

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

Property address

(referred to as the
“property” in this
statement)

Lot on plan description

Community titles scheme
or BUGTA scheme:

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

Yes

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

No

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

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

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *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	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text" value="Insert date range"/></p> <p>» the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/></p> <p>» whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/></p> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p> </div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>Energex, NBN, Telstra and water infrastructure is located on and / or borders the property along Quiet Valley Cct. Stormwater infrastructure is located on the property from the north-west property boundary, to the south property boundary on a diagonal angle. Sewerage infrastructure is located on the property along the eastern and northern property boundaries. (see attached plans)</p> <p>Easement No 601091236 Burdening the Land to Council of the Shire of Maroochy.</p> </div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

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

Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount: 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Community Management Statement	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.</p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>	<input type="checkbox"/> Yes	
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer.</p> <p>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Statutory Warranties	<p>Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>		
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 checked="" type="checkbox"/> No
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer.</p> <p>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Signatures – SELLER

Signature of seller

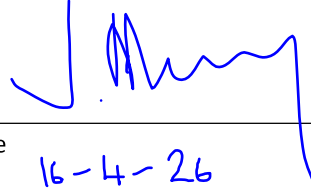
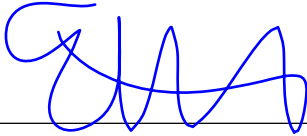
Signature of seller

Emily Frances Albury

Jake Adam Albury

Name of seller

Name of seller



Date

16/4/26

Date

16-4-26

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:	18173167	Search Date:	07/04/2026 14:23
Date Title Created:	24/07/1991	Request No:	55672137
Previous Title:	16336108		

ESTATE AND LAND

Estate in Fee Simple

LOT 4 REGISTERED PLAN 814197

Local Government: SUNSHINE COAST

REGISTERED OWNER

Dealing No: 721235584 08/11/2021

EMILY FRANCES ALBURY

JAKE ADAM ALBURY

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11211024 (POR 21)
2. EASEMENT IN GROSS No 601091236 (K667429N) 13/06/1991
BURDENING THE LAND
TO COUNCIL OF THE SHIRE OF MAROOCHY
OVER EASEMENT C ON RP814197
3. MORTGAGE No 722341660 13/03/2023 at 11:34
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
722618759	OWNER BUILDR QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION ACT 1991	17/07/2023 15:32	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

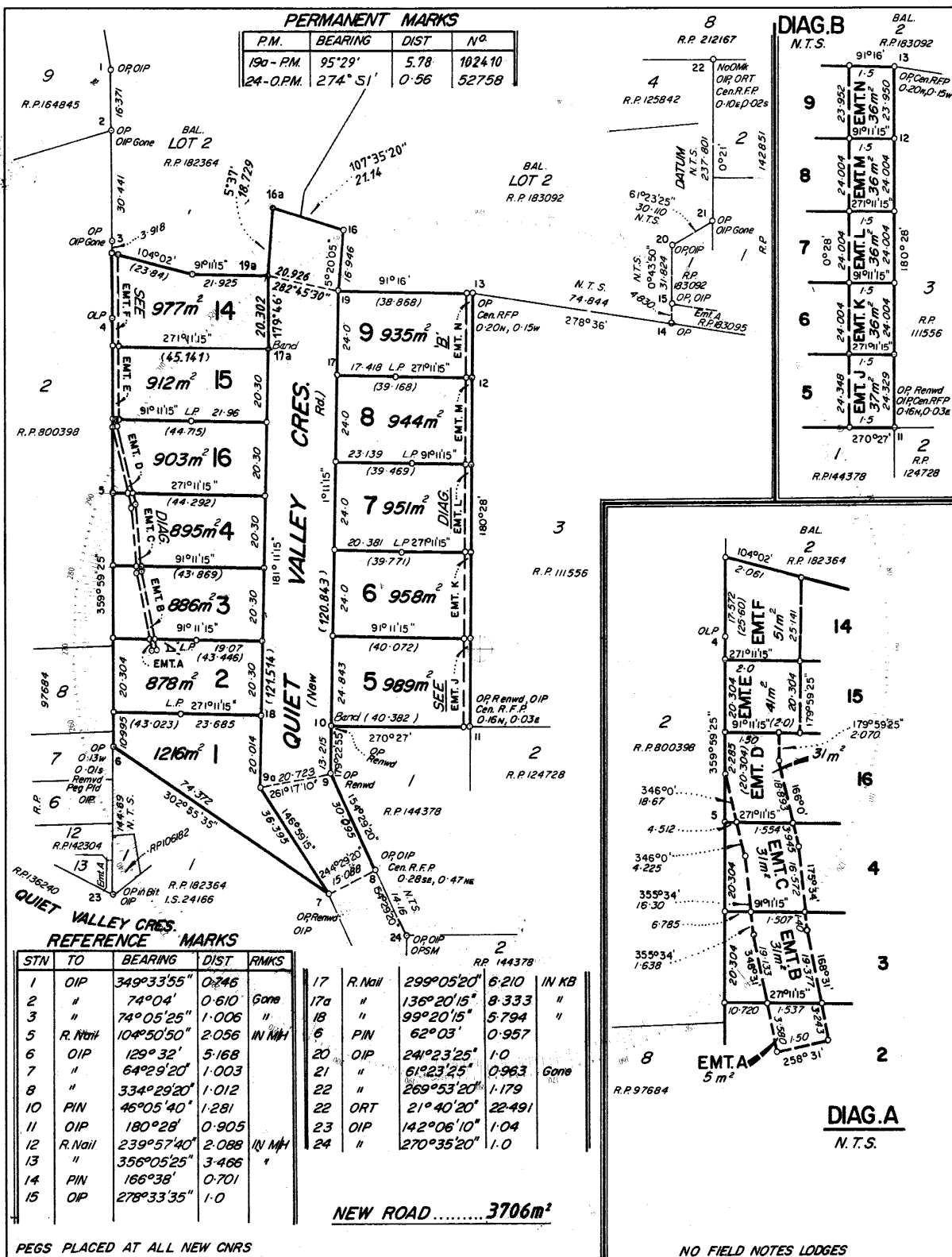
** End of Current Title Search **

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

814197

PLAN MUST BE DRAWN WITHIN BLUE LINES

814197



PEGS PLACED AT ALL NEW CNRS

NO FIELD NOTES LODGES

We, Kan Hicks & Associates Pty Ltd, hereby certify that the company have surveyed the land comprised in this plan (either personally or by Scott Matthew Bull (a Technician) for whose work the company is responsible), that the plan is a true and correct survey was performed in accordance with the Survey Act and the Surveyors Regulations and that the survey was completed on 27/01/2011.

DIRECTOR
 Licensed Surveyor

PLAN OF LOTS 1-9 & 14-16 & PROPOSED EMT. A IN LOT 2, PROPOSED EMT. B IN LOT 3, PROPOSED EMT. C IN LOT 4, PROPOSED EMT. D IN LOT 15, PROPOSED EMT. E IN LOT 15, PROPOSED EMT. F IN LOT 14, PROPOSED EMT. J IN LOT 5, PROPOSED EMT. K IN LOT 6, PROPOSED EMT. L IN LOT 7, PROPOSED EMT. M IN LOT 8 & PROPOSED EMT. N IN LOT 9

CANCELLING PART OF LOT 2 ON R.P.182364 & PART OF LOT 2 ON R.P.183092

ORIG FOR REG/LOT/MH/MP/ 21

MERIDIAN	MAP REF	SCALE	FILE REF	REGISTERED	REGISTERING AUTH
DAUGHTON	BUDERIM 23	1:1000			D.O.T (STH)
	RP.125842	9544-43423			

PARISH **MOOLOOLAH**
 COUNTY **Canning**
 TOWN/LOCALITY **BUDERIM**
 MAROOCHY
 LOCAL AUTHORITY **SHIRE COUNCIL**
 LAND AGENTS/MINING DISTRICT **BRISBANE**
 MINING FIELD

REGISTERED PLAN 814197

814197

PLAN MUST BE DRAWN WITHIN BLUE LINES

814197

CROWN COPYRIGHT RESERVED



C

Council of the SHIRE of MAROOCHY certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1970 and all By-Laws have been complied with and approves this Plan of Subdivision SUBJECT TO EASEMENTS A, B, C, D, E, F, J, K, L, M, AND N, BEING GRANTED TO COUNCIL FOR DRAINAGE PURPOSES.

Dated this TENTH day of APRIL 1971

[Signature] Mayor or Chairman
[Signature] Town or Shire Clerk

I/We CYBELE Pty LTD.

(Names in full)

- as Proprietor/s of this land.
 - as Lessee/s of this land.
- agree to this Plan and dedicate the new road as shown hereon to public use.

[Signature] DIRECTOR
[Signature] PROPRIETOR/S
[Signature] LESSEES

• Rule out which is inapplicable.

Council of the Shire of Maroochy certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1971 and all By-Laws have been complied with and approves this plan of Subdivision

SUBJECT TO EASEMENTS A, B, C, D, E, F, J, K, L, M, AND N, BEING GRANTED TO COUNCIL FOR DRAINAGE PURPOSES

Dated this TENTH day of JUNE 1971

[Signature] Chairman
[Signature] Shire Clerk

FOR OFFICE USE ONLY

Previous Titles

CT. 6336-108 (Part) Lot 2 RP 182364
CT. 6377-190 (Part) Lot 2 RP 183092
PASSED ORIGINAL CROSS REFERENCE 1981/91
K667429 N. EASEMENTS A, B, C, D, E, F, J, K, L, M, N TO COUNCIL OF THE SHIRE OF MAROOCHY (DRAINAGE PURPOSES)

CT ALLOCATION

CT	LOTS	NEW RD	EMT'S
6336-108	1-4, 14-16	NEW RD	A-F
6377-190	5-9	NEW RD	J-N

814197

For Additional Plan & Document Notings Refer to CISP

I CERTIFY THAT THIS PLAN HAS NOT BEEN ALTERED SINCE ENDORSEMENT BY THE SURVEYOR GENERAL
[Signature]
LICENSED SURVEYOR/DIRECTOR
516 119 91

THIS SURVEY HAS BEEN EXAMINED AND THIS PLAN MAY BE USED FOR LAND DEALINGS
[Signature]
SURVEYOR GENERAL
516 119 91

I CERTIFY THAT THIS PLAN HAS NOT BEEN ALTERED SINCE ENDORSEMENT BY THE SURVEYOR GENERAL
[Signature]
LICENSED SURVEYOR/DIRECTOR
291 4 119 91

THIS SURVEY HAS BEEN EXAMINED AND THIS PLAN MAY BE USED FOR LAND DEALINGS
[Signature]
SURVEYOR GENERAL
26104/11991

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
1	8173	164						
2		165						
3		166						
4		167						
5		168						
6		169						
7		170						
8		171						
9		172						
14		173						
15		174						
16		175						

Lodged by

Sabroth Pty Ltd. T/A
A. C. FOX & ASSOCIATES
157 Ann Street,
BRISBANE, 4000
Ph. 221 4266

Conwright Richardson & Stringer

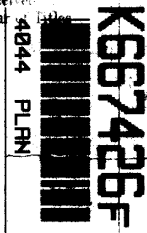
Fees Payable

Postal fee and Postage
57.00 Lodgt. Exam. & Ass.
Entd. on Docs.
408.00 New Title
Entd. on Deeds
12.00 Photo Fee
472.09 Total
Short Fees Paid

Rec. No. W 066418
RECEIVED \$ 340-
DATE 3.4.91

Received

Registrars



13 JUN 1991
10:25 AM

K667426F

\$472.00

Calc. Bk. No.
Examined 24/4/91 HRD
Passed 24/4/91 HRD
Charted 6/8/91
Map Ref. 9544-93923
Original Grant 101264

Particulars entered in Register Book
Vol. 6336 Folio 108
6377 190
at 25/6/91
[Signature]
18 JUL 1991
REGISTRAR OF TITLES

814197

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

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

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

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

Site Information

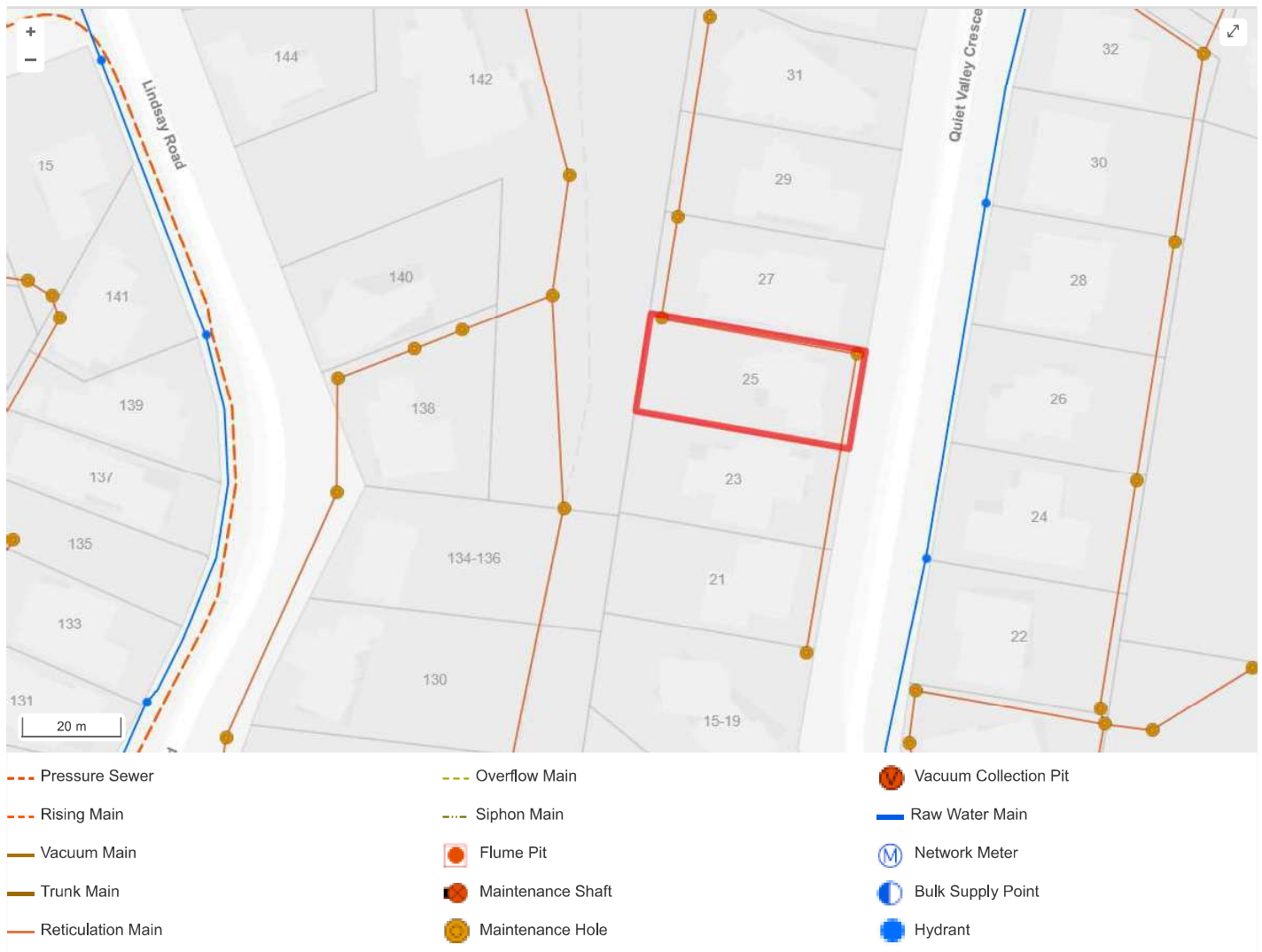
Property Address	25 Quiet Valley Cres BUDERIM QLD 4556
Lot Plan	4RP814197
Land Area	895 SQ METRES
More Information	View in MyMaps. View in Development.i. View in State Assessment Referral Agency (SARA) DA mapping (External Site). View in State Planning Policy Interactive Mapping System (External Site). View in Google Street View (External Site).

Location Map

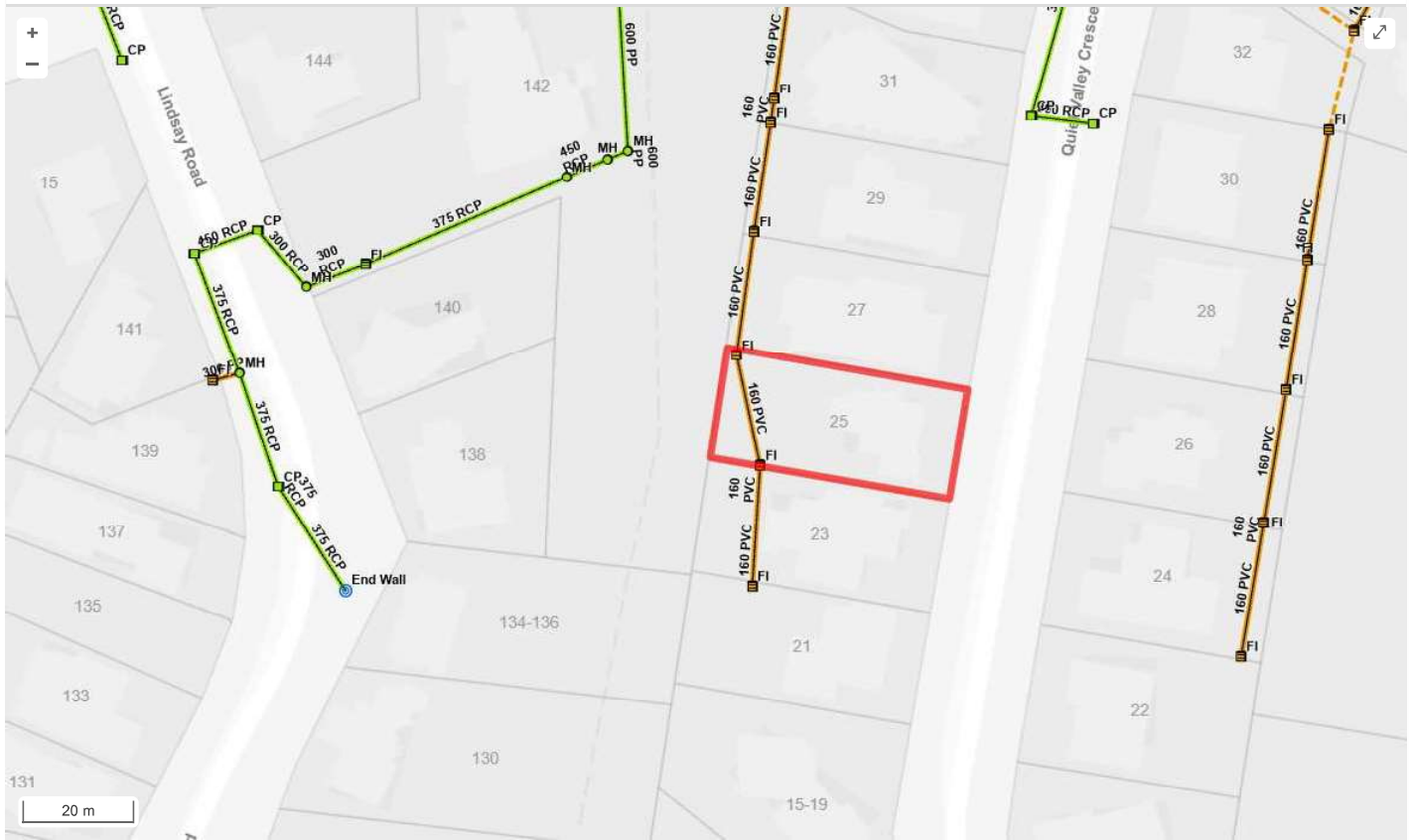


Water & Sewer Infrastructure Map

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

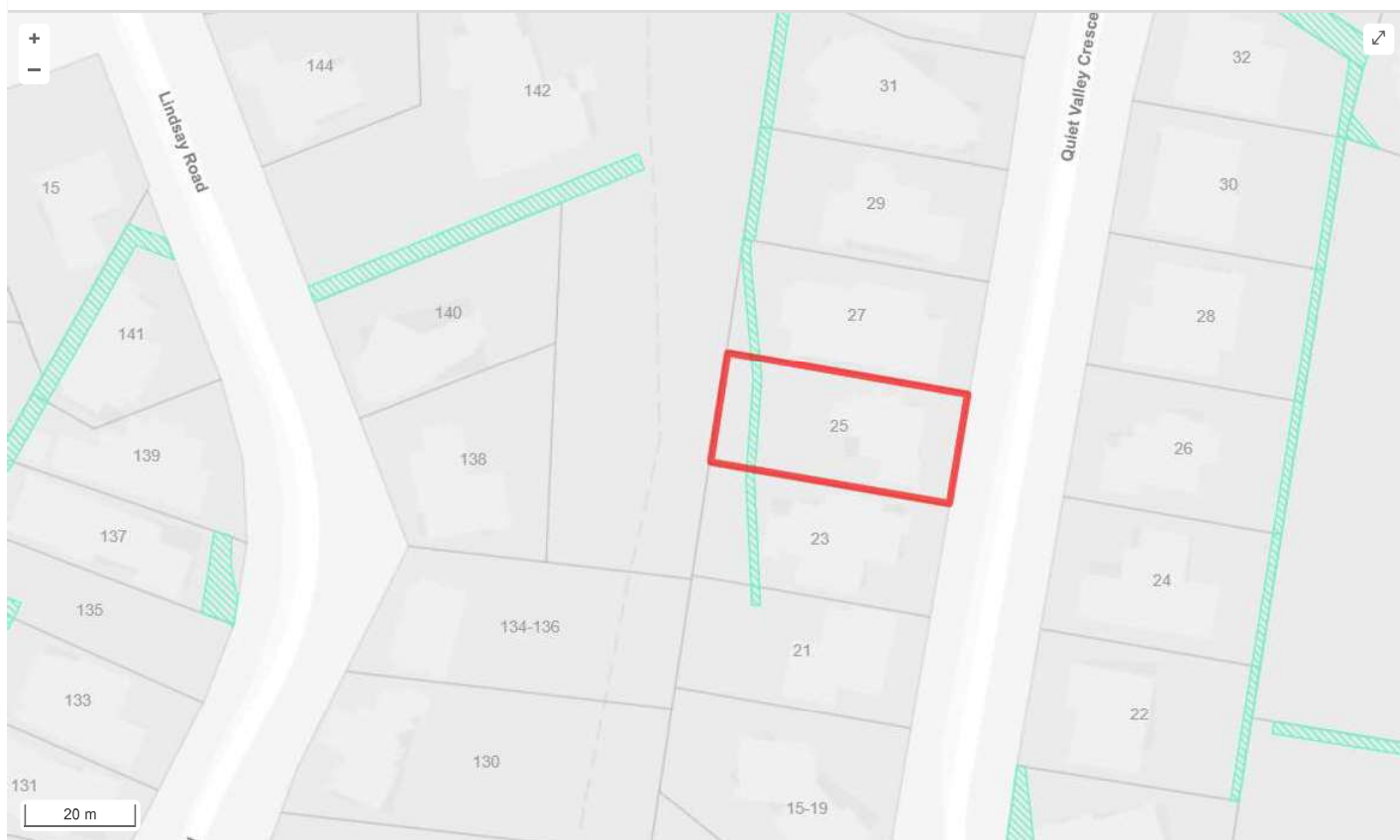


Stormwater Network



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

Easements and Covenants Map



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

Applications Associated with Site

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

Note: This list does not include applications lodged under the provisions of the *Economic Development Act 2012* with respect to the [Caloundra South Priority Development Area \(Aura\)](#) and [Maroochydore City Centre Priority Development Area](#). Visit the web links to get an overview of the approval process for these areas and how to get further information.

Lodged over current land parcel (Decided or Past):	<p>PC22/08235 - SWIMMING POOL AND FENCE - 25 Quiet Valley Cres BUDERIM - Pinnacle Certification Pty Ltd, Received: Tue Oct 18 2022</p> <p>PC23/05866 - ADDITIONS TO THE REAR GROUND FLOOR OF THE EXISTING DWELLING, CLASS 1A - 25 Quiet Valley Cres BUDERIM - Sunshine Coast Building Approvals - Sunshine Coast Building Approvals Pty Ltd, Received: Tue Aug 29 2023</p>
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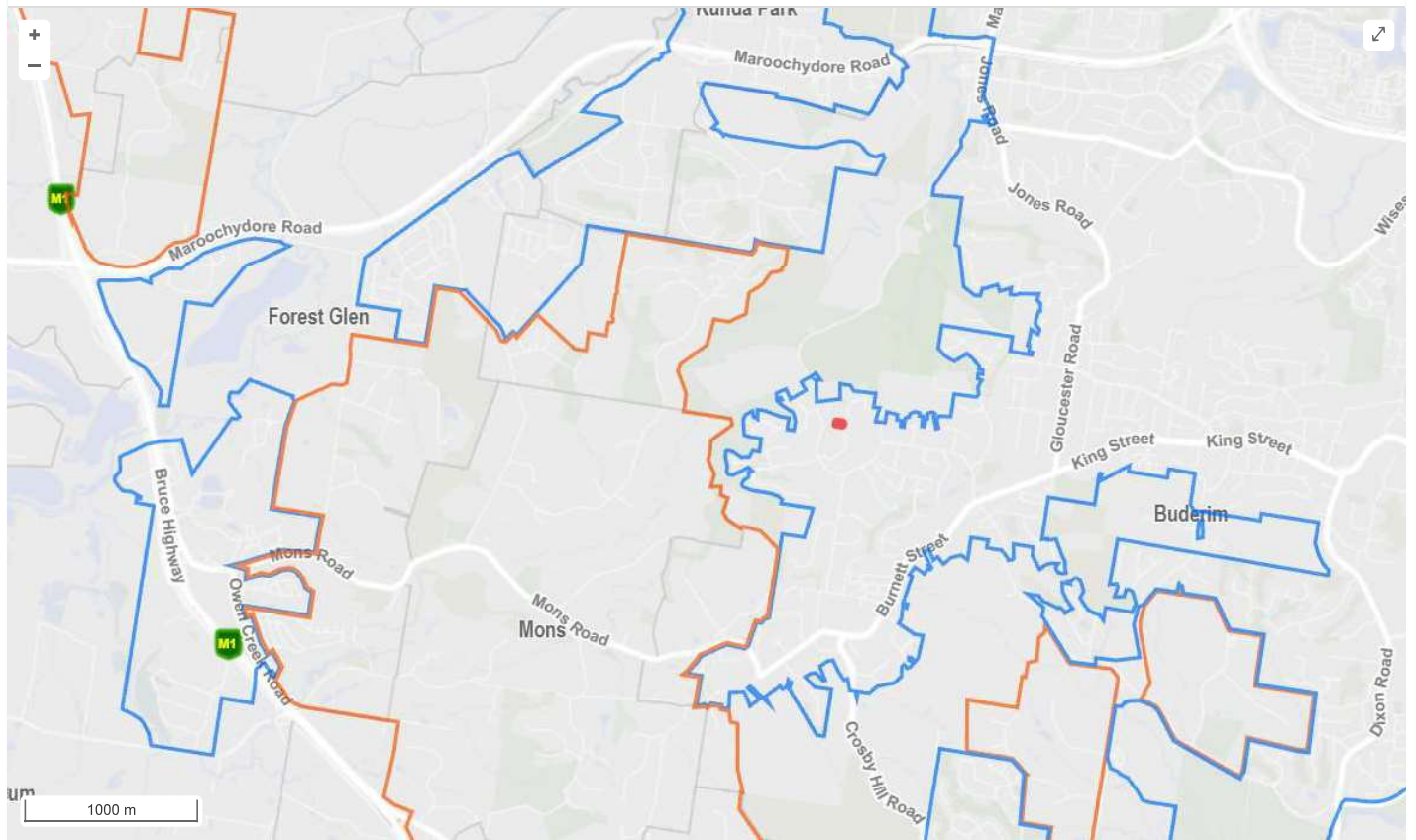
Other Approval Information


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


Sunshine Coast Planning Scheme 2014

Growth Management Area	Land within the Urban Growth Management Boundary
Zones View Tables of Assessment View Zone Codes	Low Density Residential Zone
Zone Precincts View Tables of Assessment View Zone Codes	Precinct LDR1 (Protected Housing Area)
Local Plan Area View Tables of Assessment View Local Plan Codes	Buderim Local Plan Area
Land Subject to Airport Environs Overlay View Tables of Assessment View Overlay Code	Runway Separation Distances Obstacle Limitation Surface (OLS)
Land Subject to Biodiversity, Waterways and Wetlands Overlay View Tables of Assessment View Overlay Code	Native Vegetation Area
Land Subject to Bushfire Hazard Overlay View Tables of Assessment View Overlay Code	High Bushfire Hazard Area Buffer
Height of Buildings and Structures Overlay View Tables of Assessment View Overlay Code	8.5 metres
Land Subject to Landslide Hazard and Steep Land Overlay View Tables of Assessment View Overlay Code	Moderate Hazard Area High Hazard Area Slope greater than 25% Slope 15-20% Slope 20-25%
Local Government Infrastructure Plan View Local Government Infrastructure Plan View Local Government Infrastructure Plan (LGIP) Maps	Priority Infrastructure Area
Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades	

Growth Management Area



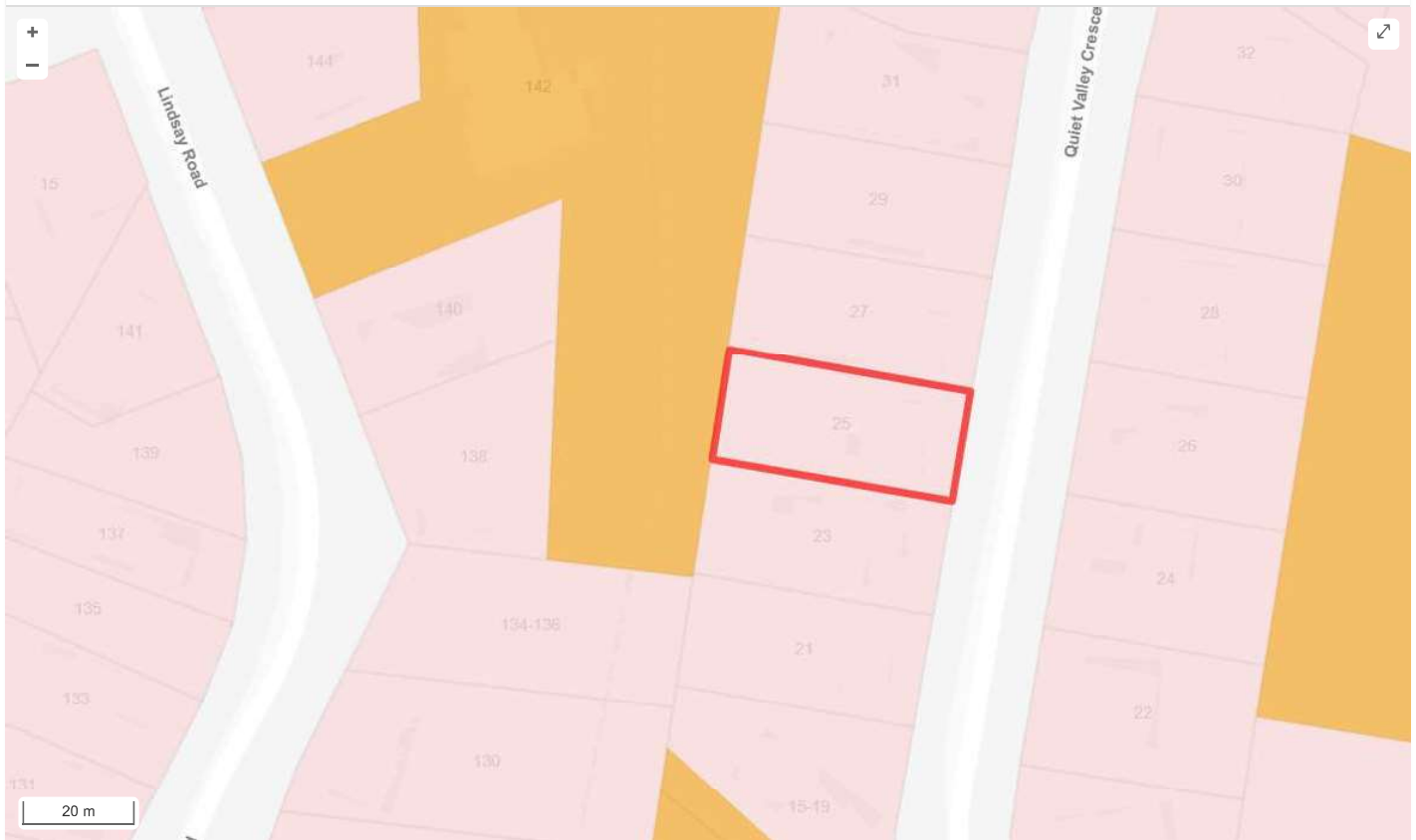
 Urban Growth Management Boundary

 Rural Residential Growth Management Boundary

Zones

[View Tables of Assessment](#)

[View Zone Codes](#)

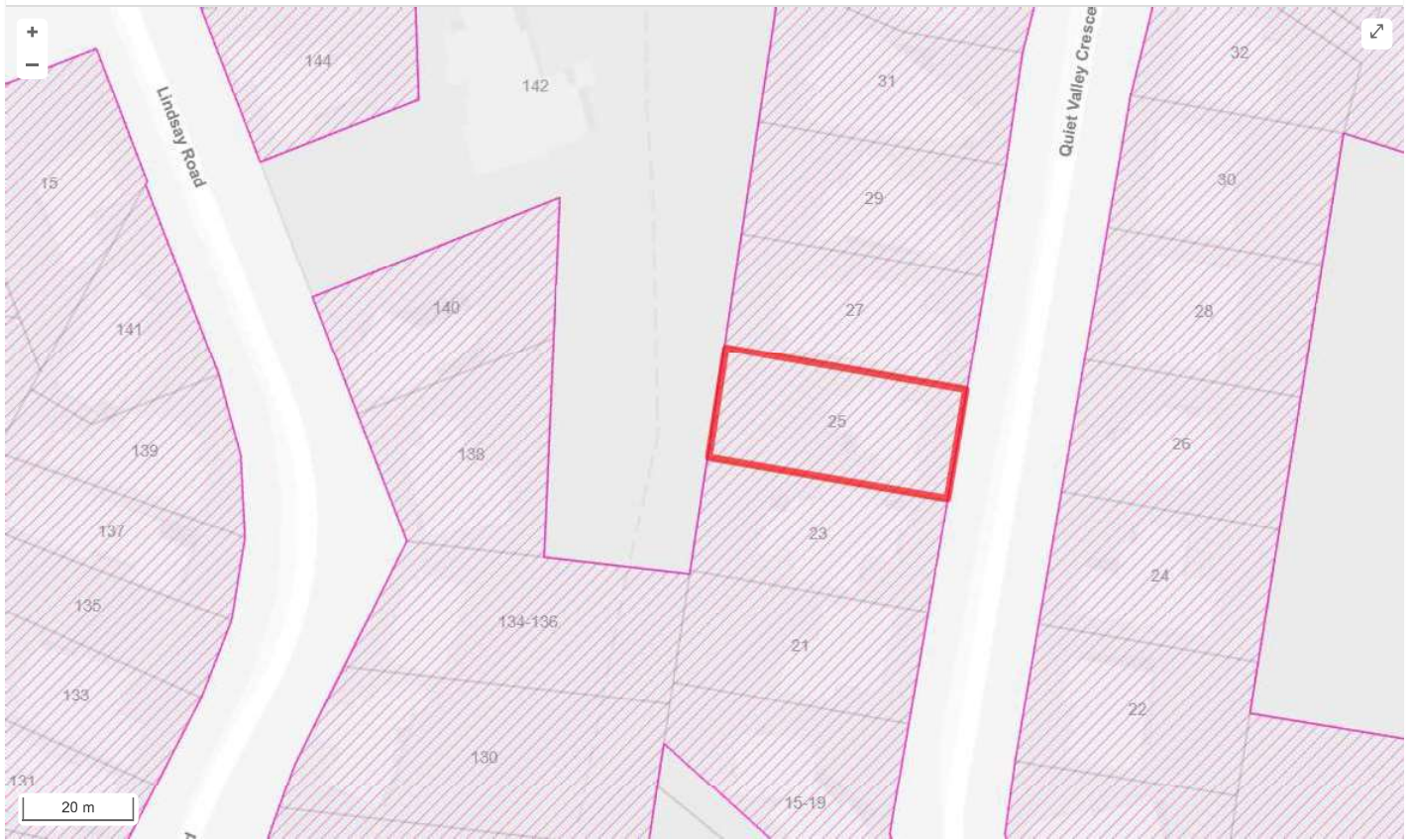


- | | | |
|---------------------------------|--|--|
| Low Density Residential Zone | Sport and Recreation Zone | Community Facilities Zone |
| Medium Density Residential Zone | Open Space Zone | Emerging Community Zone |
| High Density Residential Zone | Environmental Management and Conservation Zone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

Zone Precincts

[View Tables of Assessment](#)

[View Zone Codes](#)

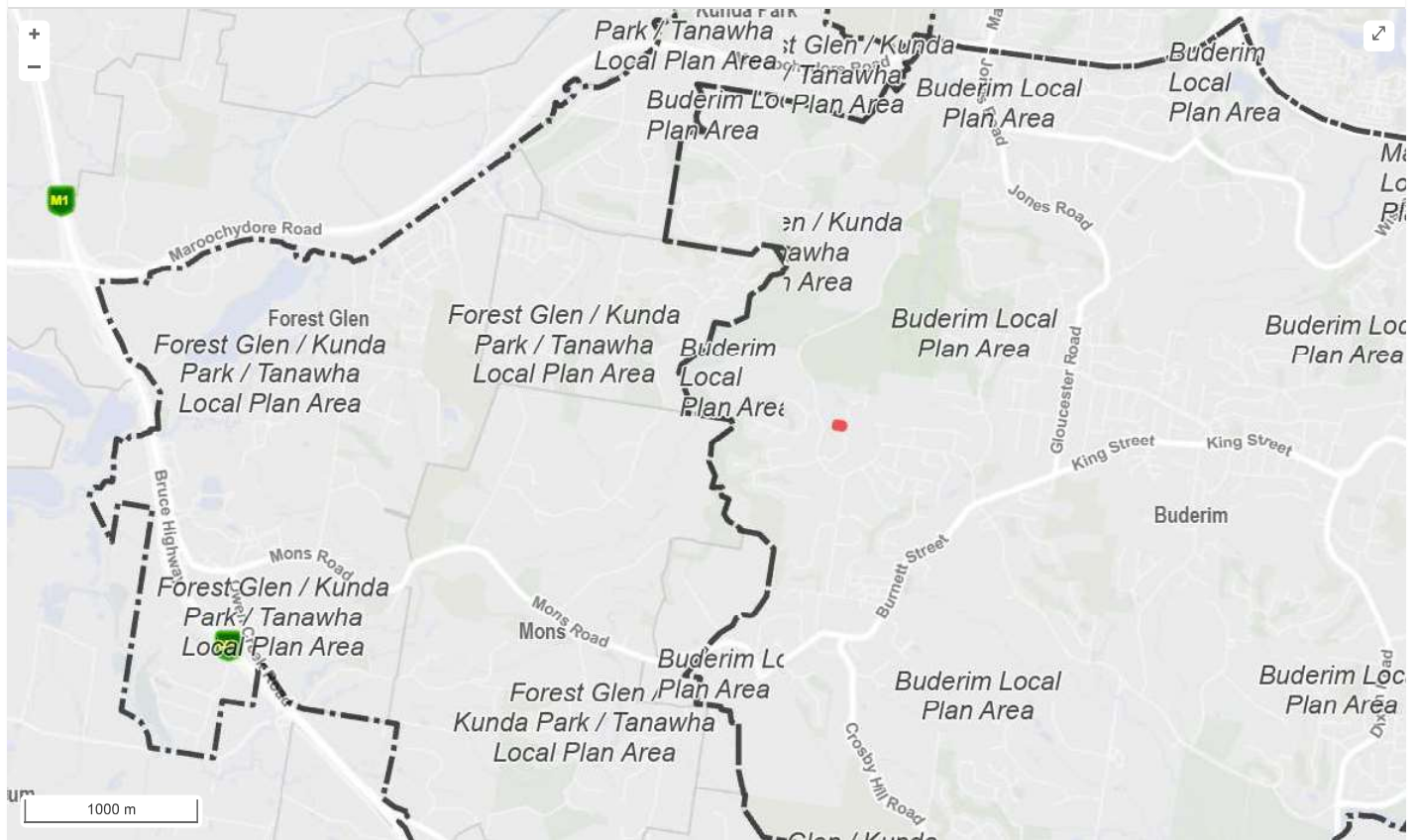


 Precinct LDR1 (Protected Housing Area)

Local Plan Area

[View Tables of Assessment](#)

[View Local Plan Codes](#)

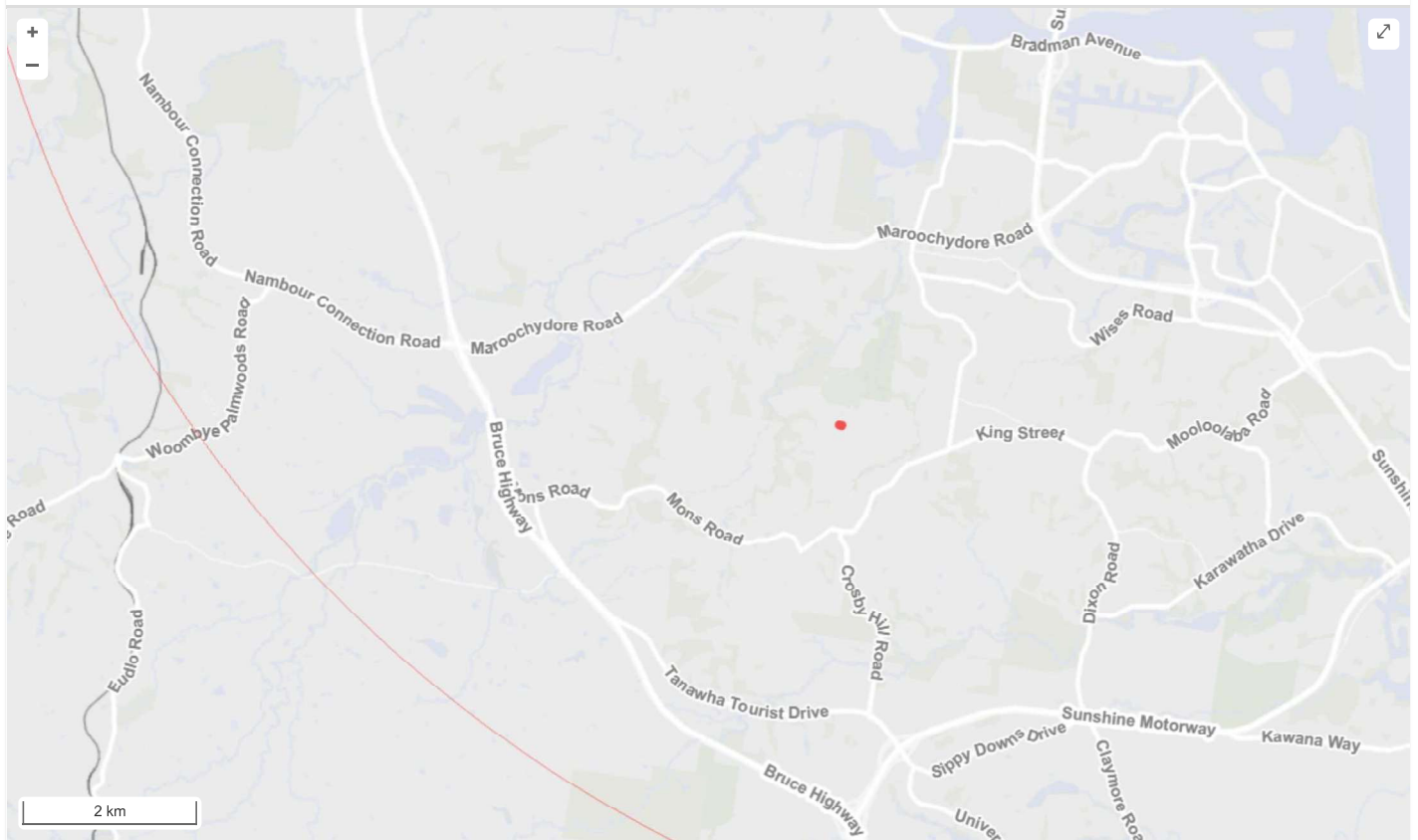


 Local Plan Area Boundary

Land Subject to Airport Environs Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)



Public Safety Area

Public Safety Area

Runway Separation Distances

Runway Separation Distances

On Airport Aviation Facilities

Distance Measuring Equipment (DME) & CVOR

Non-directional Beacon (NDB)

Very High Frequency (VHF)

Aviation Facility Sensitive Area

NDB 500m Radius Buffer

CVOR 1000m Radius Buffer

DME 1500m Radius Buffer

VHF 600m Radius Buffer

Obstacle Limitation Surface (OLS)

Obstacle Limitation Surface (OLS)

Australian Noise Exposure Forecast (ANEF) Level

35+

30-35

25-30

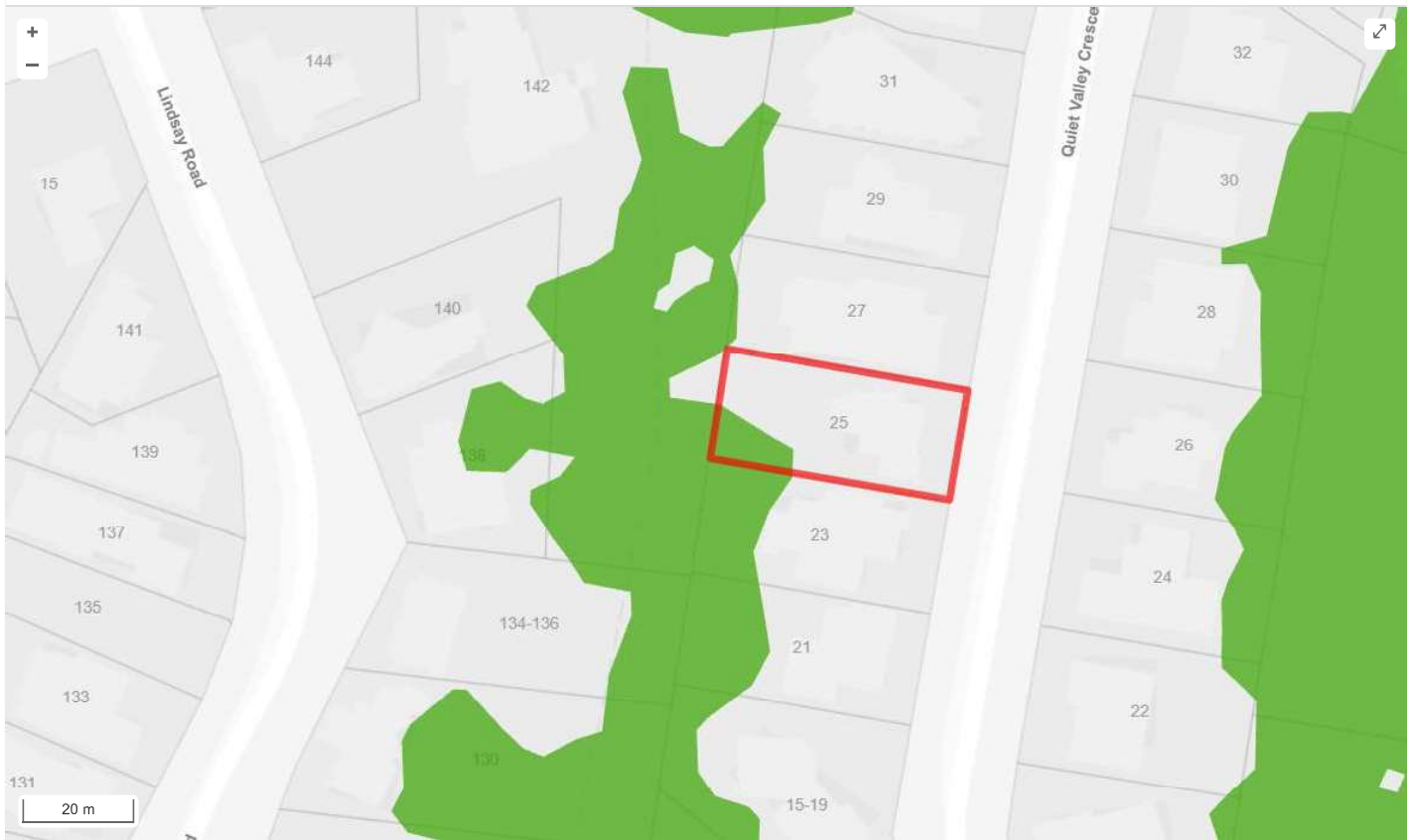
20-25


0-20

Land Subject to Biodiversity, Waterways and Wetlands Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)

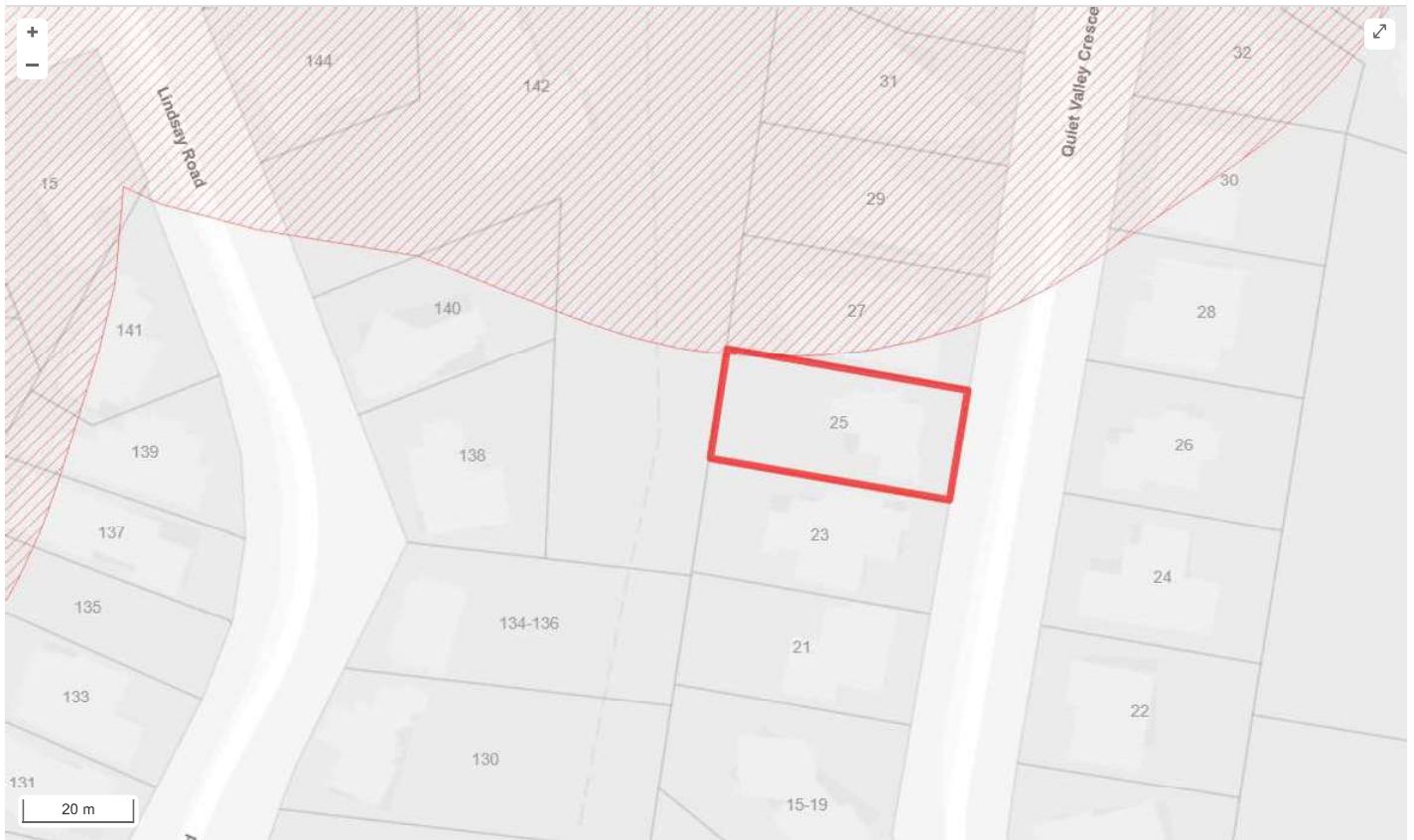


 Native Vegetation Area

Land Subject to Bushfire Hazard Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)

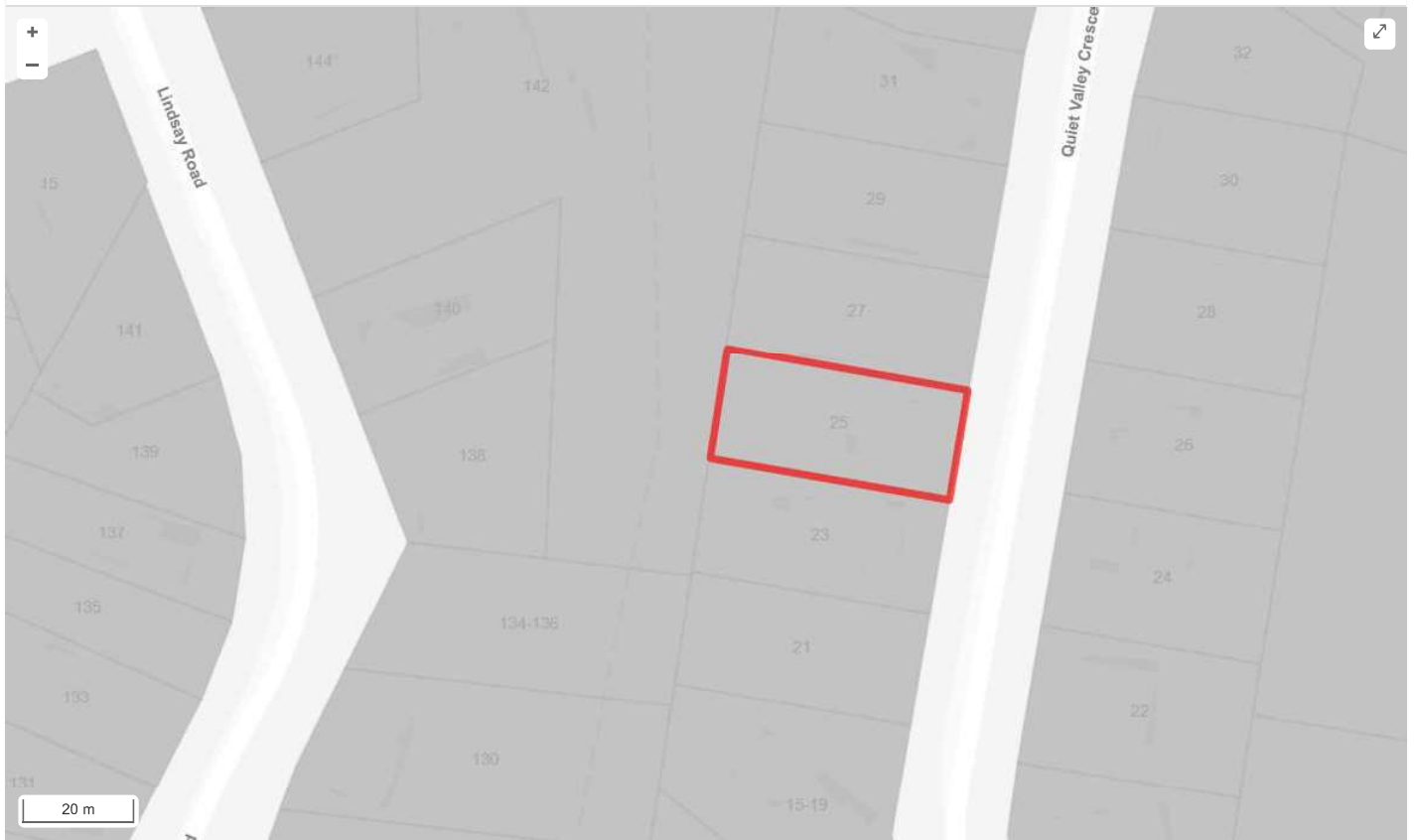


 High Bushfire Hazard Area

Height of Buildings and Structures Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)



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

Land Subject to Landslide Hazard and Steep Land Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)



Land Subject to Landslide Hazard and Steep Land Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)



Local Government Infrastructure Plan

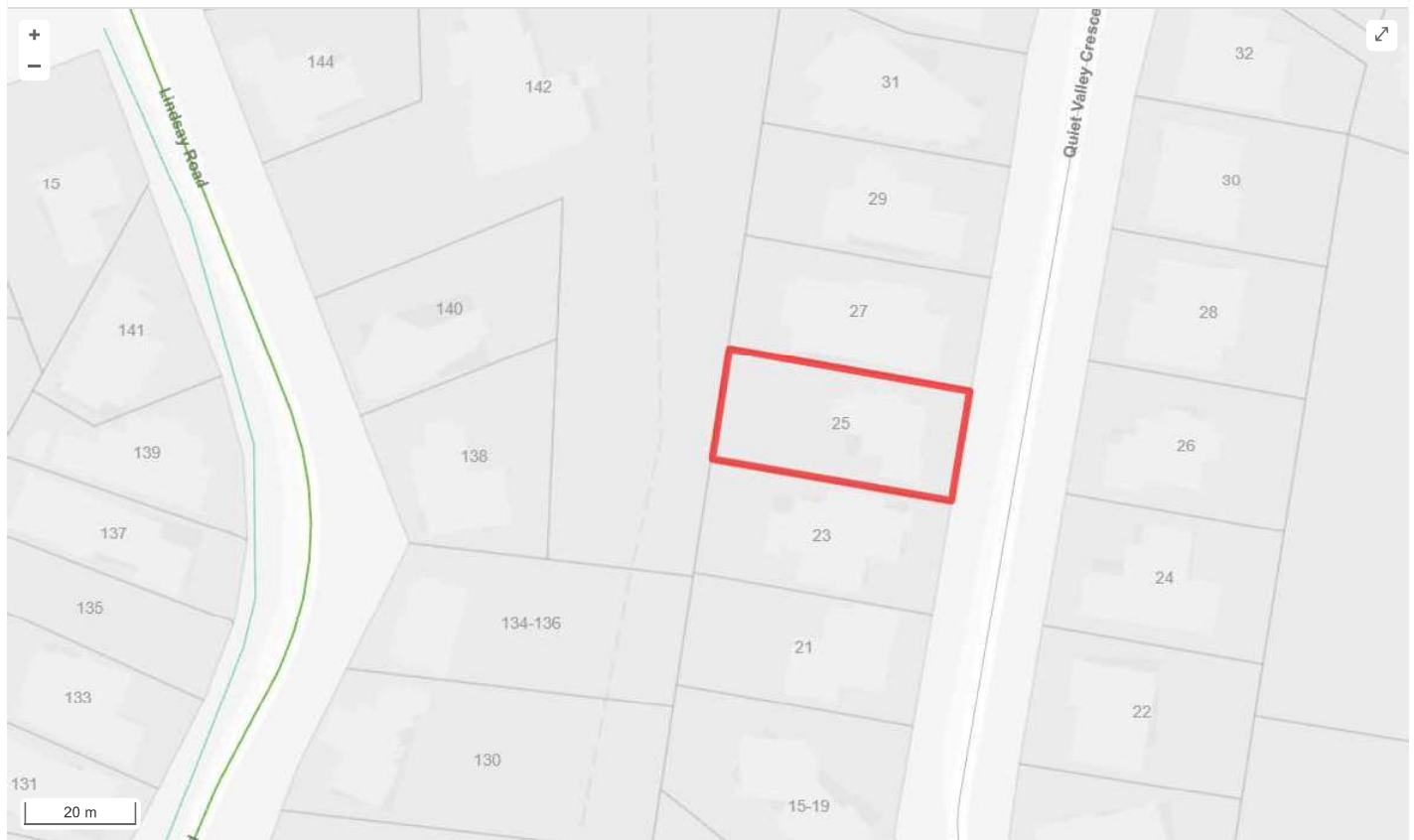
[View Local Government Infrastructure Plan](#)

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



 Priority Infrastructure Area

Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades



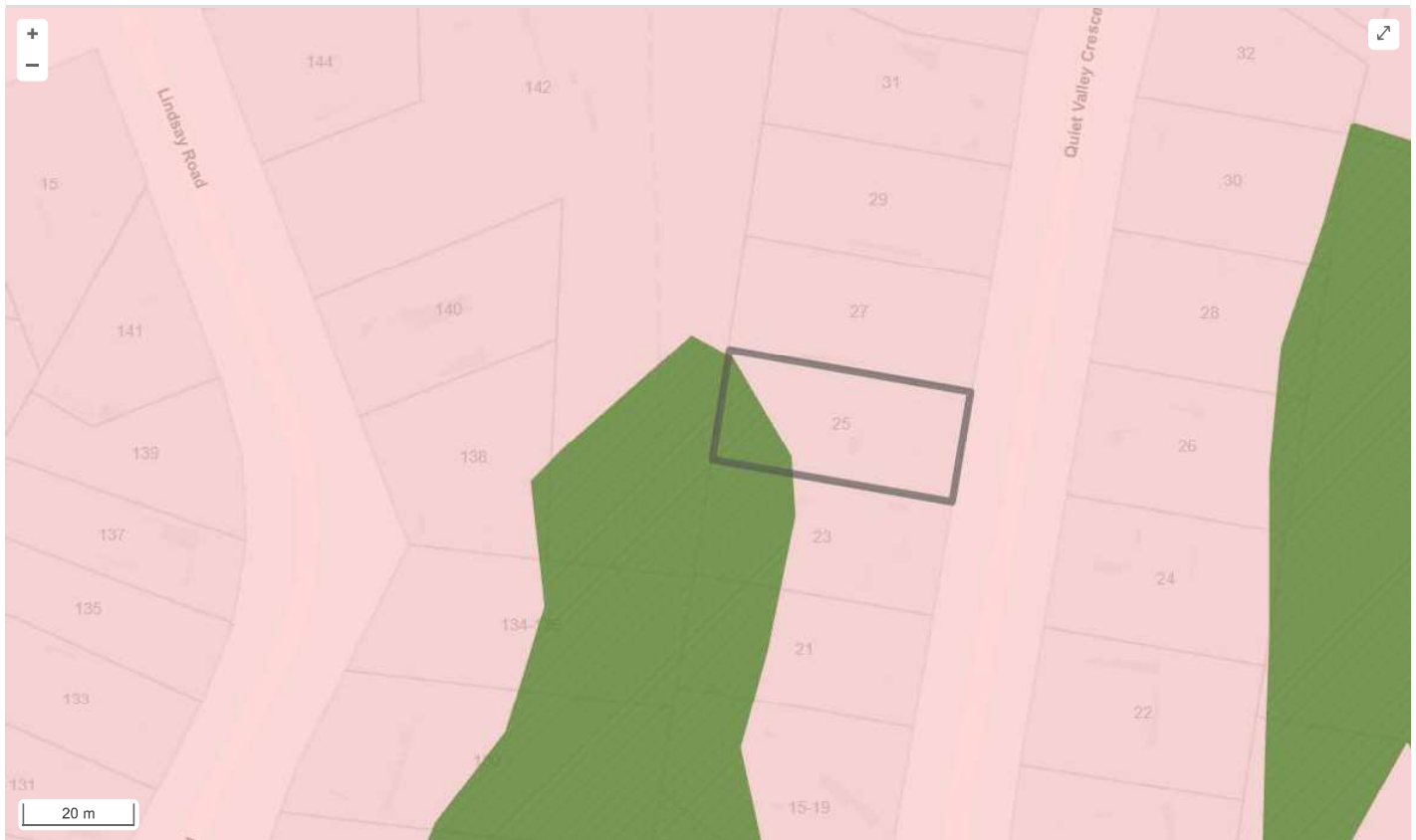
- | | | |
|-----------------------------------|--|--|
| Highway/Motorway, Current | District Collector Street, Current | District Collector, Subject to Investigation |
| Highway/Motorway, Future | District Collector Street, Future | Existing Pathways, Regional |
| Arterial, Current | District Main Street, Future | Existing Pathways, District |
| Arterial, Future | Neighbourhood Collector Street, Current | Existing Pathways, Local |
| Arterial Main Street, Current | Neighbourhood Collector Street, Future | Future Pathways, Regional |
| Distributor, Current | Local, Current | Future Pathways, District |
| Distributor, Future | Local, Future | Future Pathways, Local |
| Controlled Distributor, Current | Highway/Motorway, Subject to Investigation | 2016-2021 |
| Controlled Distributor, Future | Arterial, Subject to Investigation | 2021-2026 |
| Sub-arterial Main Street, Current | Distributor, Subject to Investigation | 2026-2031 |
| Sub-arterial Main Street, Future | Controlled Distributor, Subject to Investigation | 2031-2036 |








Additional Site Information

Electoral Division DIVISION 7 Ted Hungerford

State Assessment Referral Agency (SARA) DA Mapping This map relates to assessment and referral triggers under the Sustainable Planning Regulation 2009. Limited Layers have been displayed for the purpose of this report. Go to [SARA DA Mapping](#).
Note: Development and/or clearing of vegetation in Koala Habitat areas may be prohibited and penalties may apply. Visit [Koala Maps](#) for more information.

State Assessment Referral Agency (SARA) DA Mapping



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

Flood Hazard Area for Building Regulation Purposes

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

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

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

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

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

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



Flood Hazard Area for Building Regulation Purposes - Minimum Floor Level

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

Flood Mapping and Information 2023

The map considers flood events of lesser and greater magnitude than the defined flood event and flood behaviour information such as depth, velocity and hazard.

The flood risk mapping has been prepared in a manner consistent with State Planning Policy (July 2017) and Integrating state interests in a planning scheme – Guidance for local governments (May 2021).

Risk rating definitions

High risk - these areas present a high and unacceptable flood risk to life and property.

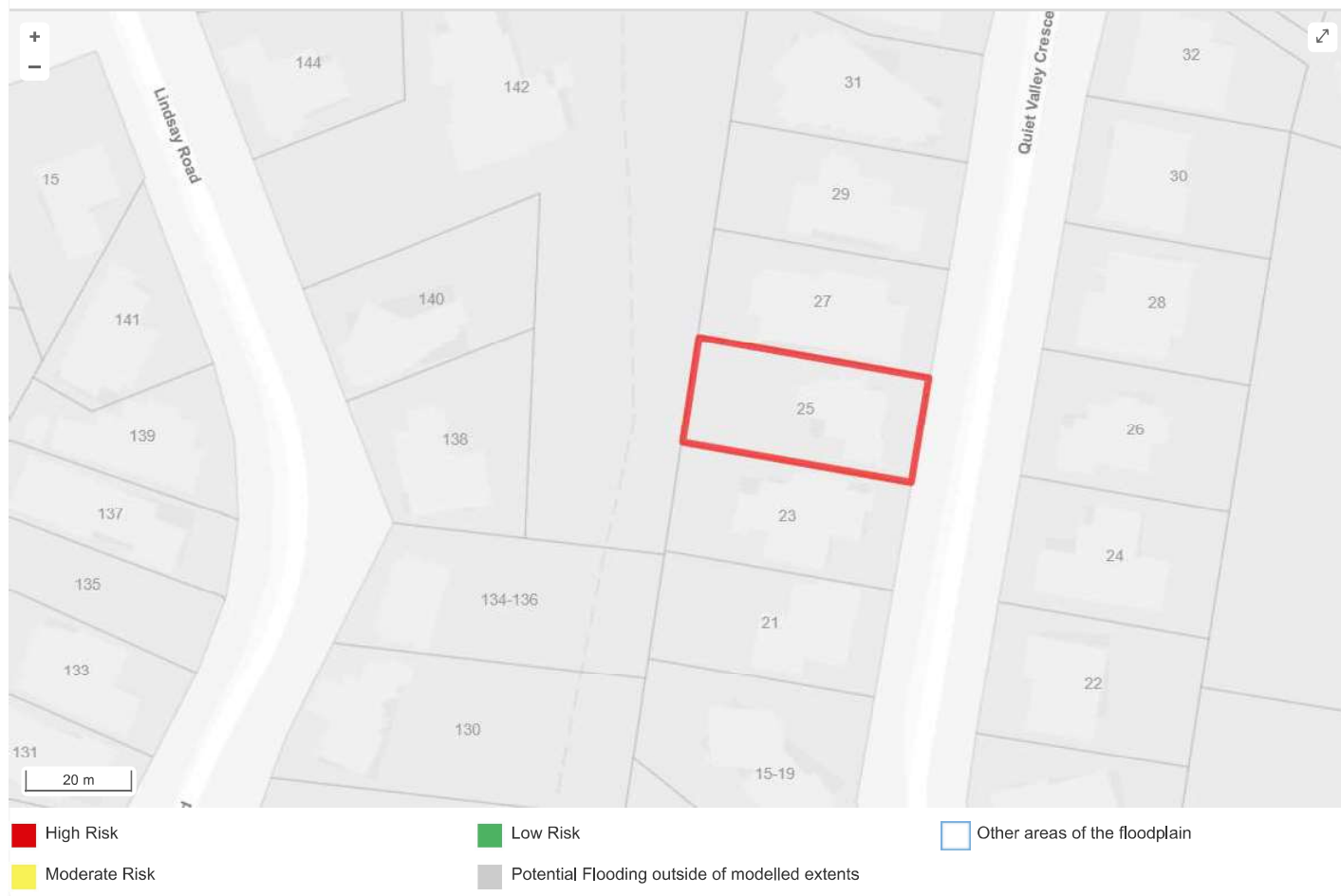
Moderate risk - flood risk does not meet contemporary standards. However, it is expected that the urban renewal of coastal lots, over time, will deliver an acceptable risk outcome.

Low risk - flood risk is low and meets contemporary community standards. If it becomes possible to reduce this risk at either an individual or community level, it is recommended that the opportunity to do so is given consideration.


Recent development area - flood risk is not mapped as the area has recently been developed. This is likely to have changed the flood risk. Site specific flood studies for the development may be available on Development.i.

Other areas of the floodplain - these areas present a very low risk to life and property.

How Flood Risk is calculated: [Sunshine Coast Council Flood Risk Assessment Methodology](#)



[Review responses online](#) ↗



Received 5 of 5 responses
All responses received

25 Quiet Valley Cr, Buderim QLD 4556

Job dates
08/04/2026 → 08/04/2026

These plans expire on
5 May 2026

Lodged by
Samuel Ferguson

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 Energex QLD	Received	4
🏠 NBN Co Qld	Received	45
🏠 Sunshine Coast Regional Council	Received	59
🏠 Telstra QLD South East	Received	63
🏠 Unitywater North	Received	71

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 270890404
Date: 07/04/2026
Scale: 1:500
Title No: 1

CAUTION - HIGH VOLTAGE

LEGEND

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

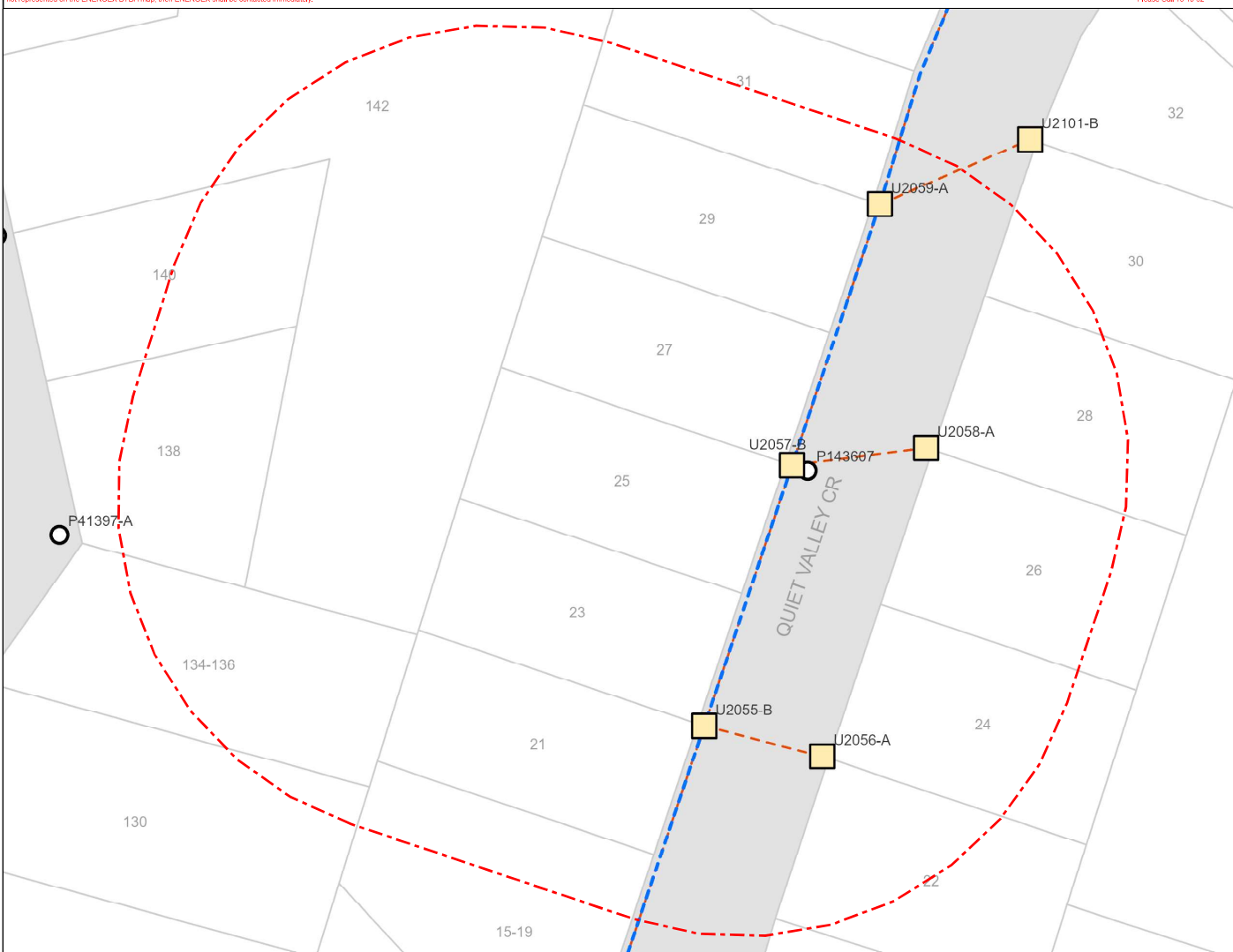
AS5488 Category 'D' Plan

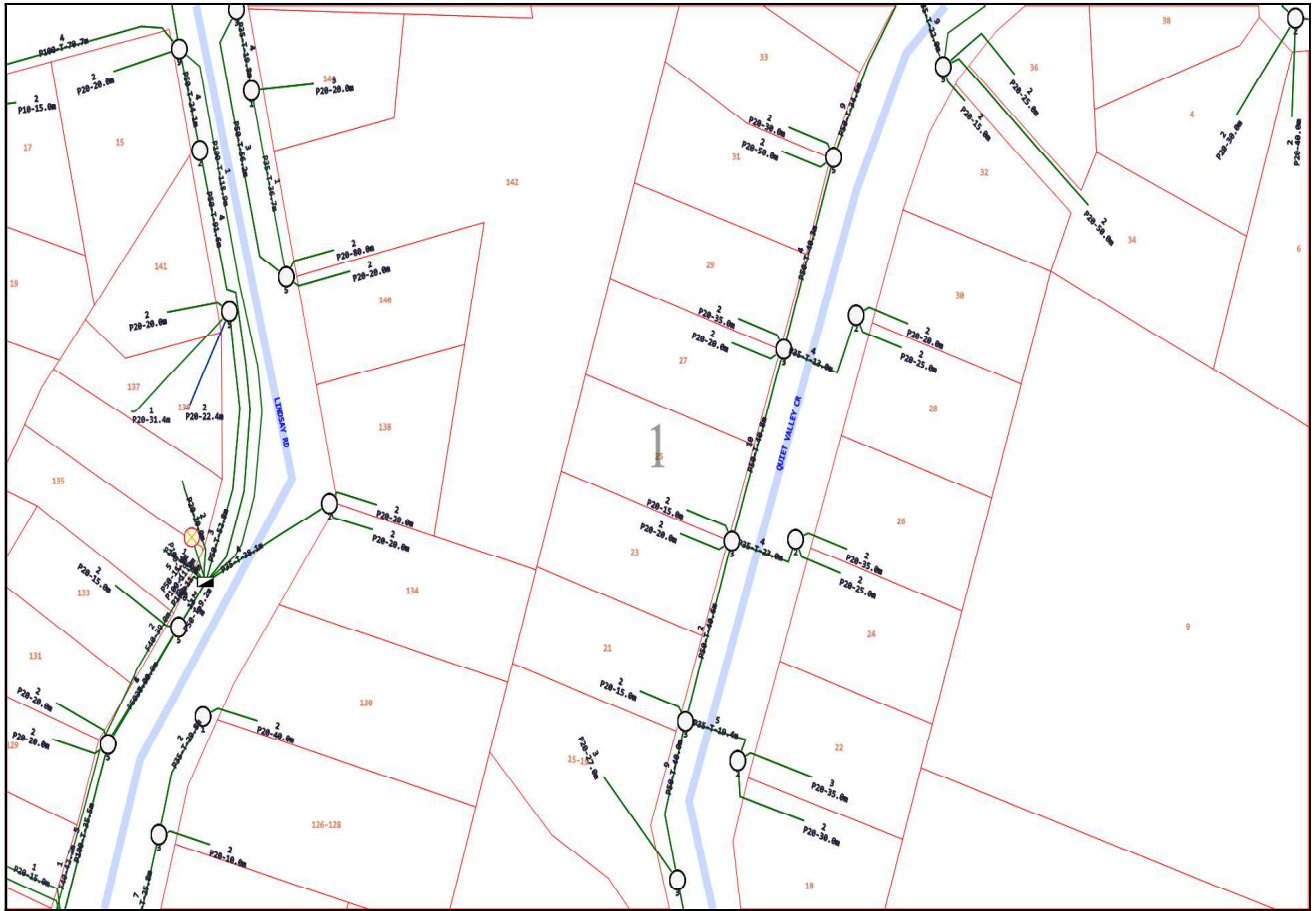


DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information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

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

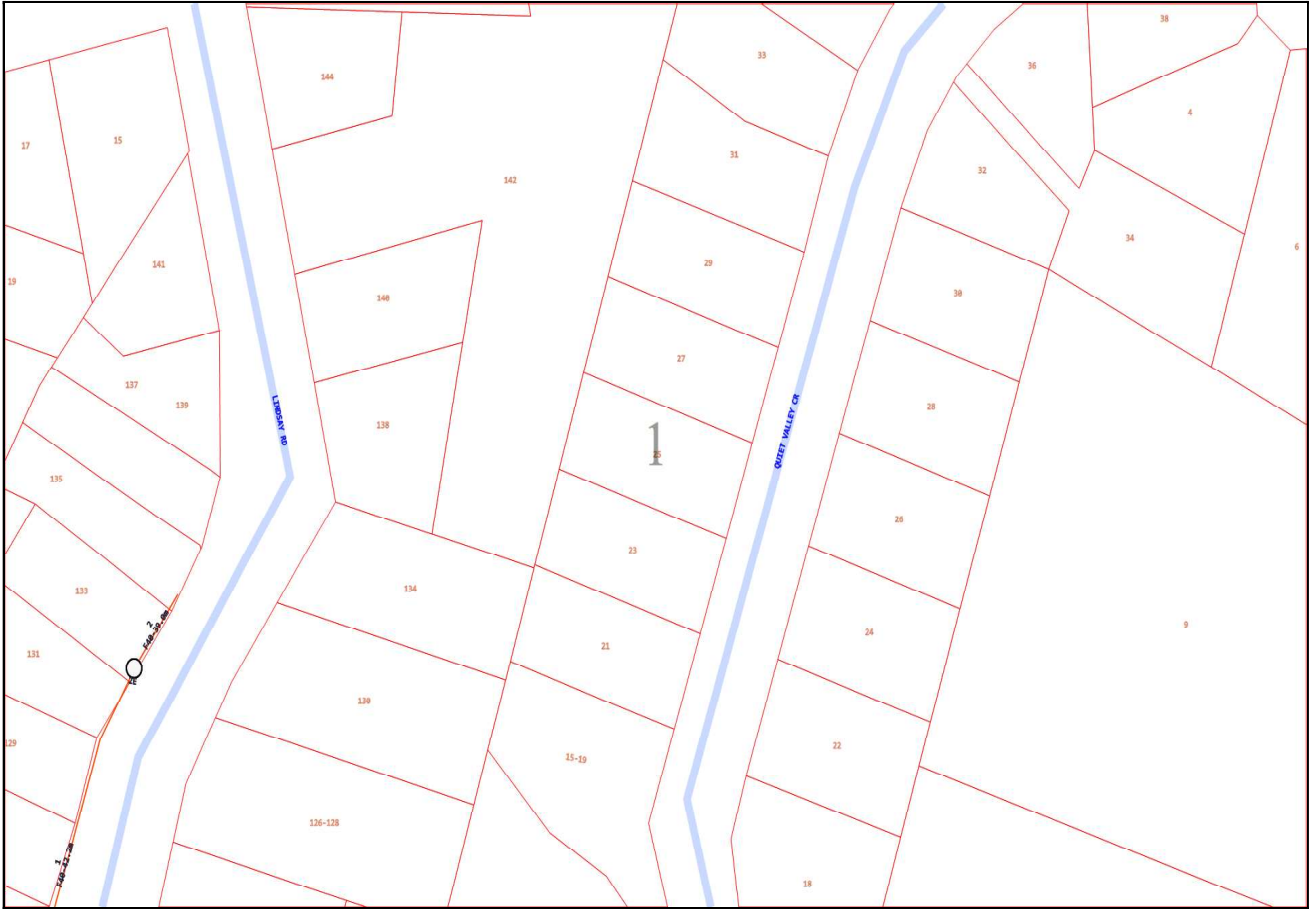
Plans generated 07 Apr 2026 by Pelicancorp TicketAccess Software | www.pelicancorp.com





Emergency Contacts

You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.



Emergency Contacts

You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.



Plans generated by SmarterWX™
Automate
07/04/26 (valid for 30 days)

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

Job # 52817859
Seq # 270890401



Legend

- Stormwater End Structure: Blue circle with dot
- Stormwater Pit:
 - Catch Pit: Green square with 'CP'
 - Field Inlet: Green square with 'FI'
 - Manhole: Green circle with 'MH'
- Stormwater Pipe:
 - Allotment: Dashed green line
 - Pipe: Solid green line

Scale 1:1,000

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

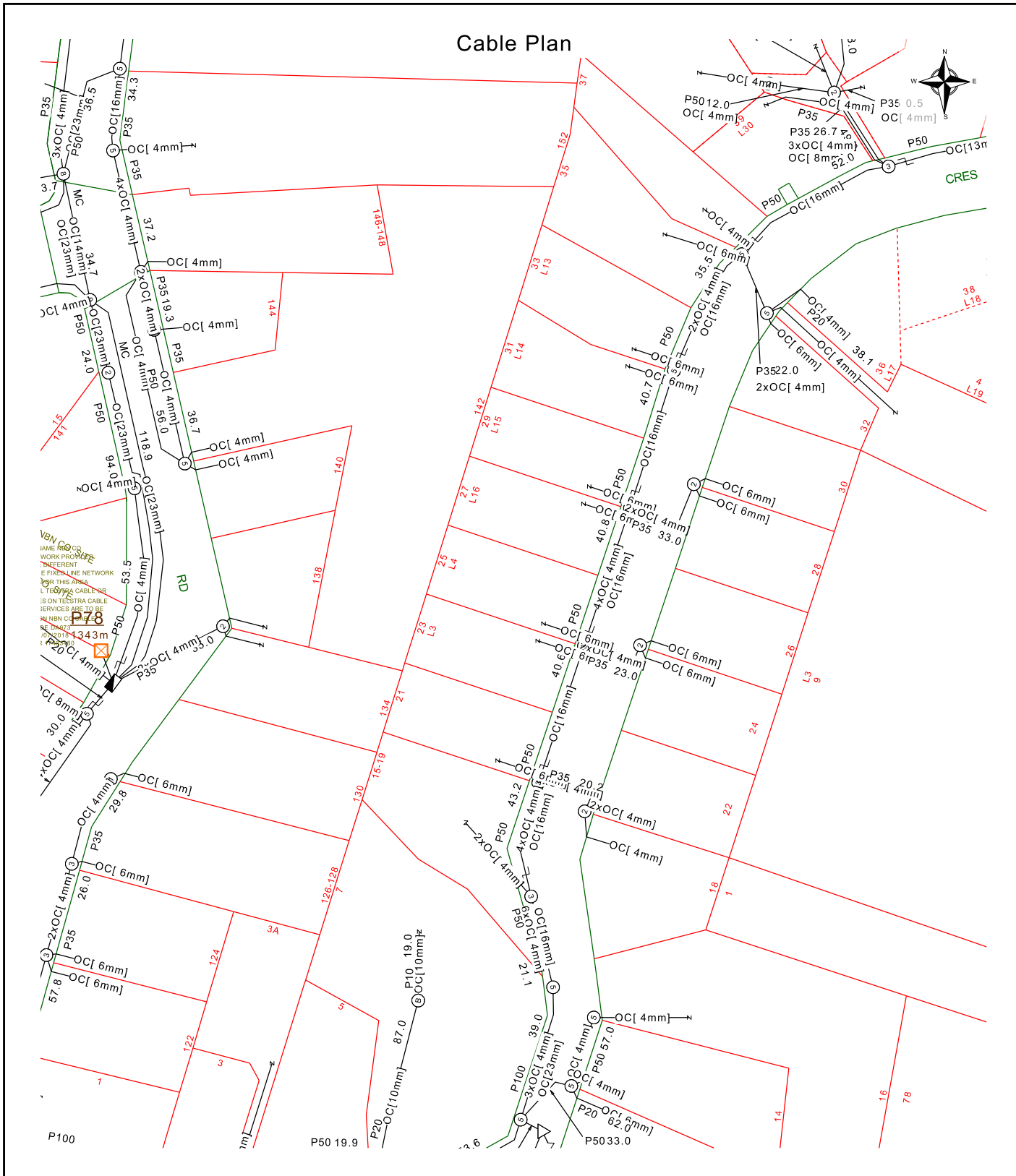
Crown & Council Copyright Reserved.

Provided by Sunshine Coast Council



SCC

Cable Plan



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

Sequence Number: 270890405

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 07/04/2026 17:09:19

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

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

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

Mains Cable Plan



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

Sequence Number: 270890405

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 07/04/2026 17:09:29

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

WARNING

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

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

UNITYWATER BYDA MAP

Sequence Number: **270890403**

Job Number: **52817859**

Printed On: 7/04/2026

Emergency Situations

Call Unitywater:

1300 086 489

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

Legend

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

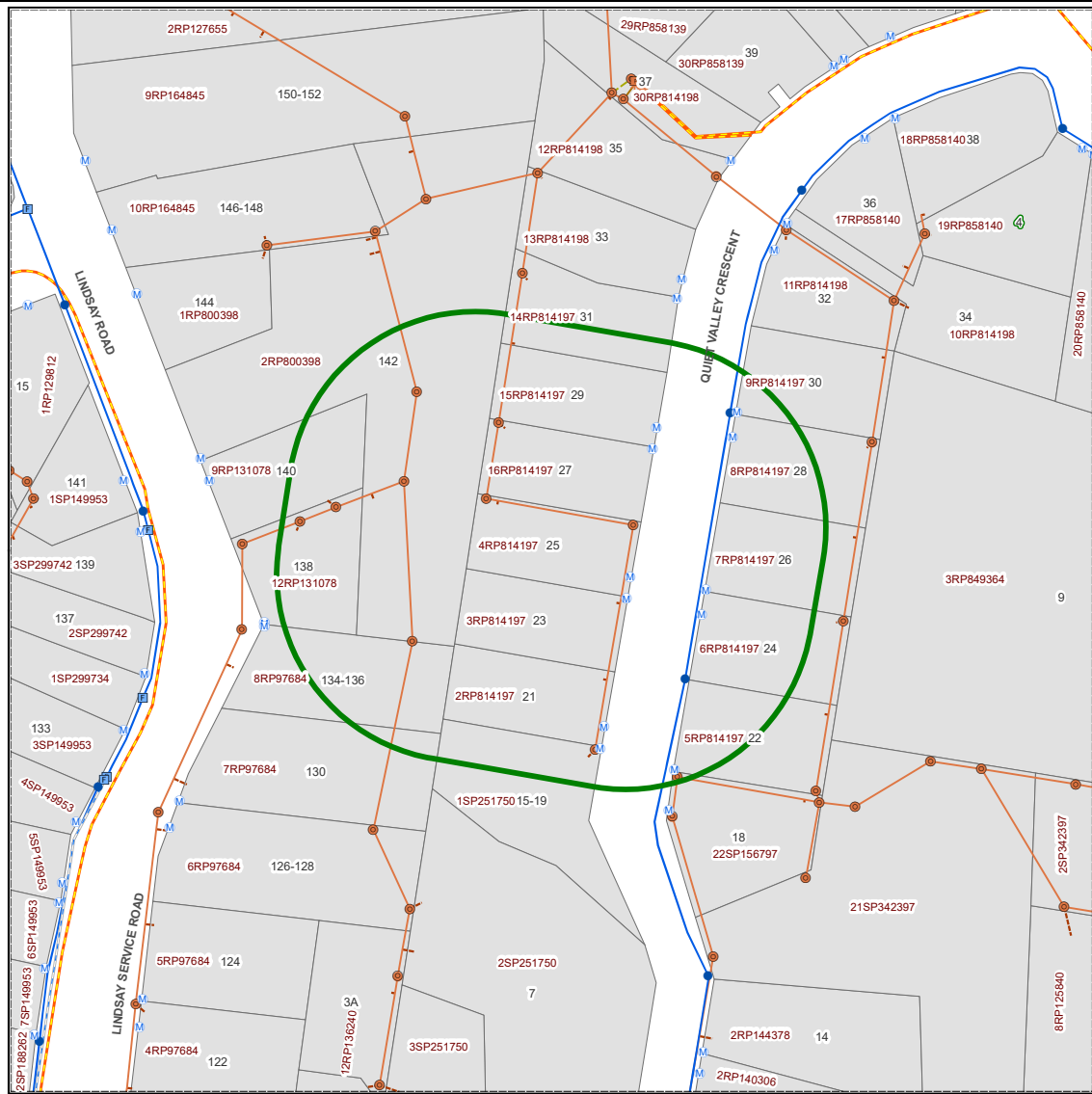
Map Title: 1
Scale: 1:1000
(If printed at 100% on A3 size paper)



Before You Dig Australia
PO Box 953
Caboolture QLD 4510

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

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





Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **1005921**

Date: 07/04/2026

Search Request reference: 190925568

Applicant details

Applicant: Tamika Kennedy

tamika@goodlawqld.com.au

Buyer: Sellers Disclosure

Search response:

Your request for a property search on Lot 4 on Plan RP814197 at Lot 4 25 QUIET VALLEY CRESCENT, BUDERIM QLD 4556 has been processed.

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

Note:

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

Disclaimer:

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

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

Privacy Statement:

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



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

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

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

Transaction ID: 51137629 EMR Site Id: 07 April 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 4 Plan: RP814197
25 QUIET VALLEY CR
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

Queensland Heritage Act 1992
Section 33(1)(b) Certificate of Affect

Certificate number:	COA-001416	Result number	1 of 1
Date of issue:	07-Apr-2026	Receipt No:	6978048
Client Reference	262621		
Requested by:	InfoTrack PTY LTD PO Box 10314, Adelaide Street Brisbane QLD 4001 qldsearching@infotrack.com.au 30404010		

This is a certificate issued under section 33(1)(b) of the *Queensland Heritage Act 1992* (Heritage Act) as to whether a place or area is affected by: entry in the Queensland Heritage Register (QHR) as a State heritage place or protected area, a heritage agreement, a current QHR application, or is excluded from entry in the QHR.

RESULT

This response certifies that the place identified as:

Place Ref: None

Place Name: None

Lot: 4 Plan: RP814197

Located at:

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

ADDITIONAL ADVICE

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

If you have any queries in relation to this search, please contact the Planning and Heritage Branch on 13 QGOV (137 468) or heritage@detsi.qld.gov.au.

Issued by the Chief Executive's delegate under the *Queensland Heritage Act 1992*

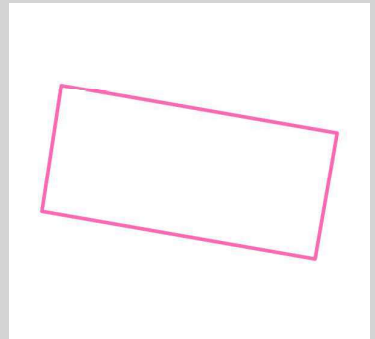


Seller Disclosure - Contamination Notices



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).

LOT/PLAN
Lot 4, RP814197



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.

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).

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					

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	01/04/2026	01/04/2026	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.



Seller Disclosure - Heritage



This report provides information on whether the property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)*. It is designed to support the requirement under the **Property Law Regulation 2024** to disclose whether the property is affected by the aforementioned heritage acts under **Part 3 - Land use, planning and environment** of the **QLD Seller Disclosure Statement**.



Heritage No Records Identified

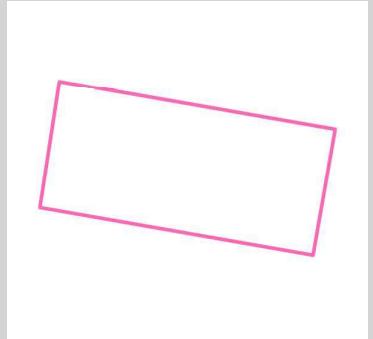
The results below are based on the *Property Law Regulation 2024* and a search of heritage records under:

- the *Queensland Heritage Act 1992* as
 - an entry in the Queensland Heritage Register (QHR) as a Queensland heritage place
 - a current QHR application
 - an excluded place from entry in the QHR
- the *Environment Protection and Biodiversity Conservation Act 1999* as
 - an inclusion on the World Heritage List

Click Place ID for further information (where available).

Classification	Site	Date Entered	Place ID
No records identified			

LOT/PLAN
Lot 4, RP814197



THINGS TO KNOW

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement.

CUSTOMER SUPPORT

support@lotsearch.com.au

lotsearch.com.au



Seller Disclosure - Heritage

Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Queensland Heritage Register	QLD Department of Environment, Tourism, Science and Innovation	30/03/2026	13/01/2026	Monthly
Queensland Heritage Register Applications	QLD Government	07/04/2026	27/03/2026	Weekly
Queensland Heritage Register Excluded Places	QLD Department of Environment, Tourism, Science and Innovation	05/02/2026	05/02/2026	Quarterly
World Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	12/03/2026	24/02/2026	Monthly

Useful Contacts

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

QLD Government
<https://www.qld.gov.au/environment/land/heritage>
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 publicly available heritage records for the site, to support disclosure requirements under the Property Law Regulation 2024 and assist the completion of Part 3 - Land use, planning and environment, of the QLD Seller Disclosure Statement.

The report does not replace your responsibility to undertake the accurate identification and disclosure of information relevant to the matters outlined in the Seller Disclosure Statement.

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.

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Tuesday, 7 April 2026 4:08 PM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 262621

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Queensland Civil and Administrative Tribunal
Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

JAKE ADAM ALBURY

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009*. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • *Queensland Civil and Administrative Tribunal Act 2009*, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 25/3/2026.

Queensland Civil and Administrative Tribunal

Please think about the environment before you print this message.

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

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

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

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Tuesday, 7 April 2026 4:09 PM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 262621

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Queensland Civil and Administrative Tribunal
Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

EMILY FRANCES ALBURY

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the Queensland Civil and Administrative Tribunal Act 2009. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • Queensland Civil and Administrative Tribunal Act 2009, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 25/3/2026.

Queensland Civil and Administrative Tribunal

Please think about the environment before you print this message.

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

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

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

Tree orders register

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

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

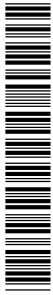
The tree orders register shows orders affecting land made under the *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the order and the timeframe.

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

No results found.

Search for

Last updated: 24 March 2026



002853 000


 Mr JA Albury & Mrs EF Albury
 25 Quiet Valley Cres
 BUDERIM QLD 4556

Reminder for overdue rates and charges

1 January 2026 to 30 June 2026

Issue date	10 March 2026
Property no.	69780
Payment reference no.	95872478
Due date for payment	27 March 2026

Overdue amount payable \$1,363.06

Property location: 25 Quiet Valley Cres, BUDERIM QLD 4556
Property description: Lot 4 RP 814197 Por 21

REMINDER - Overdue rates and charges

Council draws your attention to the overdue amount detailed above. This reminder is being issued as we understand it is sometimes possible to overlook the payment of an account.

If this account has already been paid, please contact Council before the due date for payment shown above to confirm your payment details so we may verify our records.

Please note payments made after 4pm, 5 March 2026 will not be reflected in the above overdue amount.

If you are unable to pay the full overdue amount you may be eligible to enter into a payment arrangement. Once a payment arrangement has been approved and the required payments are being made, further interest charges will not apply for this rating period.


A payment arrangement can be created through your MyCouncil account or by contacting Council on 07 5475 7542.

Please note: Interest is charged on overdue rates and charges until either paid in full or a payment arrangement is in place and instalments are being made.

Failure to respond to this reminder by the due date will result in Council commencing recovery action which can include, but is not limited to, referral of this matter to an external debt recovery agent to recover the overdue rates and charges.

Should you have any enquiries please contact Council prior to the due date of this notice by emailing rates@sunshinecoast.qld.gov.au or phoning 07 5475 7542.

Easy ways to pay:

	Biller Code: 18259
	Ref: 95872478
Telephone & Internet Banking – BPAY® Make this payment from your cheque, savings, debit, credit card or transaction account.	


Post Billpay

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


*214 95872478


Phone

 Call **13 18 16** and follow the prompts
 Credit Card: MasterCard and Visa
 Billpay Code: 0214 Reference: 95872478

Internet

 Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts.
 Reference: 95872478
 MasterCard and Visa

Rates and payment information

Notice is hereby given that rates and charges and interest charged by the Sunshine Coast Regional Council, by the virtue of the Local Government Act 2009 and amendments thereto, on land described on the front of this Reminder Notice are now due, and hereby required to be paid in full by the due date of this Notice.

MyCouncil

Register online with MyCouncil - a secure gateway to some of council's services such as access to view or pay your rates account, receive your rates notice by email and much more. Find MyCouncil on council's website sunshinecoast.qld.gov.au

Payment arrangements

There are a number of payment arrangement options available if you cannot make payment in full by the due date of this notice. These payment arrangement options can be found by visiting Council's website at sunshinecoast.qld.gov.au or alternatively by contacting Council's Customer Service Centre. It is recommended that arrangements are established prior to the due date shown on the reminder notice. Please note a Direct Debit is not a rate payment arrangement.

Interest

Interest is charged on overdue rates and charges until either paid in full or a payment arrangement is in place and instalments are being made. Interest is charged at the rate of 8% per annum, compounding daily.

Rate recovery process

Where rates and charges remain unpaid after the reminder period, further recovery action will commence. Debt recovery action can include but is not limited to the referral to an external debt recovery agent. Accounts referred to the debt recovery agent will be issued a letter of demand requesting either, payment in full, or the debt recovery agent is contacted to establish a payment commitment. Where no payment or contact has been made by the due date of the letter of demand, in accordance with Section 134 of the Local Government Regulation 2012,

Council may also undertake court proceedings to recover the overdue rates and charges.

Legal and professional costs

Where court proceedings are commenced and a "Claim" and "Statement of Claim" has been filed with the Magistrates Court for the recovery of overdue rates and charges, Legal and professional costs are incurred and required to be paid in full. Legal and professional costs are not considered overdue rates and charges until judgment has been entered.

To prevent the commencement of recovery action

Payment in full is required, or a rates payment arrangement approved by council in writing by the due date of this notice.



Help us help the environment

Already receive your rate notice via email? Thank you for helping us save paper. Still receiving a printed copy? Switch to email - it's easy and convenient. Simply register for a MyCouncil account or log in to your existing account at mycouncil.sunshinecoast.qld.gov.au and change your delivery method to email.

Other payment options:



By mail

Post your cheque (must include barcode from the easy ways to pay on the front page) to Sunshine Coast Council Locked Bag 72 Sunshine Coast Mail Centre, Qld 4560



Pay in person at any Council office

8.30am to 4.30pm weekdays.

Caloundra:

1 Omrah Avenue

Maroochydore:

54 First Avenue

Nambour:

Corner Currie and Bury Street



Direct debit

Automatically pay your six-monthly rates without lifting a finger through a direct debit. You can also spread your payments throughout the year to manage your finances better.

Periodic direct debit

You can choose to have a set amount deducted from your bank account weekly, fortnightly or monthly. This allows you to pay ahead of time, helping you manage your budget.

If there's a remaining balance on your rate notice on the due date, you can arrange to have this balance automatically deducted as well. Otherwise, you will need to make this payment yourself.

Set and forget direct debit

Have the full amount of your rate notice deducted from your bank account on the due date. This will apply to all rate notices, including supplementary and six-monthly notices.

Sign up Simply visit mycouncil.sunshinecoast.qld.gov.au to set up your direct debit payment plan.



Pay using your smart phone

Download the Sniip App and scan the code to pay now.





Mr J A & Mrs E F Albury
25 Quiet Valley Cres
BUDERIM QLD 4556

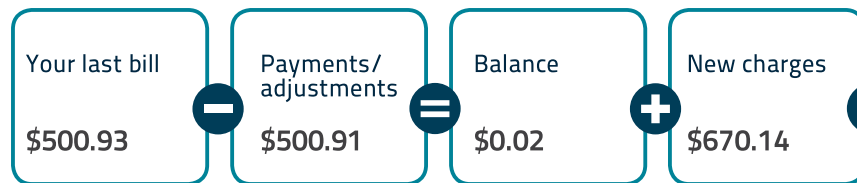
WATER AND SEWERAGE YOUR BILL

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

Account number	100025949
Payment reference	1000 2594 97
Property	25 Quiet Valley Cres, BUDERIM, QLD

Bill number	7128507561
Billing period	14 Dec 2025 95 days to 18 Mar 2026
Issue date	19 Mar 2026
Approximate date of next meter reading	11 Jun 2026

Your account activity

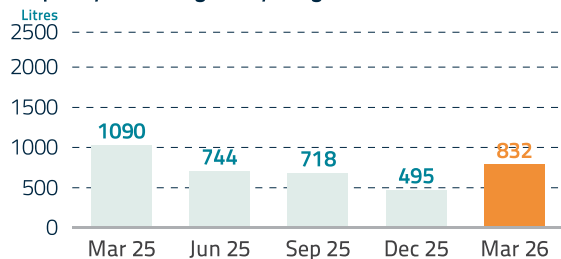


Overdue	\$0.02
Total due [#]	\$670.16
New charges due	20 Apr 2026

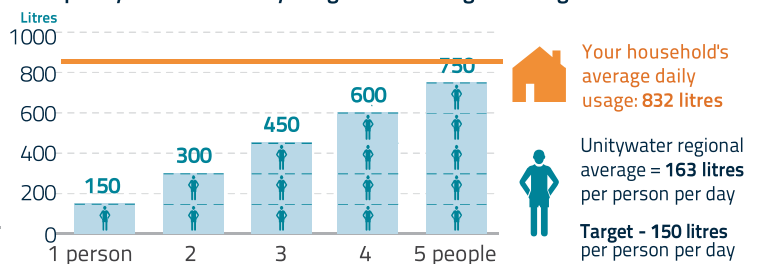
8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Includes overdue amount

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



What does *your* water bill pay for?

Your investment in safe and reliable water and wastewater services.

Learn more at unitywater.com/yourwaterbill



Easy ways to pay For other payment options - see over

BPAY[®]
Biller Code: 130393
Ref: 1000 2594 97
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
© Registered to BPAY Pty Ltd ABN 69 079 137 518

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

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

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UT1909242W	13 Dec 25	1140	18 Mar 26	1219	79	95	831.6
Total water usage					79	95	831.6
Total sewerage usage (waste and greywater) = 90% of water usage					70.30	95	740.0

Activity since last bill

Last bill		\$500.93
Payments / adjustments		
19 Jan 2026	CBA BPAY BPAY 19/01/2026	-\$500.93
19 Jan 2026	Interest Charges 8% 34 days	\$0.02
Account balance		\$0.02

Water and Sewerage Charges

Lot 4 Plan RP814197 Installation ID 1073300

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	14 Dec 25 to 18 Mar 26	0.8316	95	\$3.517	\$277.84

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	14 Dec 25 to 18 Mar 26	0.8220	95	\$0.787	\$61.46
Water over 822 L/day	14 Dec 25 to 18 Mar 26	0.0096	95	\$1.570	\$1.43
Sewerage up to 740 L/day	14 Dec 25 to 18 Mar 26	0.7400	95	\$0.787	\$55.33
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	14 Dec 25 to 18 Mar 26	1	95	\$0.945	\$89.78
Sewerage Access	14 Dec 25 to 18 Mar 26	1	95	\$1.940	\$184.30

Water subtotal \$430.51
Sewerage subtotal \$239.63

New water and sewerage charges \$670.14

Total Due[#] = ① + ② \$670.16

[#]Includes Overdue Amount (8% interest per annum, compounding daily, is being charged on this amount) \$0.02

Important information

Payment assistance

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

Changing contact details

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

Pensioners

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

Credit card payments

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

Interest on overdue amounts

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

Water efficiency

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

Interpreter service 13 14 50

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

Privacy policy

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

International calls

+ 61 7 5431 8333

unitywater.com

PO Box 953

Caboolture QLD 4510

1300 086 489



More payment options



Credit card by phone or online

To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 1000 2594 97



Cheques by mail

Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online

Billpay Code: 4028

Ref: 1000 2594 97

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



*4028 1000259497 00067016

Account number	100025949
Payment reference	1000 2594 97
Overdue	\$0.02
Total due [#]	\$670.16
New charges due	20 Apr 2026

[#] Includes overdue amount

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

1. Pool safety certificate number

Identification number: PSC0285808

2. Location of the swimming pool

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

Street address:

25 QUIET VALLEY CR

BUDERIM QLD

Postcode

4

5

5

6

Lot and plan details:

4/RP/814197

Local government area:

SUNSHINE COAST REGIONAL

3. Exemptions, Performance solutions, or Special conditions for the swimming pool (If applicable)

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

No disability exemption applies; No impracticality exemption applies

No performance solution applies

4. Pool properties

Shared pool

Non-shared pool

Number of pools

1

5. Pool safety certificate validity

Effective date:

2 6 / 0 2 / 2 0 2 6

Expiry date:

2 6 / 0 2 / 2 0 2 8

6. Certification

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

Name:

SIMON JOHN HUDSON

Pool safety inspector
licence number:

PS100939

Signature:

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

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

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

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

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