

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	Mary Rose O'Dwyer & Craig Mardon Allingham
Property address (referred to as the "property" in this statement)	22-34 Cogill Road, Buderim QLD 4556
Lot on plan description	Lot 2 on RP 167387

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

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

Title details	The seller gives or has given the buyer the following—
	A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property. <input checked="" type="checkbox"/> Yes
	A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> Yes

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text" value="Insert date range"/></p> <p>» the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/></p> <p>» whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/></p> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; padding: 5px; 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>
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 style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>NBN & Telstra infrastructure are located on and /or border the property along Cogill Road. (see attached plans)</p> </div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> <input type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	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>Limited Development (Landscape Residential) Zone</div>		
Transport proposals and resumptions	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.

Contamination and environmental protection	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
	The following notices are, or have been, given:		
	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

Trees	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>		

Heritage	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
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Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
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Vegetation, habitats and protected plants	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.		
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Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR		
	Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates	Whichever of the following applies—
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:
	Amount: <input type="text" value="\$1,338.96"/> Date Range: <input type="text" value="01/01/26-01/06/2026"/>
	OR
	The property is currently a rates exempt lot.** <input type="checkbox"/>
	OR
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. <input type="checkbox"/>

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

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

Water	Whichever of the following applies—
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: <input type="text" value="\$87.88"/> Date Range: <input type="text" value="2/9/2025-3/12/2025"/>
	OR
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:
	Amount: <input type="text" value="Insert estimated amount"/> Date Range: <input type="text" value="Insert date range"/>

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

Part 6 – Community titles schemes and BUGTA schemes

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

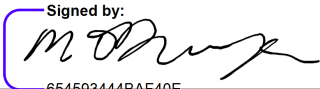
WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below)	<input 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. Note —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	<input type="checkbox"/> Yes	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme (If Yes, complete the information below)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Signatures – SELLER

Signed by:


654593444BAF40E...

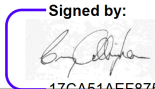
Signature of seller

Mary Rose O'Dwyer

Name of seller

10/2/2026

Date

Signed by:


17CA51AEF8754F7...

Signature of seller

Craig Mardon Allingham

Name of seller

10/2/2026

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

Title Reference:	15904246	Search Date:	02/02/2026 09:04
Date Title Created:	30/07/1979	Request No:	54888342
Previous Title:	11330140		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 167387

Local Government: SUNSHINE COAST

REGISTERED OWNER

Dealing No: 706020802 09/10/2002

MARY ROSE O'DWYER

CRAIG MARDON ALLINGHAM

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10999034 (POR 81)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

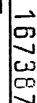
NIL

** End of Current Title Search **

167387

PLAN MUST BE DRAWN WITHIN BLUE LINES

167387



PLAN MUST BE DRAWN WITHIN BLUE LINES

WARNING—FOLDING OR MUTILATING WILL LEAD TO REJECTION—PLAN MAY BE ROLLED

No 54487

CERTIFICATE

I, John Robert Campbell
hereby certify that I have surveyed the land comprised in this plan
Personally
that the plan is accurate, that the said survey was performed in accordance with the 'Surveyors Act 1977' and the 'Surveyors Regulations 1978' and that the said survey was completed on 14.3.79

[Signature]
Signature of Licensed Surveyor.

Date 16.5.79

Council of the SHIRE of MAROON certifies
that all the requirements of this Council, the Local Government Acts of 1936 to 1978 and all By-Laws
have been complied with and approves this Plan of Subdivision.

Dated this 20th day of MAY, 1979

[Signature] Mayor or
Chairman

D Christian Town or
Shire Clerk

~~XXX~~ DAVID ARCHIBALD SCHWARZ
(Names in full)
as proprietor/s
of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of Proprietor/s [Signature]

FOR TITLES OFFICE USE ONLY

Previous Title C.T. 1330-140 Re-sub 27982's

For Additional Plan & Document Notings Refer to CISP

Lodged by MESSRS. A.C. FOX & ASSOCIATES on behalf of:

MESSRS. WELSH, THOMPSON & FRIEND,
SOLICITORS,
8 QUEEN STREET,
NAMBOUR, QLD. 4560

SW:AOC.

167387

New C.T. Ref.

Sub.	Vol.	Fol.
1	5254	243
2	5	246

Calc. Bk. No. 320/115
Examined 7/17/79
Passed 17/1/79
Charted 25/1/79
Map Ref. T.M. BUIDERIM
SATS 22.2.1

T.M. BUIDERIM 27
21/5/6

Particulars entered in Register Book
Vol. 1330 Folio 140

19 JUL 1979

[Signature]
REGISTRAR OF TITLES

Fees Payable

Postal fee and Postage	4.2
Lodgt, Exam. & Ass.	4.2
Entd. on Docs.	2.6
New Title	2.6
Entd. on Deeds	5
Photo Fee	3.50
Total	27.6.50

Short Fees Paid:

Received
Registrar of Titles

Journal No. **F841049**

Receipt No. **32741**

REQUISITION FEE
16 JUL 1979
Paid Vide No. D95469

RECEIVED
REC'D OF TITLES
JUN 25 3 02 PM '79

REGISTERED PLAN 167387

Job ID 52249892
262200



[Review responses online](#) ↗



Received 4 of 4 responses
All responses received

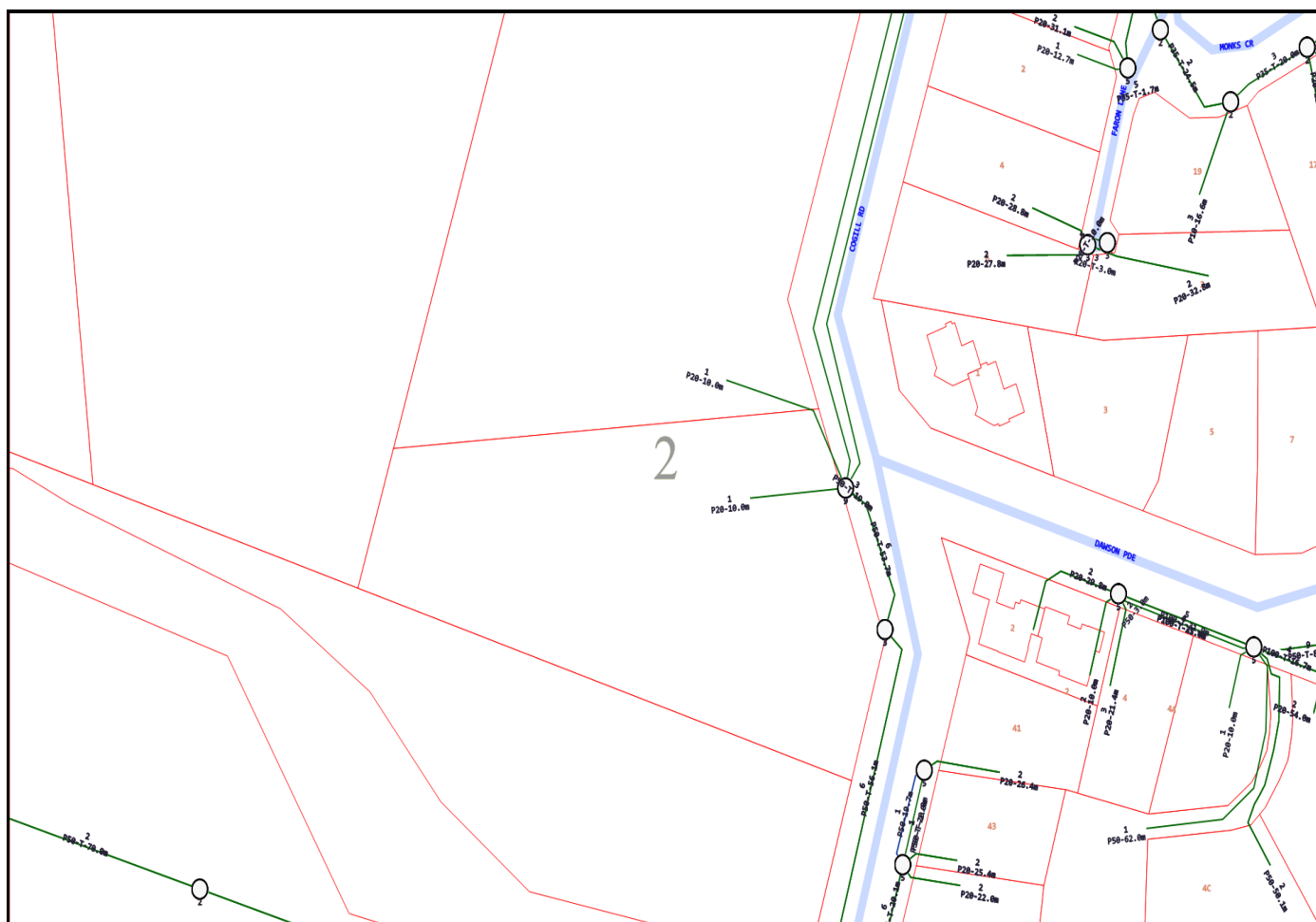
22-34 Cogill Rd, Buderim QLD 4556

Job dates
03/02/2026 → 03/02/2026

These plans expire on
1 Mar 2026

Lodged by
Samuel Ferguson

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 NBN Co Qld	Received	4
🏠 Sunshine Coast Regional Council	Received	16
🏠 Telstra QLD South East	Received	21
🏠 Unitywater North	Received	30



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

02/02/26 (valid for 30 days)

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



Job # 52249892

Seq # 267507218

Legend

- BYDA Enquiry
- Detailed map page
- No dig site assets

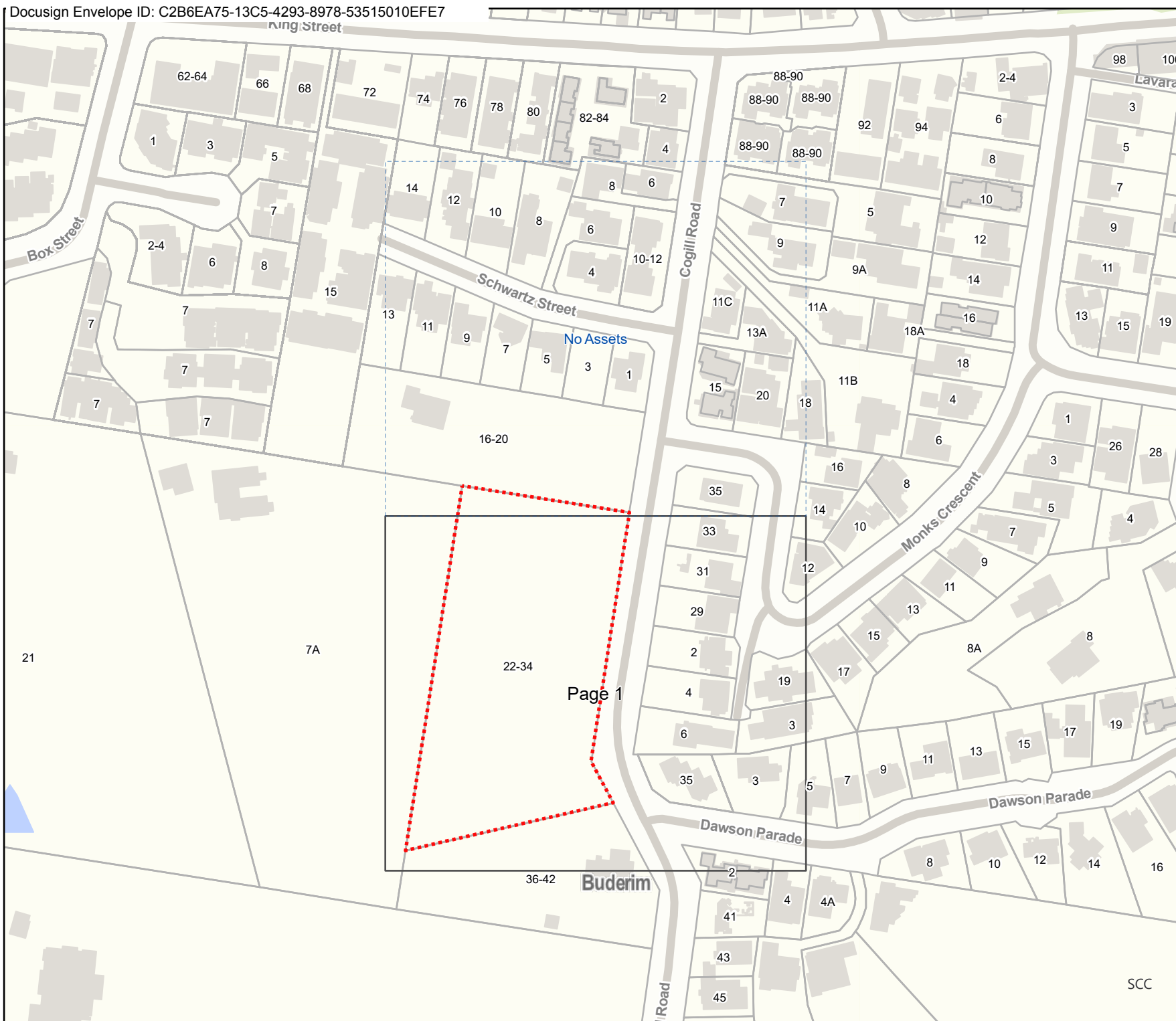
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12.5
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Automate

02/02/26 (valid for 30 days)

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



Job # 52249892

Seq # 267507218

Legend

Stormwater End Structure

Stormwater Pit

CatchPit

FieldInlet

Manhole

Stormwater Pipe

Pipe

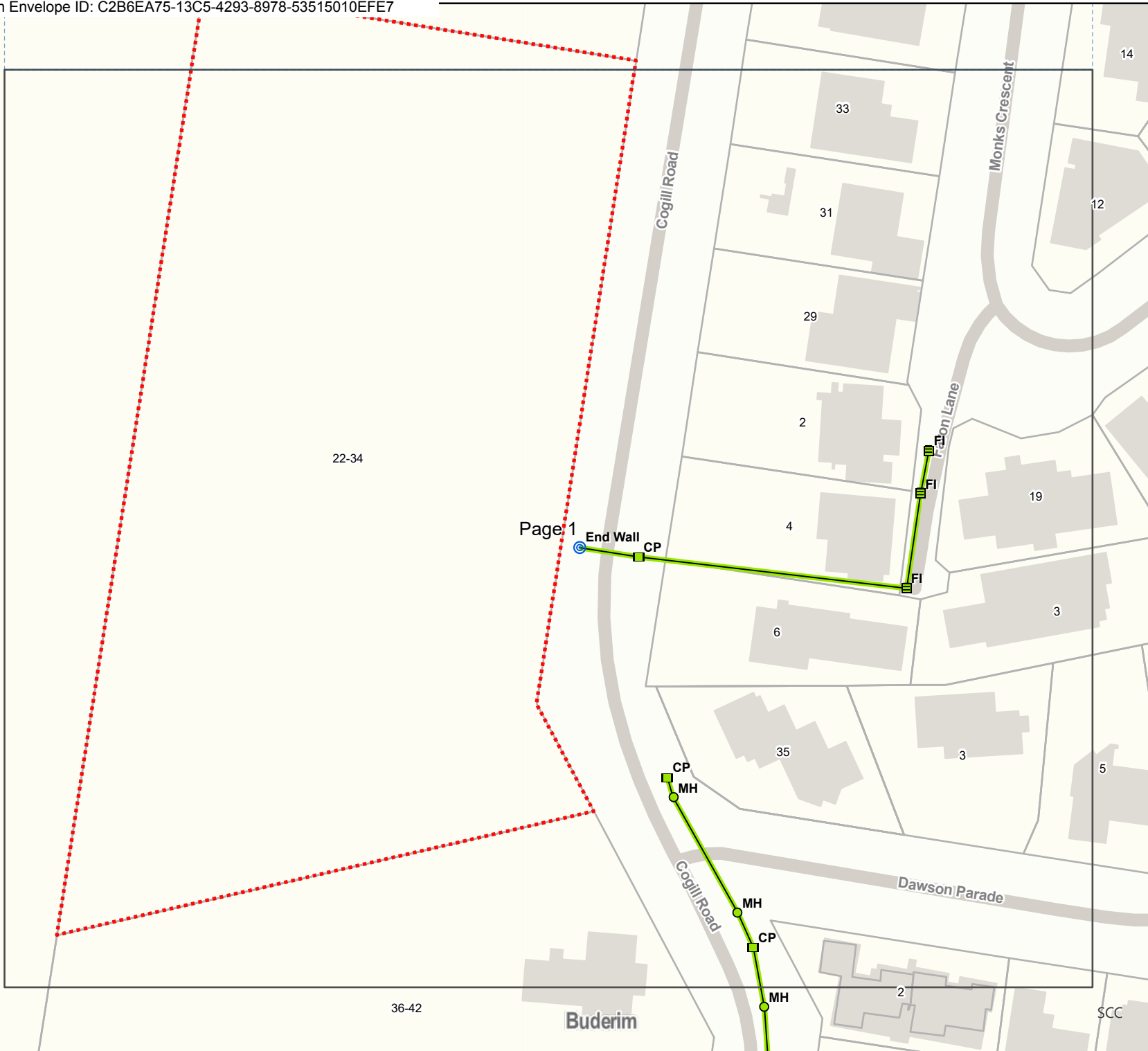
Scale 1:1,000

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TELSTRA LIMITED A.C.N. 086 174 781

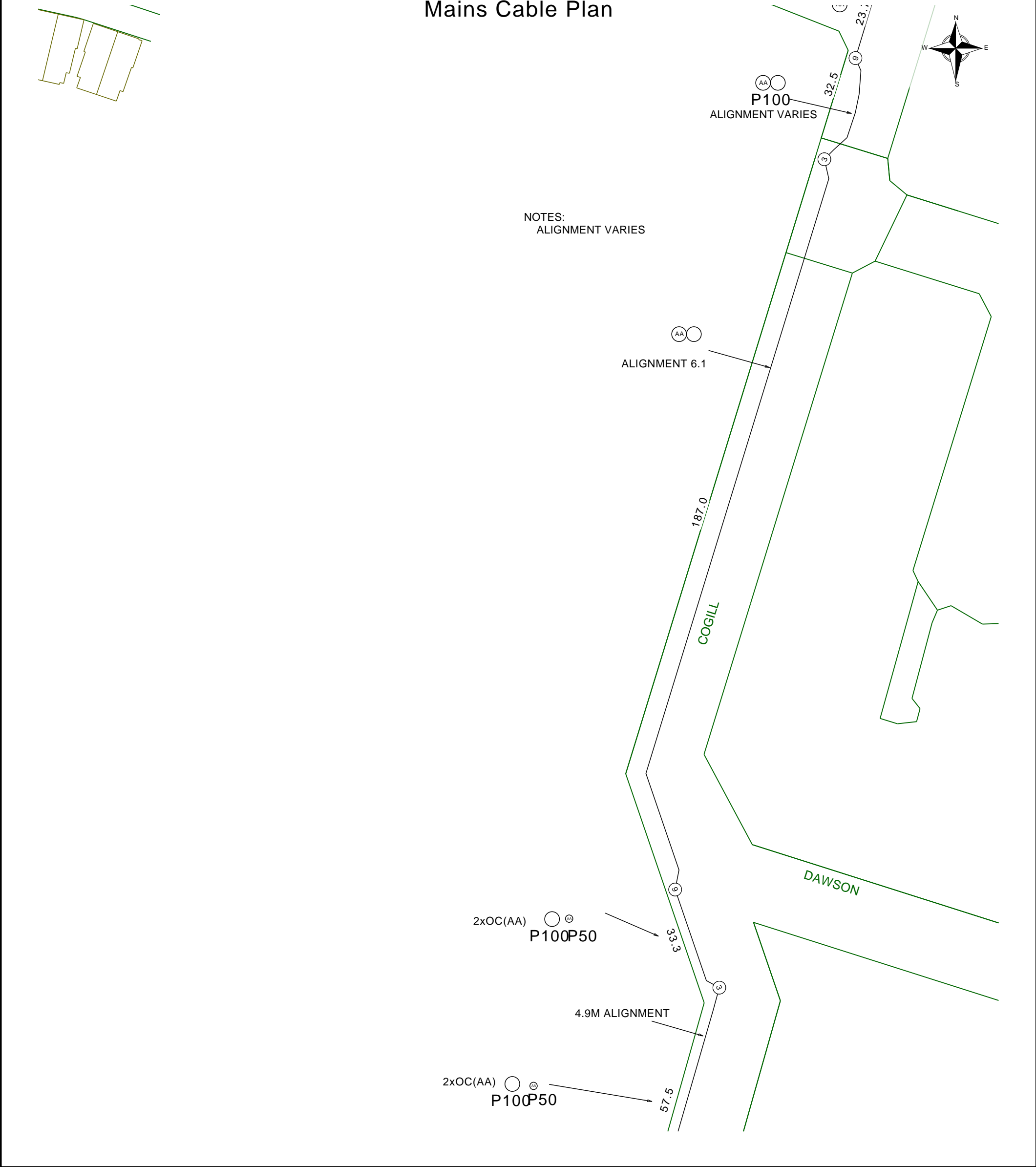
Sequence Number: 267507221


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

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.



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 267507221
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 02/02/2026 10:11:47	

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

WARNING

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

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

Page 2 of 2

UNITYWATER BYDA MAP

Sequence Number: 267507220


Job Number: 52249892

Printed On: 2/02/2026

Emergency Situations
Call Unitywater:
1300 086 489


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

Legend




Extent of Unitywater Area


Water

 PS


Water Pump Station

 M


Water Service

 *


Water Valve



Water Pipe (Abandoned)




Water Hydrant


 F

Water Fitting

Water Main




Trunk Main




Reticulation Main


Sewer

 PS


Sewer Pump Station



Sewer Maintenance Hole


 *

Sewer Valve


 F

Sewer Fitting


Sewer Gravity Main




Trunk Main



Reticulation Main




Overflow Main




Sewer Pipe (Abandoned)


Sewer Pressure Main




Pressure Sewer




Rising Main



Vacuum Main




Pressure Sewer Service




Sewer Service


Recycled Water

 PS


Recycled Water Pump Station

 *


Recycled Water Valve




Recycled Water Hydrant

 F

Recycled Water Fitting



Recycled Water Pipe (Abandoned)



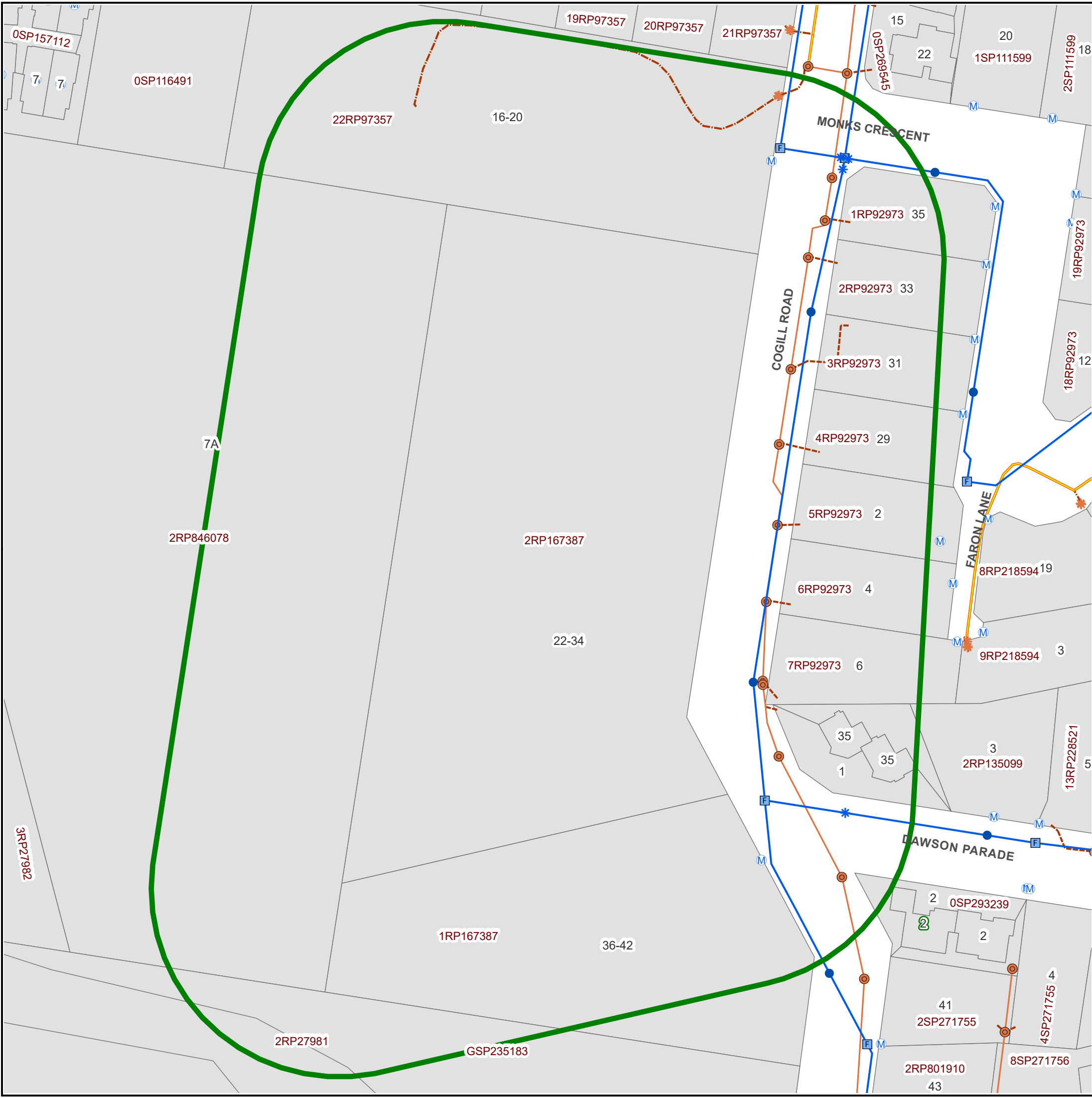
Recycled Water Main

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



Before You Dig Australia
PO Box 953
Caboulture QLD 4510
Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

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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.

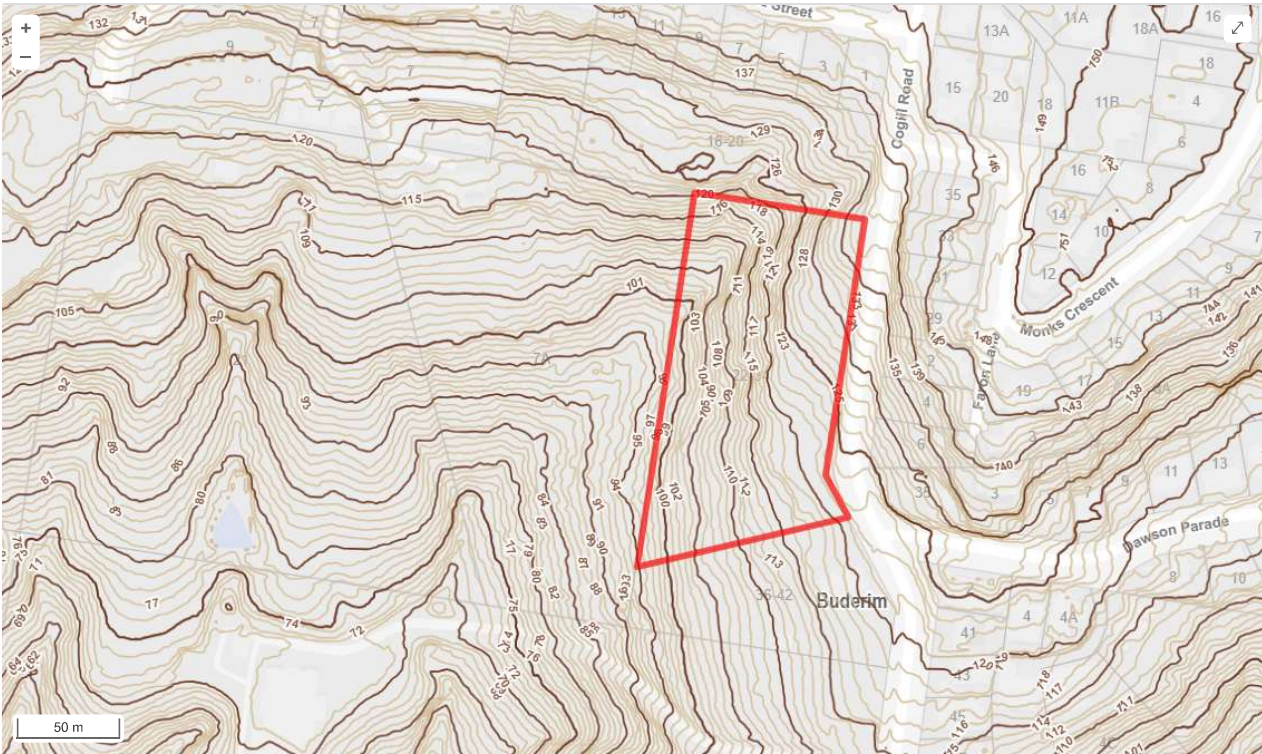
If you are undertaking development or building certification, it is recommended that Council [property searches](#) are sought. These may include (but not limited to) [building information searches](#), [planning and development certificates](#) and [flood information searches](#).

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	22-34 Cogill Rd BUDERIM QLD 4556
Lot Plan	2RP167387
Land Area	14050 SQ METRES
More Information	View in MyMaps. View in Development.i. View in State Assessment Referral Agency (SARA) DA mapping (External Site). View in State Planning Policy Interactive Mapping System (External Site). View in Google Street View (External Site).

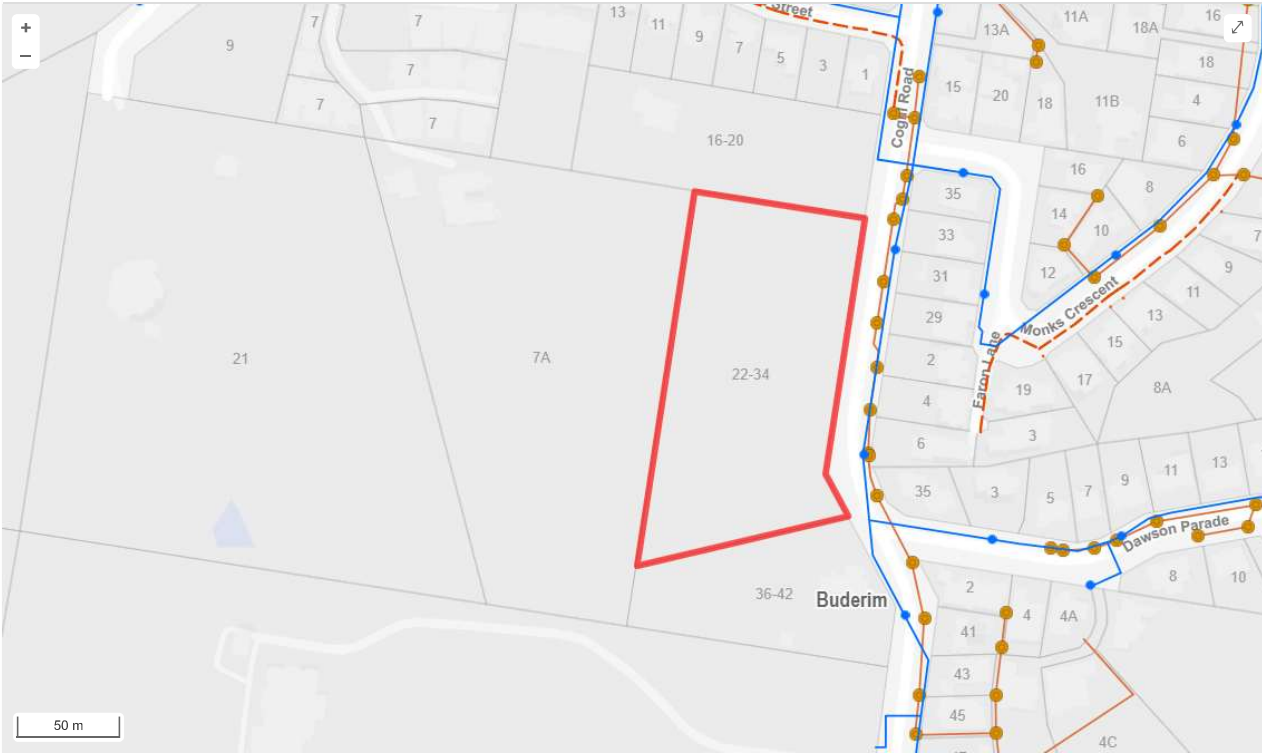


Contour Map



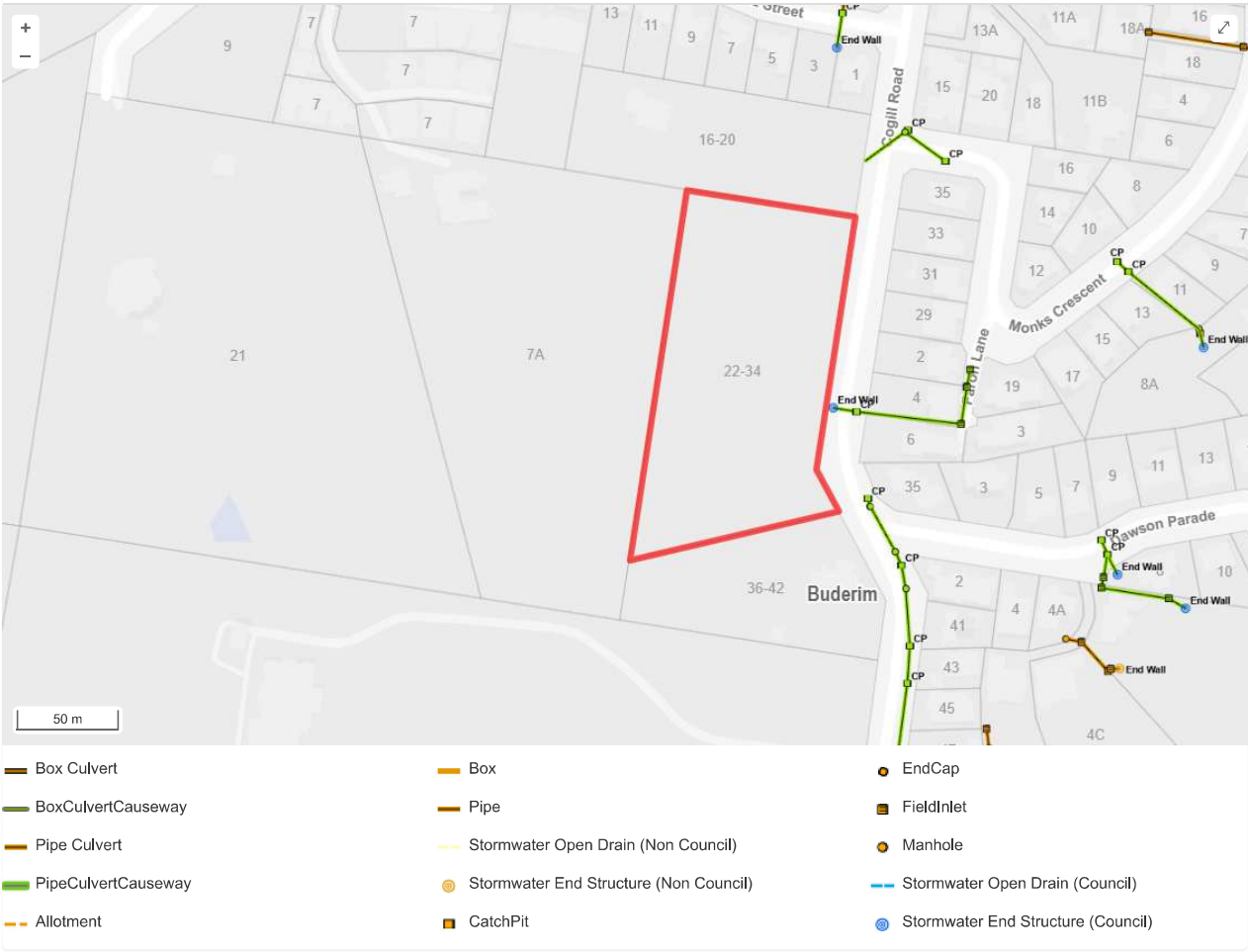
Water & Sewer Infrastructure Map

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



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

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.

Other Approval Information

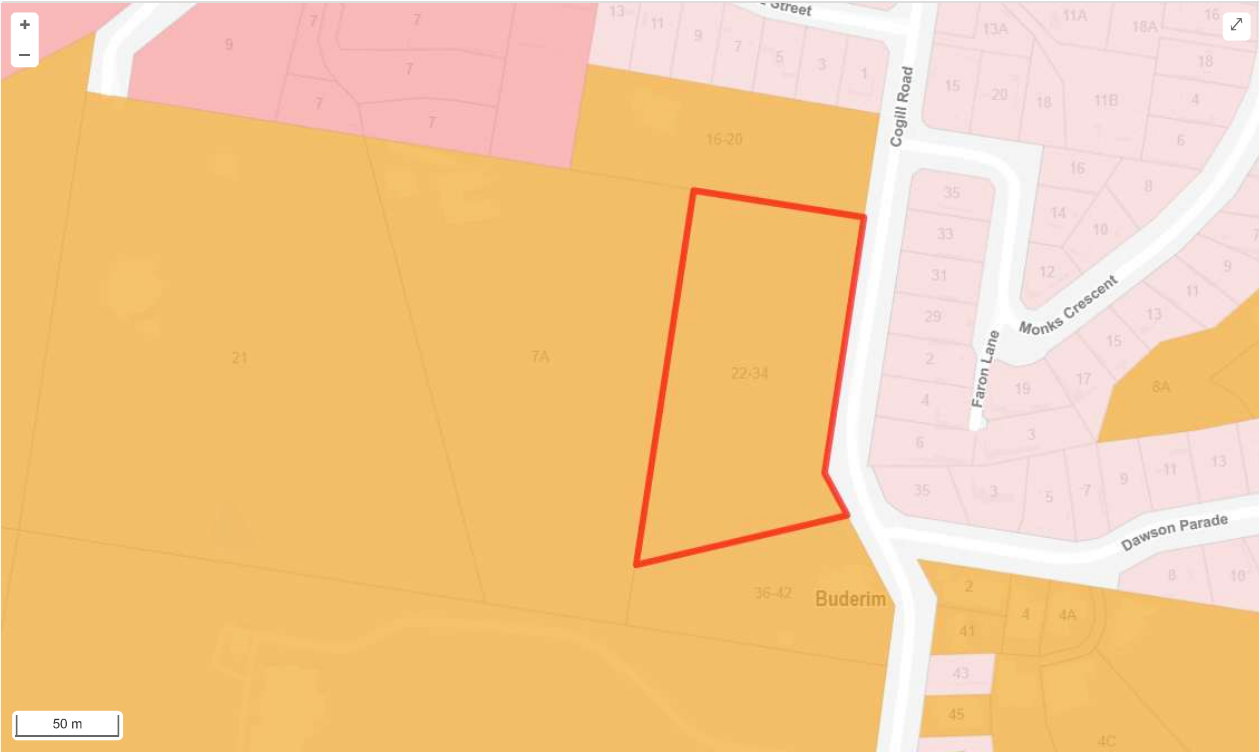
- Key residential and industrial approvals varying the effect of a Planning Scheme; or
- Master Plan details for land within Development Control Plan 1 – Kawana Waters

Sunshine Coast Planning Scheme 2014	
Zones View Tables of Assessment View Zone Codes	Limited Development (Landscape Residential) Zone
Local Plan Area View Tables of Assessment View Local Plan Codes	Buderim Local Plan Area
Land Subject to Airport Environs Overlay View Tables of Assessment View Overlay Code	Runway Separation Distances Obstacle Limitation Surface (OLS)
Land Subject to Biodiversity, Waterways and Wetlands Overlay View Tables of Assessment View Overlay Code	Native Vegetation Area
Height of Buildings and Structures Overlay View Tables of Assessment View Overlay Code	8.5 metres
Land Subject to Landslide Hazard and Steep Land Overlay View Tables of Assessment View Overlay Code	Very High Hazard Area Moderate Hazard Area High Hazard Area Slope 20-25% Slope greater than 25%
Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades	

Zones

[View Tables of Assessment](#)

[View Zone Codes](#)

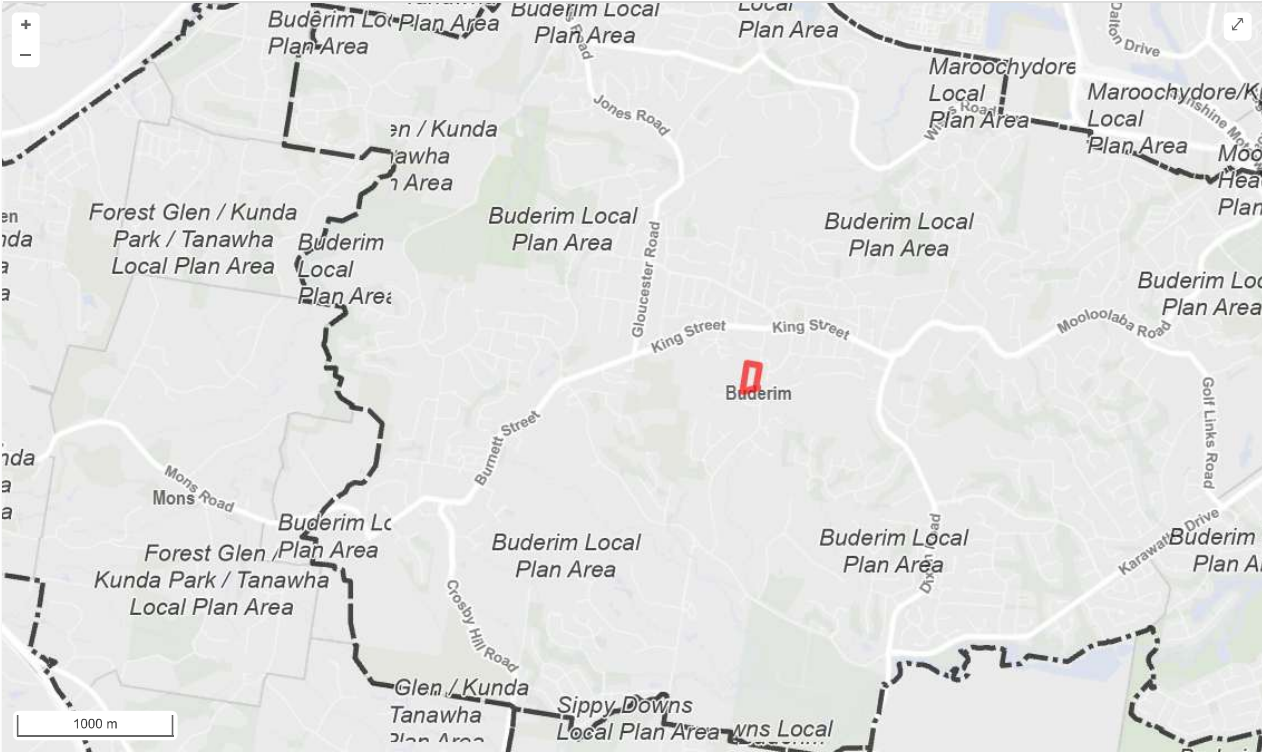


<div></div> Low Density Residential Zone	<div></div> Sport and Recreation Zone	<div></div> Community Facilities Zone
<div></div> Medium Density Residential Zone	<div></div> Open Space Zone	<div></div> Emerging Community Zone
<div></div> High Density Residential Zone	<div></div> Environmental Management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

Local Plan Area

[View Tables of Assessment](#)

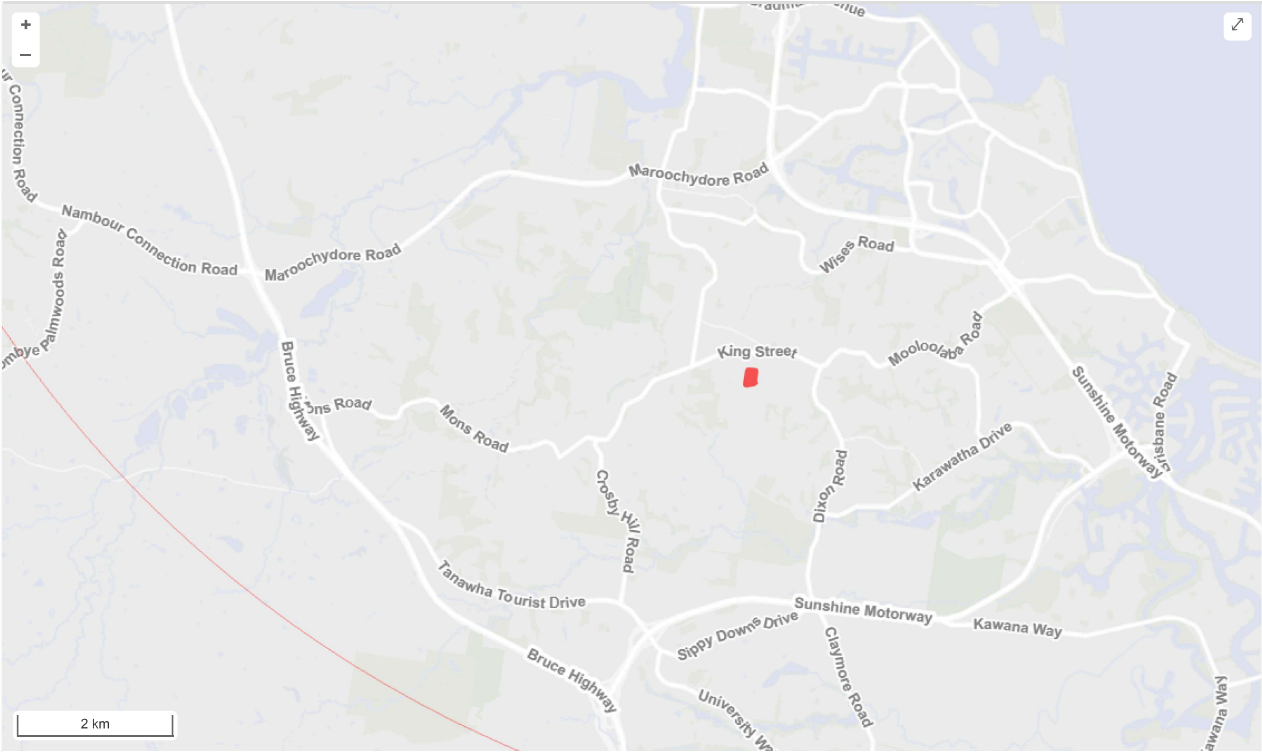
[View Local Plan Codes](#)



Local Plan Area Boundary

Land Subject to Airport Environs Overlay

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





Public Safety Area

 Public Safety Area

Runway Separation Distances

Runway Separation Distances

On Airport Aviation Facilities

-  Distance Measuring Equipment (DME) & CVOR
-  Non-directional Beacon (NDB)

 Very High Frequency (VHF)

Aviation Facility Sensitive Area

-  NDB 500m Radius Buffer
-  CVOR 1000m Radius Buffer
-  DME 1500m Radius Buffer
-  VHF 600m Radius Buffer

Obstacle Limitation Surface (OLS)

 Obstacle Limitation Surface (OLS)

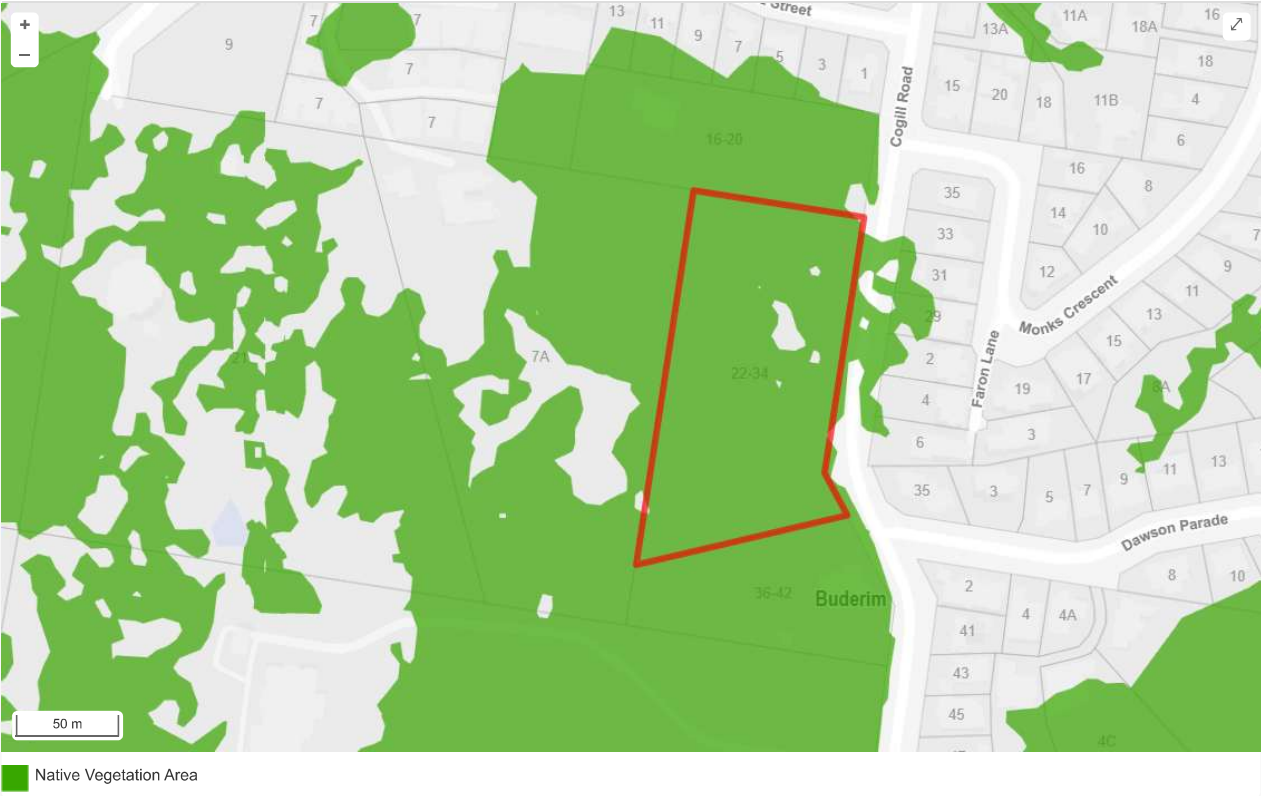
Australian Noise Exposure Forecast (ANEF) Level

-  35+
-  30-35
-  25-30
-  20-25
-  0-20

Land Subject to Biodiversity, Waterways and Wetlands Overlay

[View Tables of Assessment](#)

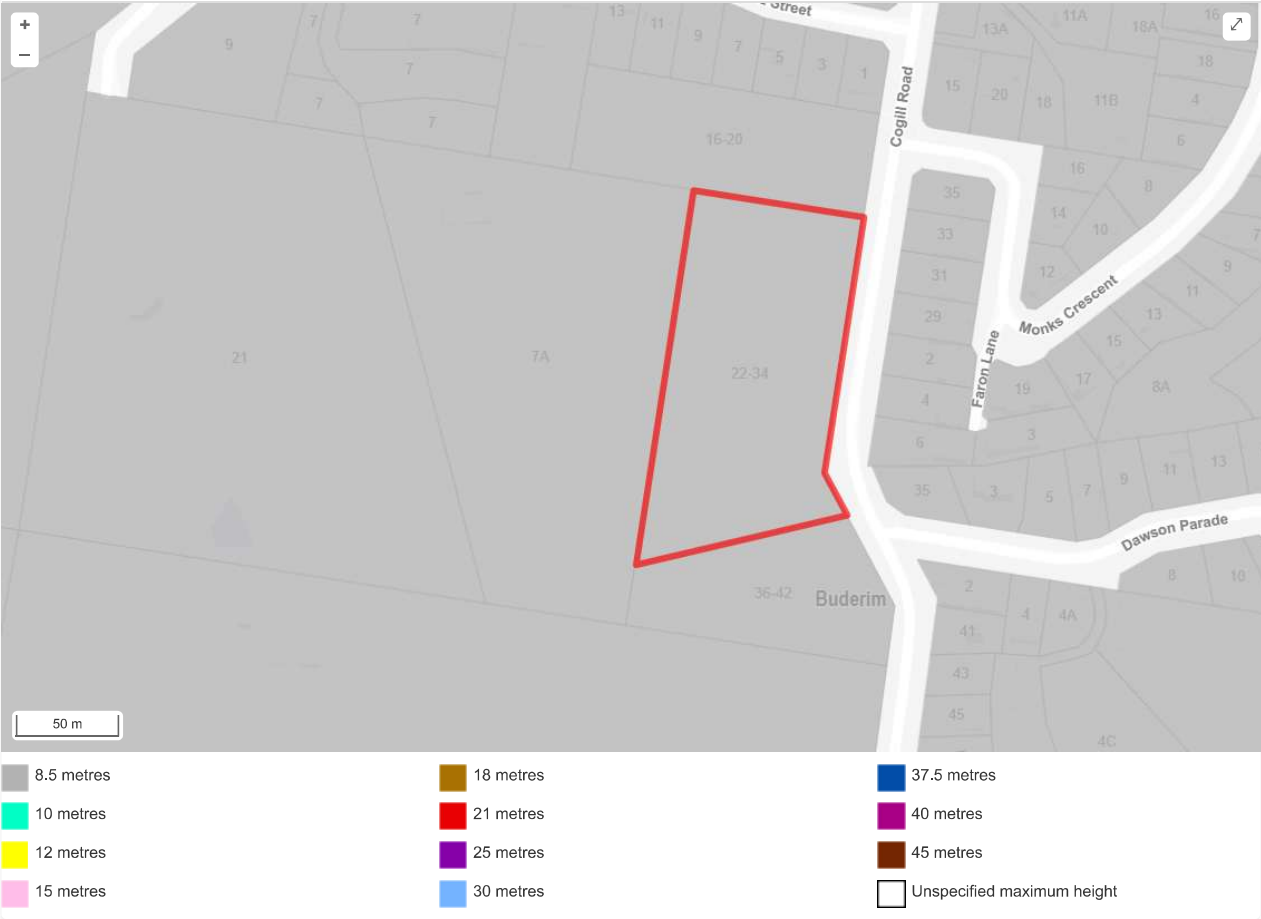
[View Overlay Code](#)



Height of Buildings and Structures Overlay

[View Tables of Assessment](#)

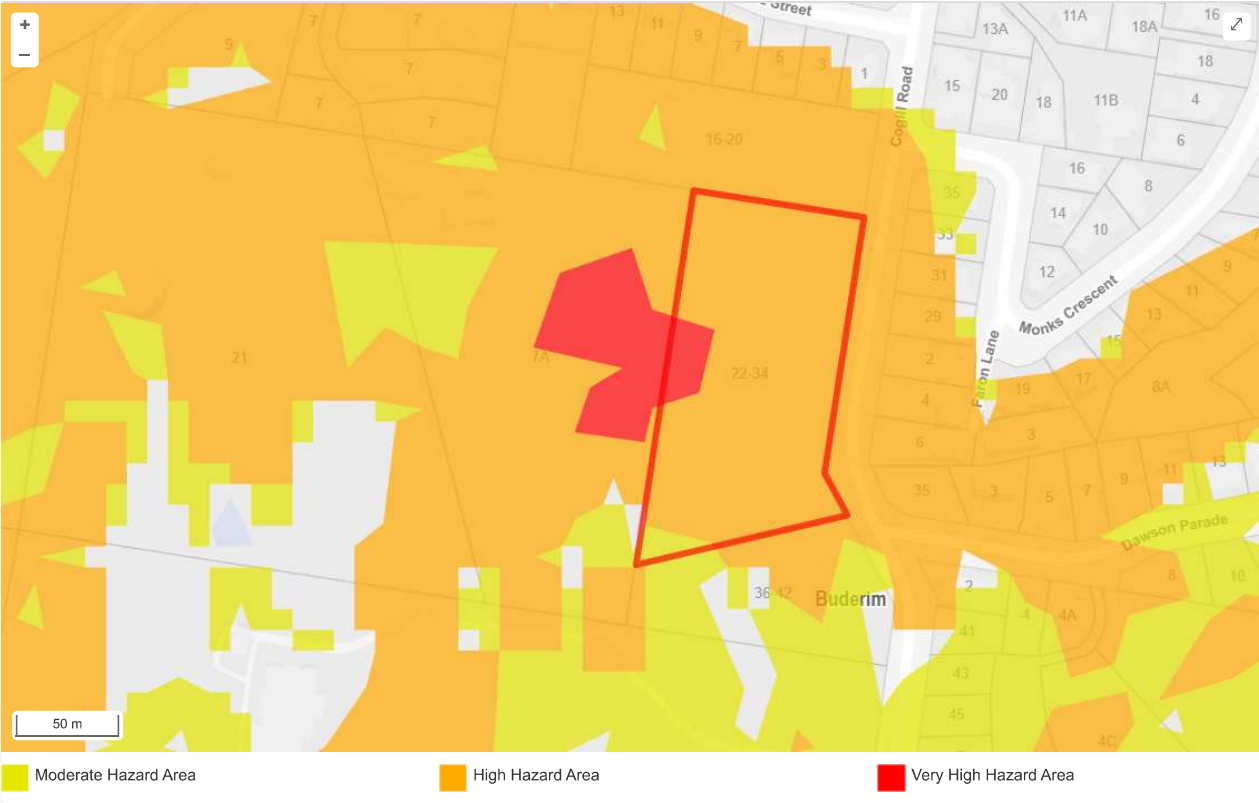
[View Overlay Code](#)



Land Subject to Landslide Hazard and Steep Land Overlay

[View Tables of Assessment](#)

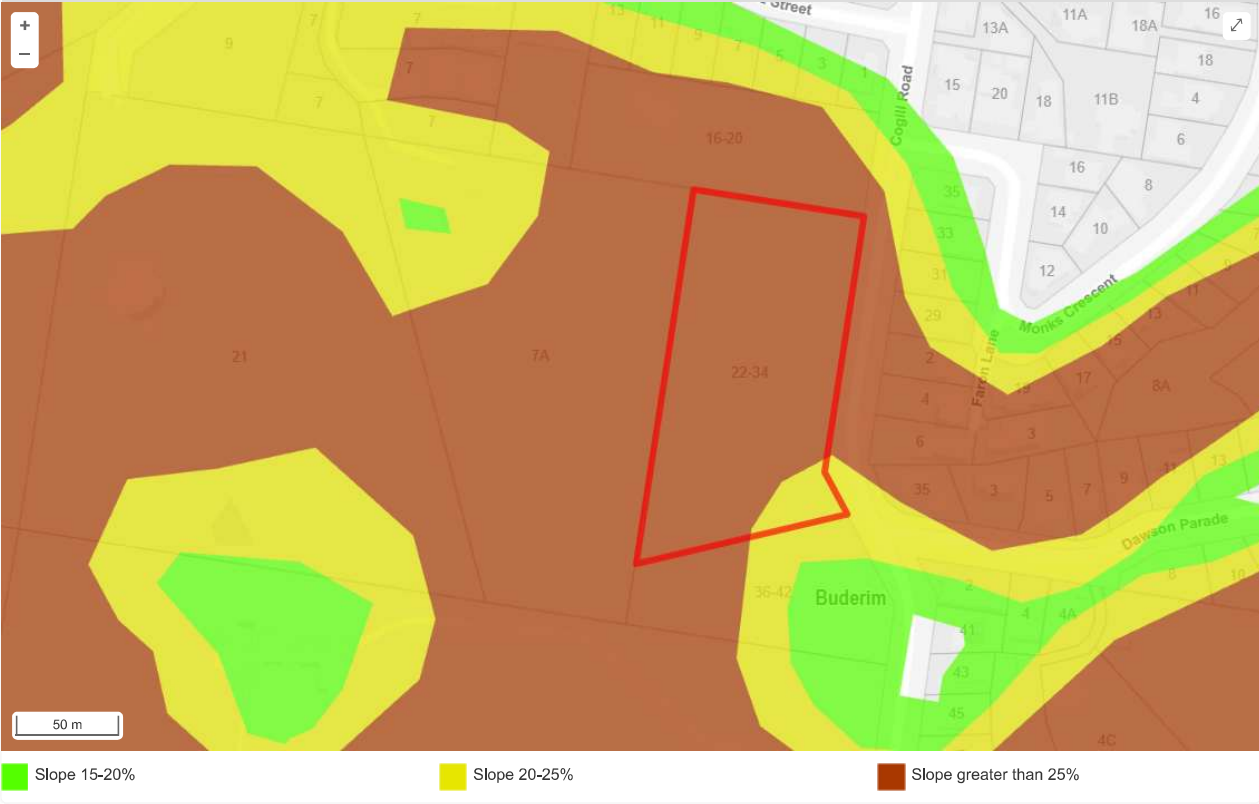
[View Overlay Code](#)



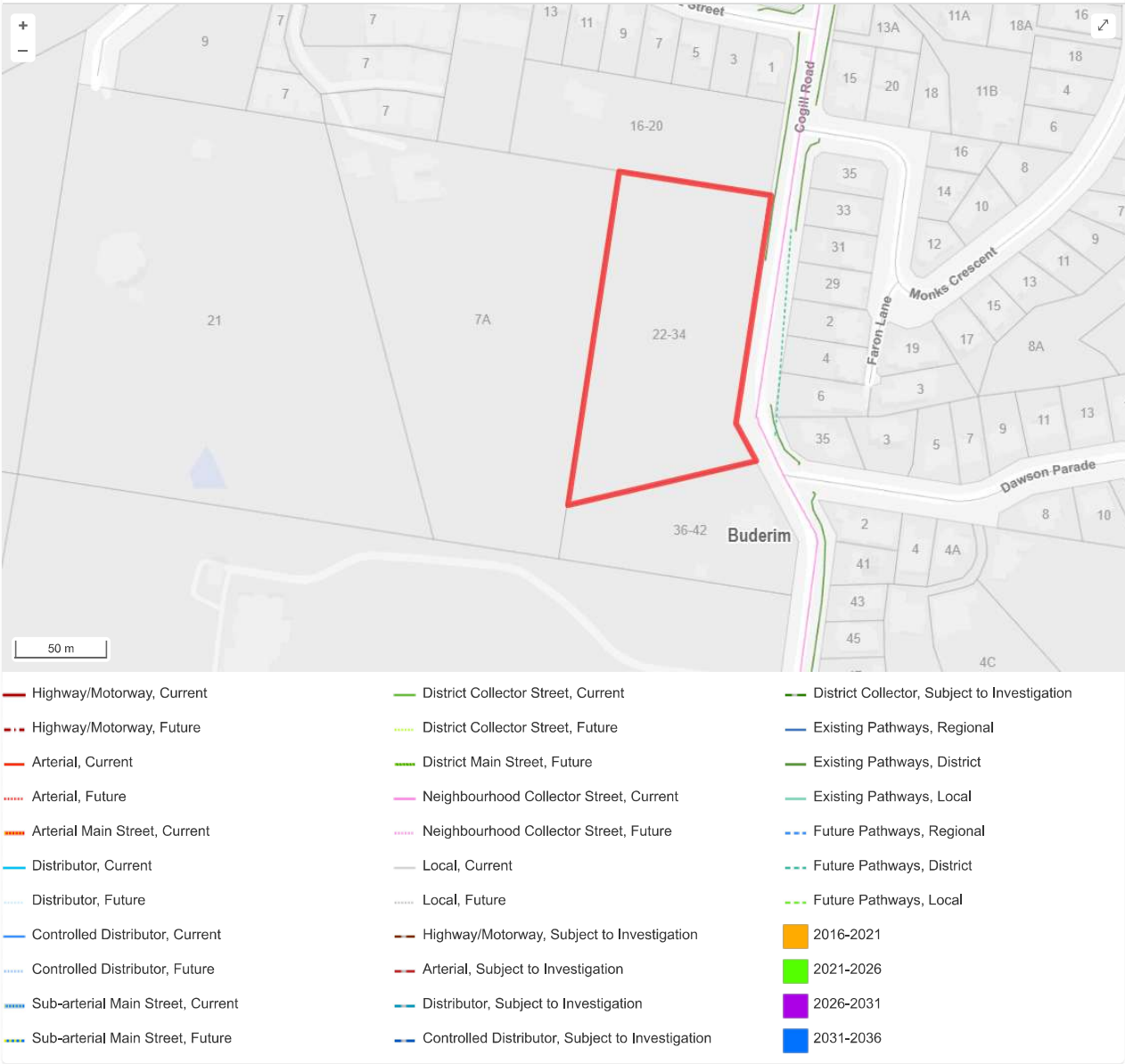
Land Subject to Landslide Hazard and Steep Land Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)



Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades



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

State Assessment Referral Agency (SARA) DA Mapping



Flood Hazard Area for Building Regulation Purposes

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

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

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

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

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

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



Flood Hazard Area for Building Regulation Purposes - Minimum Floor Level

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

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 Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 986763

Date: 02/02/2026

Search Request reference: 184887557

Applicant details

Applicant: Megan Thompson

megan@goodlawqld.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 2 on Plan RP167387 at 22-34 Cogill 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

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

Infotrack Pty Ltd
PO Box 10314
BRISBANE QLD 4000

Transaction ID: 51109979 EMR Site Id: 02 February 2026
Cheque Number:
Client Reference:

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

Lot: 2 Plan: RP167387
22 COGILL RD
BUDERIM

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority



CERTIFICATE OF AFFECT
QUEENSLAND HERITAGE REGISTER

Client Reference: 262200

Certificate Number: CA033585

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: 2 Plan: RP167387
Located at:

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

ADDITIONAL ADVICE

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

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

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

Date of issue: 02/02/2026
Receipt No: 6872528

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Monday, 2 February 2026 11:40 AM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 262200

[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:

CRAIG MARDON ALLINGHAM

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 20/1/2026.

Queensland Civil and Administrative Tribunal

Please think about the environment before you print this message.

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

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

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

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Monday, 2 February 2026 11:39 AM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 262200

[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:

MARY ROSE O'DWYER

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 20/1/2026.

Queensland Civil and Administrative Tribunal

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

Explanatory Statement

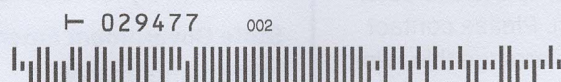
The attached Sunshine Coast Council rates notice relates to both Lot 1 on RP167387 and Lot 2 on RP167387. This Form 2 *Seller's Disclosure Statement* applies only to Lot 2 on RP167387. Accordingly, the buyer acknowledges that the amounts shown in the current rates notice may not accurately reflect the rates and charges payable following transfer of the property and should be relied upon for indicative purposes only.

Rate notice

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



ABN 37 876 973 913



Ms MR O'DWYER &
Mr CM ALLINGHAM
PO BOX 1881
BUDERIM QLD 4556

Half yearly rate notice for period

1 January 2026 to 30 June 2026

Issue date 20 January 2026
Property no. **6786**
Valuation \$860,000
Payment reference no. 67867
Due date for payment **20 February 2026**

Amount payable \$1,338.96

Property location: 22-42 Cogill Rd BUDERIM QLD 4556

Property description: L 1 RP167387 L 2 RP167387

Rates and charges	Units	Rate charged	Amount
Sunshine Coast Council rates and charges			
General Rate - Category 8		Minimum Rate =	1,106.00
Arts and Heritage Levy	1 x	\$20.00 x .5 =	10.00
Environment Levy	1 x	\$82.00 x .5 =	41.00
Transport Levy	1 x	\$43.92 x .5 =	21.96
State Government charges (Council required to collect on behalf of the State Government)			
State Emergency Management Levy: Class A Group 2	1 x	x .5 =	125.80
State Emergency Management Levy: Class A Group 1	1 x	\$68.40 x .5 =	34.20
TOTAL:			\$1,338.96

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

Easy ways to pay:

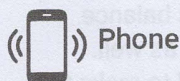
BPAY
Biller Code: 18259
Ref: 67867
Mobile & Internet Banking – BPAY®
Make this payment from your
cheque, savings, debit, credit card
or transaction account.



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



*214 67867



Phone

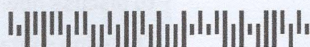
Call **13 18 16** and follow the prompts
Credit Card: MasterCard and Visa
Billpay Code: 0214 Reference: 6 7867



Internet

Go to www.sunshinecoast.qld.gov.au, click on
'Pay and Apply' and follow the prompts.
Reference: 6 7867
MasterCard and Visa


Unitywater

 Serving you today,
investing in tomorrow.

 Ms MR O'Dwyer & Mr CM Allingham
34 Cogill Rd
BUDERIM QLD 4556

WATER AND SEWERAGE YOUR BILL

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

Account number	92554
Payment reference	0000 9255 45
Property	22-34 Cogill Rd, BUDERIM, QLD

Bill number	7128075153
Billing period	02 Sep 2025
93 days	to 3 Dec 2025
Issue date	3 Dec 2025
Approximate date of next meter reading	6 Mar 2026

PROCESSED

2/14/25

Your account activity

Your last bill	Payments/ adjustments	Balance	New charges	Total due
\$80.64	− \$80.64	= \$0.00	+ \$87.88	= \$87.88
				Due date 5 Jan 2026

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

What does your water bill pay for?

Your investment in safe and reliable water
and wastewater services.

Learn more at unitywater.com/yourwaterbill



Easy ways to pay For other payment options - see over


BPAY®
Bill Code: 130393
Ref: 0000 9255 45

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

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Direct Debit

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

SmoothPay

Smooth out your bill payments across
the year with regular fortnightly or
monthly payments, interest free.

Find out more at
unitywater.com/smoothpay