, Received: Tue Feb 17 2009

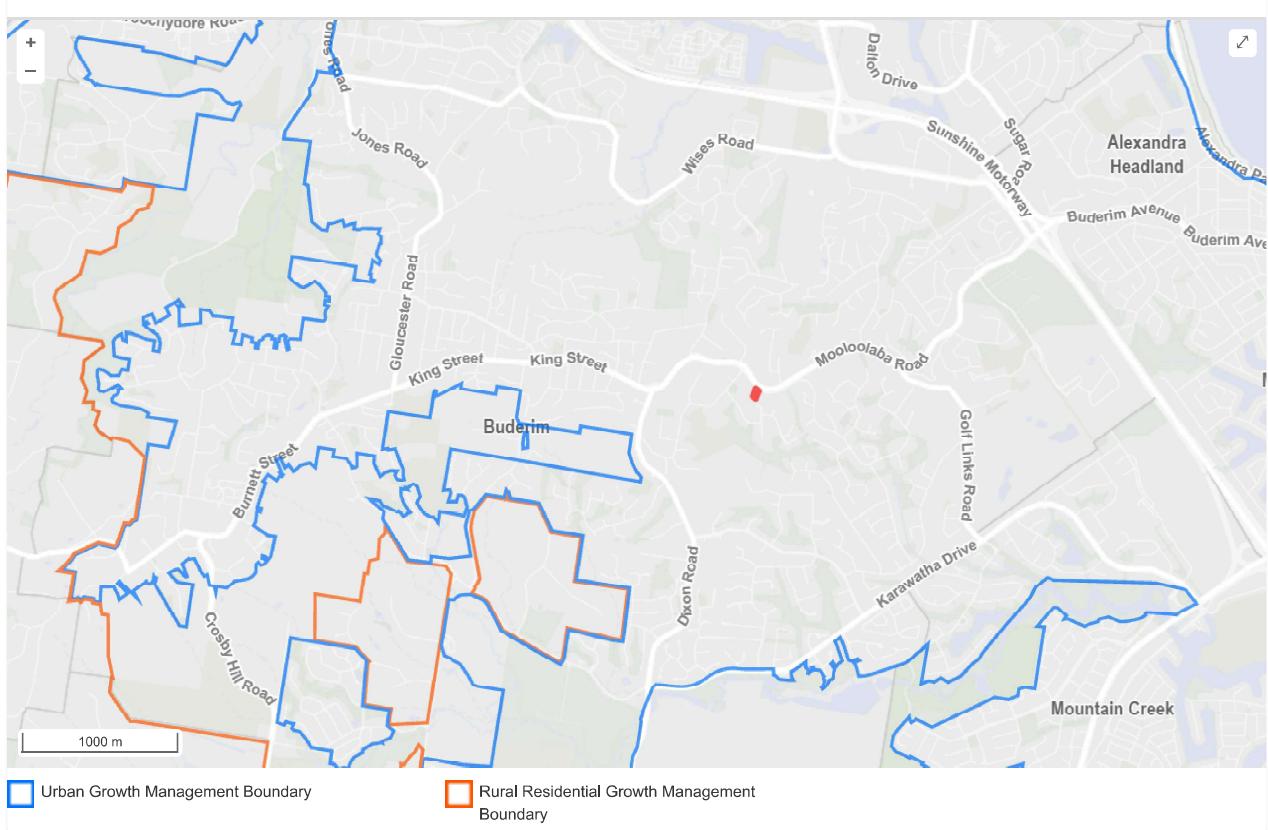
## Other Approval Information

- 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

## Sunshine Coast Planning Scheme 2014

Growth Management Area	Land within the Urban Growth Management Boundary
Zones	Low Density Residential Zone
View Tables of Assessment	
View Zone Codes	
Zone Precincts	Precinct LDR1 (Protected Housing Area)
View Tables of Assessment	
View Zone Codes	
Local Plan Area	Buderim Local Plan Area
View Tables of Assessment	
View Local Plan Codes	
Land Subject to Airport Environ斯 Overlay	Runway Separation Distances
View Tables of Assessment	Obstacle Limitation Surface (OLS)
View Overlay Code	
Land Subject to Biodiversity, Waterways and Wetlands Overlay	Native Vegetation Area
View Tables of Assessment	
View Overlay Code	
Height of Buildings and Structures Overlay	8.5 metres
View Tables of Assessment	
View Overlay Code	
Land Subject to Landslide Hazard and Steep Land Overlay	Slope 15-20%
View Tables of Assessment	
View Overlay Code	
Land Subject to Regional Infrastructure Overlay	Major Road Corridor and Buffer
View Tables of Assessment	
View Overlay Code	
Local Government Infrastructure Plan	Priority Infrastructure Area
View Local Government Infrastructure Plan	
View Local Government Infrastructure Plan (LGIP) Maps	
Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades	

Growth Management Area



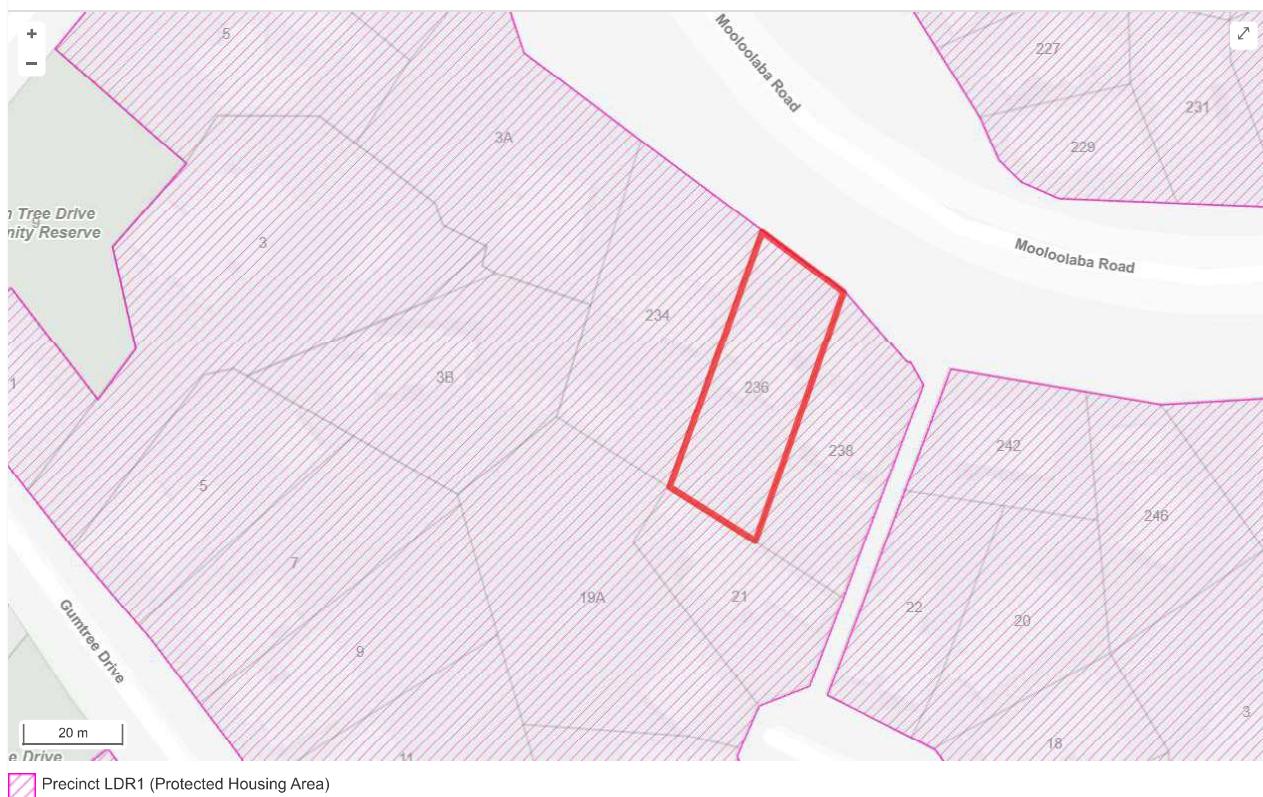
## Zones

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

## Zone Precincts

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

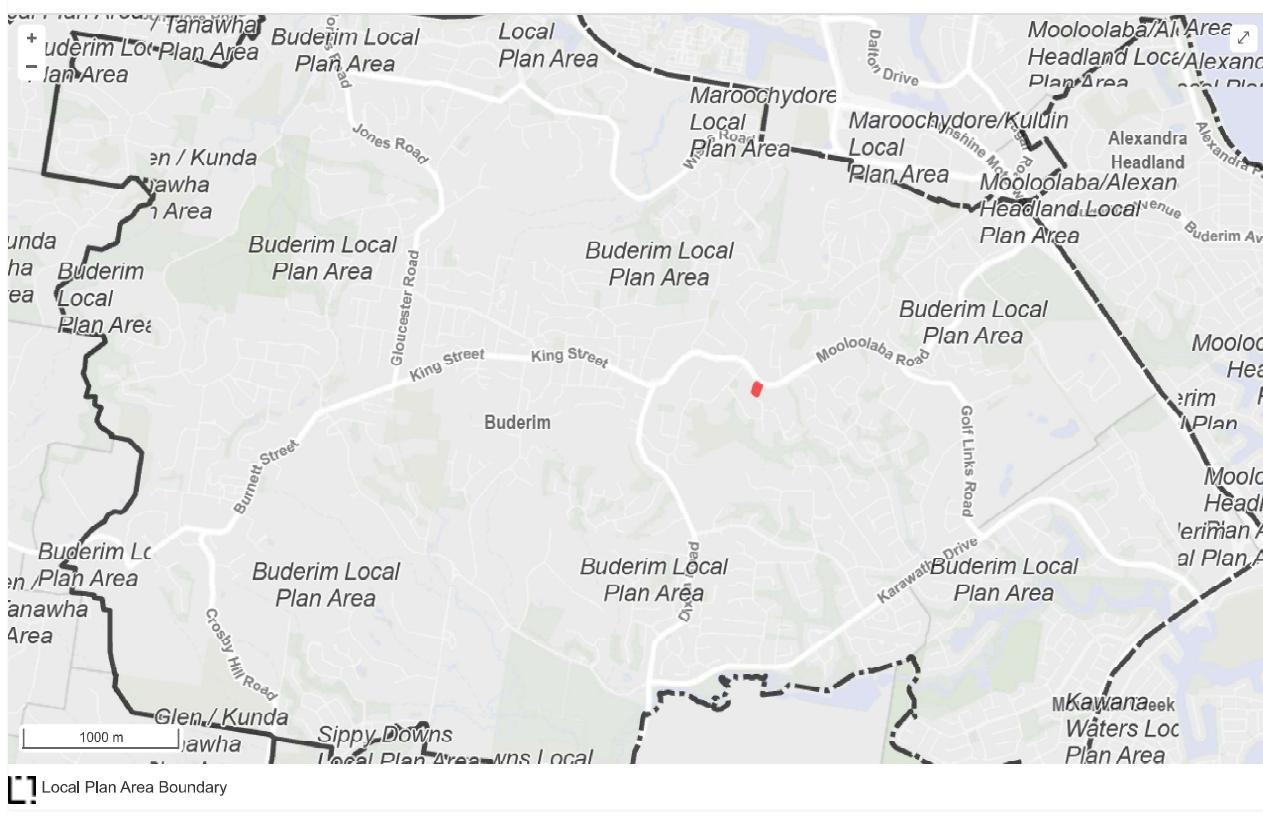
## View Zone Codes



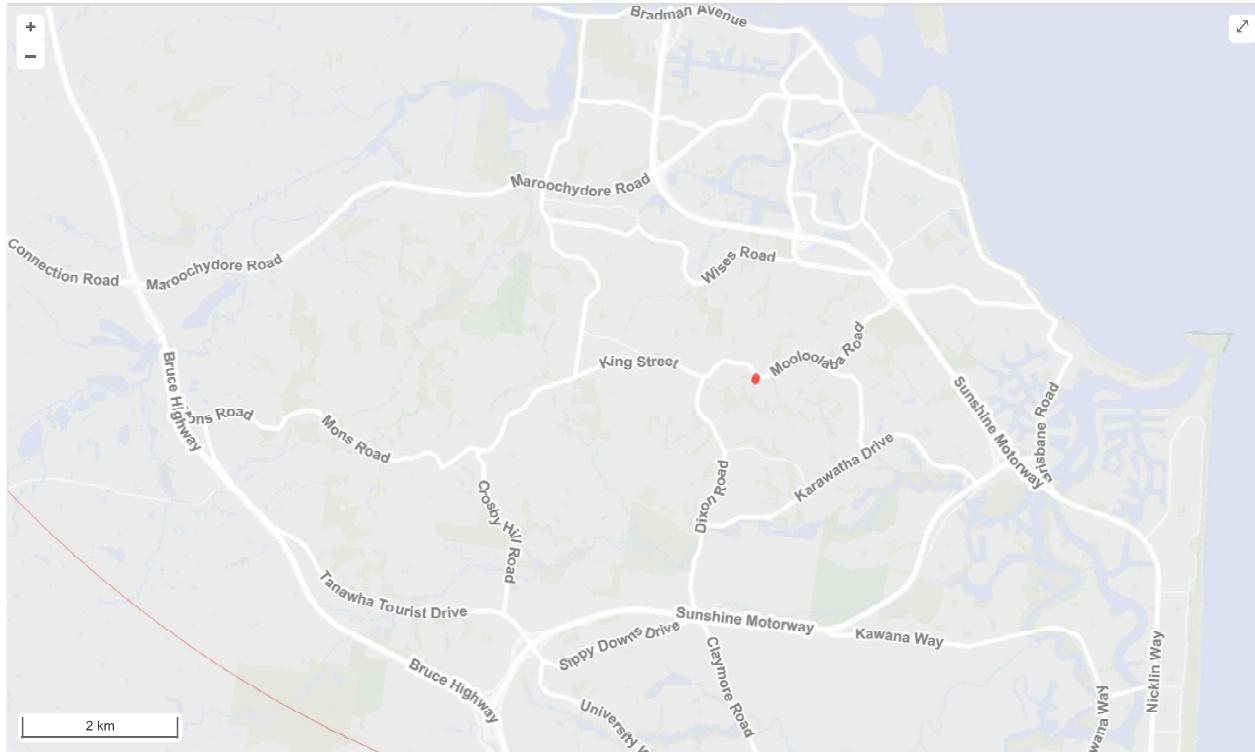
## Local Plan Area

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

### [View Local Plan Codes](#)



## Land Subject to Airport Environs Overlay

[View Tables of Assessment](#)[View Overlay Code](#)**Public Safety Area****Runway Separation Distances**

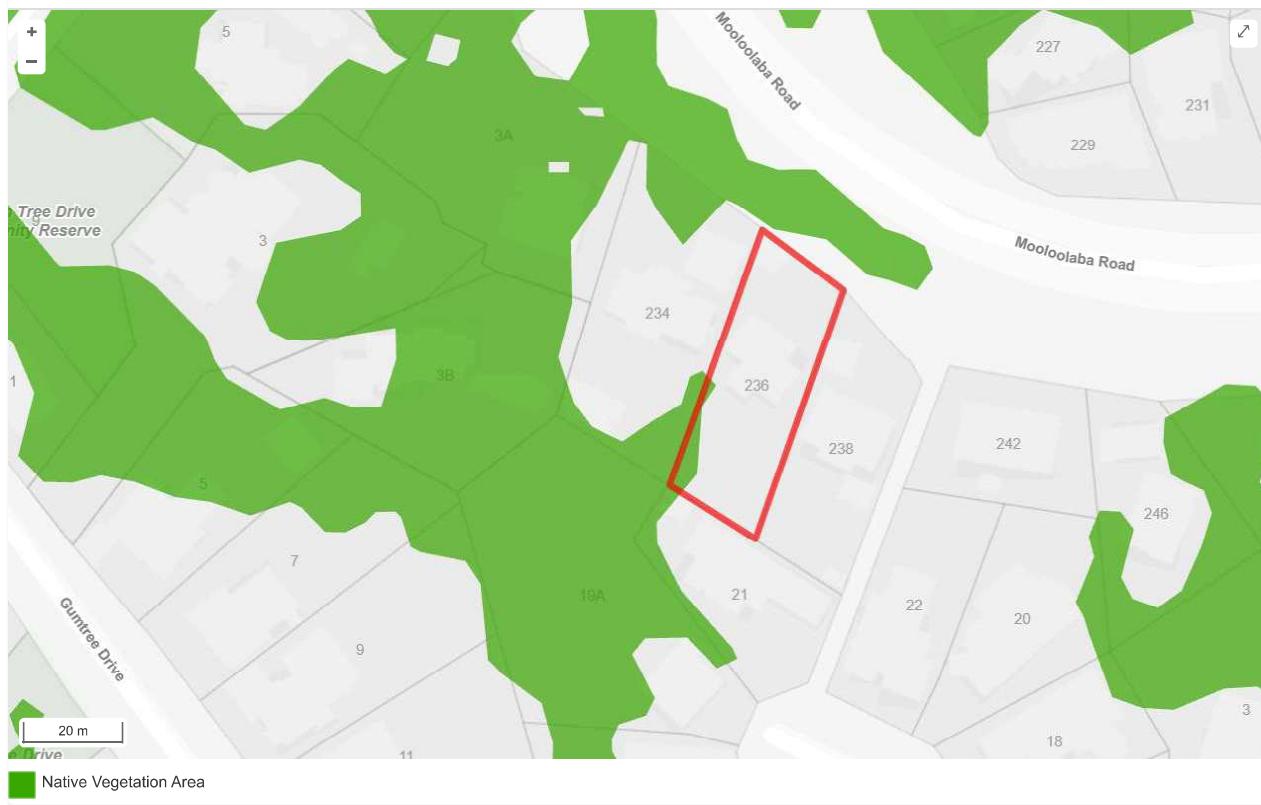
Runway Separation Distances

**On Airport Aviation Facilities**
**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**

Land Subject to Biodiversity, Waterways and Wetlands Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)



## Height of Buildings and Structures Overlay

[View Tables of Assessment](#)[View Overlay Code](#)

## Land Subject to Landslide Hazard and Steep Land Overlay

[View Tables of Assessment](#)[View Overlay Code](#)

## Land Subject to Regional Infrastructure Overlay

[View Tables of Assessment](#)[View Overlay Code](#)

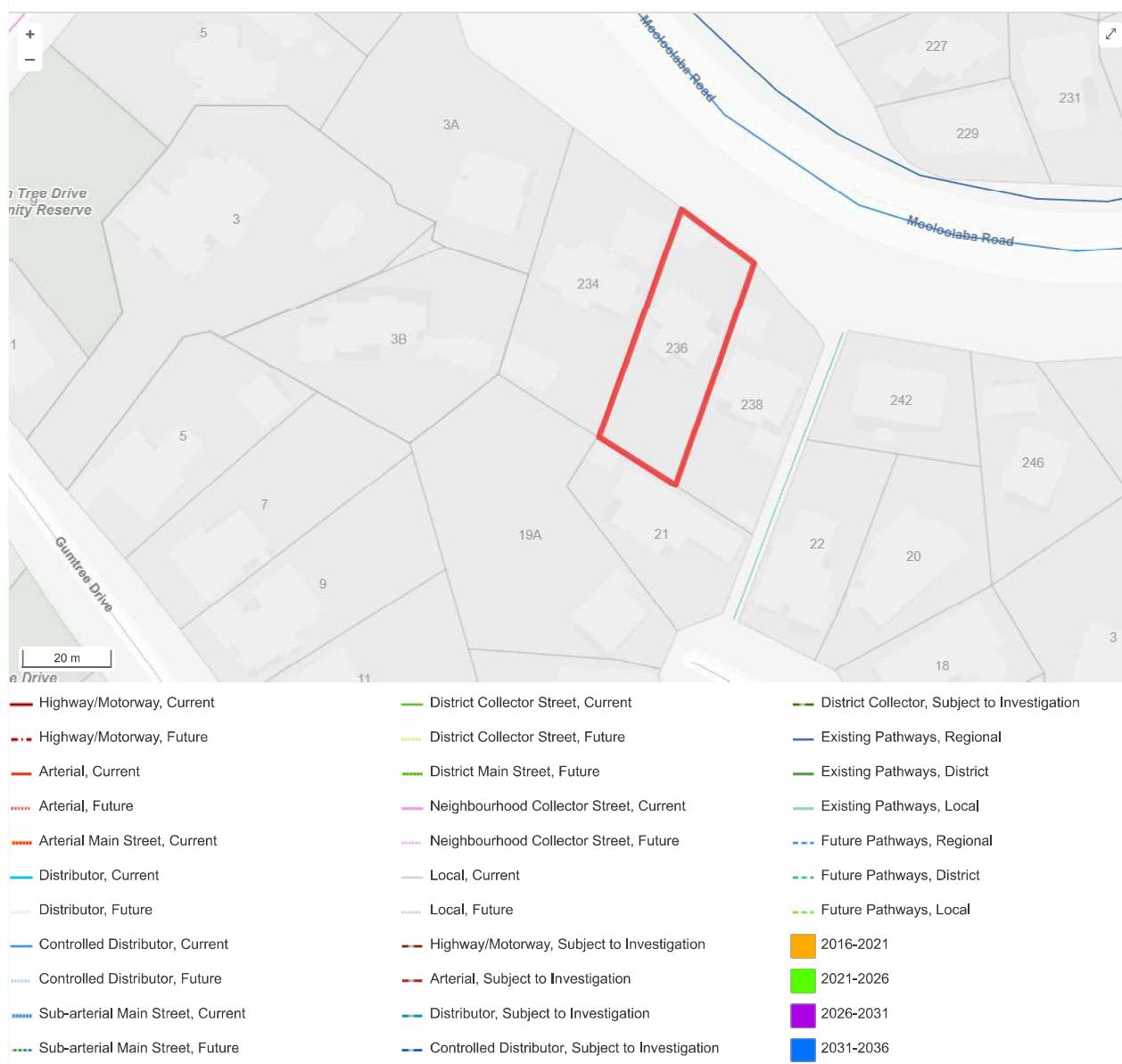
Local Government Infrastructure Plan

[View Local Government Infrastructure Plan](#)

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



## Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades



## Additional Site Information

Electoral Division

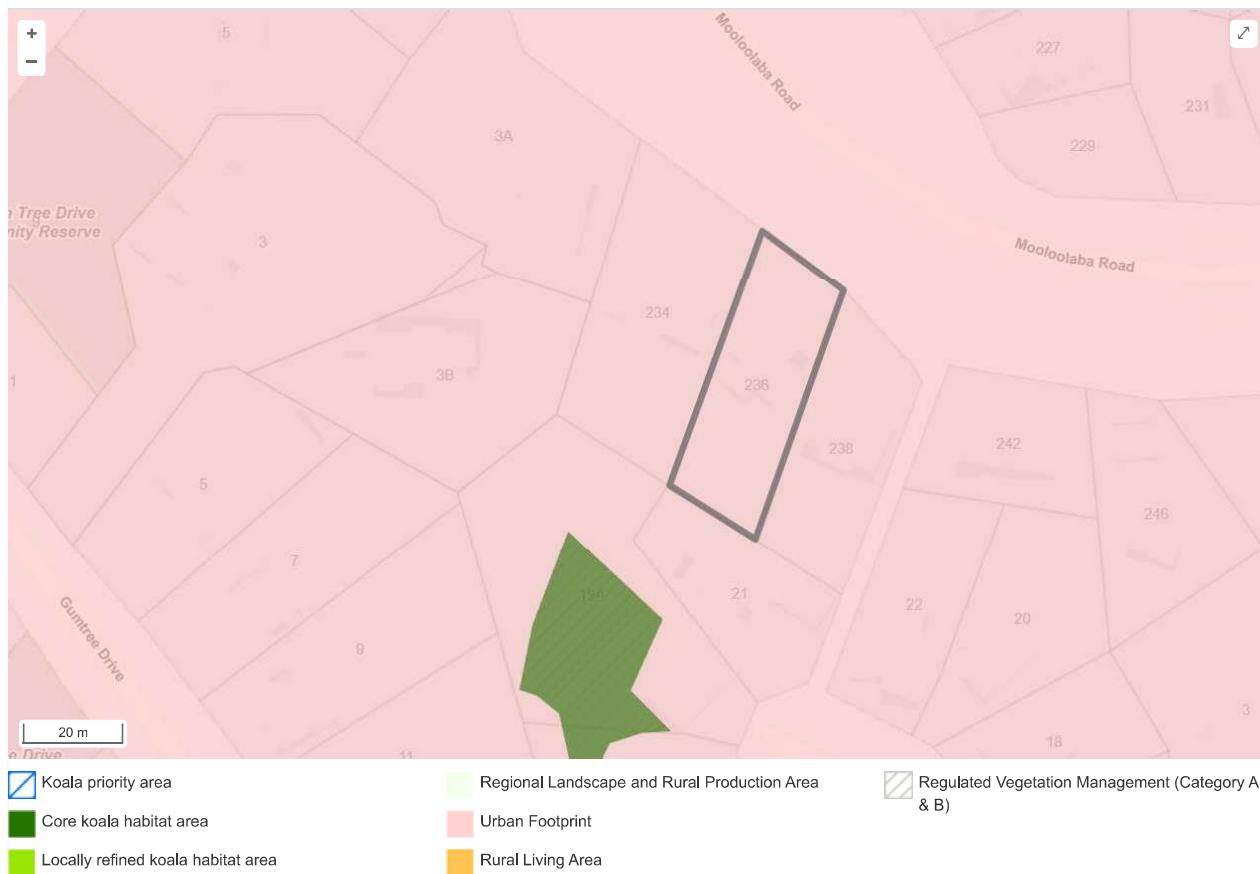
DIVISION 6 Christian Dickson

State Assessment Referral Agency (SARA) DA Mapping

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](#).

**Note:** Development and/or clearing of vegetation in Koala Habitat areas may be prohibited and penalties may apply. Visit [Koala Maps](#) for more information.

## State Assessment Referral Agency (SARA) DA Mapping



#### 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 \(sunshinecoast.qld.gov.au\)](http://floodinformation.sunshinecoast.qld.gov.au)



#### Flood Hazard Area for Building Regulation Purposes - Minimum Floor Level

The lot is not within the Flood Hazard Area. Minimum **floor level** requirements are not relevant.

## 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





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  
BRISBANE QLD 4000

Transaction ID: 51103186 EMR Site Id: 14 January 2026

Cheque Number:

Client Reference:

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

Lot: 574 Plan: CG3806  
236 MOOLOOLABA 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**



**CERTIFICATE OF AFFECT**  
QUEENSLAND HERITAGE REGISTER

Client Reference: 262081

Certificate Number: CA032773  
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: 574 Plan: CG3806  
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](mailto:heritage@des.qld.gov.au).

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

Date of issue: 14/01/2026  
Receipt No: 6842903

**Tim Kedraika**

**From:** Searches <searches@justice.qld.gov.au>  
**Sent:** Thursday, 15 January 2026 4:09 PM  
**To:** InfoTrack QLD Property Services  
**Subject:** QCAT Search & Copy - 262081

[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:

**JANIFER DAWN LAYLA**

A search has been conducted of the Register of proceedings. The results are provided below and are current as at 19<sup>TH</sup> December 2025.

Our electronic records do not hold details of the middle names of the parties in the matter below and you will need to contact the relevant courthouse to arrange a file inspection if you wish.

Application number	NDR103-14
Applicant/s	Janifer Dawn Layla
Respondent/s	Chris Thomas Judith Thomas
Withdrawn	Not applicable
Where subject matter of proceeding or part of proceeding transferred to another entity under section 52(1):	
Date of transfer	Not applicable
Name of entity transferred to	Not applicable
Details of subject matter of the part that is transferred	Not applicable
Where subject matter of proceeding or part of proceeding transferred to another entity under section 52(2):	
Date of transfer	Not applicable
Name of entity transferred to	Not applicable
Details of matters transferred	Not applicable
Site Address	Not applicable
Final Decision date	03.11.2014
Final Decision	Resolved at Compulsory Conference

For more information regarding accessing QCAT records including file inspections. <https://www.qcat.qld.gov.au/resources/forms/our-online-services/search-and-copy-documents>

Kind regards,

**Heather** Client Services Officer  
Queensland Civil and Administrative Tribunal  
Level 11 | 259 Queen Street | Brisbane Qld 4001  
GPO Box 1300 | Brisbane Qld 4001  
p: 1300 753 228  
e: [enquiries@justice.qld.gov.au](mailto:enquiries@justice.qld.gov.au)  
w: [acat.qld.gov.au](http://acat.qld.gov.au)

**QCAT** Queensland Civil and Administrative Tribunal

QCAT acknowledges the traditional owners and custodians of the land on which it works and pays respect to the Elders past, present and future

\* \* \* \* \*

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 unauthorised way. No one is allowed to use, review, alter, transmit, disclose, 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.

THE JOURNAL OF CLIMATE



## Department of Transport and Main Roads

### Property Search - Advice to Applicant

**Property Search reference 982184**

Date: 14/01/2026

**Search Request reference: 183438063**

#### Applicant details

Applicant: Megan Thompson

megan@goodlawqld.com.au

Buyer: not known not known

#### Search response:

Your request for a property search on Lot 574 on Plan CPCG3806 at 236 Mooloolaba 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.dsdlip.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.dsdlip.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.

# Rate notice

Customer enquiries: T 07 5475 7542 E [rates@sunshinecoast.qld.gov.au](mailto:rates@sunshinecoast.qld.gov.au)



jdlayla@outlook.com

1 005605 000



Ms JD LAYLA  
236 MOOLOOLABA RD  
BUDERIM QLD 4556

## Half yearly rate notice for period

1 July 2025 to 31 December 2025

Issue date 22 July 2025  
Property no. 6469  
Valuation \$320,000  
Payment reference no. 64690  
Due date for payment 22 August 2025

Amount payable \$977.95

Property location: 236 Mooloolaba Rd BUDERIM QLD 4556

Property description: Lot 574 CG 3806

Rates and charges	Units	Rate charged	Amount
<b>Sunshine Coast Council rates and charges</b>			
General Rate - Category 6			
Garden Organics Bin - 240 Litre	0.50 x	Minimum Rate = \$96.00	793.15
Waste Bin - 240 Litre	1 x	x .5 = \$501.00	24.00
Arts and Heritage Levy	1 x	x .5 = \$20.00	250.50
Environment Levy	1 x	x .5 = \$82.00	10.00
Transport Levy	1 x	x .5 = \$43.92	41.00
		x .5 =	21.96
<b>State Government charges (Council required to collect on behalf of the State Government)</b>			
State Emergency Management Levy: Class A Group 2	1 x	x .5 =	125.80
		SUB TOTAL:	1,266.41
Less PENSION CONCESSION:			
State Government			125.16-
Sunshine Coast Regional Council			163.30- 288.46-
<b>TOTAL:</b>			<b>\$977.95</b>

Paid QBank Bill  
21/7/25

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

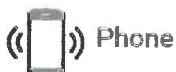
## Easy ways to pay:

**BPAY**  
Biller Code: 18259  
Ref: 64690

**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](http://auspost.com.au/postbillpay)



Call 13 18 16 and follow the prompts

Credit Card: MasterCard and Visa

Billpay Code: 0214 Reference: 6 4690



Internet

Go to [www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au), click on  
'Pay and Apply' and follow the prompts.  
Reference: 6 4690  
MasterCard and Visa



Unitywater

Serving you today,  
investing in tomorrow.Ms JD Layla  
236 Mooloolaba Rd  
BUDERIM QLD 4556PAID  
Bill

11/11/25

QBnk

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	6469
Payment reference	0000 0646 91
Property	236 Mooloolaba Rd, BUDERIM, QLD

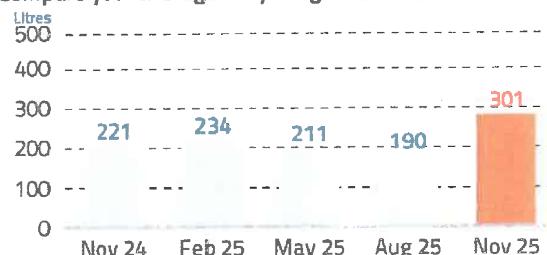
Bill number	7127952546
Billing period	06 Aug 2025 to 6 Nov 2025
93 days	
Issue date	10 Nov 2025
Approximate date of next meter reading	3 Feb 2026

## Your account activity

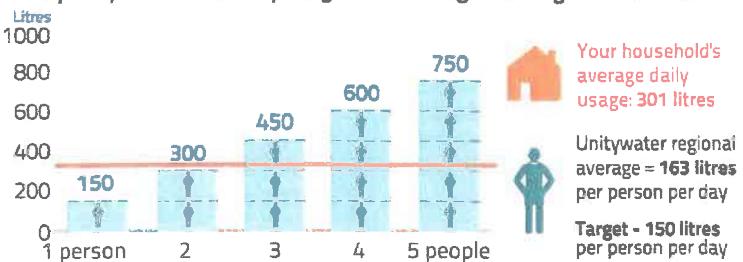
Your last bill	<b>\$281.76</b>	-	Payments/adjustments	<b>\$281.76</b>	=	Balance	<b>\$0.00</b>	+ New charges	<b>\$378.65</b>	Including rebates	=	Total due	<b>\$378.65</b>
												Due date	<b>10 Dec 2025</b>

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



## What does your water bill pay for?

Your investment in safe and reliable water and wastewater services.

Learn more at [unitywater.com/yourwaterbill](http://unitywater.com/yourwaterbill)

## Easy ways to pay

For other payment options - see over



BPAY®

Biller Code: 130393

Ref: 0000 0646 91

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](http://bpay.com.au)

© Registered to BPAY Pty Ltd ABN 69 079 137 518



## Direct Debit

Login to My Account at [unitywater.com](http://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](http://unitywater.com/smoothpay)



1300 086 489

Account enquiries

8am-5pm Mon-Fri

## Your account details

### 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)	No. of days	Average daily usage (L)
UT1812685W	5 Aug 25	570	6 Nov 25	598	28	93	301.1
<b>Total water usage</b>					<b>28</b>	<b>93</b>	<b>301.1</b>
Total sewerage usage (waste and greywater) = 90% of water usage					25.20	93	271.0

### Activity since last bill

Last bill	\$281.76
Payments / adjustments	
18 Aug 2025 CBA BPAY BPAY 18/08/2025	-\$281.76

Account balance \$0.00 ①

### Water and Sewerage Charges

Lot 574 Plan CG3806 Installation ID 428020

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	06 Aug 25 to 06 Nov 25	0.3011	93	\$3.517	\$98.48

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	06 Aug 25 to 06 Nov 25	0.3011	93	\$0.787	\$22.04
Sewerage up to 740 L/day	06 Aug 25 to 06 Nov 25	0.2710	93	\$0.787	\$19.83
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	06 Aug 25 to 06 Nov 25	1	93	\$0.945	\$87.88
Sewerage Access	06 Aug 25 to 06 Nov 25	1	93	\$1.940	\$180.42

<b>Water subtotal</b>	<b>\$208.40</b>
<b>Sewerage subtotal</b>	<b>\$200.25</b>

New water and sewerage charges \$408.65 ②

Rebates	
Pensioner Rebate	01 Oct 25 to 31 Dec 25
	-\$30.00
<b>Total Rebates</b>	<b>-\$30.00</b> ③

Total Due = ① + ② - ③ \$378.65

### 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](http://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](http://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](http://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](http://unitywater.com/water-tips)

**Interpreter service 13 14 50**

当您需要口译员时, 请致电 13 14 50.  
فضلًا، اطلب الرقم 13 14 50 إذا كنت بحاجة إلى مترجم فوري.  
Khi bạn cần thông ngôn, xin gọi số 13 14 50.  
본인에게 번역자에게 13 14 50 으로 연락해주세요.  
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](http://unitywater.com/privacy)

**International calls**

+ 61 7 5431 8333.

[unitywater.com](http://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](http://unitywater.com). A credit card surcharge may apply. Ref: 0000 0646 91

**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: 0000 0646 91**

Pay in person at any post office, call 13 18 16, or go to [postbillpay.com.au](http://postbillpay.com.au)



\*4028 0000064691 00037865

**Account number**

6469

**Payment reference** 0000 0646 91**Total due** \$378.65**Due date** 10 Dec 2025