



Seller disclosure statement

Property Law Act 2023 section 99  
Form 2, Version 1 | Effective from: 1 August 2025

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller **Sebastien Laflamme**

Property address  
(referred to as the "property" in this statement) **64 REFLECTION CR, BIRTINYA QLD 4575**

Lot on plan description **102/SP273243**

Community titles scheme or BUGTA scheme: Is the property part of a community titles scheme or a BUGTA scheme:  
☐ **Yes** ☒ **No**  
*If **Yes**, refer to Part 6 of this statement for additional information* *If **No**, please disregard Part 6 of this statement as it does not need to be completed*

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

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

|  |   |
|--|---|
| 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 to affect the property after <b>settlement</b>. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><b>Note</b>—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <div><div>» the start and end day of the term of the lease:</div><div></div><div>» the amount of rent and bond payable:</div><div></div><div>» whether the lease has an option to renew:</div><div></div></div> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div></div> |
| Statutory encumbrances                                       | <p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div>EASEMENT No 717741653 22/12/2016 at 15:40 benefiting the land over EASEMENT RB ON SP273243 3. EASEMENT No 717741675 22/12/2016 at 15:43 burdening the land to LOT 103 ON SP273243 OVER EASEMENT NC ON SP273243 4. EASEMENT No 717741684 22/12/2016 at 15:44 benefiting the land over EASEMENT ND ON SP273243</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 checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, 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>) <div>2024-07-23</div></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>   |

Part 3 – Land use, planning and environment

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

|  |  |  |
|--|--|--|
| <b>Zoning</b>  | The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i> : <div>Development Control Plan 1</div>  |  |
| <b>Transport proposals and resumptions</b>   | <div>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.<div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div> <div>The lot is affected by a notice of intention to resume the property or any part of the property.<div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div> <div>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</div>   |  |
| <small>* Transport infrastructure has the meaning defined in the Transport Infrastructure Act 1994. A proposal means a resolution or adoption by some official process to establish plans or options that will physically affect the property.</small> |  |  |
| <b>Contamination and environmental protection</b>  | <div>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.<div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div> <div><b>The following notices are, or have been, given:</b></div> <div>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).<div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div> <div>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).<div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div> <div>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).<div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div> |  |
| <b>Trees</b>   | <div>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.<div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div> <div>If Yes, a copy of the order or application must be given by the seller.</div>   |  |
| <b>Heritage</b>  | <div>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).<div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div>  |  |
| <b>Flooding</b>  | <div>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 <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</div>   |  |
| <b>Vegetation, habitats and protected plants</b>   | <div>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.</div>   |  |

## Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

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

|              |   |
|--------------|---|
| <b>Rates</b> | <b>Whichever of the following applies—</b>  |
|              | The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:        |
|              | Amount: <input type="text" value="1883.47"/> Date Range: <input type="text" value="01/07/2025 - 31/12/2025"/>                                   |
|              | OR  |
|              | The property is currently a rates exempt lot.** <input type="checkbox"/>  |
|              | OR  |
|              | The property is not rates exempt but no separate assessment of rates <input type="checkbox"/> is issued by a local government for the property. |

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

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

|              |  |
|--------------|--|
| <b>Water</b> | <b>Whichever of the following applies—</b>   |
|              | The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:     |
|              | Amount: <input type="text" value="461.03"/> Date Range: <input type="text" value="18/03/2025 - 13/06/2025"/>                           |
|              | OR   |
|              | There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is: |
|              | Amount: <input type="text"/> Date Range: <input type="text"/>  |

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

|   |  |
|---|--|
| <b>Body Corporate and Community Management Act 1997</b> | <b>The property is included in a community titles scheme.</b><br><i>(If Yes, complete the information below)</i> <div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div>   |
| <b>Community Management Statement</b>                   | A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <div><input type="checkbox"/> Yes</div> <p><b>Note</b>—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>   |
| <b>Body Corporate Certificate</b>                       | A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer. <div><input type="checkbox"/> Yes<input type="checkbox"/> No</div> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <div><input type="checkbox"/> Yes</div></p> <ul style="list-style-type: none"><li>» a copy of a body corporate certificate for the lot is not attached; and</li><li>» 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.</li></ul> |
| <b>Statutory Warranties</b>                             | <b>Statutory Warranties</b> —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.   |

|   |   |
|---|---|
| <b>Building Units and Group Titles Act 1980</b> | <b>The property is included in a BUGTA scheme</b><br><i>(If Yes, complete the information below)</i> <div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div>  |
| <b>Body Corporate Certificate</b>               | A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer. <div><input type="checkbox"/> Yes<input type="checkbox"/> No</div> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <div><input type="checkbox"/> Yes</div></p> <ul style="list-style-type: none"><li>» a copy of a body corporate certificate for the lot is not attached; and</li><li>» 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.</li></ul> <p><b>Note</b>—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p> |

Signatures – SELLER

Signed by:  
SEBASTIEN LAFLAMME  
777290B15A1B4AE

Signature of seller

Signature of seller

Sebastien Laflamme

Name of Seller

Name of Seller

15-08-2025

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 52827579

Search Date: 01/08/2025 16:16

Title Reference: 51073936

Date Created: 16/12/2016

Previous Title: 40072932

REGISTERED OWNER

Dealing No: 717777223 16/01/2017

SEBASTIEN LAFLAMME

ESTATE AND LAND

Estate in Fee Simple

LOT 102 SURVEY PLAN 273243  
Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 40072932 (Lot 102 on SP 273243)
2. EASEMENT No 717741653 22/12/2016 at 15:40  
benefiting the land over  
EASEMENT RB ON SP273243
3. EASEMENT No 717741675 22/12/2016 at 15:43  
burdening the land to  
LOT 103 ON SP273243 OVER  
EASEMENT NC ON SP273243
4. EASEMENT No 717741684 22/12/2016 at 15:44  
benefiting the land over  
EASEMENT ND ON SP273243
5. MORTGAGE No 723823742 23/01/2025 at 14:40  
MACQUARIE BANK LIMITED A.C.N. 008 583 542

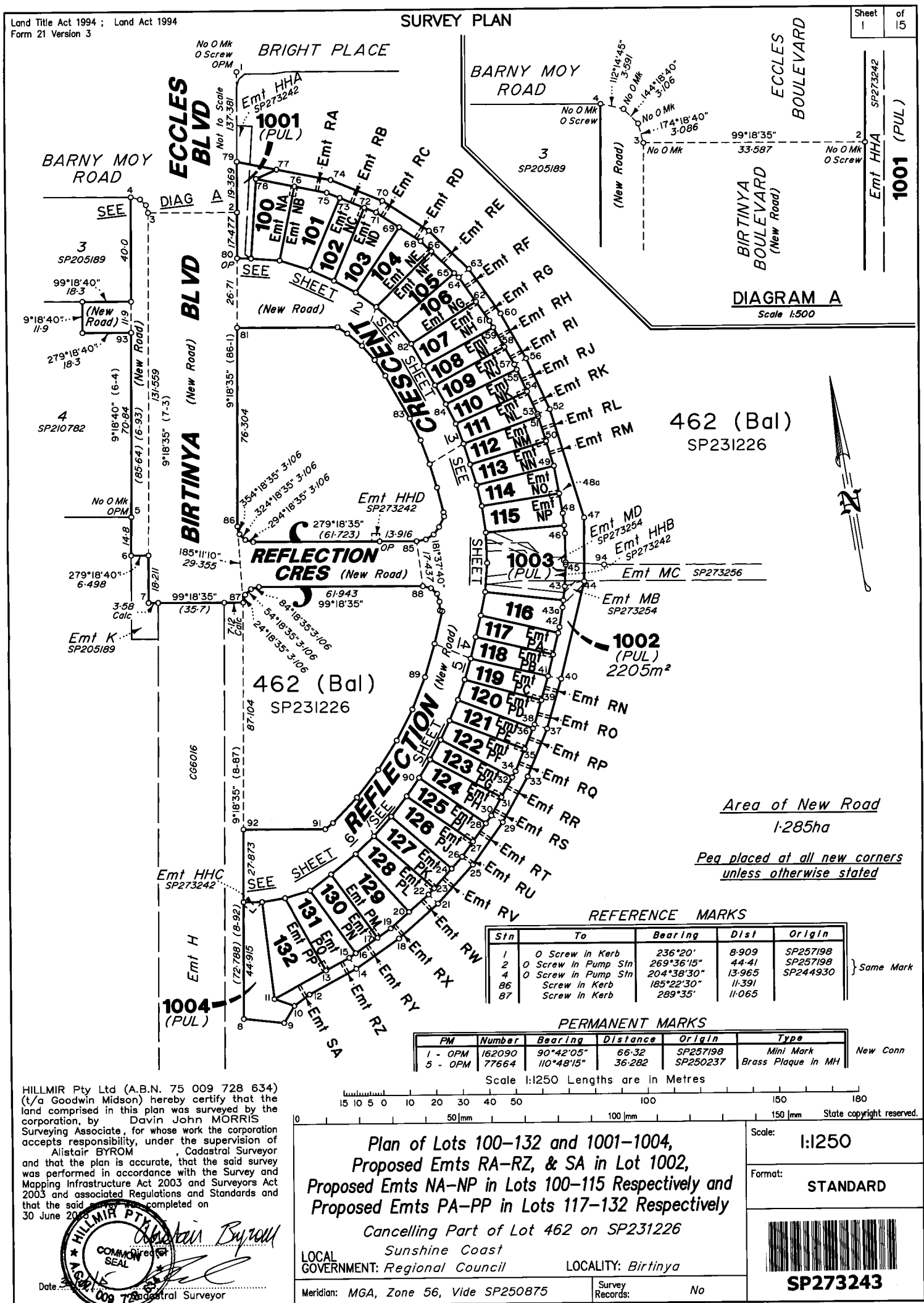
ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

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

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]  
Requested By: D-ENQ INFOTRACK PTY LIMITED





**716688215**NO FEE  
13/08/2015 12:19**NR 495****WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.**

5. Lodged by

Dept. of Natural Resources & Mines  
PO Box 573 NR2340  
Nambour QLD 4560  
Tel. 07 5451 2245  
slam-nambour@dnrm.qld.gov.au

(Include address, phone number, reference, and Lodger Code)

## 1. Certificate of Registered Owners or Lessees.

I/We STOCKLAND KAWANA WATERS PTY LTD  
ACN 009 693 556

(Names in full)

\* as Registered Owners of this land agree to this plan and dedicate the Public Use  
Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

\* as Lessees of this land agree to this plan.

Stockland Kawana Waters Pty Ltd  
ACN 009 693 556 by its Attorney  
Pauline Yvonne Barton under  
Power of Attorney No. 712393168  
who certifies that she has not received  
revocation of the Power of Attorney

Signature of \* Registered Owners \* Lessees

Plan Approved: RENEE LYNN GRANT  
a duly authorised delegate of the Minister  
under the current Land Act (Ministerial)  
Delegation  
13/8/2015 Date

| 6. Existing     |                     | Created                |        |  |
|-----------------|---------------------|------------------------|--------|--|
| Title Reference | Description         | New Lots               | Road   | Secondary Interests                              |
| 17716107        | Lot 462 on SP231226 | 100-132 &<br>1001-1004 | New Rd | Emts NA-NP,<br>Emts PA-PP,<br>Emts RA-RZ<br>& SA |

## EASEMENT ALLOCATIONS

| Easement              | Lots to be Encumbered  |
|-----------------------|------------------------|
| (Emt HHA on SP273242) | 1001                   |
| (Emt HHB on SP273242) | <del>1002</del> & 1003 |
| (Emt HHC on SP273242) | 1004                   |
| (Emt MB on SP273254)  | 1002 & 1003            |
| (Emt MD on SP273254)  | 1003                   |
| (Emt MC on SP273256)  | 1002                   |

Emt J on SP205189, Emt L on SP205189, Emt MP on SP273254  
and Emt U on SP218707 totally absorbed by New RoadEmt H on CG6016 and Emt K on SP205189  
partially absorbed by New Road

SP273242 is to register prior to the lodgement of this plan

\* Rule out whichever is inapplicable

## 2. Planning Body Approval.

\*

hereby approves this plan in accordance with the :

%

Dated this ..... day of .....

..... #

..... #

\* Insert the name of the Planning Body. % Insert applicable approving legislation  
# Insert designation of signatory or delegation

## 3. Plans with Community Management Statement :

CMS Number :

Name :

## 4. References :

Dept File : DL 2

Local Govt :

Surveyor : 2780-37-W3

Lots Orig

## 7. Portion Allocation :

## 8. Map Reference :

9544-43222

## 9. Parish :

BRIBIE

## 10. County :

Canning

## 11. Passed &amp; Endorsed :

HILLMIR Pty Ltd ABN 75 009 728 634

By : (t/a Goodwin Midson)

Date : 21/15 20/11/15 ABSigned : Alastair BaymanDesignation : Cadastral Surveyor

## 12. Building Format Plans only.

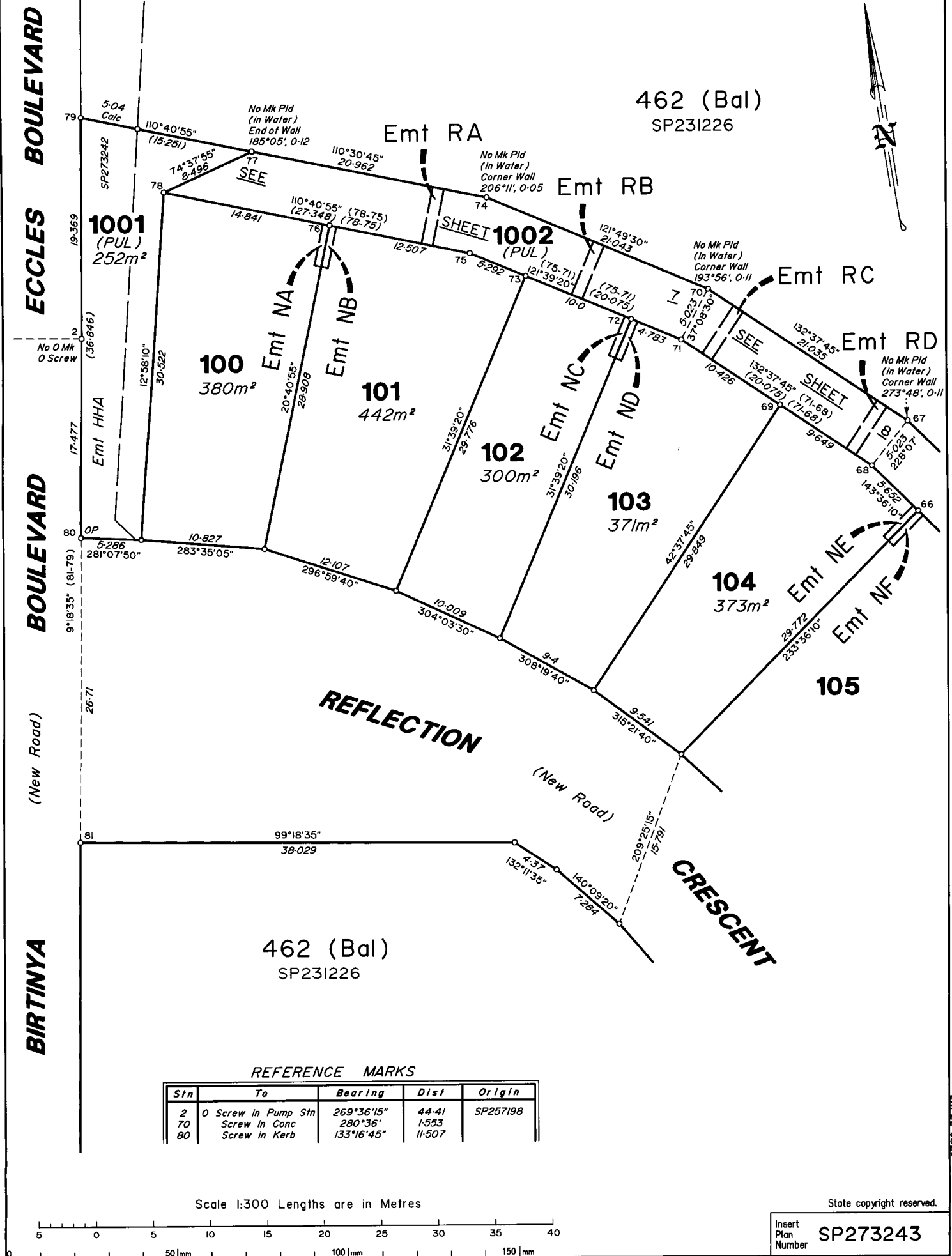
I certify that :

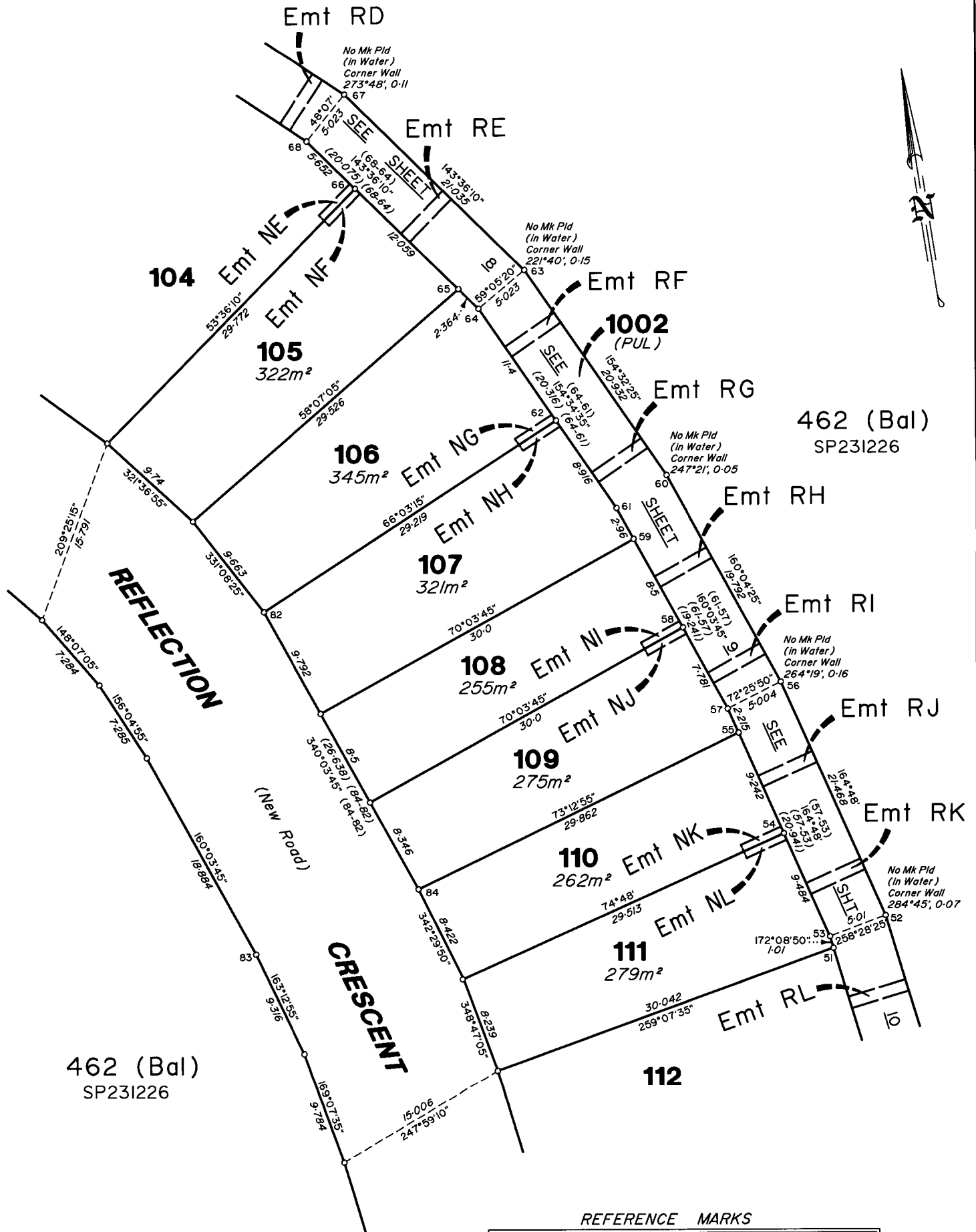
\* As far as it is practical to determine, no part  
of the building shown on this plan encroaches  
onto adjoining lots or road.\* Part of the building shown on this plan  
encroaches onto adjoining \* lots and roadCadastral Surveyor/Director \* Date  
\* delete words not required

## 13. Lodgement Fees :

|                  |                    |
|------------------|--------------------|
| Survey Deposit   | \$ .....           |
| Lodgement        | \$ <u>2,627.00</u> |
| ..... New Titles | \$ .....           |
| Photocopy        | \$ .....           |
| Postage          | \$ .....           |
| TOTAL            | \$ <u>2,627.00</u> |
| Receipt 2207645  |                    |

14. Insert  
Plan  
Number**SP273243**





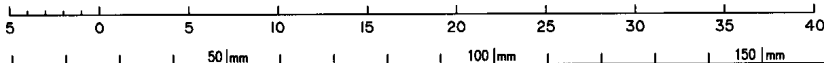
462 (Bal)  
SP231226

462 (Bal)  
SP231226

REFERENCE MARKS

| Stn | To            | Bearing | Dist  | Origin |
|-----|---------------|---------|-------|--------|
| 60  | Screw in Conc | 318°52' | 1.84  |        |
| 82  | Screw in Kerb | 208°20' | 4.577 |        |

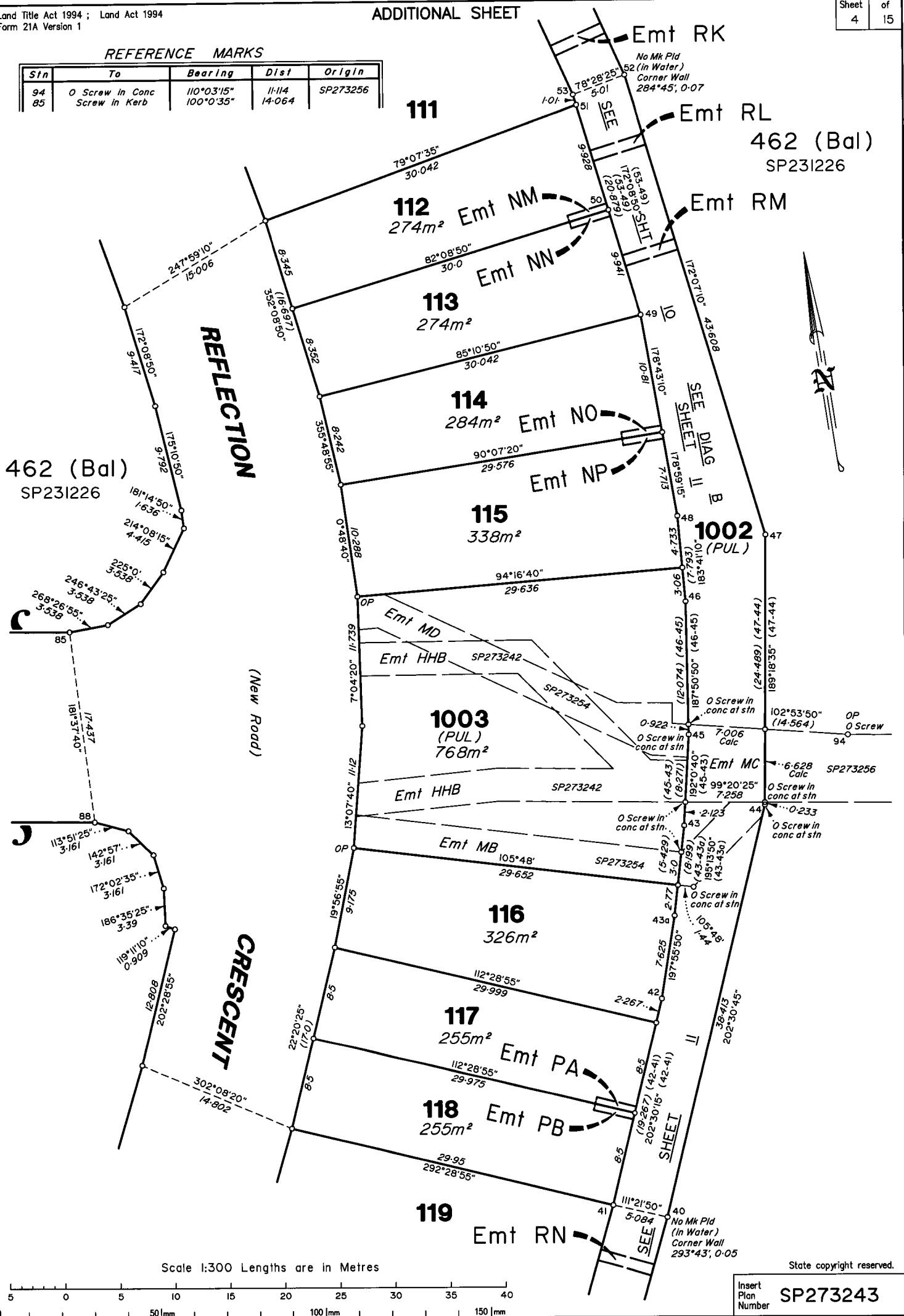
Scale 1:300 Lengths are in Metres

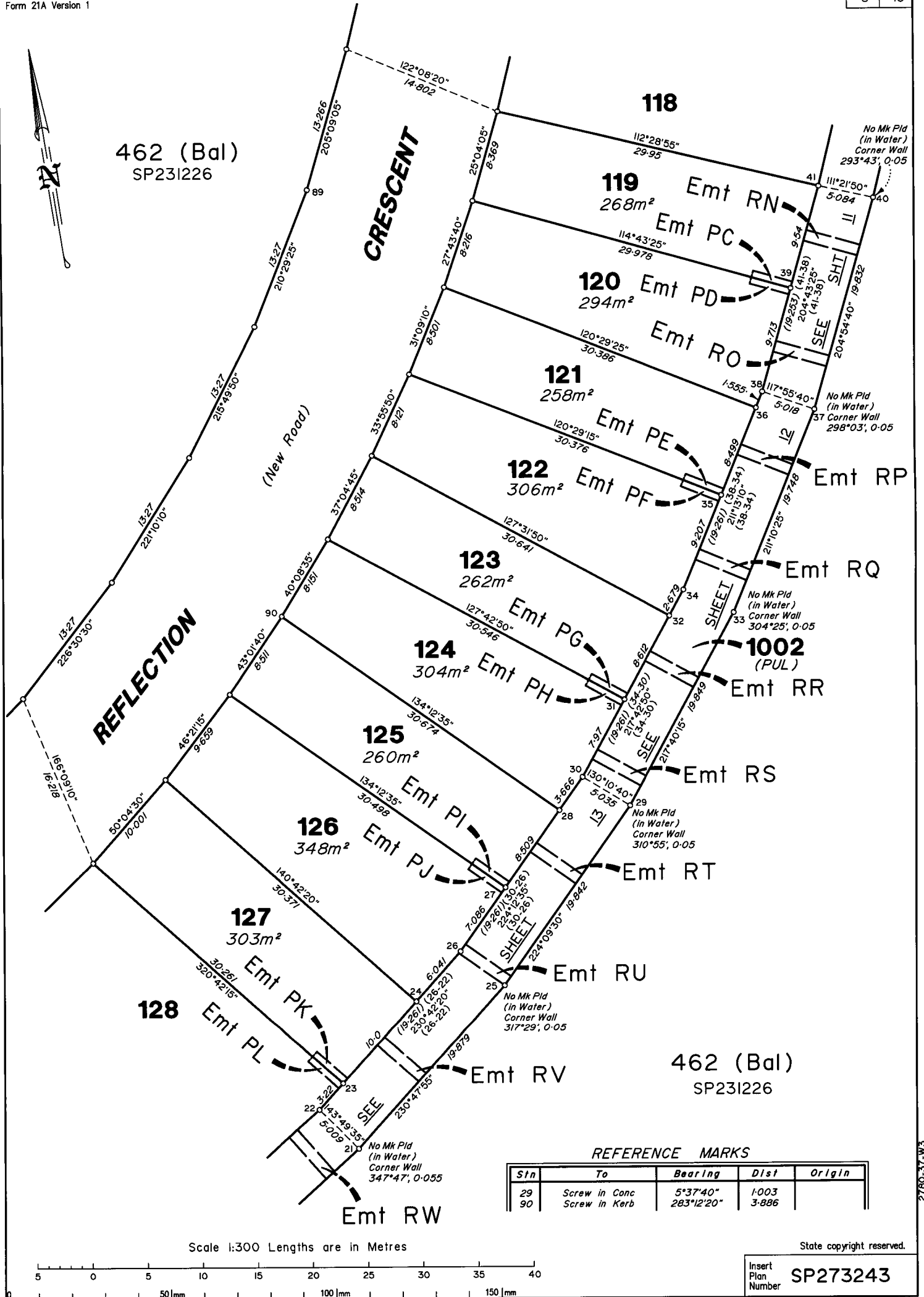


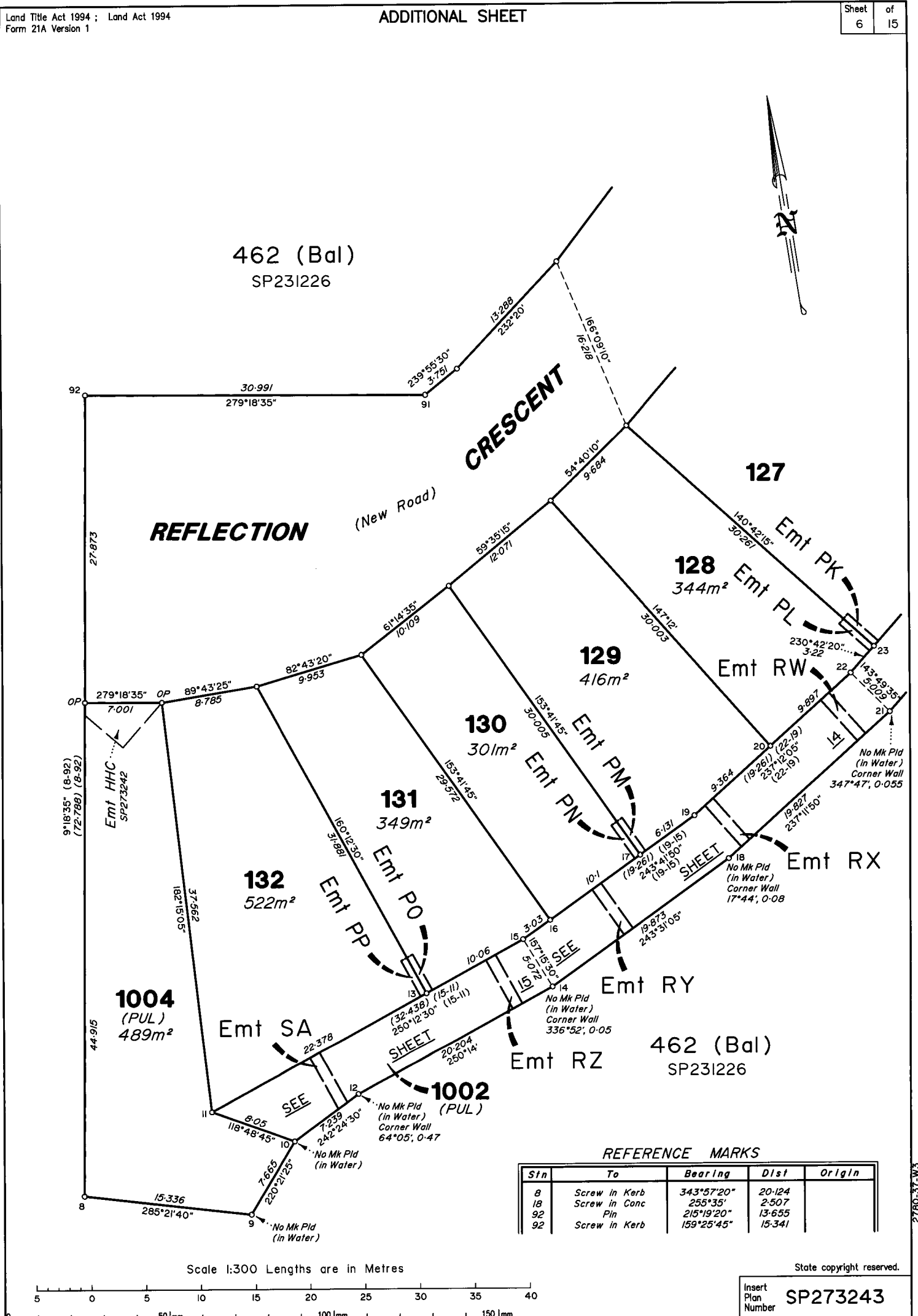
State copyright reserved.

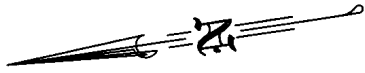
Insert Plan Number  
**SP273243**

| <i>Stn</i> | <i>To</i>       | <i>Bearing</i> | <i>Dist</i> | <i>Origin</i> |
|------------|-----------------|----------------|-------------|---------------|
| 94         | O Screw in Conc | 110°03'15"     | 11.114      | SP273256      |
| 85         | Screw in Kerb   | 100°0'35"      | 14.064      |               |

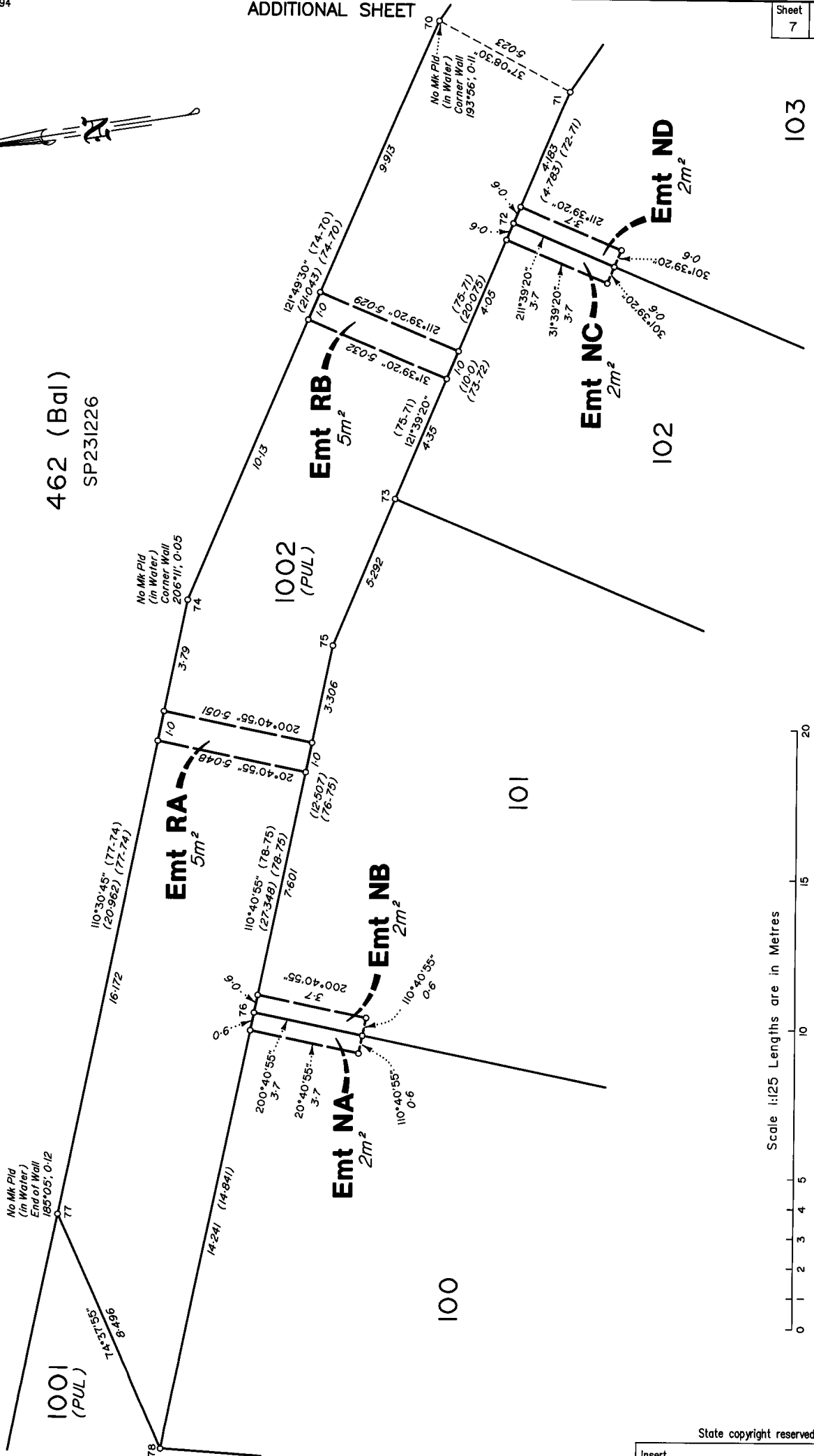




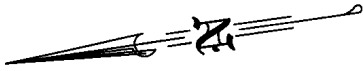




462 (Bal)  
SP231226







462 (Bal)  
SP231226

Emt RD  
5m<sup>2</sup>

Emt RC  
5m<sup>2</sup>

Emt RE  
5m<sup>2</sup>

Emt NE  
2m<sup>2</sup>

Emt NF  
2m<sup>2</sup>

1002 (PUL)

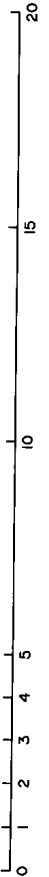
104

105

106

103

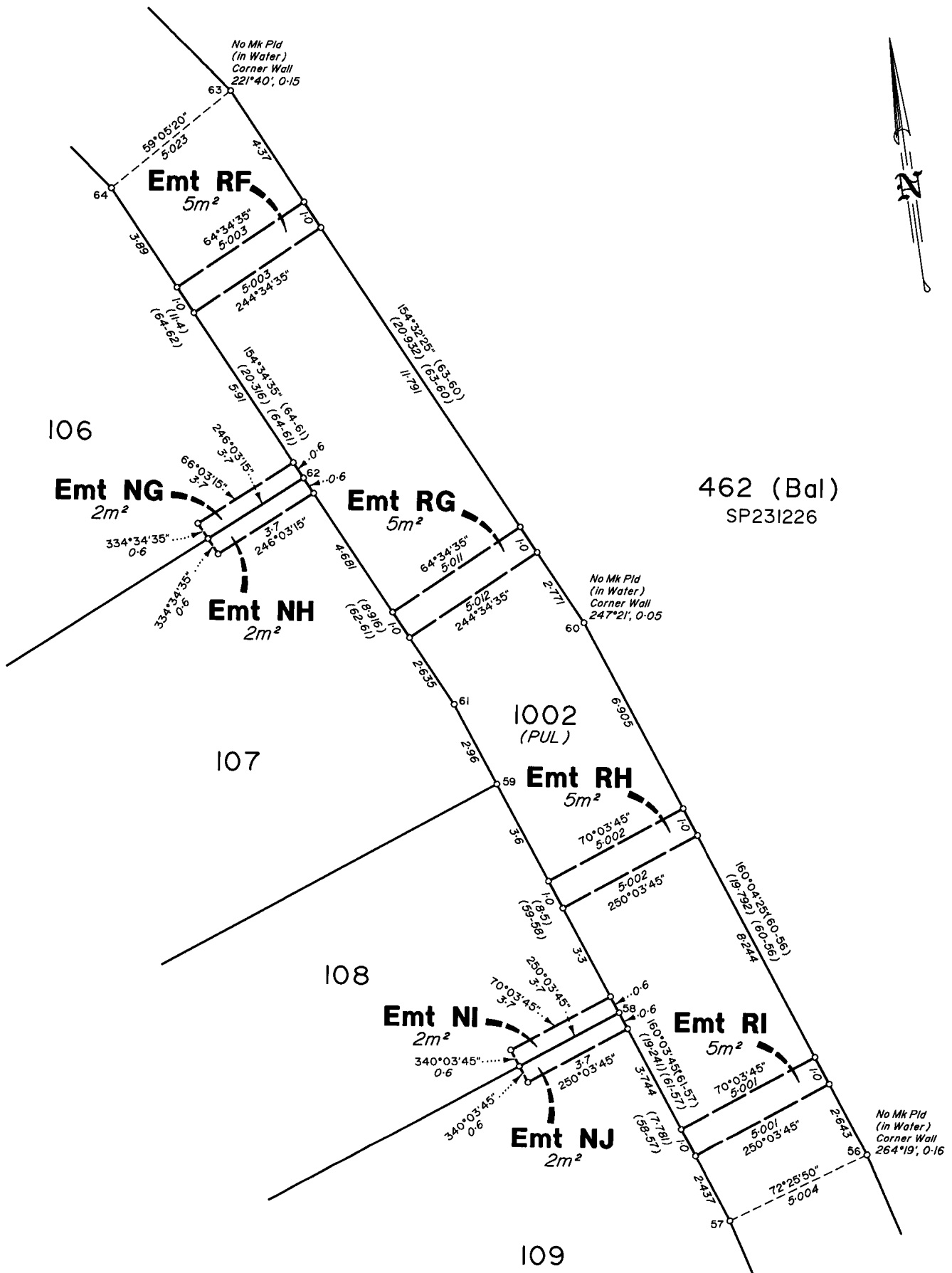
Scale 1:25 Lengths are in Metres



State copyright reserved.

Insert Plan Number SP273243

2760-37-W3



Scale 1:125 Lengths are in Metres

State copyright reserved.

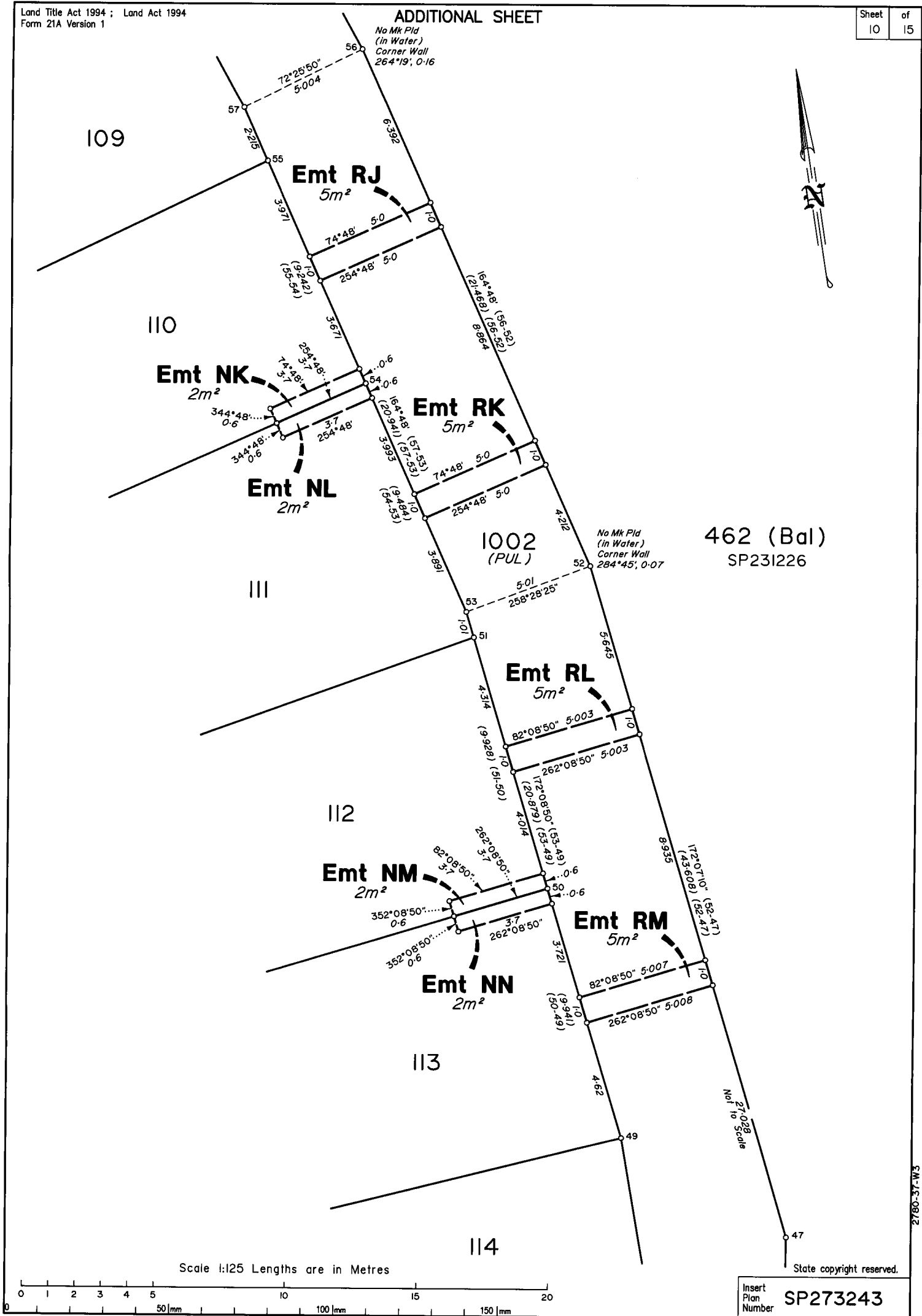
Insert  
Plan  
Number **SP273243**

2780-37-W3

Land Title Act 1994 ; Land Act 1994  
Form 21A Version 1

ADDITIONAL SHEET

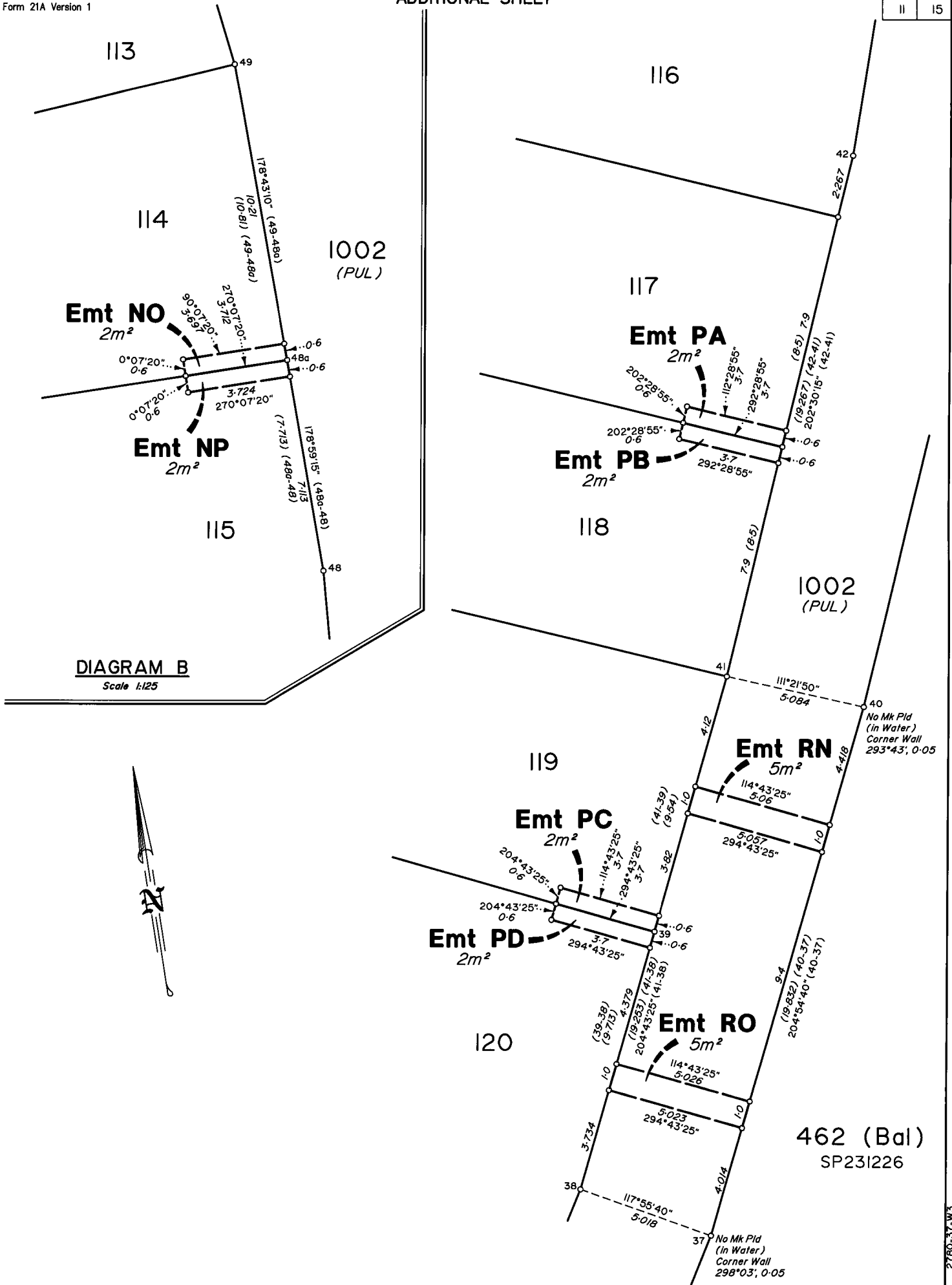
|       |    |
|-------|----|
| Sheet | of |
| 10    | 15 |

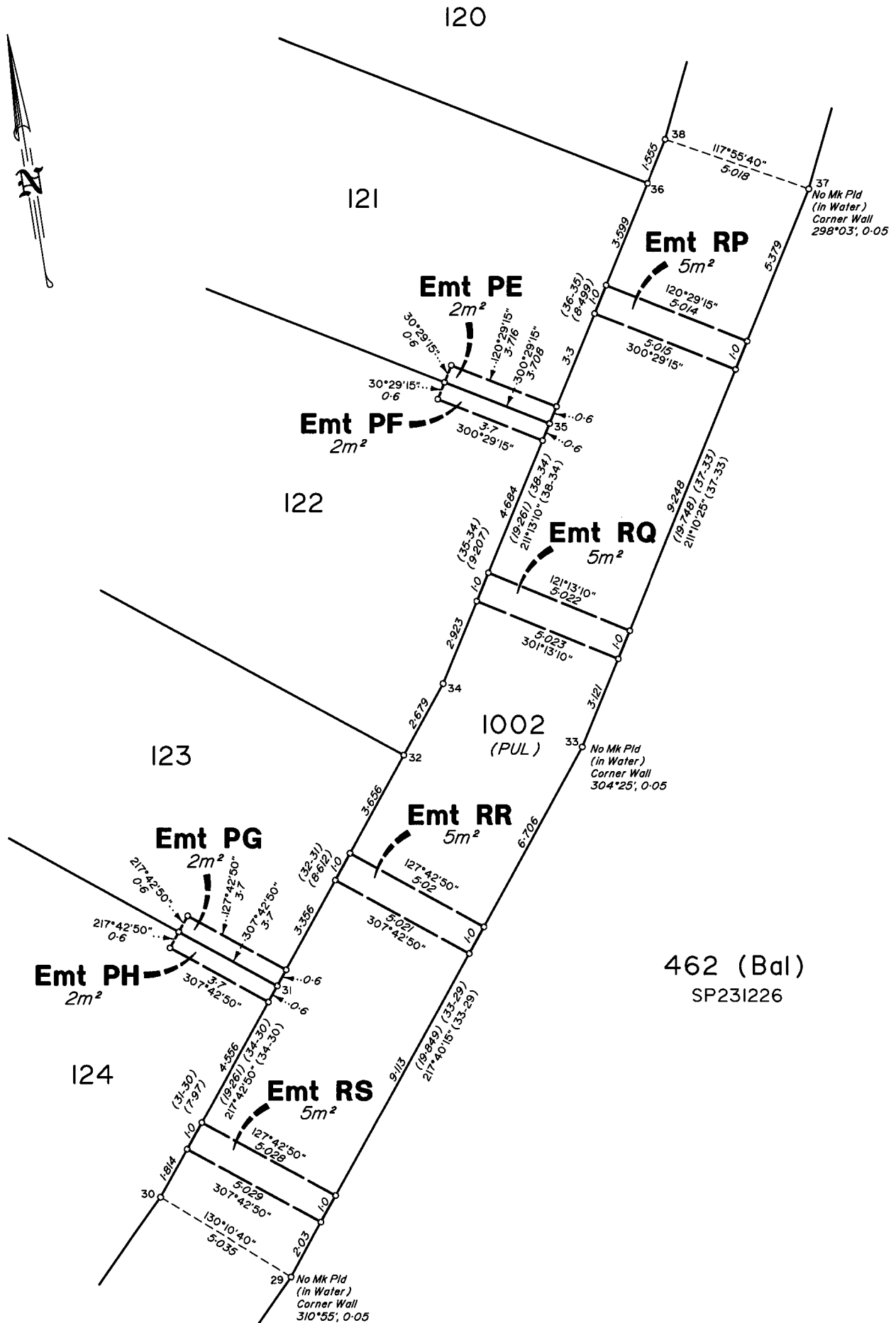


Land Title Act 1994 ; Land Act 1994  
Form 21A Version 1

ADDITIONAL SHEET

|       |    |
|-------|----|
| Sheet | of |
| II    | 15 |





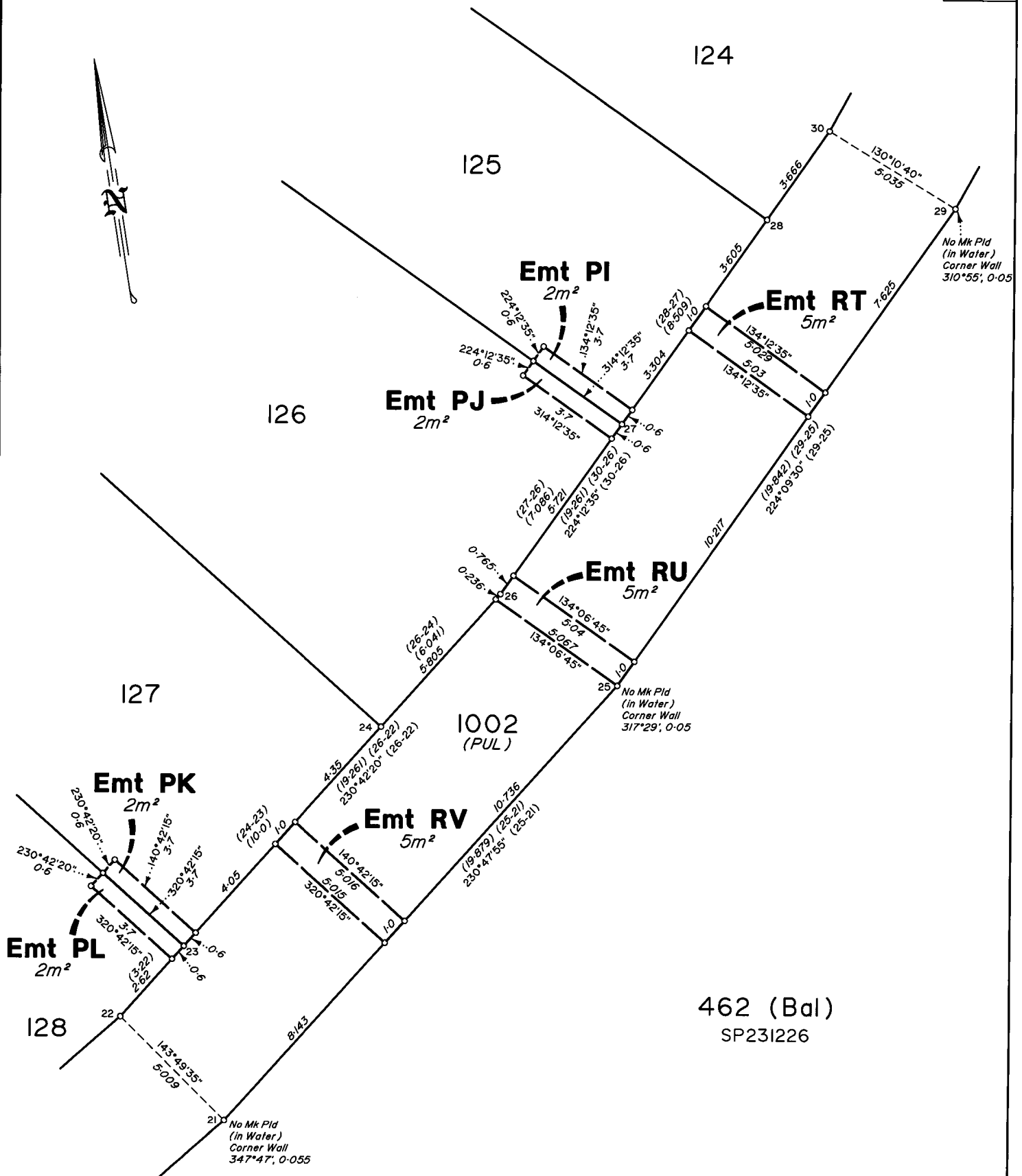
0 1 2 3 4 5 10 15 20

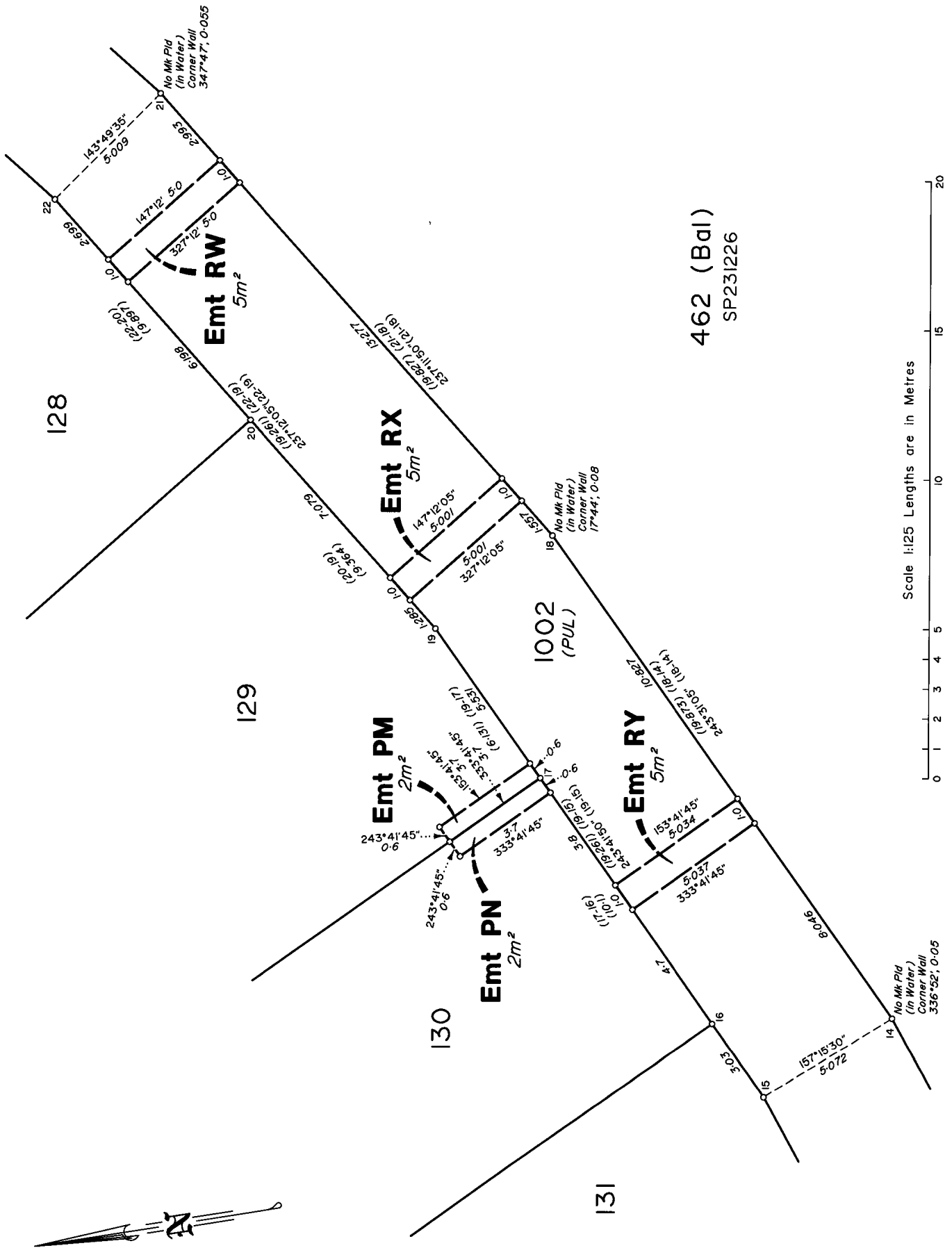
50 mm 100 mm 150 mm

State copyright reserved.

Insert  
Plan  
Number

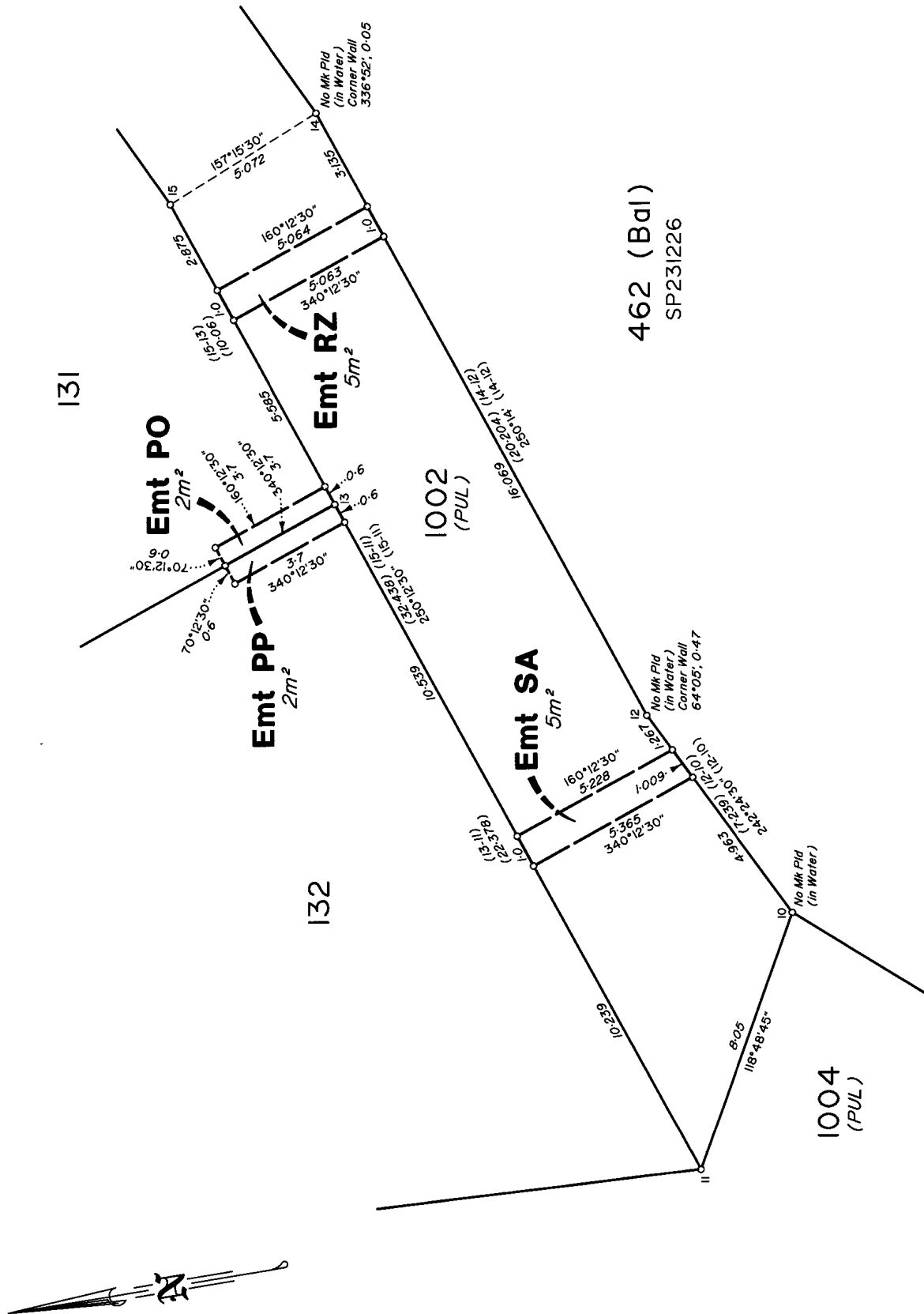
SP273243





462 (Bal)  
SP231226

Scale 1:25 Lengths are in Metres





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: PSC0255470

**2. Location of the swimming pool**

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

Street address:

64 REFLECTION CRES

BIRTINYA QLD

Postcode

Lot and plan details:

102/SP/273243

Local government area:

SUNSHINE COAST REGIONAL

**3. Exemptions or alternative solutions for the swimming pool (if applicable)**

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

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

**4. Pool properties**

Shared pool

☐

Non-shared pool

☒

Number of pools

1

**5. Pool safety certificate validity**

Effective date:

1 / 2 / 06 / 2025

Expiry date:

1 / 2 / 06 / 2027

**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:

DAVID ROBERT THOMAS

Pool safety inspector  
licence number:

PS101192

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.



[Redacted address information]

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    | [Redacted]                        |
| Payment reference | [Redacted]                        |
| Property          | 64 Reflection Cres, BIRTINYA, QLD |

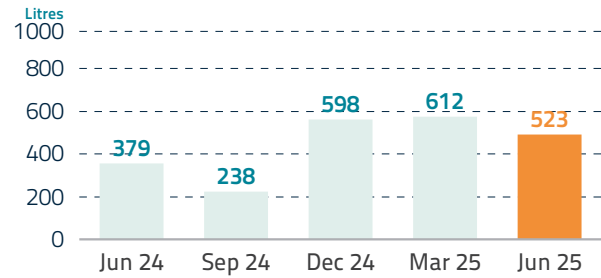
|  |                                       |
|--|---------------------------------------|
| Bill number                            | [Redacted]                            |
| Billing period                         | 18 Mar 2025 to 13 Jun 2025<br>88 days |
| Issue date                             | 17 Jun 2025                           |
| Approximate date of next meter reading | 3 Sep 2025                            |

Your account activity

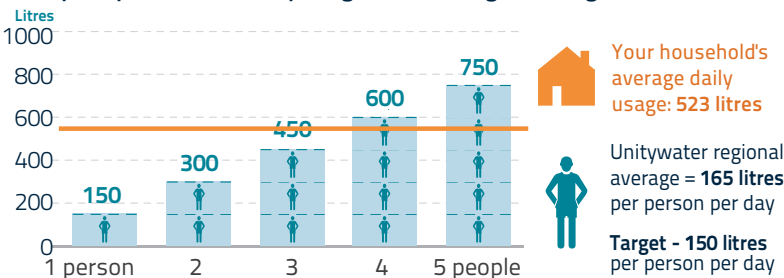
|                |                       |         |             |             |
|----------------|-----------------------|---------|-------------|-------------|
| Your last bill | Payments/ adjustments | Balance | New charges | Total due   |
| \$556.31       | \$556.31              | \$0.00  | \$461.03    | \$461.03    |
|                |                       |         |             | Due date    |
|                |                       |         |             | 17 Jul 2025 |

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

Compare your average daily usage over time



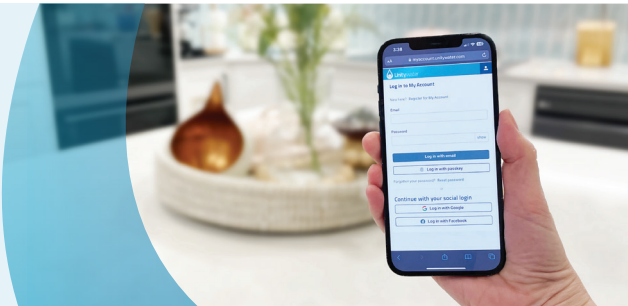
Compare your current daily usage with our regional target of 150 litres



Your household's average daily usage: 523 litres  
Unitywater regional average = 165 litres per person per day  
Target - 150 litres per person per day

My Account

With new features, managing your account online has never been easier.  
Everything you need, right at your fingertips.  
To find out more visit [unitywater.com/myaccount](https://unitywater.com/myaccount)



Easy ways to pay For other payment options - see over



BPAY®  
[Redacted]  
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](https://bpay.com.au)  
© Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit  
Login to My Account at [unitywater.com](https://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](https://unitywater.com/smoothpay)

Your account details



1300 086 489

Account enquiries

8am-5pm Mon-Fri

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) |
|---|--------------------|-----------------------|-------------------|----------------------|------------|-------------|-------------------------|
| UT1902845W  | 17 Mar 25          | 1009                  | 13 Jun 25         | 1055                 | 46         | 88          | 522.7                   |
| Total water usage   |                    |                       |                   |                      | 46         | 88          | 522.7                   |
| Total sewerage usage (waste and greywater) = 90% of water usage |                    |                       |                   |                      | 41.40      | 88          | 470.5                   |

Activity since last bill

|                                      |           |
|--------------------------------------|-----------|
| Last bill                            | \$556.31  |
| Payments / adjustments               |           |
| 31 Mar 2025 CBA BPAY BPAY 31/03/2025 | -\$556.31 |
| Account balance                      | \$0.00    |

Water and Sewerage Charges

Lot 102 Plan SP273243 Installation ID 223164278733

| State Bulk Water Price | Period                 | kL/day | x Days | x Price/kL |          |
|------------------------|------------------------|--------|--------|------------|----------|
| State Govt Bulk Water  | 18 Mar 25 to 13 Jun 25 | 0.5227 | 88     | \$3.444    | \$158.42 |

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    | 18 Mar 25 to 13 Jun 25 | 0.5227 | 88     | \$0.760     | \$34.96  |
| Sewerage up to 740 L/day | 18 Mar 25 to 13 Jun 25 | 0.4705 | 88     | \$0.760     | \$31.46  |
| Fixed Access Charges     | Period                 | x No.  | x Days | x Price/day |          |
| Water Access 20mm        | 18 Mar 25 to 13 Jun 25 | 1      | 88     | \$0.879     | \$77.35  |
| Sewerage Access          | 18 Mar 25 to 13 Jun 25 | 1      | 88     | \$1.805     | \$158.84 |
| Water subtotal           |                        |        |        |             | \$270.73 |
| Sewerage subtotal        |                        |        |        |             | \$190.30 |

New water and sewerage charges \$461.03

Total Due = 1 + 2 \$461.03

158.42 +  
34.96 =  
193.38

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](https://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](https://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](https://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](https://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](https://unitywater.com/privacy)

**International calls**  
+ 61 7 5431 8333  
[unitywater.com](https://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](https://unitywater.com). A credit card surcharge may apply.



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

\*4028 0998306286 00046103

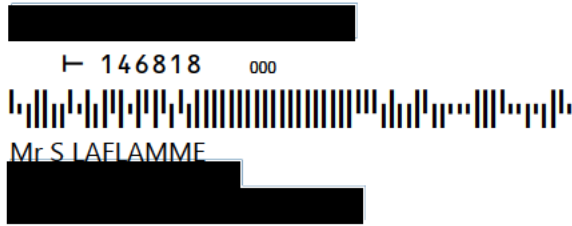
|                   |             |
|-------------------|-------------|
| Account number    | 18          |
| Payment reference |             |
| Total due         | \$461.03    |
| Due date          | 17 Jul 2025 |

# Rate notice

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



ABN 37 876 973 913



## Half yearly rate notice for period

1 July 2025 to 31 December 2025

Issue date 22 July 2025  
Property no. 247885  
Valuation \$810,000  
Payment reference no. 101435310  
Due date for payment **22 August 2025**

**Amount payable \$1,883.47**

**Property location:** 64 Reflection Cres BIRTINYA QLD 4575  
**Property description:** Lot 102 SP 273243

| Rates and charges   | Units    | Rate charged    | Amount            |
|---|----------|-----------------|-------------------|
| <b>Sunshine Coast Council rates and charges</b>   |          |                 |                   |
| General Rate - Category 16  | 810000 x | .003482 x .5 =  | 1,410.21          |
| Garden Organics Bin - 240 Litre   | 0.50 x   | \$96.00 x .5 =  | 24.00             |
| Waste Bin - 240 Litre   | 1 x      | \$501.00 x .5 = | 250.50            |
| Arts and Heritage Levy  | 1 x      | \$20.00 x .5 =  | 10.00             |
| Environment Levy  | 1 x      | \$82.00 x .5 =  | 41.00             |
| Transport Levy  | 1 x      | \$43.92 x .5 =  | 21.96             |
| <b>State Government charges (Council required to collect on behalf of the State Government)</b> |          |                 |                   |
| State Emergency Management Levy: Class A Group 2  | 1 x      | x .5 =          | 125.80            |
| <b>TOTAL:</b>   |          |                 | <b>\$1,883.47</b> |

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

## Easy ways to pay:

**Biller Code:** 18259  
**Ref:** 101435310

**Mobile & Internet Banking – BPAY®**  
Make this payment from your cheque, savings, debit, credit card or transaction account.



Pay in store at Australia Post, or online at [auspost.com.au/postbillpay](https://auspost.com.au/postbillpay)



Call **13 18 16** and follow the prompts  
Credit Card: MasterCard and Visa  
Billpay Code: **0214** Reference: **1 0143 5310**



Go to [www.sunshinecoast.qld.gov.au](https://www.sunshinecoast.qld.gov.au), click on 'Pay and Apply' and follow the prompts.  
Reference: 1 0143 5310  
MasterCard and Visa



# Rates and payment information

Rates and charges for the land described in this notice must be paid by the due date detailed on the front of this notice. Rates and charges have been made and levied by Sunshine Coast Council in accordance with the *Local Government Act 2009* and *Local Government Regulation 2012*.

## Why check your rate category?

It is the property owner's responsibility to confirm rates and charges are correct when the rate notice is issued. This timely action is important because if you request another rate category, by submitting a rate category objection, the maximum adjustment is limited to 12 prior months. Please refer to the Schedule of Rates issued with this notice.

## Is interest charged?

Council charges interest of 8 per cent per annum (compounding daily) on overdue rates. This applies to rates and charges not paid by the due date (except where a payment arrangement is approved before the due date for payment on this notice).

## Having difficulty paying your rates?

If you can't pay the full amount by the due date, you can set up a payment plan. Please contact Council before the due date to arrange this. Visit Council's website and choose the "Pay your rates" option under "How can we help?" or you can email [rates@sunshinecoast.qld.gov.au](mailto:rates@sunshinecoast.qld.gov.au).

## Does Council offer a rate concession for pensioners?

If you hold a Pensioner Concession Card or Veteran Affairs Gold Card and live in a property you own in the Sunshine Coast Council area, you may be eligible for the State Pensioner Rate Subsidy and Council's Pensioner Rate Concession. For more details, visit Council's website or contact Council's Customer Service Centre.

## Are legal and professional costs shown on the rate notice?

Overdue rates and charges may be recovered by legal process. Legal and professional costs are incurred when a Statement of Claim has been filed with the Magistrates Court for the recovery of overdue rates and charges. These costs are not considered an overdue rate or charge until judgment has been entered.

## State levy information

### State Government Emergency Management Levy

This levy is set by the State Government and is required to be collected by Council and submitted to the State Government in accordance with the *Fire Services Act 1990*. For queries about the levy, contact the Queensland Fire Department on 137 468 or visit [www.fire.qld.gov.au](http://www.fire.qld.gov.au).

### State Waste Levy

The State Government has paid \$10,322,376 to Council to mitigate the impact of the Queensland Waste Levy on households, however this does not cover the full cost to Council.



## 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](http://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:**  
77 Bulcock Street  
**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](http://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.

