



Seller disclosure statement

Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

WARNING TO BUYER – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

WARNING – You must be given this statement before you sign the contract for the sale of the property.

This statement does not include information about:

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- » the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

Part 1 – Seller and property details

Seller

Property address (referred to as the "property" in this statement)

Lot on plan description

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

Yes *If Yes, refer to Part 6 of this statement for additional information*

No *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

<p>Registered encumbrances</p>	<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>
<p>Unregistered encumbrances (excluding statutory encumbrances)</p>	<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> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input type="text" value="Insert date range"/> » the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/> » whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in <input type="checkbox"/> Yes writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.</p> <p>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>
<p>Statutory encumbrances</p>	<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, water and sewerage infrastructure are located on and / or border property within the CTS. (See the attached plans.)</p> </div>
<p>Residential tenancy or rooming accommodation agreement</p>	<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 style="border: 1px solid black; padding: 5px; width: fit-content;">Medium Density 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>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> 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
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.		
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.		

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input checked="" 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. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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="\$1,272.08"/> Date Range: <input type="text" value="1/1/2026-30/6/2026"/>
	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 <input type="checkbox"/> 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: <input type="text" value="\$408.39"/> Date Range: <input type="text" value="5/11/2025-3/2/2026"/>
	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.

<p>Body Corporate and Community Management Act 1997</p>	<p>The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i></p>	<p><input checked="" type="checkbox"/> Yes</p>	<p><input type="checkbox"/> No</p>
<p>Community Management Statement</p>	<p>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.</p> <p>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.</p>	<p><input checked="" type="checkbox"/> Yes</p>	
<p>Body Corporate Certificate</p>	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » 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. 	<p><input checked="" type="checkbox"/> Yes</p>	<p><input type="checkbox"/> No</p>
<p>Statutory Warranties</p>	<p>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.</p>		
<p>Building Units and Group Titles Act 1980</p>	<p>The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i></p>	<p><input type="checkbox"/> Yes</p>	<p><input checked="" type="checkbox"/> No</p>
<p>Body Corporate Certificate</p>	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » 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. <p>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.</p>	<p><input type="checkbox"/> Yes</p>	<p><input type="checkbox"/> No</p>

Signatures – SELLER

Signed by:

A856AE17695B478...

Signature of seller

Michael John Conroy

Name of seller

5/3/2026

Date

Signed by:

96DFAFCDABEF4AC...

Signature of seller

Vicki Joy Conroy

Name of seller

5/3/2026

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



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50088187	Search Date: 25/02/2026 13:43
Date Title Created: 06/09/1995	Request No: 55193588
Previous Title: 50069537	

ESTATE AND LAND

Estate in Fee Simple

LOT 11 BUILDING UNIT PLAN 103146
Local Government: SUNSHINE COAST
COMMUNITY MANAGEMENT STATEMENT 16746

REGISTERED OWNER

Dealing No: 716309171 11/02/2015

MICHAEL JOHN CONROY
VICKI JOY CONROY

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by
 - Deed of Grant No. 14355037 (ALLOT 5 SEC 14)
 - Deed of Grant No. 14420176 (ALLOT 6 SEC 14)
 - Deed of Grant No. 14746171 (ALLOT 12 SEC 14)
 - Deed of Grant No. 14937083 (ALLOT 13 SEC 14)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

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

Regulation 8(1)
Sheet No. 1 of 9 Sheets
Annexure 1 of sheet 1
made 31 OCT 1995

NAME OF BUILDING: "COTTON TREE"

BUILDING UNITS PLAN NO. 103146

SIGNATURE OF REGISTERED PROPRIETOR:

JULIAN IVRE LE HUNT HIPWELL
BY HIS ONLY CONSTITUTED ATTORNEY
TERRENCE RICHARD THOMAS EGAN UNDER
REGISTERED POWER OF ATTORNEY NUMBER
L542352T.

FOLIO

NAME OF REGISTERED PROPRIETOR: JULIAN IVRE LE HUNT HIPWELL

ADDRESS: 4 ADALUMA CRESCENT
BUDDINA QLD 4575

REFERENCE TO TITLE: VOLUME , FOLIO 50069537 - NEW REFERENCE

DESCRIPTION OF PARCEL: LOT 12 ON RP 867811

COUNTY: CANNING

PARISH: MOOLOOLAH

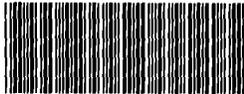
CITY:

NAME OF BODY CORPORATE: THE PROPRIETORS
"COTTON TREE"
BUILDING UNITS PLAN NO: **103146**

ADDRESS at which documents
may be served:
c/- BODY CORPORATE PROFESSIONALS
PO BOX 153
MOOLOOLABA QLD 4557

BUILDING UNITS PLAN No.: **103146**

REGISTERED **REGISTERED**
5 SEP 1995
REGISTRAR OF TITLES
EXAM INTD



CMS16746

BUP103146

DELEGATED Chief Executive Officer

Surveyor's Reference: RC 2994
Local Authority Reference:

COUNCIL OF THE SHIRE OF MAROOCHY

CISPB

ANNEXURE / TO SHEET NO. 1

OF BUILDING UNITS PLAN NO. /03/46 ON

31 OCT 1995



REGISTRAR OF TITLES.

No. 700855495 Notification of Change of By Laws Recorded 31 OCT 1995



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

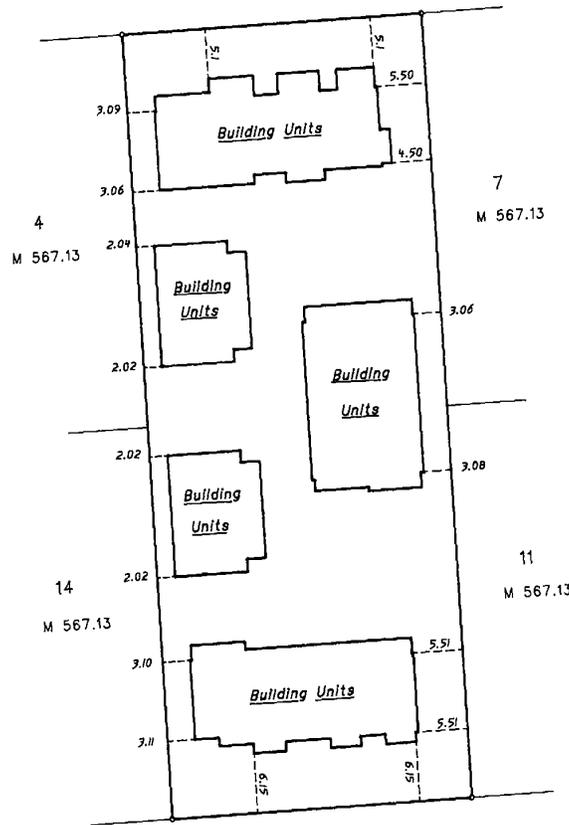
Name of Building: "COTTON TREE"

Regulation 8(1)
Sheet No. 2 of 9 Sheets

BUILDING UNITS PLAN No. 103146



MEMORIAL AVE



BEACH PDE

SCALE: 1:500 ✓

[Signature]
 DELEGATED Chief Executive Officer
 COUNCIL OF THE SHIRE OF MAROOCHY

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Name of Building: "COTTON TREE"

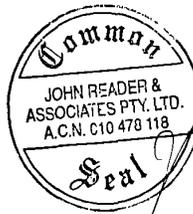
Regulation 8(1)
Sheet No. 3 of 9 Sheets

BUILDING UNITS PLAN NO. 103146

I, WE, JOHN READER & ASSOCIATES PTY LTD, of MOOLOOLABA ACN 010 478 118
licensed surveyor registered under the Surveyors Act 1977 hereby certify that:—

- (a) The building shown on the "building units plan/~~building units plan of subdivision~~ to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the said plan subject to paragraph (b) of this certificate;
- (b) (i) Where eaves or guttering project beyond such boundaries an appropriate easement has been granted as an appurtenance of the parcel; and
(ii) Where that projection is over a road the local authority has consented thereto pursuant to the ordinances or by-laws as the case may be;
and
- (c) I have physically inspected the building shown on the building units plan to which this certificate is annexed and—
 - (i) it conforms to the building units plan as submitted; and
 - (ii) the numbering of the lots agrees with the numbering on the building units plan; and
 - (iii) the areas designated as parts of lots (including garages) have been suitably identified and structurally divided; and
 - (iv) all lots in the building are physically connected to each other in an approved manner.

DATED this 25TH day of JULY 1995



[Signature]
DIRECTOR

LICENSED SURVEYOR
& DIRECTOR

* Delete whichever is inapplicable

[Signature]
DELEGATED Chief Executive Officer
COUNCIL OF THE SHIRE OF MAROOCHY.....

c1596

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

Name of Building: "COTTON TREE"

Regulation 8(1)
Sheet No 4 of 9 Sheets

BUILDING UNITS PLAN NO. 103146

CERTIFICATE OF LOCAL AUTHORITY

Council of the Shire of Maroochy hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Council of the Shire of Maroochy and that all the requirements of The Local Government Act 1936/Local Government (Planning & Environment) Act 1990 as modified by the Building Units and Group Titles Act 1980 have been complied with in regard to the subdivision.

DATED this 28th day of August 1995



DELEGATED OFFICER
being the proper officer to
affix such seal

Council of the Shire of Maroochy

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 6)

Name of Building: "COTTON TREE"

Regulation 8(1)
Sheet No. 5 of 9 Sheets

BUILDING UNITS PLAN NO. 103146

I, Douglas Maxwell McDougall, of 53 GLENVALE DRIVE MAROOCHY

~~*an architect within the meaning of the Architects Act 1995.~~

*a building surveyor appointed by the Council + OF THE SHIRE OF MAROOCHY

~~*a building inspector appointed by the Council +~~

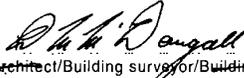
herby certify that the building shown on the *building units plan/~~building units plan of resubdivision~~

to which this certificate is annexed has been substantially completed in accordance with plans

and specifications approved by ~~the Council +~~

/a designated officer of the Council + OF THE SHIRE OF MAROOCHY

DATED this 28th day of August, 1995.


*Architect/Building surveyor/Building inspector.

* Delete whichever is inapplicable

+ Insert name of local authority


DEPUTED Chief Executive Officer
COUNCIL OF THE SHIRE OF MAROOCHY

Building Units and Group Titles Act 1980
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)

Name of Building "COTTON TREE"

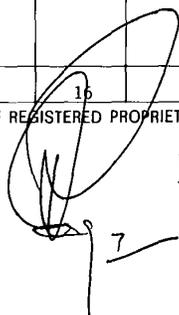
Regulation 8(1)
 Sheet No 6 of 9 Sheets

BUILDING UNITS PLAN NO. 103146

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	A, B&C	1							
2	A, B&C	1							
3	A, B&C	1							
4	A, B&C	1							
5	A, B&C	1							
6	A, B&C	1							
7	A, B&C	1							
8	A, B&C	1							
9	A, B&C	1							
10	A, B&C	1							
11	A, B&C	1							
12	A, B&C	1							
13	A, B&C	1							
14	A, B&C	1							
15	A, B&C	1							
16	A, B&C	1							
AGGREGATE		16			AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:



BY HIS DULY CONSTITUTED ATTORNEY
 TERRENCE RICHARD THOMAS EGAN UNDER
 REGISTERED POWER OF ATTORNEY NUMBER L562352T.



DELEGATE Chief Executive Officer
 COUNCIL OF THE SHIRE OF MAROOCHY

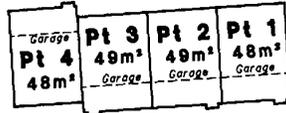
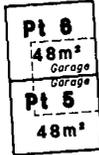
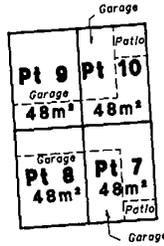
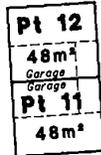
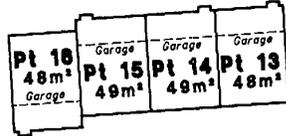
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "COTTON TREE"

Regulation 8(1)
Sheet No 7 of 9 Sheets

BUILDING UNITS PLAN NO. 103146

LEVEL A



NOTE: All Garages and Patios 0.04m Below Floor Level.
Patios extend to ceiling height only.

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

BY HIS DULY CONSTITUTED ATTORNEY
TERRENCE RICHARD THOMAS EGAN UNDER
REGISTERED POWER OF ATTORNEY NUMBER L542352T.

DELEGATED Chief Executive Officer
COUNCIL OF THE SHIRE OF MAROOCHY

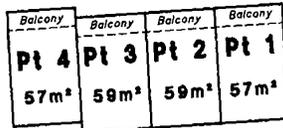
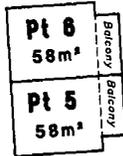
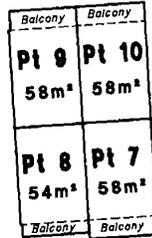
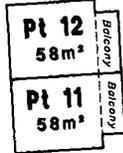
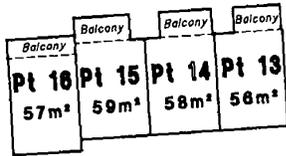
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "COTTON TREE"

Regulation 8(1)
Sheet No. 8 of 9 Sheets

BUILDING UNITS PLAN NO. 103146

LEVEL B



NOTE: Balconies extend to ceiling height only

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

BY HIS DULY CONSTITUTED ATTORNEY
TERRENCE RICHARD THOMAS EGAN UNDER
REGISTERED POWER OF ATTORNEY NUMBER L 542352T.

TELETYPE Chief Executive Officer
COUNCIL OF THE SHIRE OF MAROOCHY

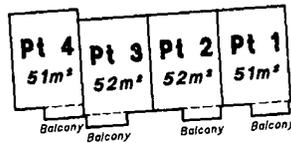
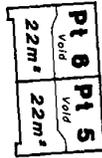
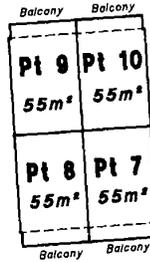
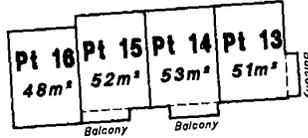
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "COTTON TREE"

Regulation 8(1)
Sheet No 9 of 9 Sheets

BUILDING UNITS PLAN NO. 103146

LEVEL C



NOTE: Balconies extend to ceiling height only

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

BY HIS DULY CONSTITUTED ATTORNEY
TERENCE RICHARD THOMAS EGAN UNDER
REGISTERED POWER OF ATTORNEY NUMBER L542352 T.

DELEGATED Chief Executive Officer
COUNCIL OF THE SHIRE OF MAROOCHY

FORM 18 Version 2
Land Title Act 1994

GENERAL CONSENT

QUEENSLAND LAND REGISTRY
821518414004

1. Description of Lot	County	Parish	Title Reference
Lot 12 on RP 867811	Canning	Mooloolah	50069537

2. Instrument being consented to

Instrument type - Building Units Plan 103146

Dated

Name of Parties JULIAN IVRE LE HUNT HIPWELL

3. Instrument under which consent required

Dealing Type - Bill of Mortgage

Dealing No. 700621728

Name of consenting party - ADVANCE BANK AUSTRALIA LIMITED ANO 2953335

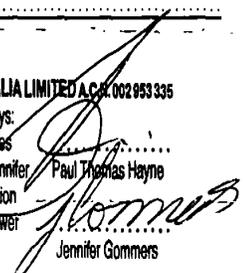
4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument identified in item 2.

Witnessing Officer	Execution Date	Consenting Party's Signature
 signature CHERYL ANN YOUNG full name A Justice of the Peace qualification <small>as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)</small>	17/8/95	ADVANCE BANK AUSTRALIA LIMITED by its attorney under power of attorney No.

DAQ01489.DOC/2

ADVANCE BANK AUSTRALIA LIMITED A.C.N. 002 953 335
 by its duly constituted Attorneys:
 Paul Thomas Hayne, Securus
 Manager Queensland and Jennifer Paul Thomas Hayne
 Gommers, Senior Administration
 Officer Queensland under Power
 of Attorney No. 700481532 Jennifer Gommers



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:

2. Location of the swimming pool

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

Street address:

Postcode

Lot and plan details:

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.

4. Pool properties

Shared pool

Non-shared pool

Number of pools

5. Pool safety certificate validity

Effective date:

/ /

Expiry date:

/ /

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:

Pool safety inspector licence number:

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.

BCCM

Form 33

Department of Justice

Body corporate certificate

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

This form is effective from 1 August 2025

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 03/03/2026

Becoming an owner

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

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

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

How to get more information

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

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

Contacting the body corporate

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

Name and number of the community titles scheme

Cotton Tree

CTS No. 16746

Body corporate manager

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

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Ro Thompson**

Company: **BCP Strata Pty Ltd**

Phone: **54384000**

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

Accessing records

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

Body Corporate Manager

Property and community titles scheme details

Lot and plan details

Lot number: **11**

Plan type and number: **103146**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Standard

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

A consolidated set of the by-laws for the scheme is given with this certificate.

Exclusive use areas

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

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

Yes

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

given with this certificate and listed below

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

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

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

Total contribution schedule lot entitlements for all lots: **16**

Interest schedule

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

Total interest schedule lot entitlements for all lots: **16**

Statement of accounts

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

Owner contributions (levies)

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

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

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

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

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

Body corporate debts

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

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **11** for the current financial year: \$ **3,375.00**

Number of instalments: **2** (outlined below)

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/10/25 to 31/03/26	01/10/25	1,687.50	1,350.00	01/09/25
01/04/26 to 30/09/26	01/04/26	1,687.50	1,350.00	
01/10/26****31/03/27	01/10/26	1,687.50	1,350.00	
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	\$1,687.50

Sinking fund contributions

Total amount of contributions (before any discount) for lot **11** for the current financial year: \$ **2,750.00**

Number of instalments: **2** (outlined below)

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/10/25 to 31/03/26	01/10/25	1,125.00	900.00	01/09/25
01/04/26 to 30/09/26	01/04/26	1,625.00	1,300.00	
01/10/26****31/03/27	01/10/26	1,375.00	1,100.00	
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	\$1,625.00

Special contributions - Administrative Fund (IF ANY)

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

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

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

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

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

Special contributions - Sinking Fund (IF ANY)

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

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

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

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

Due date	Amount due	Amount due if discount applied	Paid
----------	------------	--------------------------------	------

Amount overdue **Nil**

Amount Unpaid including amounts billed not yet due **Nil**

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
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No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$3,312.50)	Nil

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

Common property and assets

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

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

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

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

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

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

No

Current sinking fund balance (as at date of certificate): \$ 9,740.09

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions
28/02/15	Approval to carry out renos: blinds/balustrade/fence/gate	Refer Conditions Approval letter/email 020315
13/08/16	Side Fence	

Body corporate assets

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

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

Insurance

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

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

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

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CHU (other)	870689	12,091,288.00	24,625.83	20/12/26	2000
PUBLIC LIABILITY CHU (other)	870689	20,000,000.00		20/12/26	
OFFICE BEARERS CHU (other)	870689	5,000,000.00		20/12/26	
CATASTROPHE CHU (other)	870689	1,813,693.00		20/12/26	
LOSS OF RENT CHU (other)	870689	1,813,693.00		20/12/26	2000
VOLUNTARY WORKERS CHU (other)	870689	200K/2000		20/12/26	
FIDELITY GUARANTEE CHU (other)	870689	100,000.00		20/12/26	
LEGAL EXPENSES CHU (other)	870689	50,000.00		20/12/26	
COMMON AREA CONTENTS CHU (other)	870689	112,626.00		20/12/26	2000
GOVT AUDIT COSTS CHU (other)	870689	25,000.00		20/12/26	
OWNER FIXT. & IMPROV CHU (other)	870689	250,000.00		20/12/26	
WORKPLACE, H&S BREAC CHU (other)	870689	100,000.00		20/12/26	
FLOOD CHU (other)	870689	Included		20/12/26	2000

Alternative insurance

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

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

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

No

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

No

Embedded network electricity supply

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

No

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

Body corporate authority

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

Name/s BCP Strata Pty Ltd

Positions/s held Body Corporate Manager

Date 03/03/2026

Signature/s _____



Copies of documents given with this certificate:

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

Cotton Tree CTS 16746

41 Memorial Avenue Maroochydore Qld 4558

BALANCE SHEET

AS AT 03 MARCH 2026

	ACTUAL 03/03/2026	ACTUAL 30/09/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	(2,368.90)	11,685.08
Sinking Fund	9,740.09	18,029.52
<u>TOTAL</u>	<u>\$ 7,371.19</u>	<u>\$ 29,714.60</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	10,247.64	61,958.99
Other Arrears	626.00	0.00
Prepayments	0.00	239.00
<u>TOTAL ASSETS</u>	<u>10,873.64</u>	<u>62,197.99</u>
<u>LIABILITIES</u>		
Creditors	589.95	408.39
Next Year Discounts	0.00	(7,875.00)
Levies In Advance	2,912.50	39,950.00
<u>TOTAL LIABILITIES</u>	<u>3,502.45</u>	<u>32,483.39</u>
<u>NET ASSETS</u>	<u>\$ 7,371.19</u>	<u>\$ 29,714.60</u>

Cotton Tree CTS 16746

41 Memorial Avenue Maroochydore Qld 4558

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2025 TO 03 MARCH 2026

	ACTUAL	BUDGET	ACTUAL
	01/10/25-03/03/26	01/10/25-30/09/26	01/10/24-30/09/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	27,000.00	54,000.00	54,000.00
Discount - Administrative Fund	(5,737.50)	(10,800.00)	(10,800.00)
<u>TOTAL ADMIN. FUND INCOME</u>	21,262.50	43,200.00	43,200.00
<u>EXPENDITURE - ADMIN. FUND</u>			
Bank Charges	1.10	10.00	2.75
Bank Charges - Stratapay Fees	1.50	0.00	0.00
Body Corp Mgmt- Agreement	1,197.54	2,900.00	2,809.80
Body Corp Mgmt- Add Services	226.90	350.00	342.60
Body Corp Mgmt- Facilities	51.00	420.00	380.90
Cleaning - Bins	220.00	500.00	528.00
Community Power	236.56	1,000.00	(251.61)
Disbursements	621.49	1,550.00	1,521.80
Grounds & Garden Maintenance	2,200.00	6,000.00	5,544.00
Gardening Miscellaneous	729.66	400.00	12.95
Income Tax Preparation	487.00	480.00	0.00
Insurance- Property	24,625.83	27,000.00	23,636.20
Pest Control	350.00	0.00	0.00
Pest Control & Termite Inspect	3,580.00	3,750.00	3,400.00
Pool Maintenance & Repairs	0.00	200.00	45.00
Pool Chemicals	176.30	350.00	257.50
Pool Safety Compliance	0.00	250.00	210.00
Common Water - No Gst	0.00	0.00	1,506.13
Repairs & Maint- General	0.00	300.00	1,098.08
Repairs & Maint- Electrical	611.60	300.00	402.00
Repairs & Maint- Plumbing	0.00	600.00	1,743.09
W H S Compliance	0.00	600.00	0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	35,316.48	46,960.00	43,189.19
<u>SURPLUS / DEFICIT</u>	\$ (14,053.98)	\$ (3,760.00)	\$ 10.81
Opening Admin Balance	11,685.08	11,685.08	11,674.27
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ (2,368.90)	\$ 7,925.08	\$ 11,685.08

Cotton Tree CTS 16746

41 Memorial Avenue Maroochydore Qld 4558

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2025 TO 03 MARCH 2026

	ACTUAL	BUDGET	ACTUAL
	01/10/25-03/03/26	01/10/25-30/09/26	01/10/24-30/09/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	18,000.00	44,000.00	36,000.00
Discount - Sinking Fund	(3,600.00)	(8,800.00)	(7,200.00)
Interest Received	0.00	0.00	2,449.29
<u>TOTAL SINKING FUND INCOME</u>	14,400.00	35,200.00	31,249.29
<u>EXPENDITURE - SINKING FUND</u>			
Brickwork Repairs	993.30	3,000.00	0.00
Painting	0.00	0.00	101,561.90
Fencing	6,605.63	7,000.00	0.00
Instalment Tax	494.00	0.00	882.00
General	10,466.50	10,400.00	5,245.40
Skylight Replacement	0.00	12,000.00	0.00
Garden	3,410.00	4,000.00	1,540.00
Sinking Fund Forecast	720.00	0.00	0.00
Plumbing	0.00	0.00	3,102.54
Gutters And Downpipes	0.00	0.00	13,505.50
<u>TOTAL SINK. FUND EXPENDITURE</u>	22,689.43	36,400.00	125,837.34
<u>SURPLUS / DEFICIT</u>	\$ (8,289.43)	\$ (1,200.00)	\$ (94,588.05)
Opening Sinking Fund Balance	18,029.52	18,029.52	112,617.57
<u>SINKING FUND BALANCE</u>	\$ 9,740.09	\$ 16,829.52	\$ 18,029.52

COTTON TREE CTS 16746

ABN 37 584 492 244

STATEMENT

INFOTRACK
GPO Box 10314
BRISBANE QLD 4000

Statement Period			
01 Oct 24 to 03 Mar 26			
A/c No	11	Lot No	11
Page Number	1	Unit No	11

Last Certificate Issued: 20/01/15

Transfer Date: 11/02/15

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			\$3,156.25	(\$3,156.25)
01/10/24	Administrative Fund	01/10/24 to 31/03/25	10001738	\$2,031.25		(\$1,125.00)
01/10/24	Sinking Fund	01/10/24 to 31/03/25	10001754	\$1,125.00		\$0.00
25/02/25	Administrative Fund	01/04/25 to 30/09/25	10001770	\$1,343.75		\$1,343.75
25/02/25	Sinking Fund	01/04/25 to 30/09/25	10001786	\$1,125.00		\$2,468.75
14/03/25	Receipt	Administrative Fund	R0001386		\$1,075.00	\$1,393.75
14/03/25	Receipt	Sinking Fund	RA001386		\$900.00	\$493.75
14/03/25	Discount	Admin Discount	RB001386		\$268.75	\$225.00
14/03/25	Discount	Sink Discount	RC001386		\$225.00	\$0.00
26/08/25	Administrative Fund	01/10/25 to 31/03/26	10001802	\$1,687.50		\$1,687.50
26/08/25	Sinking Fund	01/10/25 to 31/03/26	10001818	\$1,125.00		\$2,812.50
01/09/25	Receipt	Administrative Fund	R0001419		\$1,350.00	\$1,462.50
01/09/25	Receipt	Sinking Fund	RA001419		\$900.00	\$562.50
01/09/25	Discount	Admin Discount	RB001419		\$337.50	\$225.00
01/09/25	Discount	Sink Discount	RC001419		\$225.00	\$0.00
25/02/26	Administrative Fund	01/04/26 to 30/09/26	10001834	\$1,687.50		\$1,687.50
25/02/26	Sinking Fund	01/04/26 to 30/09/26	10001850	\$1,625.00		\$3,312.50
				\$11,750.00	\$8,437.50	\$3,312.50

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$3,312.50	
0.00	0.00	0.00	0.00	3,312.50	Date Paid	Amount Paid



BCP STRATA PTY LTD



DEFT Reference Number:
287652655 1000 0000 118



Billers Code: 96503
Ref: 287652655 1000 0000 118

Lot 11/ Unit 11
Cotton Tree

Visit www.deft.com.au to pay by card or direct debit.

** Payments by credit card may attract a surcharge

Internet & Telephone Banking - BPAY

Make this payment from your preferred bank account or card

BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518



Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
Body Corporate For Cotton Tree C.T.S. 16746



*496 287652655 10000000118

TOTAL AMOUNT DUE
DUE DATE

\$3,312.50

CONTRACTS REGISTER

COTTON TREE CTS 16746

Contractor Name & Address	Details of Duties	Delegated Powers	Basis of Remuneration	Commencement Date	Term of Contract	Options	Copy of Agreement on File	Workers Comp No	Termination Date	Name of Financier	Date of Advice from Financier	Withdrawal
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BCP Strata Pty Ltd

PO Box 153 MOOLOOLABA QLD 4557	Body Corporate Management		Monthly in Arrears	08/12/23	3 Years		Y					
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STANDARD COMMUNITY MANAGEMENT STATEMENT
 Section 285. Body Corporate and Community Management Act 1997

Dealing: 704190042
 Title Reference: 50088176
 Lodgment: 1074193
 Date: 15/07/2000 12:58:10

1. Name of Community Title Scheme

COTTON TREE

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR COTTON TREE COMMUNITY TITLES SCHEME 16746

4. Address for service of documents on the body corporate

BODY CORPORATE PROFESSIONALS
 PO BOX 153
 MOOLOOLABA QLD 4557

5. By-Laws

Taken to be those in effect as at 13 July 2000
 [section 285 (5) (a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule

7. Interest Schedule

Lot	Entitlement	Lot	Entitlement
1 in BUP103146	1	1 in BUP103146	1
2 in BUP103146	1	2 in BUP103146	1
3 in BUP103146	1	3 in BUP103146	1
4 in BUP103146	1	4 in BUP103146	1
5 in BUP103146	1	5 in BUP103146	1
6 in BUP103146	1	6 in BUP103146	1
7 in BUP103146	1	7 in BUP103146	1
8 in BUP103146	1	8 in BUP103146	1
9 in BUP103146	1	9 in BUP103146	1
10 in BUP103146	1	10 in BUP103146	1
11 in BUP103146	1	11 in BUP103146	1
12 in BUP103146	1	12 in BUP103146	1
13 in BUP103146	1	13 in BUP103146	1
14 in BUP103146	1	14 in BUP103146	1
15 in BUP103146	1	15 in BUP103146	1
16 in BUP103146	1	16 in BUP103146	1

Total Lots: 16 Aggregate 16 Total Lots: 16 Aggregate 16

***** End *****

Schedule 3 **By-laws**

section 30

1 Noise

A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

2 Vehicles

Save where a by-law made pursuant to section 30(7) of this Act authorises a proprietor or occupier so to do, the proprietor or occupier of a lot shall not park or stand any motor or other vehicle upon common property except with the consent in writing of the body corporate.

3 Obstruction

A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.

4 Damage to lawns etc. on common property

A proprietor or occupier of a lot shall not—

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
- (b) except with the consent in writing of the body corporate, use for his or her own purposes as a garden any portion of the common property.

5 Damage to common property

- (1) A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except

Building Units and Group Titles Act 1980

Schedule 3

with the consent in writing of the body corporate, but this by-law does not prevent a proprietor or person authorised by the proprietor from installing—

- (a) any locking or other safety device for protection of his or her lot against intruders; or
 - (b) any screen or other device to prevent entry of animals or insects upon his or her lot.
- (2) Provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a competent manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the amenity of the building.

6 Behaviour of invitees

A proprietor or occupier of a lot shall take all reasonable steps to ensure that his or her invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

7 Depositing rubbish etc. on common property

A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.

8 Appearance of building

In the case of a building units plan, a proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his or her lot in such a way as to be visible from outside the building.

9 Storage of flammable liquids etc.

A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his or her lot or upon the common property any flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal-combustion engine.

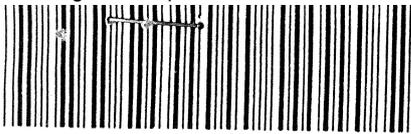
10 Garbage disposal

A proprietor or occupier of a lot shall—

- (a) save where the body corporate provides some other means of disposal of garbage, maintain within his or her lot, or on such part of the common property as may be authorised by the body corporate, in clean and dry condition and adequately covered, a receptacle for garbage; and
- (b) comply with all local government local laws and ordinances relating to the disposal of garbage; and
- (c) ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his or her disposal of garbage.

11 Keeping of animals

Subject to section 30(12) of this Act, a proprietor or occupier of a lot shall not, without the approval in writing of the body corporate, keep any animal upon his or her lot or the common property.



700855495

\$70.00

13/09/1995 16:09

BE 422

CH BY-LAWS

ip Titles Act 1980-1990
itles Regulations 1980-1990

Form 17

50088176
Regulation 15

NOTIFICATION OF CHANGE OF BY-LAWS

The Proprietors "COTTON TREE" Building Units Plan No. 103146 HEREBY CERTIFY that in pursuance of the provisions of Section 30 of the Building Units and Group Titles Act 1980-1990 by a resolution without dissent duly passed on the 11th day of September 1995, the By-Laws in the Third Schedule to the above Act in force in respect to the parcel referred to in the said plan were amended, added to or repealed as follows:-

By adding the following By-Laws:-

12. The proprietor of lots set forth in the first column shall have a licence to exclusively use, for household, garden and passive recreation purposes, that area as hatched in black on the Exclusive Use allocation plan attached to these By-Laws and marked with the letter "A" and as is numbered on such plan and is as set forth in the second column.

FIRST COLUMN

SECOND COLUMN

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16

[Handwritten signature]

[Handwritten signature]

**FULLY
DATA
ENTERED**

*NOT SHOWN ON
SKETCH*

13. The proprietor to which exclusive use allocation has been made pursuant to By-Law 12 shall use such area for household, garden and passive recreational purposes only and shall not litter the same nor so use the same as to create a nuisance and further such proprietors shall be responsible to the extent of their area of exclusive use to carry out the obligations and responsibilities of the Body Corporate pursuant to Section 37(1)(c)(i) and such obligations and responsibilities shall be carried out at their own cost and expense.

[Handwritten signature]

*
Julian Ivre LeHunt Hipwell by)
his duly constituted Attorney)
Terence Richard Thomas Egan)
under Power of Attorney No.)
L542352T in the presence of:)



* THE COMMON SEAL OF THE PROPRIETORS "COTTON TREE" BUP NO. 103146 WAS HEREUNTO AFFIXED ON THE 12th DAY OF SEPTEMBER 1995 BY JULIAN IVRE LEHUNT HIPWELL
SOLE PROPRIETOR

[Handwritten signature]
A Justice of the Peace/Solicitor

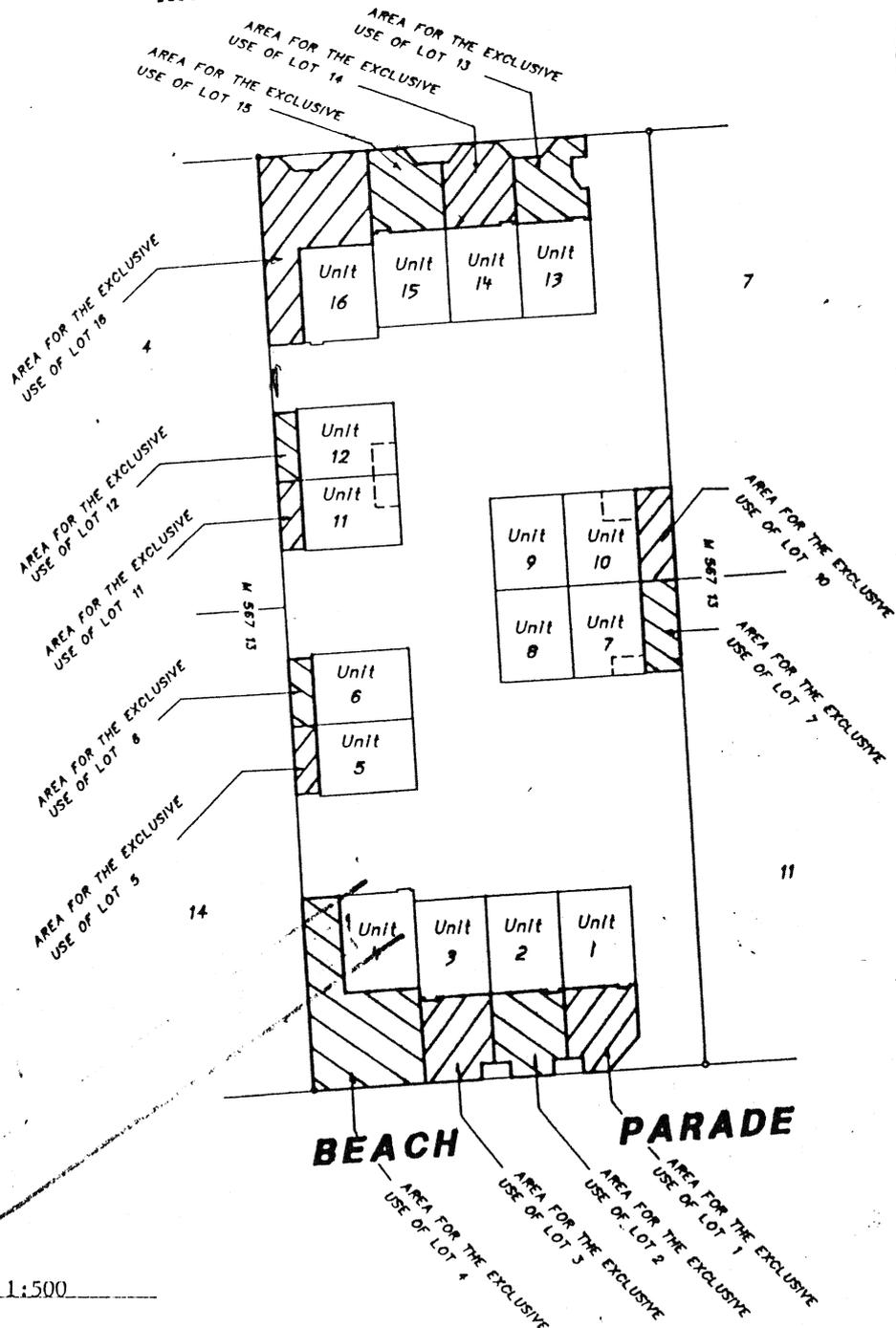
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Building: "COITON TREE"

BUILDING UNITS PLAN NO.
PLAN SHOWING THE AREAS FOR THE
EXCLUSIVE USE OF LOTS 1 - 16

LEVEL A

MEMORIAL AVENUE



SCALE 1:500

RC 2994

HISTORICAL TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 55107104
Search Date: 18/02/2026 13:23

Title Reference: 50088176
Date Created: 06/09/1995

Previous Title: 50069537

REGISTERED OWNER

Dealing No: 700835242 01/09/1995

BODY CORPORATE FOR COTTON TREE COMMUNITY TITLES SCHEME
16746

BODY CORPORATE PROFESSIONALS
PO BOX 153
MOOLOOLABA QLD 4557

LAND DESCRIPTION

COMMON PROPERTY OF COTTON TREE COMMUNITY TITLES SCHEME 16746
COMMUNITY MANAGEMENT STATEMENT 16746

Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. REQUEST FOR NEW CMS No 704190042
New COMMUNITY MANAGEMENT STATEMENT 16746
STANDARD MODULE
Lodged at 12:58 on 15/07/2000
2. CHANGE OF BY-LAWS No 700855495
The by-laws have been changed
Lodged at 16:09 on 13/09/1995
3. Rights and interests reserved to the Crown by
Deed of Grant No. 14355037 (ALLOT 5 SEC 14)
Deed of Grant No. 14420176 (ALLOT 6 SEC 14)
Deed of Grant No. 14746171 (ALLOT 12 SEC 14)
Deed of Grant No. 14937083 (ALLOT 13 SEC 14)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Historical Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested By: D-ENQ INFOTRACK PTY LIMITED

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:

2. Location of the swimming pool

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

Street address:

Postcode

Lot and plan details:

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.

4. Pool properties

Shared pool

Non-shared pool

Number of pools

5. Pool safety certificate validity

Effective date:

/ /

Expiry date:

/ /

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:

Pool safety inspector licence number:

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.



BYDA

Sequence: 268857423
Date: 25/02/2026

Scale: 1:1025
Tile No: **OVERVIEW**

LEGEND

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

AS5488 Category "D" Plan



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



BYDA

Sequence: 268857423
Date: 25/02/2026
Scale: 1:500
Tile No: 2

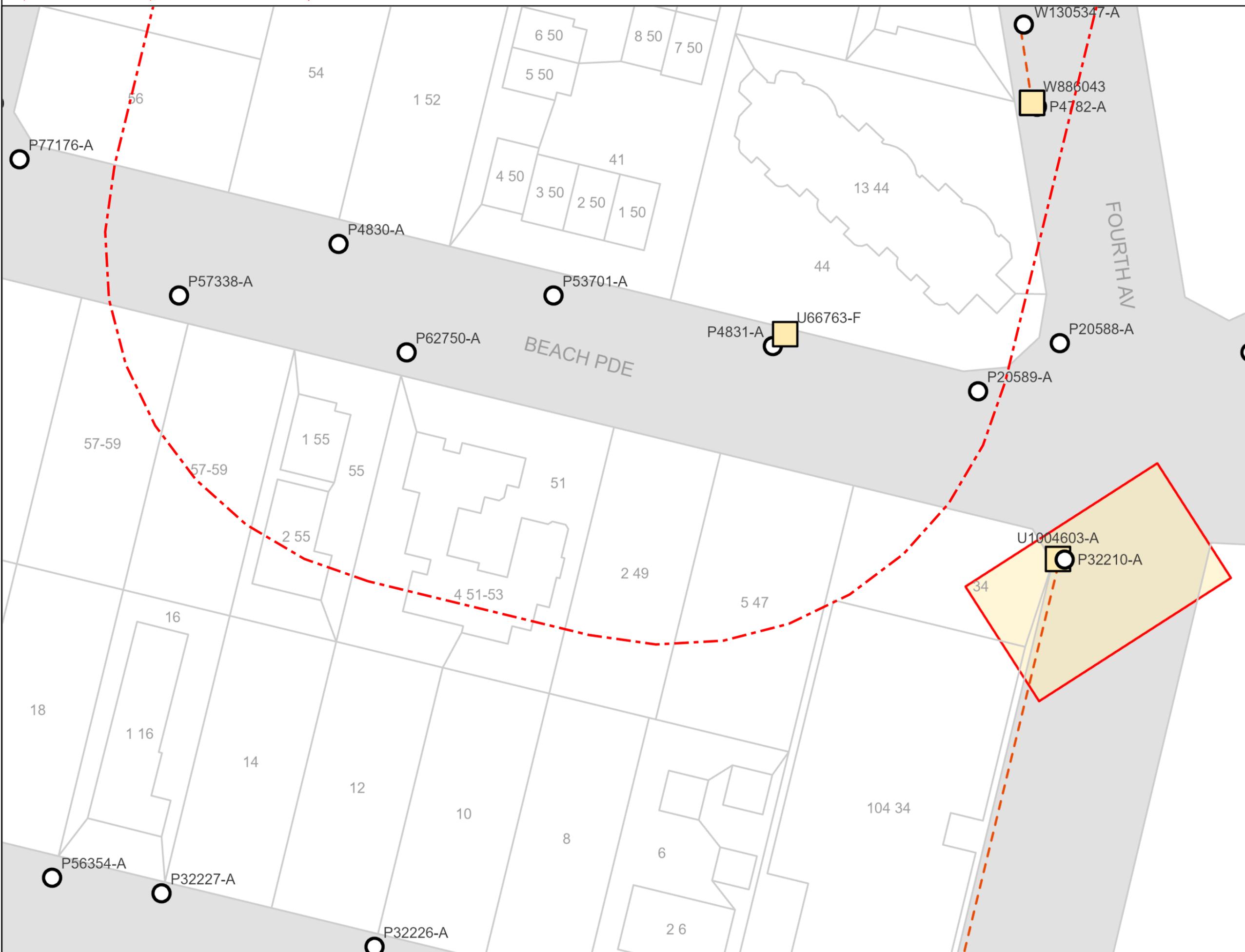
LEGEND

- 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 have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.





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
25/02/26 (valid for 30 days)

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

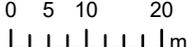


Job # 52477319
Seq # 268857420

Legend

 BYDA Enquiry



Scale 1:1,000 

Disclaimer

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

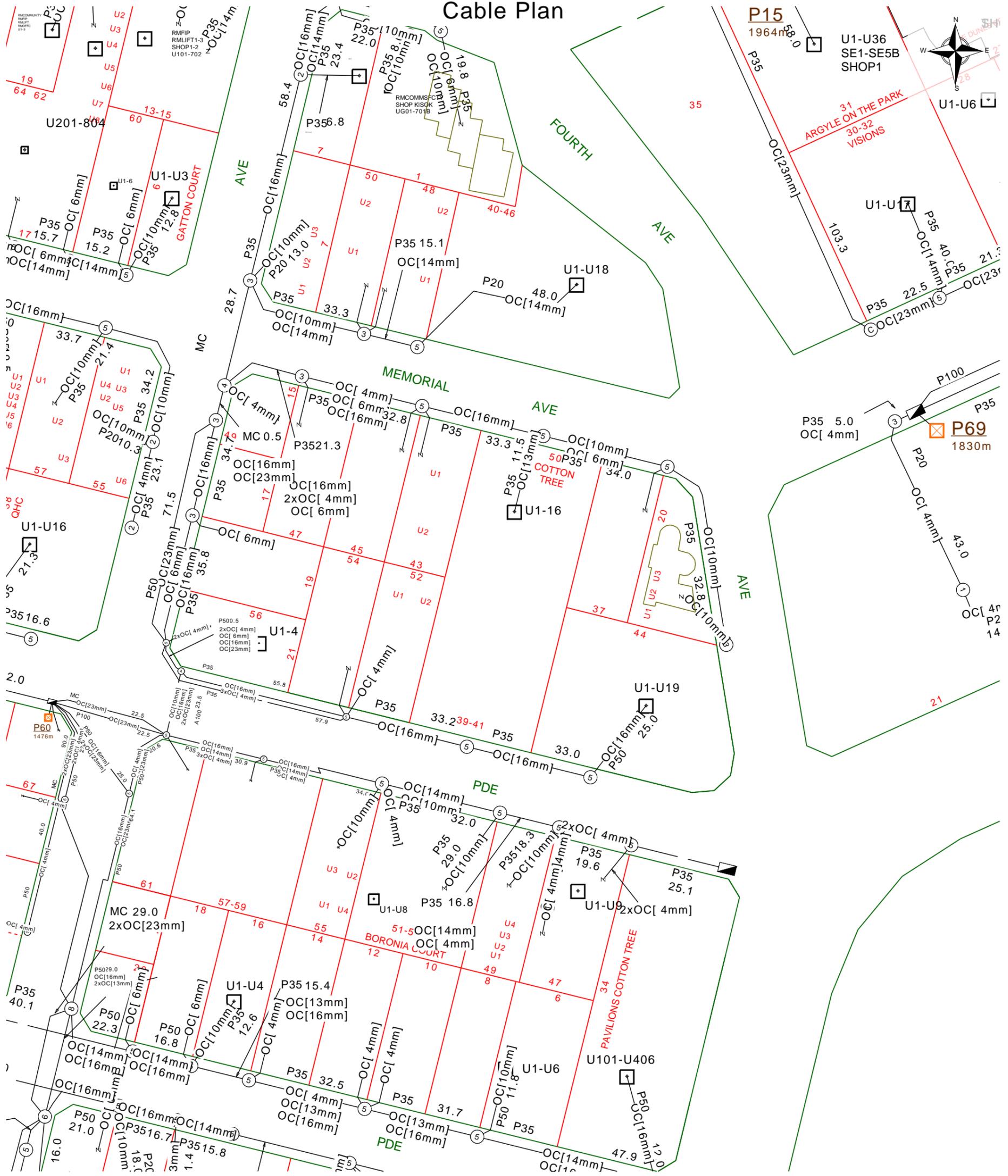
Crown & Council Copyright Reserved.

Provided by Sunshine Coast Council



SCC

Cable Plan



U1-U36
SE1-SE5B
SHOP1

U1-U6

ARGYLE ON THE PARK
30-32
VISIONS



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: 268857424

TELSTRA LIMITED A.C.N. 086 174 781

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

Generated On 25/02/2026 21:58:26

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

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

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

UNITYWATER BYDA MAP

Sequence Number: 268857422

Job Number: 52477319

Printed On: 25/02/2026

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

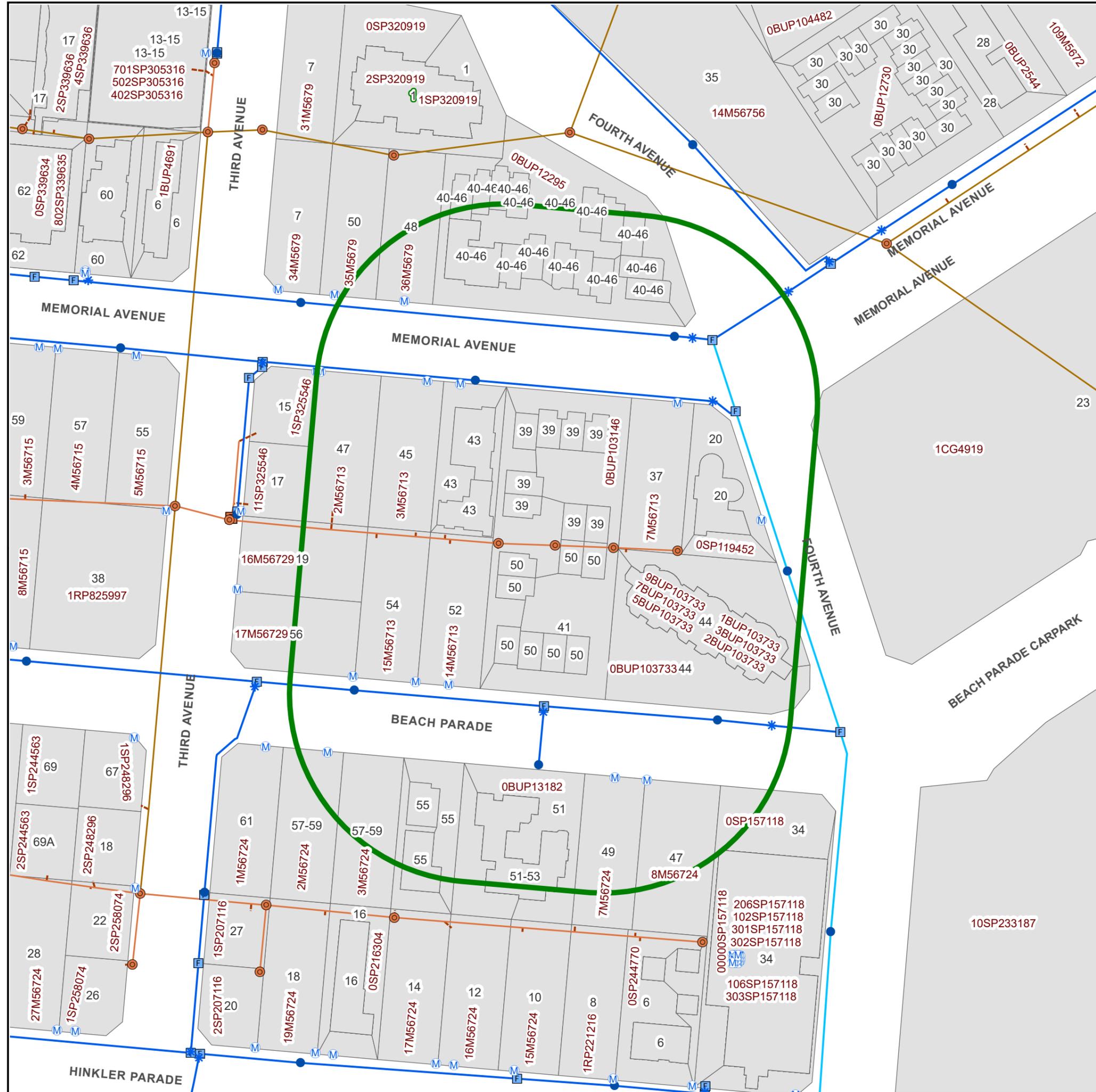
Map Tile: 1
Scale: 1:1000
(If printed at 100%
on A3 size paper)



Before You Dig Australia
PO Box 953
Caboolture QLD 4510

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

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



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

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

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

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

Site Information

Property Address 11/39 Memorial Ave MAROOCHYDORE QLD 4558

Lot Plan 11BUP103146

Land Area 2688 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 \(External Site\).](#)

Location Map

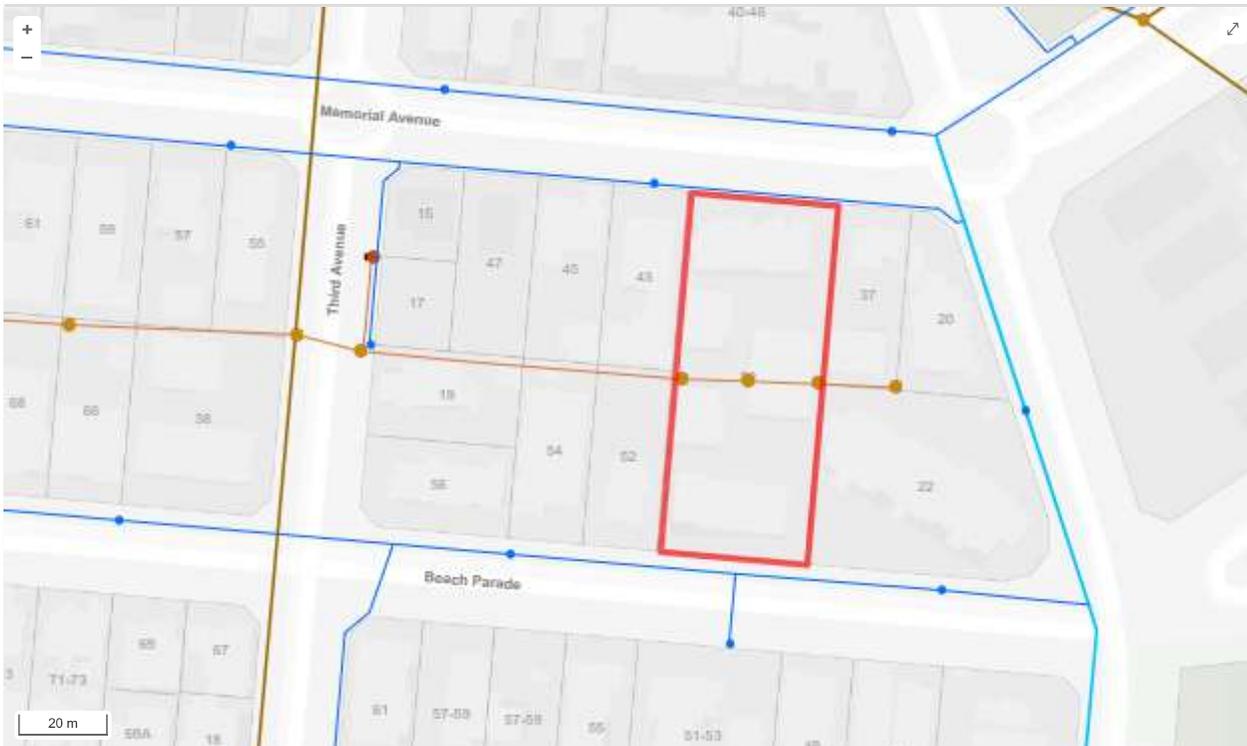


Contour Map



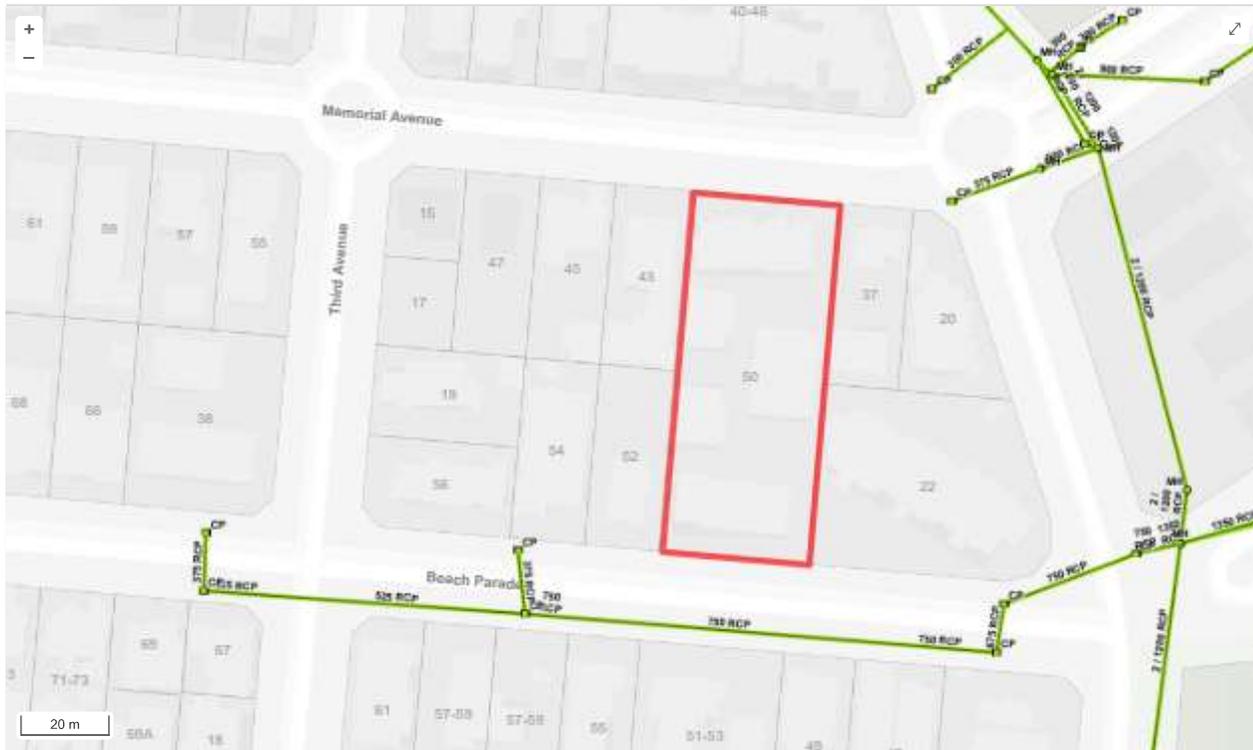
Water & Sewer Infrastructure Map

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.



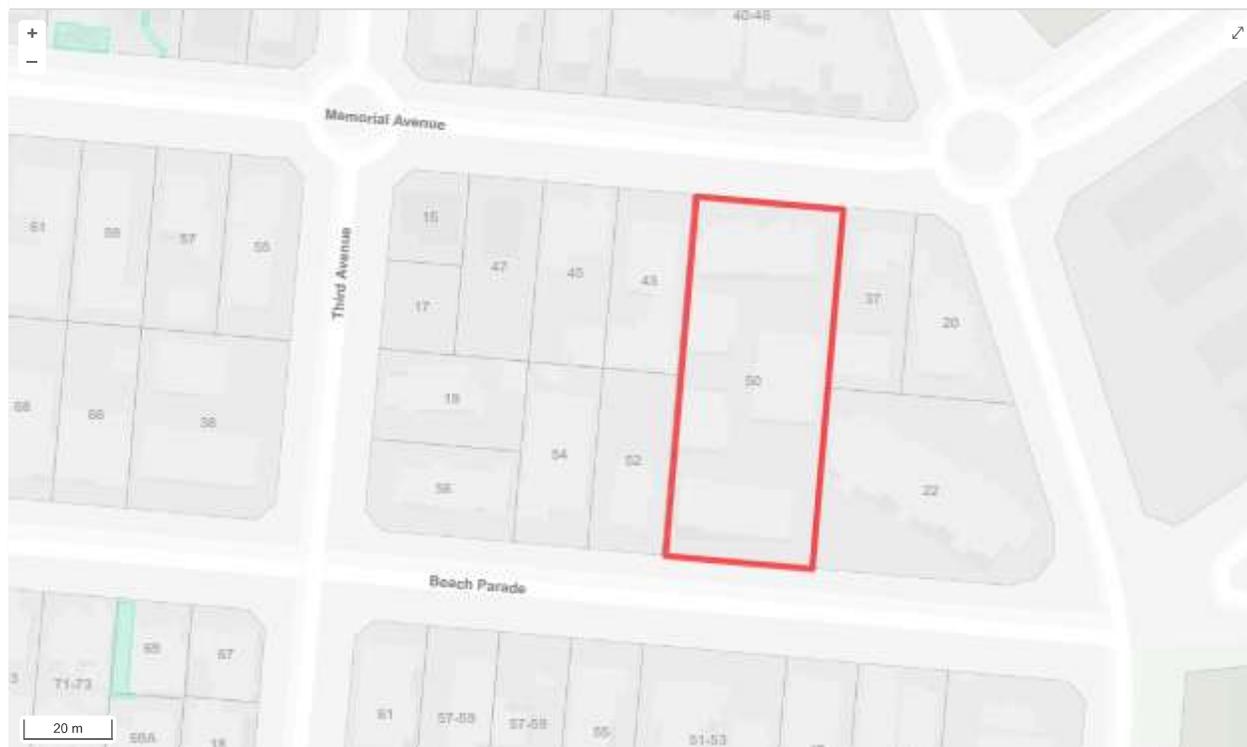
- | | | |
|---------------------|---------------------|-------------------------|
| --- Pressure Sewer | --- Overflow Main | ● Vacuum Collection Pit |
| --- Rising Main | --- Siphon Main | — Raw Water Main |
| — Vacuum Main | ● Flume Pit | Ⓜ Network Meter |
| — Trunk Main | ● Maintenance Shaft | ● Bulk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

Stormwater Network



- | | | |
|---------------------|--|------------------------------------|
| Box Culvert | Box | EndCap |
| BoxCulvertCauseway | Pipe | FieldInlet |
| Pipe Culvert | Stormwater Open Drain (Non Council) | Manhole |
| PipeCulvertCauseway | Stormwater End Structure (Non Council) | Stormwater Open Drain (Council) |
| Allotment | CatchPit | Stormwater End Structure (Council) |

Easements and Covenants Map



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

Applications Associated with Site

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

Note: This list does not include applications lodged under the provisions of the *Economic Development Act 2012* with respect to the [Caloundra South Priority Development Area \(Aura\)](#) and [Maroochydhore 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.

Lodged over current land parcel [PC01/2470 - CLASS 1A DWELLING REBUILD FIRE DAMAGED TOWNHOUSE L12 RP867811 BEACH PDE](#)
 (Decided or Past): [COTTON TREE - Alliance Construction, Received: Mon May 12 2003](#)

Other Approval Information

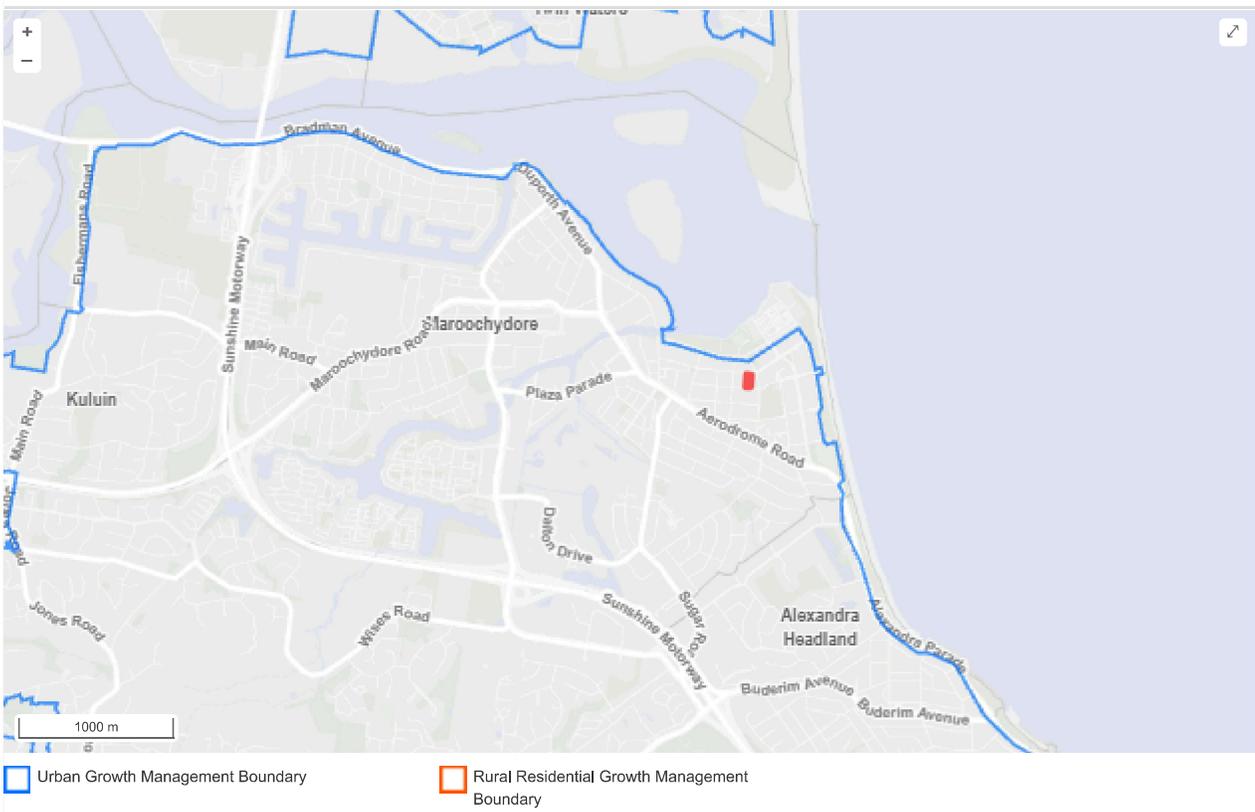
- Key residential and industrial approvals varying the effect of a Planning Scheme; or
- Master Plan details for land within Development Control Plan 1 – Kawana Waters

Sunshine Coast Planning Scheme 2014

Growth Management Area View Tables of Assessment View Zone Codes	Land within the Urban Growth Management Boundary
Zones View Tables of Assessment View Zone Codes	Medium Density Residential Zone
Local Plan Area View Tables of Assessment View Local Plan Codes	Maroochydore/Kuluin Local Plan Area
Land Subject to Acid Sulfate Soils Overlay View Tables of Assessment View Overlay Code	Area 1 : land at or below 5m AHD
Land Subject to Airport Environs Overlay View Tables of Assessment View Overlay Code	Runway Separation Distances Obstacle Limitation Surface (OLS)
Land Subject to Flood Hazard Overlay View Tables of Assessment View Overlay Code Note: The Flood Hazard Overlay should not be used for any purpose other than triggering the Sunshine Coast Planning Scheme's Flood Hazard Overlay Code. This map is not for Building Regulation Purposes. A separate map has been prepared as the Flood Hazard Area for Building Regulation Purposes. This map is referenced later in this report.	Flooding and Inundation Area
Height of Buildings and Structures Overlay View Tables of Assessment View Overlay Code	12 metres
Local Government Infrastructure Plan View Local Government Infrastructure Plan View Local Government Infrastructure Plan (LGIP) Maps	Priority Infrastructure Area

Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades

Growth Management Area



Zones

[View Tables of Assessment](#)

[View Zone Codes](#)

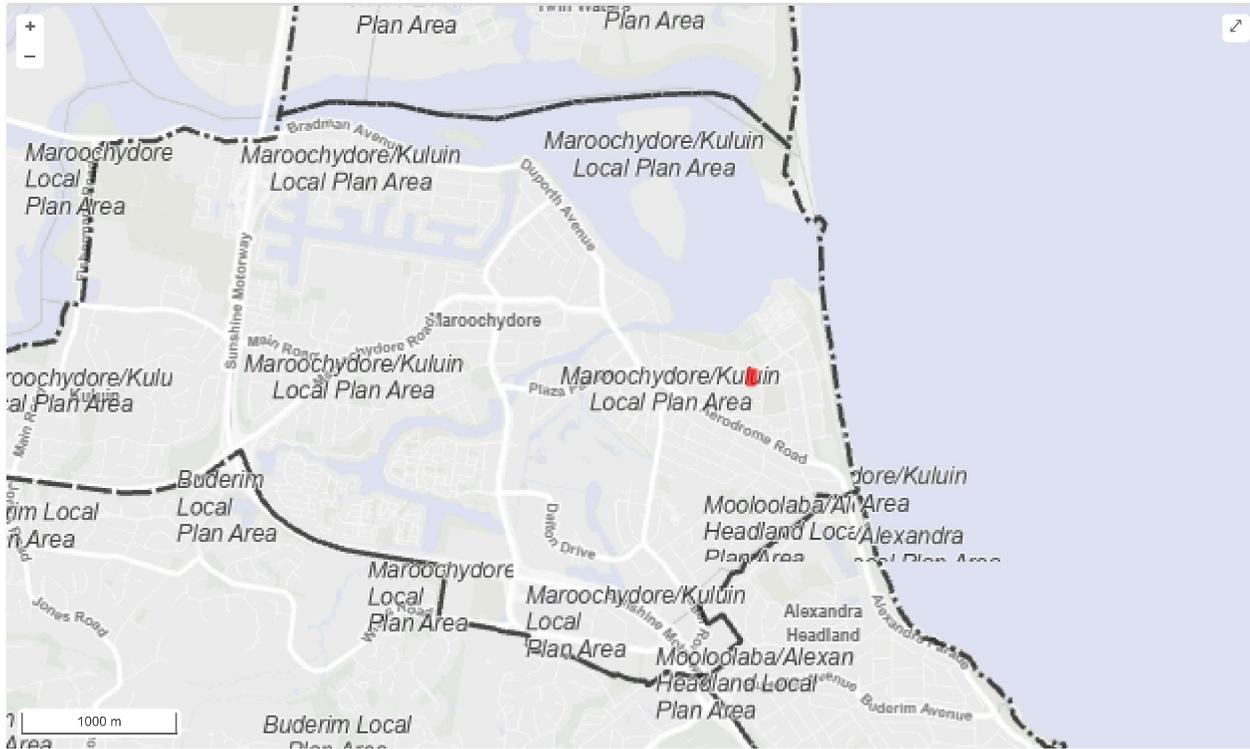


- | | | |
|---------------------------------|--|--|
| Low Density Residential Zone | Sport and Recreation Zone | Community Facilities Zone |
| Medium Density Residential Zone | Open Space Zone | Emerging Community Zone |
| High Density Residential Zone | Environmental Management and Conservation Zone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

Local Plan Area

[View Tables of Assessment](#)

[View Local Plan Codes](#)



Land Subject to Acid Sulfate Soils Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)



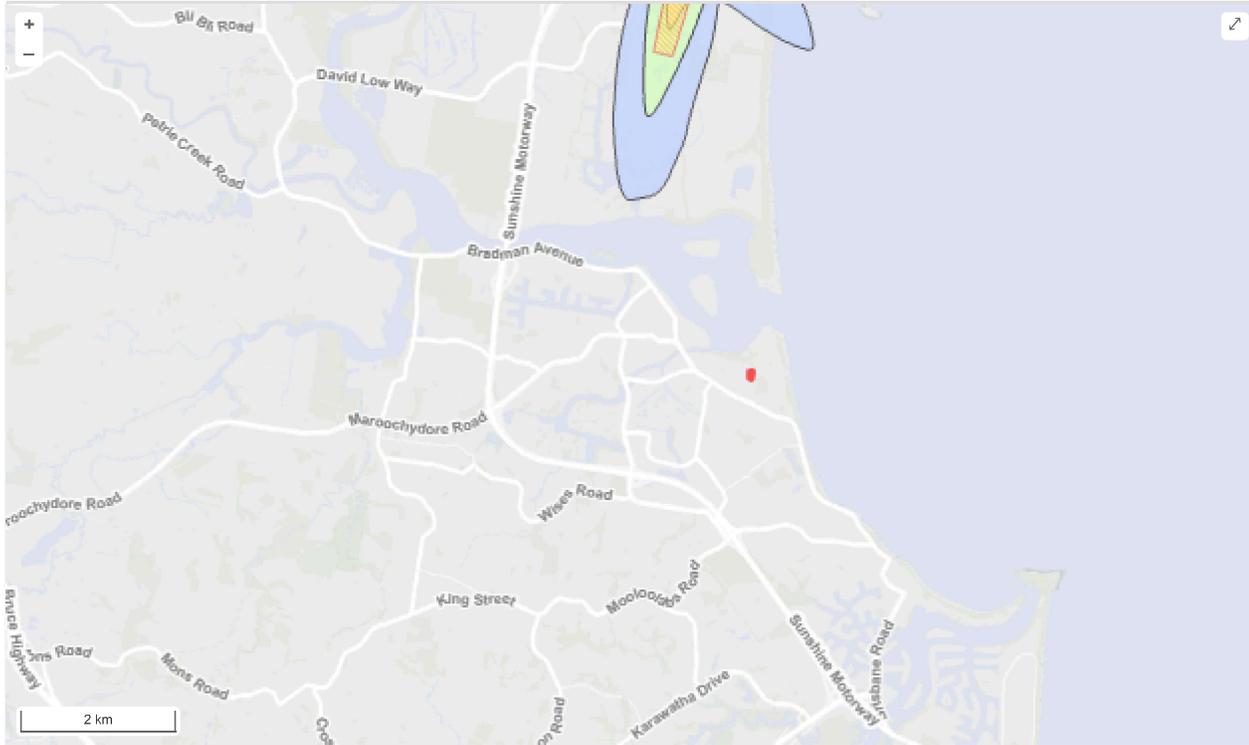
Area 1 : land at or below 5m AHD

Area 2 : land above 5m AHD and below 20m AHD

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

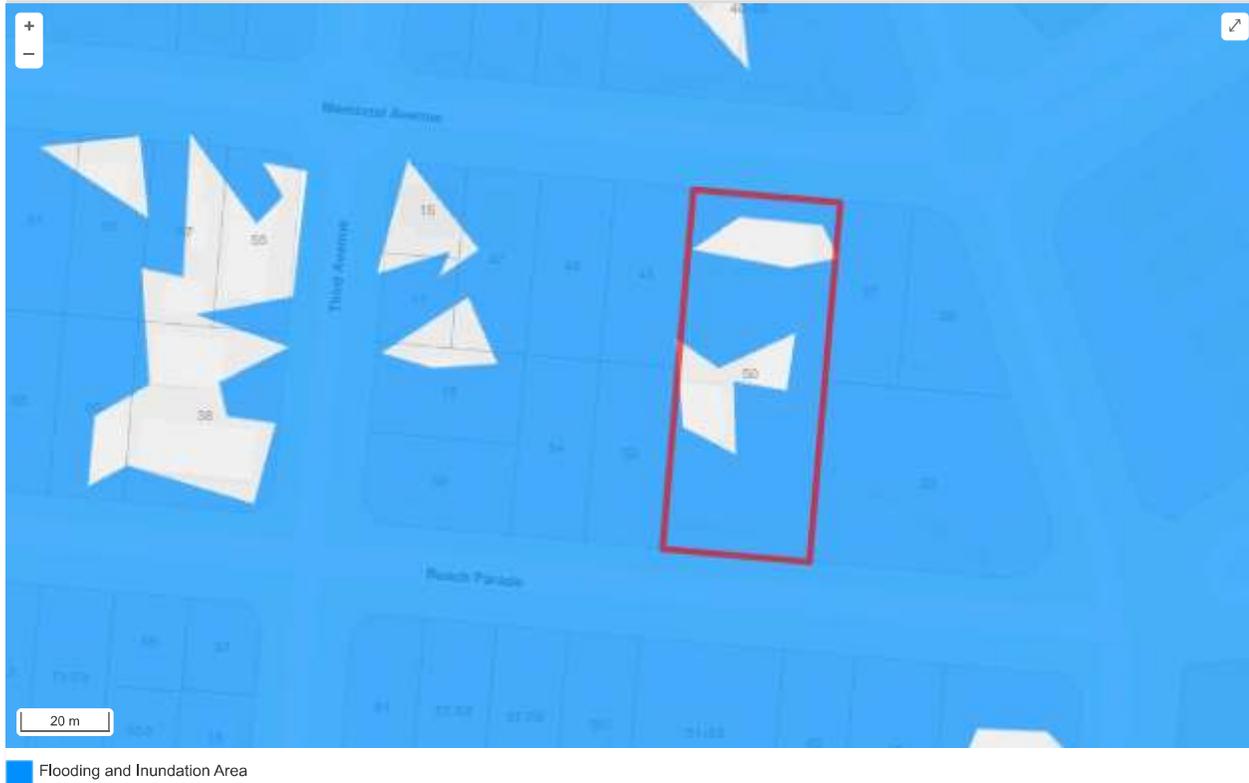
0-20

Land Subject to Flood Hazard Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)

Note: The Flood Hazard Overlay should not be used for any purpose other than triggering the Sunshine Coast Planning Scheme's Flood Hazard Overlay Code. This map is not for Building Regulation Purposes. A separate map has been prepared as the Flood Hazard Area for Building Regulation Purposes. This map is referenced later in this report.



Height of Buildings and Structures Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)



8.5 metres	18 metres	37.5 metres
10 metres	21 metres	40 metres
12 metres	25 metres	45 metres
15 metres	30 metres	Unspecified maximum height

Local Government Infrastructure Plan

[View Local Government Infrastructure Plan](#)

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



 Priority Infrastructure Area

Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades



 Urban Growth Management Boundary

 Rural Residential Growth Management Boundary

 Dedicated Public Transport Corridor (CAMCOS)

Additional Site Information

Electoral Division DIVISION 4 Joe Natoli

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



- Koala priority area
- Core koala habitat area
- Locally refined koala habitat area
- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area
- Regulated Vegetation Management (Category A & B)

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://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.



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **994343**

Date: 25/02/2026

Search Request reference: **187235683**

Applicant details

Applicant: Megan Thompson

megan@goodlawqld.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 11 on Plan BUP103146 at Unit 11 39 Memorial Av, Maroochydore Qld 4558 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
PO Box 10314 Adelaide St
Brisbane QLD QLD 4001

Transaction ID: 51121598 EMR Site Id: 25 February 2026
Cheque Number:
Client Reference:

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

Lot: 11 Plan: BUP103146
11/39 MEMORIAL AV
MAROOCHYDORE

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: 262375

Certificate Number: CA034922
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: 11 Plan: BUP103146
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: 25/02/2026
Receipt No: 6918994

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Wednesday, 25 February 2026 3:38 PM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 262375

[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:

VICKI JOY CONROY

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 12/2/2026.

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: Wednesday, 25 February 2026 3:38 PM
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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:

MICHAEL JOHN CONROY

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.

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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.

Rate notice

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

SUNSHINE COAST COUNCIL
ABN 37 876 973 913



Half yearly rate notice for period	
1 January 2026 to 30 June 2026	
Issue date	20 January 2026
Property no.	87953
Valuation	\$293,750
Payment reference no.	98248221
Due date for payment	20 February 2026
Amount payable	\$1,019.12

Property location: Cotton Tree, 11/39 Memorial Ave MAROOCHYDORE QLD 4558
 Property description: LOT 11 BUP 103146 COTTON TREE PART OF LOT 12 RP 867811 ENTITLEMENT 1/16

Rates and charges	Units	Rate charged	Amount
Sunshine Coast Council rates and charges			
General Rate - Category 30		Minimum Rate =	793.15
Waste Low Noise Bin - 1100 Litre	0.18750 x	\$2,988.50 x .5 =	280.17
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
		SUB TOTAL:	1,272.08
Less PENSION CONCESSION:			
State Government		125.16-	
Sunshine Coast Regional Council		127.80-	252.96-
TOTAL:			\$1,019.12

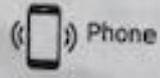
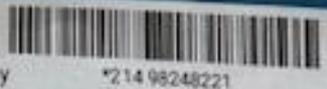
Paid - 13/2/2026
EMMA SUT BANK

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

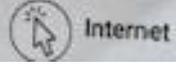
Easy ways to pay:
3 Biller Code: 18259
 Ref: 98248221
Mobile & Internet Banking - BPAY®
 Make this payment from your cheque, savings, debit, credit card transaction account.



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



Call **13 18 16** and follow the prompts
 Credit Card: MasterCard and Visa
 Billpay Code: 0214 Reference: 9824 8221



Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts.



Mr M J & Mrs V J Conroy
Cotton Tree
Unit 11/39-41 Memorial Ave
MAROOCHYDORE QLD 4558

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	99751107
Payment reference	0997 5110 76
Property	Cotton Tree, Unit 11/39-41 Memorial Ave, MAROOCHYDORE, QLD

Bill number	7128316954
Billing period	05 Nov 2025 91 days to 3 Feb 2026
Issue date	10 Feb 2026
Approximate date of next meter reading	5 May 2026

Your account activity

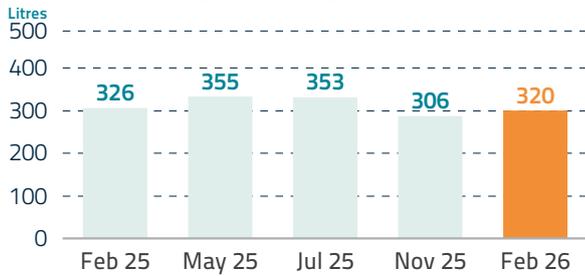


Direct debit is set up to pay the total due on the due date

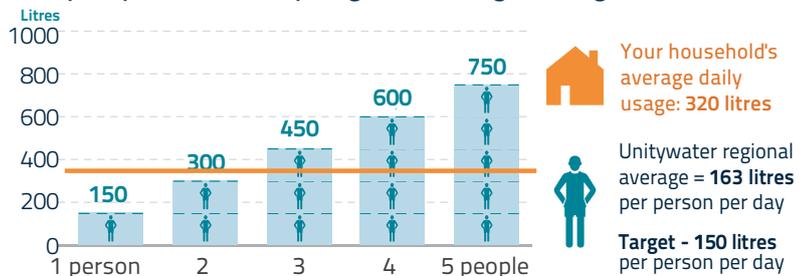
Total due	\$378.39
Due date	12 Mar 2026

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



Easy ways to pay For other payment options - see over

B PAY BPAY®
Billers Code: 130393
Ref: 0997 5110 76
 Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
 Find out more at bpay.com.au
© Registered to BPAY Pty Ltd ABN 69 079 137 518

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

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



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)	Property share %	Total usage (kL)	No. of days	Average daily usage (L)
UT2100091F	4 Nov 25	7375	3 Feb 26	7841	466	6.25	29.1	91	319.8
Total water usage					466		29.1	91	319.8
Total sewerage usage (waste and greywater) = 90% of water usage							26.19	91	287.8

Activity since last bill

Last bill	\$403.10
Payments / adjustments	
8 Dec 2025 Direct Debit Credit Card Variable	-\$403.10
Account balance	\$0.00 ①

Water and Sewerage Charges

Lot 11 Plan BUP103146 Installation ID 1240050

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	05 Nov 25 to 03 Feb 26	0.3198	91	\$3.517	\$102.34

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	05 Nov 25 to 03 Feb 26	0.3198	91	\$0.787	\$22.90
Sewerage up to 740 L/day	05 Nov 25 to 03 Feb 26	0.2878	91	\$0.787	\$20.61
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	05 Nov 25 to 03 Feb 26	1	91	\$0.945	\$86.00
Sewerage Access	05 Nov 25 to 03 Feb 26	1	91	\$1.940	\$176.54
Water subtotal					\$211.24
Sewerage subtotal					\$197.15

New water and sewerage charges \$408.39 ②

Rebates		
Pensioner Rebate	01 Jan 26 to 31 Mar 26	-\$30.00

Total Rebates -\$30.00 ③

Total Due = ① + ② - ③ \$378.39

Important information

Payment assistance

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

Changing contact details

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

Pensioners

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

Credit card payments

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

Interest on overdue amounts

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

Water efficiency

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

Interpreter service 13 14 50

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

Privacy policy

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

International calls

+ 61 7 5431 8333

unitywater.com

PO Box 953

Caboolture QLD 4510

1300 086 489



More payment options



Credit card by phone or online

To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0997 5110 76



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: 0997 5110 76

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



*4028 0997511076 00037839

Account number 99751107

Payment reference 0997 5110 76

Total due **\$378.39**

Due date **12 Mar 2026**