

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller **Martin Thomas Pickering**

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

4/168 BURNETT STREET, BUDERIM QLD 4556

Lot on plan description

4/BUP12149

Community titles scheme
or BUGTA scheme:

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

Yes

No

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

*If No, please disregard Part 6 of this statement
as it does not need to be completed*

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

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property.

Yes

A copy of the plan of survey registered for the property.

Yes

Registered encumbrances	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. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input type="text"/> » the amount of rent and bond payable: <input type="text"/> » whether the lease has an option to renew: <input type="text"/> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> Any statutory encumbrances or rights for water supply, sewerage, drainage or other utilities. </div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	<p>The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;">Residential</div>		
Transport proposals and resumptions	<p>The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>		
Contamination and environmental protection	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.</p> <p>The following notices are, or have been, given:</p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Trees	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Heritage	<p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooding	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.</p>		
Vegetation, habitats and protected plants	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.</p>		

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.

<p>Swimming pool</p>	<p>There is a relevant pool for the property.</p> <p>If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.</p> <p>Pool compliance certificate is given.</p> <p>OR</p> <p>Notice of no pool safety certificate is given.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Unlicensed building work under owner builder permit</p>	<p>Building work was carried out on the property under an owner builder permit in the last 6 years.</p> <p><i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i></p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Notices and orders</p>	<p>There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i>, section 246AG, 247 or 248 or under the <i>Planning Act 2016</i>, section 167 or 168.</p> <p>The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.</p> <p><i>If Yes, a copy of the notice or order must be given by the seller.</i></p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Building Energy Efficiency Certificate</p>	<p>If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.</p>	
<p>Asbestos</p>	<p>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.</p>	

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount:

Date Range:

OR

The property is currently a rates exempt lot.**

OR

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

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

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

Water

Whichever of the following applies—

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

Amount:

Date Range:

OR

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount:

Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. Note —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	<input checked="" type="checkbox"/> Yes
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer. <i>If No</i> — An explanatory statement is given to the buyer that states: <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. 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.	
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer. <i>If No</i> — An explanatory statement is given to the buyer that states: <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. Note —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes

Signatures – SELLER



Signature of seller

Signature of seller

Martin Thomas Pickering

Name of Seller

Name of Seller

23/03/2026

Date

Date

Signatures – BUYER

By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	18388148	Search Date:	20/03/2026 07:44
Date Title Created:	01/10/1992	Request No:	55482569
Previous Title:	18258188		

ESTATE AND LAND

Estate in Fee Simple

LOT 4 BUILDING UNIT PLAN 12149

Local Government: SUNSHINE COAST

COMMUNITY MANAGEMENT STATEMENT 3453

REGISTERED OWNER

Dealing No: 712337628 09/04/2009

MARTIN THOMAS PICKERING

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10266138 (POR 52)
2. MORTGAGE No 724263612 11/08/2025 at 15:14
MACQUARIE BANK LIMITED A.C.N. 008 583 542

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 8 Sheets
*Annexure 1 to Sheet No 1
made*

NAME OF BUILDING: ORPHEUS II

BUILDING UNITS PLAN NO. 12149 ⁴⁹

SIGNATURE OF REGISTERED PROPRIETOR:

G. Ruttle, J. P. Ruttle, Barbara Boyd

COMPLETED

NAME OF REGISTERED PROPRIETOR:

CHARLES THORNTON BOYD *and*
BARBARA BOYD AS JOINT TENANTS INTERSE
GLEESON HENRY JOHN RUTTLE *and*
JOAN MARGARET RUTTLE AS JOINT TENANTS INTERSE AS TENANTS IN COMMON IN EQUAL SHARES

ADDRESS:

LOT 6
OLD PALMWOODS RD
WOOMBYE 4559

REFERENCE TO TITLE: VOLUME 8258 , FOLIO 188

DESCRIPTION OF PARCEL: LOT 2 ON RP838802

COUNTY: CANNING

PARISH: MOOLOOLAH

CITY:



CMS3453

NAME OF BODY CORPORATE:

THE PROPRIETOR "ORPHEUS II"
BUILDING UNITS PLAN No

12149

ADDRESS at which documents
may be served:

LOT 6
OLD PALMWOODS RD
WOOMBYE 4559

BUILDING UNITS PLAN No.: **12149**

REGISTERED:

11.46am
28 SEP 1992 *H. G. ...*
REGISTRAR OF TITLES

H. G. ... Shire Clerk
Town

Surveyor's Reference:

Local Authority Reference:

COUNCIL OF THE SHIRE OF MAROOCHY



FOLIO

131491

125 L130 29471



601124605

L195643B

DATA TAKEON

Journal No.	
Receipt No.	
Lodgement	127
(5) New Titles	180
Endts on N/Ts	-
Photocopies	96
Total	\$403

TIME

DENNER
for
Kloogwe
Phillips

(B)

ded by Westpac

(H)

28 SEP 1992



REGISTRAR OF TITLES.

Easement no H444947 in favour of the within common property over Easement A
on RP 200108 produced 15 Nov 1984 recorded 12 Dec 1984

Easement no H444948 in favour of the within common property over Easement B
on RP 200108 produced 15 Nov 1984 recorded 12 Dec 1984

Easement no J38287 in favour of lot 2 on RP 204344 over Easement A on
RP 204344 produced 7 Jan 1987 recorded 28 May 1987

Easement no K881802F in favour of the within common property over Easement B
on RP 838802 produced 20 Dec 1991 recorded 28 Jan 1992

Easement no K881803H in favour of lot 1 on RP 838802 over Easement C on
RP 838802 produced 20 Dec 1991 recorded 28 Jan 1992

No. L257318M NOTIFICATION OF CHANGE OF BY LAWS RECORDED

19 DEC 1992



REGISTRAR OF TITLES

Name of Building:

BUILDING UNITS PLAN NO. 12149

(2)
(RP 204344)
BUP 7734

RP 174898



(1)
(RP
838802)

BUP
11528

EMT B

RP 838802

EMT C

RP 838802

COMMON

BUILDING

UNITS

AREA

EMT A

RP
204344

11
RP 70281

WILLIAM

ST

SCALE: 1 : 200

Shire Clerk
Town

COUNCIL OF THE SHIRE OF MAROOCHY

Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Name of Building: ORPHEUS II

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

BUILDING UNITS PLAN NO. 12149

I, Peter Angus Street, of BUDERIM

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 *Twenty Third* day of *July* 19 *92*



LICENSED SURVEYOR

*Delete whichever is inapplicable



Shire
Clerk
Town

COUNCIL OF THE SHIRE OF MAROOCHY

Name of Building: ORPHEUS II

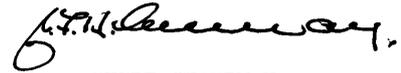
Regulation 8(1)
Sheet No. 4 of 8 Sheets

BUILDING UNITS PLAN NO. 12149

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 to 1991 as modified by the Building Units and Group Titles Act 1980 -1988 have been complied with in regard to the subdivision.

DATED this THIRD day of SEPTEMBER, 1992.



SHIRE CHAIRMAN



SHIRE CLERK

Council OF THE SHIRE OF MAROOCHY

Name of Building: ORPHEUS I I

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

BUILDING UNITS PLAN NO. 12149

I, DOUGLAS MAXWELL MCDUGALL, of 53 GLENLEA DRIVE, MAROOCHYDORE
~~*an architect within the meaning of the Architects Act 1965~~
*a building surveyor appointed by the Council + of the Shire of Maroochy
~~*a building inspector appointed by the Council~~
hereby certify that the building shown on the *building units plan/~~building units plan of subdivision~~
to which this certificate is annexed has been substantially completed in accordance with plans
and specifications approved by *the Council + of the Shire of Maroochy
~~the designated officer of the Council~~

DATED this THIRD day of SEPTEMBER, 1992.


.....
~~*an architect~~ Building surveyor/~~building inspector~~

Delete whichever is inapplicable
+ Insert name of local authority

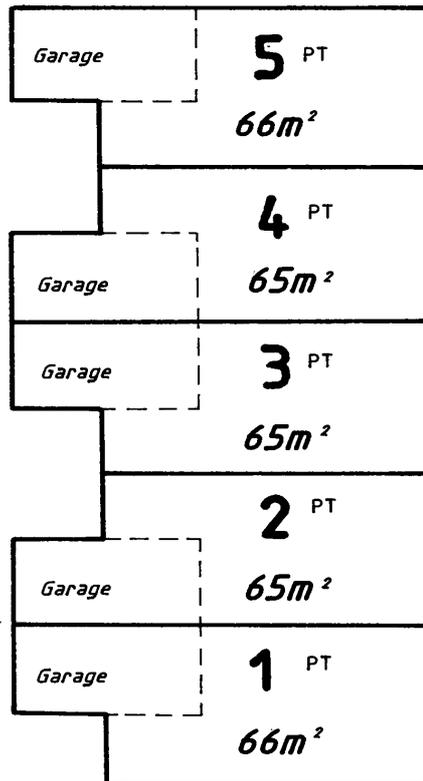

.....
Shire Clerk
TOWN
COUNCIL OF THE SHIRE OF MAROOCHY

Name of Building: ORPHEUS II

Regulation 8(1)
Sheet No. 7 of 8 Sheets

BUILDING UNITS PLAN NO. 12149

LEVEL A



Scale: 1 : 200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

Shire Clerk
Town

COUNCIL OF THE SHIRE OF MAROOCHY

Name of Building: ORPHEUS I I

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

BUILDING UNITS PLAN NO. 12149

LEVEL B



56m ²	5 ^{PT}
56m ²	4 ^{PT}
56m ²	3 ^{PT}
56m ²	2 ^{PT}
57m ²	1 ^{PT}

Scale: 1 : 200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

Shire Clerk
Town

COUNCIL OF THE SHIRE OF MAROOCHY

12149

23792
P. O. C.
Regester



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 1001405

Date: 20/03/2026

Search Request reference: 189440651

Applicant details

Applicant: Liz Fox

lizn@hslawyers.com.au

Buyer: Sellers Disclosure

Search response:

Your request for a property search on Lot 4 on Plan BUP12149 at 4/168 BURNETT STREET, BUDERIM QLD 4556 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
< <https://planning.dsdmip.qld.gov.au/maps/sara-da>>
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
< <https://planning.dsdmip.qld.gov.au/maps/spp>>

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

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

InfoTrack
PO Box 10314 Adelaide St
Brisbane QLD QLD 4001

Transaction ID: 51131345 EMR Site Id: 20 March 2026
Cheque Number:
Client Reference:

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

Lot: 4 Plan: BUP12149
4/168 BURNETT ST
BUDERIM

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority



Seller Disclosure - Contamination Notices



This report provides a search of the public register to support the requirement under the **Property Law Regulation 2024**, of disclosing **contamination and environmental protection notices** under **Part 3 – Land use, planning and environment**, of the **QLD Seller Disclosure Statement**. This report contains records not included in the DETSI contaminated land search (EMR/CLR).

1. Notices Under Section 408(2) **No Records Identified**

Records of notices under section 408(2) of the Environmental Protection Act 1994.

A search of **Environmental Evaluations** and **Site Investigations** has been undertaken.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

*Show Cause Notices, Notices of Decision under Section 394, and Orders under Section 458 are excluded from this search as they are not available on the public register. A separate search of the EMR/CLR will identify sites with **Contaminated Land** or **Site Management Plans under Section 401**.*

2. Notices Under Section 369C(2) **No Records Identified**

Records of notices under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an **Environmental Enforcement Order (EEO)** applies). This includes **Environmental Protection Orders, Direction Notices, and Clean-Up Notices**.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

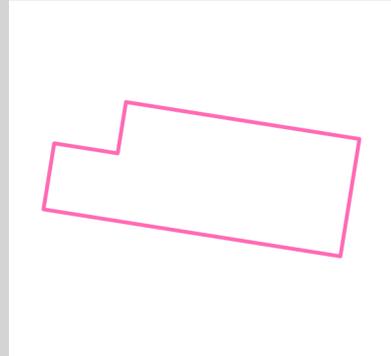
3. Notices Under Section 347(2) **No Records Identified**

Records of notices under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a **prescribed Transitional Environmental Program (TEP)** applies).

A search of all TEPs has been undertaken, including those that are not prescribed. Prescribed TEPs are those that do not relate to an environmental authority.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

LOT/PLAN
Lot 4, BUP12149



THINGS TO KNOW

- Seller Responsibility**

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement. It is important to read and carefully consider each notice before determining whether it needs to be disclosed. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

- Notice Types**

Notices identified under section 369C(2) and 347(2) may also apply to Section 408(2).

INTERESTED IN FURTHER INSIGHTS?

This report has been purpose-built to support the Seller Disclosure Statement requirements. For a more comprehensive due diligence search, we recommend the Lotsearch Contaminated Land Search — which identifies additional contamination records for the site and the surrounding area. Visit lotsearch.com.au

CUSTOMER SUPPORT

support@lotsearch.com.au



Seller Disclosure - Contamination Notices

Dataset Listing

The results in this report are based upon the following datasets only:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Enforcement Actions	QLD Department of Environment, Tourism, Science and Innovation	17/03/2026	17/03/2026	Weekly

Useful Contacts

Lotsearch Pty Ltd
www.lotsearch.com.au
support@lotsearch.com.au

Department of the Environment, Tourism, Science and Innovation (DETSI), Queensland
<https://www.detsi.qld.gov.au/>
13 QGOV (13 74 68)

Sunshine Coast Regional
<http://www.sunshinecoast.qld.gov.au/>
mail@sunshinecoast.qld.gov.au
(07) 5475 7272

[Click for 'Use of Report - Applicable Terms'](#)

Disclaimer:

The purpose of this report is to provide a search of the public register for the site, to support the requirement of disclosing contamination and environmental protection notices under Part 3 - Land use, planning and environment, of the QLD Seller Disclosure Statement, as part of the Property Law Regulation 2024. The report may not identify all the notices required by the relevant disclosure requirements. It does not include a search of the DETSI contaminated land search (EMR/CLR). The report does not replace your responsibility to accurately identify and disclose information relevant to the matters outlined in the Seller Disclosure Statement. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

The report does not constitute advice. The report is not a substitute for an on-site inspection or review of other available reports and records. The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice from a suitably qualified professional or legal practitioner before you make any decision based on the information within the report.

You understand that Lotsearch has defined the site by reference to lot and plan information supplied in the order. You accept that Lotsearch may amend some of the information supplied in the order, to identify the relevant site for the report.

Information provided by public authorities is constantly changing. This report is based on data listed in the Dataset Listing table and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.

A link to the detailed terms applicable to the use of this report is available above.



20 March 2026

ORPHEUS11 CTS 3453
Not registered for GST

Martin Pickering
10 Fife Ct
Ferny Grove QLD 4055

Ref

Re Lot 4 ORPHEUS11 CTS 3453

Fee 114.10 Paid

This certificate contains the following information:

Name of the Scheme / Community Title Number / Lot Information / Financial
Information pertaining to Lot.

IMPORTANT: This document has been provided in good faith and with all information provided to this office. We accept no liability for any claim due to information not provided to this office either by a previous owner or manager of the body corporate records.

Section 205(5) of the Act provides that the person obtaining this certificate may rely on it against the body corporate as conclusive evidence of the matters stated, except for errors reasonably apparent. The Body Corporate and Community Management Regulation provides that a new owner becomes jointly and severally liable for any contribution, instalment, penalty or other amount payable to the body corporate that is due but unpaid when they become the new owner.

Before settlement, please go to www.stratamax.com.au/cert and enter your Access ID provided to obtain any updates on the figures contained in the attached certificate.

Your access ID: 3453AAABCM 322005791.

A fee of \$44.00 applies for this service which is payable online. The above Access ID will expire one month from the date of this letter. If you wish to obtain an update directly from us, a fee will apply.

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 20/03/2026

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

Orpheus11

CTS No. 3453

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: **Kaila Long**

Phone: **07 5437 7751**

Company: **AAA Body Corporate Management**

Email: **enquiries@aaabodycorporate.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **4**

Plan type and number: **12149**

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

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

Exclusive use areas

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

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

Yes

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

listed in the community management statement

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: **5**

Interest schedule

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

Total interest schedule lot entitlements for all lots: **5**

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 **4** for the current financial year: \$ **2,400.00**

Number of instalments: **2** (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
01/11/25 to 30/04/26	01/11/25	1,000.00	1,000.00	20/11/25
01/05/26 to 31/10/26	01/05/26	1,400.00	1,400.00	
01/11/26****30/04/27	01/11/26	1,200.00	1,200.00	
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	Nil

Sinking fund contributions

Total amount of contributions (before any discount) for lot **4** for the current financial year: \$ **1,000.00**

Number of instalments: **2** (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
01/11/25 to 30/04/26	01/11/25	550.00	550.00	20/11/25
01/05/26 to 31/10/26	01/05/26	450.00	450.00	
01/11/26****30/04/27	01/11/26	500.00	500.00	
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	Nil

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): **0** %

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

Due date	Amount due	Amount due if discount applied	Paid
			Amount overdue
			Amount Unpaid including amounts billed not yet due
			Nil
			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 \$0.00)	Nil

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records

Current sinking fund balance (as at date of certificate): \$ 49,565.27

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
------	-------------	------------

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	HU0006088674	2,329,800.00	5,707.66	14/08/26	\$2,000 All other claims (Inc. Earthquake)
BUILDING CATASTROPHE CHU	HU0006088674	698,940.00		14/08/26	
RENT/TEMP ACC EXT CHU	HU0006088674	104,841.00		14/08/26	
ESC COST TEMP ACC CHU	HU0006088674	34,947.00		14/08/26	
STORAGE & EVAC CHU	HU0006088674	34,947.00		14/08/26	
COMMON AREA CONTENTS CHU	HU0006088674	23,298.00		14/08/26	
FIDELITY GUARANTEE CHU	HU0006088674	100,000.00		14/08/26	

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
GOVT. APPEAL EXPENSE CHU	HU0006088674	100,000.00		14/08/26	\$1,000
GOVT. AUDIT COSTS CHU	HU0006088674	25,000.00		14/08/26	\$1,000
GOVT. LEGAL EXPENSES CHU	HU0006088674	50,000.00		14/08/26	\$1,000
LOSS OF RENT/TEMP AC CHU	HU0006088674	349,470.00		14/08/26	
LOT OWNER FIXTURES CHU	HU0006088674	250,000.00		14/08/26	
OFFICE BEARERS CHU	HU0006088674	1,000,000.00		14/08/26	
PUBLIC LIABILITY CHU	HU0006088674	20,000,000.00		14/08/26	
VOLUNTARY WORKERS CHU	HU0006088674	\$200,000/\$2,000		14/08/26	
FLOATING FLOORS CHU	HU0006088674	Insured		14/08/26	
FLOOD CHU	HU0006088674	Insured		14/08/26	
FUSION CHU	HU0006088674	Up to \$5,000		14/08/26	
WORKCOVER POLICY WorkCover Queensland	WAA930777205		200.00	30/06/26	NIL

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 AAA Body Corporate Management

Positions/s held Body Corporate Manager

Date 20/03/2026

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

Orpheus11 CTS 3453

168 Burnett St Buderim Qld 4556

BALANCE SHEET

AS AT 20 MARCH 2026

	ACTUAL 20/03/2026	ACTUAL 31/10/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	529.16	4,047.25
Sinking Fund	49,565.27	46,815.27
<u>TOTAL</u>	<u>\$ 50,094.43</u>	<u>\$ 50,862.52</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
 <u>CURRENT ASSETS</u>		
Bank Balance Admin Fund	(419.28)	1,450.84
Bank Balance Sinking Fund	49,565.27	48,465.27
Prepaid Expenses	0.00	4,611.42
<u>TOTAL ASSETS</u>	<u>49,145.99</u>	<u>54,527.53</u>
 <u>LIABILITIES</u>		
Creditors	(948.44)	(984.99)
Levies In Advance	0.00	4,650.00
<u>TOTAL LIABILITIES</u>	<u>(948.44)</u>	<u>3,665.01</u>
 <u>NET ASSETS</u>	 <u>\$ 50,094.43</u>	 <u>\$ 50,862.52</u>

Orpheus11 CTS 3453

168 Burnett St Buderim Qld 4556

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2025 TO 20 MARCH 2026

	ACTUAL	BUDGET	ACTUAL
	01/11/25-20/03/26	01/11/25-31/10/26	01/11/24-31/10/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	5,000.00	12,000.00	12,000.00
Interest On Overdue Levies	0.00	0.00	49.98
<u>TOTAL ADMIN. FUND INCOME</u>	5,000.00	12,000.00	12,049.98
<u>EXPENDITURE - ADMIN. FUND</u>			
Accountancy	0.00	176.00	176.00
Garden/Lawn Maintenance	1,655.00	3,000.00	3,255.00
Insurance - Building	4,611.42	6,892.70	6,266.09
Insurance - Workers Comp.	0.00	277.00	277.00
Insurance Valuation	0.00	0.00	385.00
Management Fees	562.50	1,400.00	1,253.10
Management Fees - Additional	444.92	1,000.00	1,726.97
Management Fees - Computer Fee	57.30	143.00	137.52
Management Fees - Disbursement	160.40	385.00	364.42
Minor Building Maintenance	0.00	250.00	251.47
Pest Control	990.00	311.00	311.00
Roof Report	0.00	440.00	0.00
Utilities - Electricity	36.55	500.00	(445.85)
<u>TOTAL ADMIN. EXPENDITURE</u>	8,518.09	14,774.70	13,957.72
<u>SURPLUS / DEFICIT</u>	\$ (3,518.09)	\$ (2,774.70)	\$ (1,907.74)
Opening Admin. Balance	4,047.25	4,047.25	5,954.99
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 529.16	\$ 1,272.55	\$ 4,047.25

Orpheus11 CTS 3453

168 Burnett St Buderim Qld 4556

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2025 TO 20 MARCH 2026

	ACTUAL	BUDGET	ACTUAL
	01/11/25-20/03/26	01/11/25-31/10/26	01/11/24-31/10/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	2,750.00	5,000.00	5,000.00
Interest On Overdue Levies	0.00	0.00	30.00
<u>TOTAL SINKING FUND INCOME</u>	2,750.00	5,000.00	5,030.00
<u>EXPENDITURE - SINKING FUND</u>			
Cleaning - Pressure Clean	0.00	0.00	2,501.40
Consultant	0.00	0.00	730.00
Electrical Switchboard	0.00	1.00	0.00
Garden/Lawn Maintenance	0.00	0.00	880.00
Roadways, Driveways & Parking	0.00	0.00	2,354.75
<u>TOTAL SINK. FUND EXPENDITURE</u>	0.00	1.00	6,466.15
<u>SURPLUS / DEFICIT</u>	\$ 2,750.00	\$ 4,999.00	\$ (1,436.15)
Opening Sinking Fund Balance	46,815.27	46,815.27	48,251.42
<u>SINKING FUND BALANCE</u>	\$ 49,565.27	\$ 51,814.27	\$ 46,815.27



ORPHEUS11 CTS 3453

ABN 13 008 519 490

STATEMENT

Martin Pickering
10 Fife Ct
Ferry Grove QLD 4055

Statement Period			
01 Nov 24 to 20 Mar 26			
A/c No	4	Lot No	4
Page Number	1	Unit No	4

Transfer Date: 01/01/22

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			1,600.00	-1,600.00
01/11/24	Administrative Fund	01/11/24 to 30/04/25	I0000054	1,000.00		-600.00
01/11/24	Sinking Fund	01/11/24 to 30/04/25	I0000059	600.00		0.00
24/03/25	Administrative Fund	01/05/25 to 31/10/25	I0000064	1,400.00		1,400.00
24/03/25	Sinking Fund	01/05/25 to 31/10/25	I0000069	400.00		1,800.00
01/05/25	Receipt	Administrative Fund	R0000038		1,400.00	400.00
01/05/25	Receipt	Sinking Fund	RA000038		400.00	0.00
23/09/25	Administrative Fund	01/11/25 to 30/04/26	I0000074	1,000.00		1,000.00
23/09/25	Sinking Fund	01/11/25 to 30/04/26	I0000079	550.00		1,550.00
17/11/25	Other	Arrears Notice Fee	M0000011	38.50		1,588.50
20/11/25	Receipt	Administrative Fund	R0000044		1,000.00	588.50
20/11/25	Receipt	Sinking Fund	RA000044		550.00	38.50
20/11/25	Receipt	Other	RB000044		38.50	0.00
				\$4,988.50	\$4,988.50	\$0.00

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE:		Nil
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid	



AAA Body Corporate Management



DEFT Reference Number:
304198484 1000 0000 045



Billers Code: 96503
Ref: 304198484 1000 0000 045

Lot 4/ Unit 4
Orpheus11

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:
ORPHEUS11 CTS 3453



*496 304198484 10000000045

TOTAL AMOUNT DUE
DUE DATE

\$0.00



ORPHEUS11 CTS 3453

INSURANCE DETAILS

20 March 2026

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
BUILDING	Chu	HU0006088674	\$2,329,800	14/08/26
BUILDING CATASTROPHE	Chu	HU0006088674	\$698,940	14/08/26
RENT/TEMP ACC EXT	Chu	HU0006088674	\$104,841	14/08/26
ESC COST TEMP ACC	Chu	HU0006088674	\$34,947	14/08/26
STORAGE & EVAC	Chu	HU0006088674	\$34,947	14/08/26
COMMON AREA CONTENTS	Chu	HU0006088674	\$23,298	14/08/26
FIDELITY GUARANTEE	Chu	HU0006088674	\$100,000	14/08/26
GOVT. APPEAL EXPENSE	Chu	HU0006088674	\$100,000	14/08/26
GOVT. AUDIT COSTS	Chu	HU0006088674	\$25,000	14/08/26
GOVT. LEGAL EXPENSES	Chu	HU0006088674	\$50,000	14/08/26
LOSS OF RENT/TEMP AC	Chu	HU0006088674	\$349,470	14/08/26
LOT OWNER FIXTURES	Chu	HU0006088674	\$250,000	14/08/26
OFFICE BEARERS	Chu	HU0006088674	\$1,000,000	14/08/26
PUBLIC LIABILITY	Chu	HU0006088674	\$20,000,000	14/08/26
VOLUNTARY WORKERS	Chu	HU0006088674	\$200,000/\$2,000	14/08/26
FLOATING FLOORS	Chu	HU0006088674	Insured	14/08/26
FLOOD	Chu	HU0006088674	Insured	14/08/26
FUSION	Chu	HU0006088674	Up to \$5,000	14/08/26
WORKCOVER POLICY	Workcover Queensland	WAA930777205		30/06/26

SCHEDULE 3**BY-LAWS**

section 30

Noise

1. 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.

Vehicles

2. Save where a by-law made pursuant to section 30(7) 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.

Obstruction

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

Damage to lawns etc. on common property

4. 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.

SCHEDULE 3 (continued)

Damage to common property

5.(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 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.

Behaviour of invitees

6. 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.

Depositing rubbish etc. on common property

7. 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.

Appearance of building

8. 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,

SCHEDULE 3 (continued)

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.

Storage of flammable liquids etc.

9. 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.

Garbage disposal

10. 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;
- (b) comply with all local government local laws and ordinances relating to the disposal of garbage;
- (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.

Keeping of animals

11. Subject to section 30(12), 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.

BUILDING UNITS AND GROUP TITLES ACT 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 17)

Regulation 15

NOTIFICATION OF CHANGE OF BY-LAWS

The Proprietors "ORPHEUS II" Building Units Plan No. 12149 HEREBY CERTIFY that in pursuance of the provisions of Section 30 of the Building Units and Group Titles Act 1980 by resolution without dissent duly passed on the ~~10th~~ ^{10th} day of ~~February~~ ^{OCTOBER} 1982 the by-laws in force in respect of the parcel referred to in the said Plan were amended, added to, or repealed as follows:-

IT WAS RESOLVED that the Third Schedule By-Laws to the Act are hereby amended, added to and repealed in the following manner:-

1. By the addition of the following By-Laws:-
12. The proprietor for the time being and from time to time of Lots 1 to 5 shall have the special privilege of the exclusive use and enjoyment for a courtyard facility of that part of the common property as shall be delineated, described and which has the same number corresponding with the letter "A" with the said proprietor being responsible at his own cost and expense to keep same in a neat and tidy condition and to keep all plants thereon properly tended and watered and otherwise being responsible for the performance of the duty of the body corporate under and pursuant to Section 37(1) of the Act. The aforesaid grant of exclusive use and enjoyment is made subject to and conditional upon the said proprietor allowing the body corporate and its council and its properly appointed servants or agents, at all reasonable times, access to such privileged area through the lot for any proper purpose including inspection and maintenance thereof and subject to the provisions of any easement over which the exclusive use area encroaches.

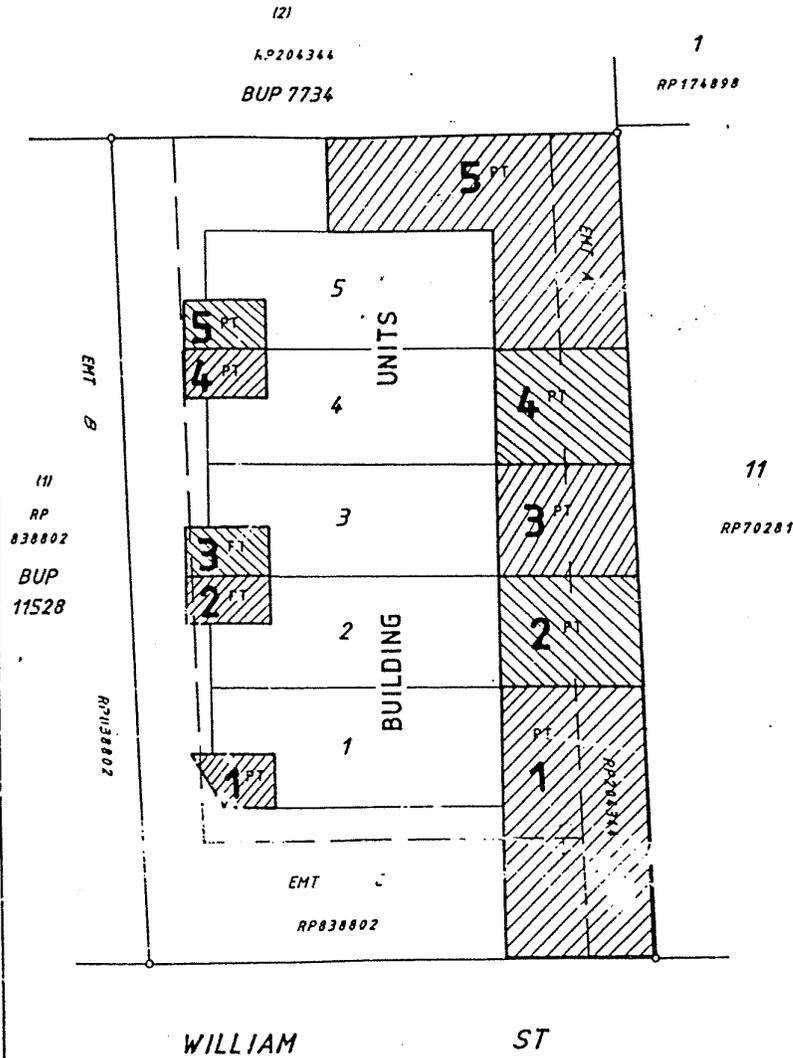
The Common Seal of the Proprietors
ORPHEUS II Building Units Plan
No. 12149 was hereto affixed
the ~~10th~~ ^{10th} day of ~~February~~ ^{OCTOBER} 1982 in the
presence of JLEESON HENRY JOHN RUTTLE,
JOAN MARGARET RUTTLE, CHARLES THORNTON,
BOYD AND BARBARA BOYD as original
proprietors and in the presence of:



Arno Key III
A Justice of the Peace

PLAN SHOWING EXCLUSIVE USE SPACE ON

LEVEL A BUP No.....12149.....



SCALE: 1 : 200

L195643B

\$403.00



18 SEP 1992
9:53 AM

4104 BUP

Journal No.	
Receipt No.	
Lodgement	127
(5) New Titles	180
Endts on N/Ts	—
Photocopies	96
Total	\$403

TIME

DENNER
for
Kloogee
Phillips (B)

div'd by Westpac

(H)

ANNEXURE 1 TO SHEET NO. 1

OF BUILDING UNITS PLAN NO. 12149 ON

28 SEP 1992 REGISTRAR C. TITLES.

Easement no H444947 in favor of it within common property over Easement A
on RP 200108 produced 15 Nov 1984 recorded 12 Dec 1984

Easement no H444948 in favor of it within common property over Easement B
on RP 200108 produced 15 Nov 1984 recorded 12 Dec 1984

Easement no J38287 in favor of lot 2 on RP 204344 over Easement A on
RP 204344 produced 7 Jan 1987 recorded 28 May 1987

Easement no K881802F in favor of it within common property over Easement B
on RP 838802 produced 20 Dec 1991 recorded 23 Jan 1992

Easement no K881803H in favor of lot 1 on RP 838802 over Easement C on
RP 838802 produced 20 Dec 1991 recorded 28 Jan 1992

No 125731/M NOTIFICATION OF CHANGE OF BY LAWS RECORDED

19 DEC 1992

REGISTRAR OF TITLES

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

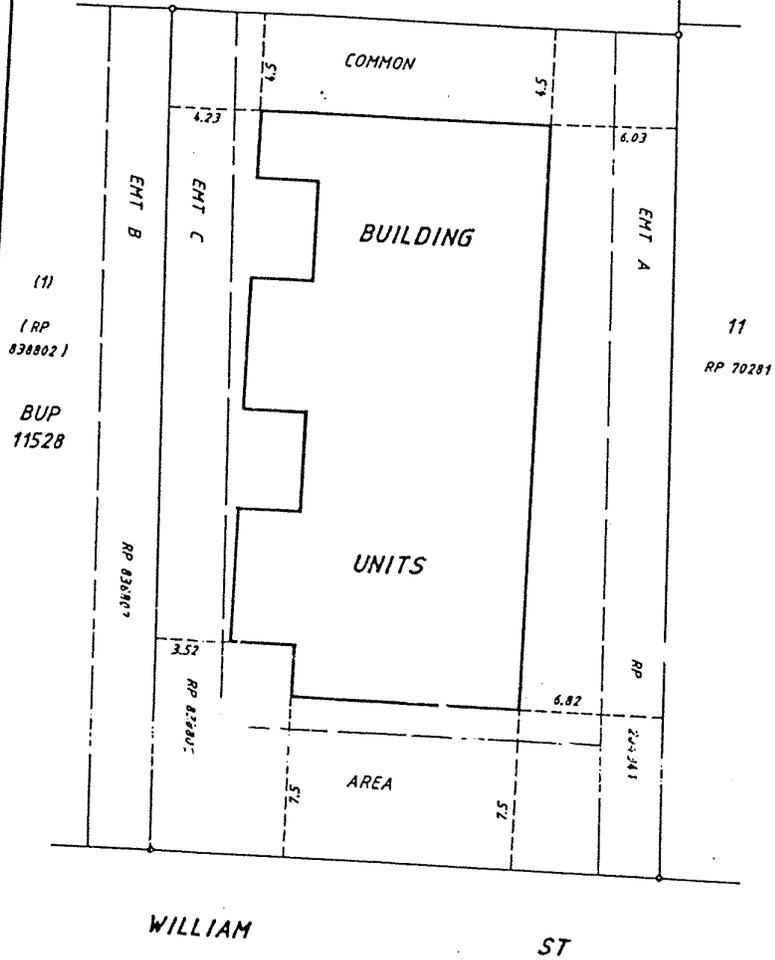
Name of Building:

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

BUILDING UNITS PLAN NO. 12149

(2)
(RP 204344)
BUP 7734

RP 174898



SCALE 1 : 200

[Signature]

Shire Clerk
Town

COUNCIL OF THE SHIRE OF MAROOCHY

By-laws

BUILDING UNITS AND GROUP TITLES ACT 1980-1983

BUILDING UNITS AND GROUP TITLES REGULATIONS 1980-1983

(Form 17)

Regulation 15

NOTIFICATION OF CHANGE OF BY-LAWS

The Proprietors "Orpheus II" Building Units Plan No. 12149 hereby certify that in pursuance of the provisions of Section 30 of the Building Units and Group Titles Act 1980 by resolution without dissent duly passed on the 13th October, 1992 the by-laws in force in respect of the parcel referred to in the said Plan were amended, added to, or repealed as follows:-

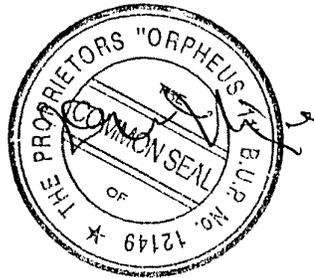
IT WAS RESOLVED that the Third Schedule by-laws to the Act are hereby amended, added to and repealed in the following manner:-

- 1. By the addition of the following by-laws:-

EXCLUSIVE USE

- 12. The proprietor for the time being and from time to time of Lots 1 to 5 shall have the special privilege of the exclusive use and enjoyment for a courtyard facility of that part of the common property as shall be delineated, described and which has the same number corresponding with the annexed Plan marked "A" with the said proprietor being responsible at his own cost and expense to keep same in a neat and tidy condition and to keep all plants thereon properly tended and watered and otherwise being responsible for the performance of the duty of the body corporate under and pursuant to Section 37(1) of the Act. The aforesaid grant of exclusive use and enjoyment is made subject to and conditional upon the said proprietor allowing the body corporate and its council and its properly appointed servants or agents, at all reasonable times, access to such privileged area through the lot for any proper purpose including inspection and maintenance thereof and subject to the provisions of any easement over which the exclusive use area encroaches.

The Common Seal of the Proprietors ORPHEUS II Building Units Plan No. 12149 was hereunto affixed on the 26th day of October 1992 in the presence of the Body Corporate Manager, Abetta Body Corporate Management Pty Ltd



The Common Seal of Abetta Body Corporate Management Pty Ltd was hereunto affixed by authority of its Board of Directors on the 20th day of October 1992 who certifies he is a proper officer to affix the seal



**KLOOGER PHILLIPS & Co.
SOLICITORS**

Facsimile Numbers:

Maroochydore: (074) 43 7525
Nambour: (074) 41 6979

AUSDOC Number:

Maroochydore DX 41885
Nambour DX 41897

Office: Maroochydore

Our Reference: RP:LM
Your Reference:

Date:

15th October, 1992

The Manager,
Abetta Body Corporate
Management Pty Ltd,
Ocean Street,
MAROOCHYDORE. Q. 4558

Dear Sir,

RE: NOTIFICATION OF CHANGE OF BY-LAWS "ORPHEUS II"

We refer to the above matter and enclose herewith Form 17 in duplicate, for execution by you and return to our office as soon as possible.

Yours faithfully,
KLOOGER PHILLIPS & CO

Per: 

Maroochydore: Suite 5,63 The Esplanade
Maroochydore. 4558
P.O. Box 656
(074) 43 3333

Nambour: Suite 5, 93 Currie Street
Nambour. 4560
P.O. Box 408
(074) 41 1277

Peregian: Suite 6, The Esplanade
Peregian. 4573
By Appointment
(074) 48 1144

KLOOGER PHILLIPS & CO SOLICITORS
PO BOX 656
MAROOCHYDORE Q 4556

26/10/92

YOUR REF: RP:LM

OUR REF : B12149

Dear Sir,

RE: CHANGE OF BY-LAWS "ORPHEUS 11" BUP 12149

With reference to the above matter, please find enclosed completed Form 17.

Yours faithfully,
Abetta Body Corporate Management P/L

Per:

IMPORTANT INFORMATION FOR BUYERS

You are strongly advised to read all the information provided to you by the seller and obtain independent professional legal advice before signing a contract.

The property to which this certificate relates, is part of a Community Titles Scheme regulated under the *Body Corporate and Community Management Act 1997*. Owning a lot (for example, a unit, apartment or townhouse) in a Community Titles Scheme comes with different rights and obligations to those associated with owning a property that is not part of a Community Titles Scheme. This statement contains important information about owning a lot in a Community Titles Scheme, as well as information specific to the lot you are considering buying.

You may rely on this certificate in a claim against the body corporate as conclusive evidence of matters stated in the certificate (other than to the extent to which the certificate contains an error that is reasonably apparent).

MEMBERSHIP OF BODY CORPORATE

Upon becoming the owner of a lot in a Community Titles Scheme, you will:

- Automatically become a member of the body corporate for the scheme and can take part in the management of the scheme;
- Have to pay contributions towards the body corporate's expenses in managing the scheme;
- Have to comply with the body corporate by-laws.
- You must notify the body corporate via a Form 8 that you have become the owner of a lot in the scheme within 1 month.

WARNINGS

- This statement does not include information about –
 - Flooding history
 - Structural soundness of the building or pest infestation
 - Current or historical use of the property
 - Current or historical use of the property
 - Current or past building 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
- You are encouraged to make your own enquiries about these matters prior to signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.
- No warranty is given that the use of the land is legal. Further information about land use, transport, sewerage and drainage infrastructure, vegetation and flooding may be available from local government.
- If the property is part of a Community Title Scheme, it may be subject to had have the benefit of statutory easements under the *Land Titles Act 1994*, which are not required to be disclosed.

SELLER STATEMENTS

Under the *Body Corporate and Community Management Act 1997*, certain warranties about some aspects of the Community Titles Scheme are implied in a contract for the sale of a lot. If you discover a breach of a warranty before settlement, you may have a right to terminate the contract. The warranties are:

- At the date of the contract there are no latent or patent defects in the common property or the body corporate assets (other than defects arising through fair wear and tear or disclosed in the contract) known to the seller or disclosed in the body corporate records;
- At the date of the contract, there are no actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses (other than disclosure in the contract) known to the seller or disclosed in the body corporate records;

- At completion of the contract, there are no circumstances known to the seller in relation to the affairs of the body corporate likely to materially prejudice the buyer;
- To the seller's knowledge, there are no other unregistered or statutory easements, covenants or encumbrances affecting the property that will not be released at settlement other than those disclosed with this statement;
- The seller states that written notice is not required under the *Environmental Protection Act 1994*, section 347, 362 or 408, unless notice is given with this statement;
- The seller states that there are no tree orders or applications under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property unless notice is given with this statement;
- The seller states that no building work has been carried out by an unlicensed person in the last six years unless a notice under the *Queensland Building and Construction Commission Act 1991*, section 47 is given with this statement;
- No warranties are given about the structural soundness of the building/s or improvements on the property. It is recommended that a buyer engage a licensed building inspector to inspect the building and provide a report;
- If the property is a commercial office building of more than 1000m² a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register;
- To the seller's knowledge, there are no current orders, notices or transport infrastructure proposals affecting the land issued by a State or local government or other relevant authority that may affect the title to or use of the land after settlement, except as disclosed in this statement.

SHORT TERM LETTING IN COMMUNITY TITLES SCHEMES

The lawful use of a lot, including whether a lot can be used for short-term letting, is determined by the relevant local government under the applicable planning laws, instruments and documents. You may wish to seek advice from the relevant local government authority or your solicitor about the permitted lawful use of the lot, including whether the permitted lawful use may subsequently change.

It is possible that lots in the Community Titles Scheme are currently being used (or will in future be used) lawfully or unlawfully for short-term or transient accommodation (for example, by being advertised on AirBNB).

Relevant planning and development documents can be obtained from the relevant local government. 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.

OBTAINING FURTHER INFORMATION

You are strongly advised to conduct a search of the body corporate records for the Community Titles Scheme which the property you are buying is part of. A search of the body corporate records, including financial records and statements; minutes of body corporate general meetings and committee meetings; and correspondence sent and received by the body corporate, can provide important information about the scheme that is not included in this certificate, such as:

- Disputes relating to the Community Titles Scheme;
- The need for major body corporate expenditure in the future;
- Any legal action the body corporate may be involved in;
- Orders made against the body corporate, or in relation to the scheme, by a judicial or administrative authority.

To search the body corporate records, contact the person responsible for keeping the body corporate records.

STANDARD COMMUNITY MANAGEMENT STATEMENT
Section 285. Body Corporate and Community Management Act 1997

Dealing: 704178859
Title Reference: 19212149
Lodgment: 1063010
Date: 15/07/2000 10:53:37

1. Name of Community Title Scheme

ORPHEUS II

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR ORPHEUS II COMMUNITY TITLES SCHEME 3453

4. Address for service of documents on the body corporate

LOT 6 OLD PALMWOODS ROAD
WOOMBYE QLD 4559

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 BUP12149	1	1 in BUP12149	1
2 in BUP12149	1	2 in BUP12149	1
3 in BUP12149	1	3 in BUP12149	1
4 in BUP12149	1	4 in BUP12149	1
5 in BUP12149	1	5 in BUP12149	1

Total Lots: 5 Aggregate 5 Total Lots: 5 Aggregate 5

***** End *****



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006088674
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	14/08/2025 to 14/08/2026 at 4:00pm
The Insured	BODY CORPORATE FOR ORPHEUS 2 COMMUNITY TITLE SCHEME 3453
Situation	168 BURNETT STREET BUDERIM QLD 4556

Policies Selected

Policy 1 – Insured Property

Building: \$2,329,800
Common Area Contents: \$23,298
Loss of Rent & Temporary Accommodation (total payable): \$349,470

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000
Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$1,000,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Sum Insured: \$698,940
Extended Cover - Loss of Rent & Temporary Accommodation: \$104,841
Escalation in Cost of Temporary Accommodation: \$34,947
Cost of Removal, Storage and Evacuation: \$34,947

Policy 8 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000
Appeal expenses – common property health & safety breaches: \$100,000
Legal Defence Expenses: \$50,000



Policy 9 – Lot owners’ fixtures and improvements (per lot)

Sum Insured: \$250,000

Flood Cover is included.

Date Printed

04/08/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

This form is to be used for the purposes of sections 68, 69 and 70(1)(a) of the Building Regulation 2021, to state the aspect work for a single detached class 1a building and class 10 building and structure is compliant with the building development approval. Additional explanatory information is included in the Appendix at the end of the form.

<p>1. Indicate scope of the aspect/s</p>	<p>Scope of the aspect work</p> <p>Scope of the work covered by the licence class under the Queensland Building and Construction Commission Regulation 2018 for the aspect being certified, e.g. scope of work for a waterproofing licence is 'installing waterproofing materials or systems for preventing moisture penetration'. An aspect being certified may include 'wet area sealing to showers'.</p> <p>Installation of the following electrical equipment by a Licensed Electrical Contractor:</p> <p>4 x Photoelectric battery smoke alarms with 10-year lithium ion non-rechargeable power source located in 3x bedrooms and 1x hallway 1 x 240v smoke alarms with RF inter-connecting modules located in hallway</p> <p>Replacement Date: May 2035</p> <p>Fallon Solutions Job No: 41220343</p>	
<p>2. Property description</p> <p>The description must identify all land the subject of the application.</p> <p>The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.</p> <p>If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address <i>(include number, street, suburb/locality and postcode)</i></p> <p>168 Burnett Street</p> <hr/> <p>Buderim State QLD Postcode 4556</p> <hr/> <p>Lot and plan details <i>(attach list if necessary)</i></p> <hr/> <p>Local government area the land is situated in</p> <p>Sunshine Coast Regional Council</p> <hr/>	
<p>3. Building/structure description</p>	<p>Building/structure description</p> <p>Domestic Residence</p>	<p>Class of building/structure</p>

<p>4. Description of aspect/s certified</p> <p>Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.</p>	<p>Installation of the following electrical equipment by a Licensed Electrical Contractor:</p> <p>4 x Photoelectric battery smoke alarms with 10-year lithium ion non-rechargeable power source modules which were:</p> <ul style="list-style-type: none"> • An approved article under AS 3786 • Operationally tested by means of in-built press-to-test button <p>1 x Photoelectric 240v smoke alarms which were:</p> <ul style="list-style-type: none"> • An approved article under AS 3786 • Operationally tested by means of in-built press-to-test button 				
<p>5. Basis of certification</p> <p>Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice, and other publications were relied upon by the QBCC licensee.</p>	<p>The following electrical equipment has been installed by a Licensed Electrical Contractor:</p> <p>4 x Photoelectric battery smoke alarms with 10-year lithium ion non-rechargeable power source modules which were:</p> <ul style="list-style-type: none"> • An approved article under AS 3786 • Operationally tested by means of in-built press-to-test button <p>1 x Photoelectric 240v smoke alarms which were:</p> <ul style="list-style-type: none"> • An approved article under AS 3786 • Operationally tested by means of in-built press-to-test button 				
<p>6. Reference documentation</p> <p>Clearly identify any relevant documentation, e.g. numbered structural engineering plans.</p>					
<p>7. Building certifier reference number and building development approval number</p>	<table border="0"> <tr> <td>Building certifier reference number</td> <td>Development approval number</td> </tr> <tr> <td>.....</td> <td>.....</td> </tr> </table>	Building certifier reference number	Development approval number
Building certifier reference number	Development approval number				
.....				
<p>8. QBCC licensee details</p> <p>The QBCC licensee must, when the person carries out the aspect work, hold a license of an appropriate class under the Queensland Building and Construction Commission Regulation 2018 (QBCC Regulation) for the aspect work (or who may, under the QBCC Regulation, give a QBCC licensee certificate for aspect work).</p>	<p>Name <i>(in full)</i> Scott Sinclair </p> <table border="0"> <tr> <td>Company name <i>(if applicable)</i> Fallon Solutions Pty Ltd </td> <td>Contact person Scott Sinclair </td> </tr> <tr> <td>Business phone number 07 3846 3666 </td> <td>Mobile number </td> </tr> </table> <p>Email address scott.sinclair@fallonsolutions.com.au </p> <p>Postal address PO Box 1738 </p> <p>Carindale State QLD Postcode 4152</p> <p>Licence class Electrical Contractor </p> <p>Licence number 65776 </p> <p>Date approval to inspect received from building certifier </p>	Company name <i>(if applicable)</i> Fallon Solutions Pty Ltd	Contact person Scott Sinclair	Business phone number 07 3846 3666	Mobile number
Company name <i>(if applicable)</i> Fallon Solutions Pty Ltd	Contact person Scott Sinclair				
Business phone number 07 3846 3666	Mobile number				

9. Signature of QBCC licensee	Signature 	Date 02/12/2025
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LOCAL GOVERNMENT USE ONLY

Date received		Reference number/s	
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Appendix – explanatory information

IMPORTANT NOTE: a Queensland Building and Construction Commission (QBCC) licensee who knowingly or reasonably suspects the information they are giving to the building certifier is false or misleading, including the information contained in this certificate, commits an offence and is liable to a maximum penalty of 100 penalty units.

Who can complete this certificate? (section 68 and 69 of the Building Regulation 2021 (BR2021))

A person who holds an appropriate class of licence issued under the Queensland Building and Construction Commission Regulation 2018 (QBCC Regulation) can give a QBCC licensee certificate for an aspect of work provided they:

- have **carried out** the aspect work (i.e. occupational licensee), or
- can under the QBCC Regulation give a QBCC licensee certificate for the aspect work (i.e. contractor licensee).

When is a Form 43 used? (sections 68 and 70 of the BR 2021)

A QBCC licensee completes this form, if they have carried out the aspect work (or authorised under the QBCC Regulation) that is subject to a building development approval for a single detached class 1a building or a class 10 building or structure. The QBCC licensee must complete the form informing the building certifier how the aspect work complies with the building development approval.

The QBCC licensee for the aspect of work may give this completed form to the building certifier or competent person (inspections).

Competent person (section 10 of the *Building Act 1975* and Part 6 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give inspection help or design-specification help. The building certifier is required to keep detailed records about what was considered when appointing the competent person.

A competent person cannot give inspection help to a building certifier until they have been appointed by the building certifier. For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

Inspection help (section 34 of the BR 2021)

A building certifier must be satisfied that an individual is competent to give the type of inspection help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

For further information about conducting inspections for class 2 to 9 buildings, refer to the **Guideline for inspection of class 2 to 9 buildings**.

For further information about conducting inspections for detached class 1a and 10 buildings or structures, refer to the **Guideline for inspections of class 1 and 10 buildings and structures**.

It is good practice for the building certifier or competent person accepting and relying on this form to check that the QBCC licensee giving the form holds the appropriate (and valid) licence class for the aspect work, and the information is correct.

Other relevant aspect/inspection certificates (forms) required under the BR 2021

Form 12 – Aspect Inspection Certificate (Appointed Competent Person) – for aspects of a stage or other aspect work for all classes of buildings and structures the building certifier may accept and rely on a Form 12 given to them by the appointed competent person stating the aspect work is compliant with the building development approval.

Form 30 – QBCC licensee aspect certificate for accepted development (self-assessable) – section 70 allows the QBCC licensee to give a Form 30 to the builder for the building work or the owner of the building, stating the subject aspect work complies with the relevant provisions, standards and codes.

Form 16 – Inspection certificate is accepted and relied on by the building certifier that a stage of work complies with the building development approval.

Visit the [Business Queensland website](#) for all published building forms.

PRIVACY NOTICE

The Department of Energy and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building 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.