

Form 2 Seller Disclosure Pack





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 **Cassie Jade Kinnear, Michael Francis Kinnear**

Property address
(referred to as the “property” in this statement) **10 DAWES DR, BUDERIM QLD 4556**

Lot on plan description **5/SP117523**

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

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

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

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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> <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>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></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>EASEMENT IN GROSS No 703430666 02/07/1999 at 16:11 burdening the land MAROOCHY SHIRE COUNCIL over EASEMENT D ON SP117523</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>) <div></div></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>Low Density Residential Zone</div>	
Transport proposals and resumptions	<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>		
Contamination and environmental protection	<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>The following notices are, or have been, given:</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>	
Trees	<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>	
Heritage	<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>	
Flooding	<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 FloodCheck Queensland portal or the Australian Flood Risk Information portal.</div>	
Vegetation, habitats and protected plants	<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.

Swimming pool	<p>There is a relevant pool for the property.</p> <p>If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.</p> <p>Pool compliance certificate is given.</p> <p>OR</p> <p>Notice of no pool safety certificate is given.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
Unlicensed building work under owner builder permit	<p>Building work was carried out on the property under an owner builder permit in the last 6 years.</p> <p><i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i></p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
Notices and orders	<p>There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i>, section 246AG, 247 or 248 or under the <i>Planning Act 2016</i>, section 167 or 168.</p> <p>The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.</p> <p><i>If Yes, a copy of the notice or order must be given by the seller.</i></p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
Building Energy Efficiency Certificate	<p>If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.</p>	
Asbestos	<p>The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.</p>	

Part 5 – Rates and services

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

Rates	Whichever of the following applies—
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:
	Amount: <input type="text" value="\$1266.41"/> 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*.

Water	Whichever of the following applies—
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: <input type="text" value="\$399.17"/> Date Range: <input type="text" value="16/05/2025 - 08/08/2025"/>
	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.


Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i> <div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div>
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <div><input type="checkbox"/> Yes</div> <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>
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer. <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">» 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.
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i> <div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div>
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer. <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">» 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>

Signatures – SELLER

Signed by:

BDBB76DB8946447
Signature of seller

DocuSigned by:

878149B4B4BC4B9
Signature of seller

Cassie Jade Kinnear
Name of Seller

26-08-2025
Date

Michael Francis Kinnear
Name of Seller

25-08-2025
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

Name of buyer

Date

Signature of buyer

Name of buyer

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53102318

Search Date: 25/08/2025 11:12

Title Reference: 50272776

Date Created: 07/07/1999

Previous Title: 50224497

REGISTERED OWNER

Dealing No: 717061159 10/02/2016

MICHAEL FRANCIS KINNEAR

CASSIE JADE KINNEAR JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 5 SURVEY PLAN 117523

Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10999032 (POR 91A)
2. EASEMENT IN GROSS No 703430666 02/07/1999 at 16:11
burdening the land
MAROOCHY SHIRE COUNCIL
over
EASEMENT D ON SP117523
3. MORTGAGE No 722714850 30/08/2023 at 15:44
AFSH NOMINEES PTY LTD A.C.N. 143 937 437

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

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

Sheet 1 of 4

Total Area of New Road
7672m²
(INCLUDING PATHWAY)

Original Information compiled from
RP28017 & SPI05534 in the Department
of Natural Resources
PEGS PLACED AT ALL NEW CORNERS
UNLESS OTHERWISE STATED

PERMANENT MARKS		
PM	BEARING	DIST
20 - PSM	296°21'	4.422
34 - PSM	284°28'	5.0

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703430642**NR 400****\$3415.00**
02/07/1999 16:06**WARNING : Folded or Mutilated Plans will not be accepted.**
Plans may be rolled.
Information may not be placed in the outer margins.

Registered

5. Lodged by
BOYCE GARRICK LAWYERS 003
PO Box 9
Moolooloolaba 4557
PH 5444 1977
REF PTK 982828
(Include address, phone number, reference, and Lodger Code)

1 Certificate of Registered Owners or Lessees.

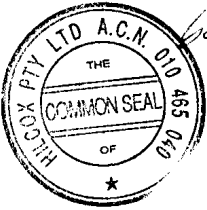
I/We *HILCOX PTY LTD ACN 010 465 040*

(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.

Signature of *Registered Owners *Lessees

*Director**J.J. Boyce*
SECRETARY

* Rule out whichever is inapplicable

2 Local Government Approval.

* *MAROOCHY SHIRE COUNCIL*

hereby approves this plan in accordance with the :

% *LOCAL GOVERNMENT (Planning & Environment) Act, 1990*Dated this *24th* day of *June, 1999*# *Delegation of Powers Coordinator*# **DELEGATED OFFICER**
being the proper officer to
affix such seal

* Insert the name of the Local Government.

Insert designation of signatory or delegation

% Insert Integrated Planning Act 1997 or

Local Government (Planning & Environment) Act 1990

3 Plans with Community Management Statement :

CMS Number :

Name :

4 References :

Dept File :

Local Govt : *43636*Surveyor : *870909*

6 Existing

Title Reference	Lot	Plan	Lots	Emts	Road
<i>11871047</i> <i>50224497</i>	<i>6</i> <i>801</i>	<i>RP28017</i> <i>SPI05534</i>	<i>16-31, 302, 303 & 304</i> <i>2-16, 30, 31, 51-60, 77-82,</i> <i>302 & 304</i>	<i>S-Y</i> <i>A-H, J-N,</i> <i>P, R, Z,</i> <i>AA-AH,</i> <i>AJ-AM</i>	<i>New Rd</i> <i>New Rd</i>

Created

POR 91A

2-31, 51-60, 77-82 &
302-304

Orig

Lots

7. Portion Allocation :

8. Map Reference :

9544-43244

9. Locality :

BUDERIM

10. Local Government :

MAROOCHY SHIRE COUNCIL

11. Passed & Endorsed :

Ken Hicks & Associates Pty Ltd
By : *(ACN 010 278 823)*

Date :

Signed :

Designation :

*7/6/99**Delegation Officer*

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 road

Licensed Surveyor/Director * Date
* delete words not required

13. Lodgement Fees :

Survey Deposit \$

Lodgement \$

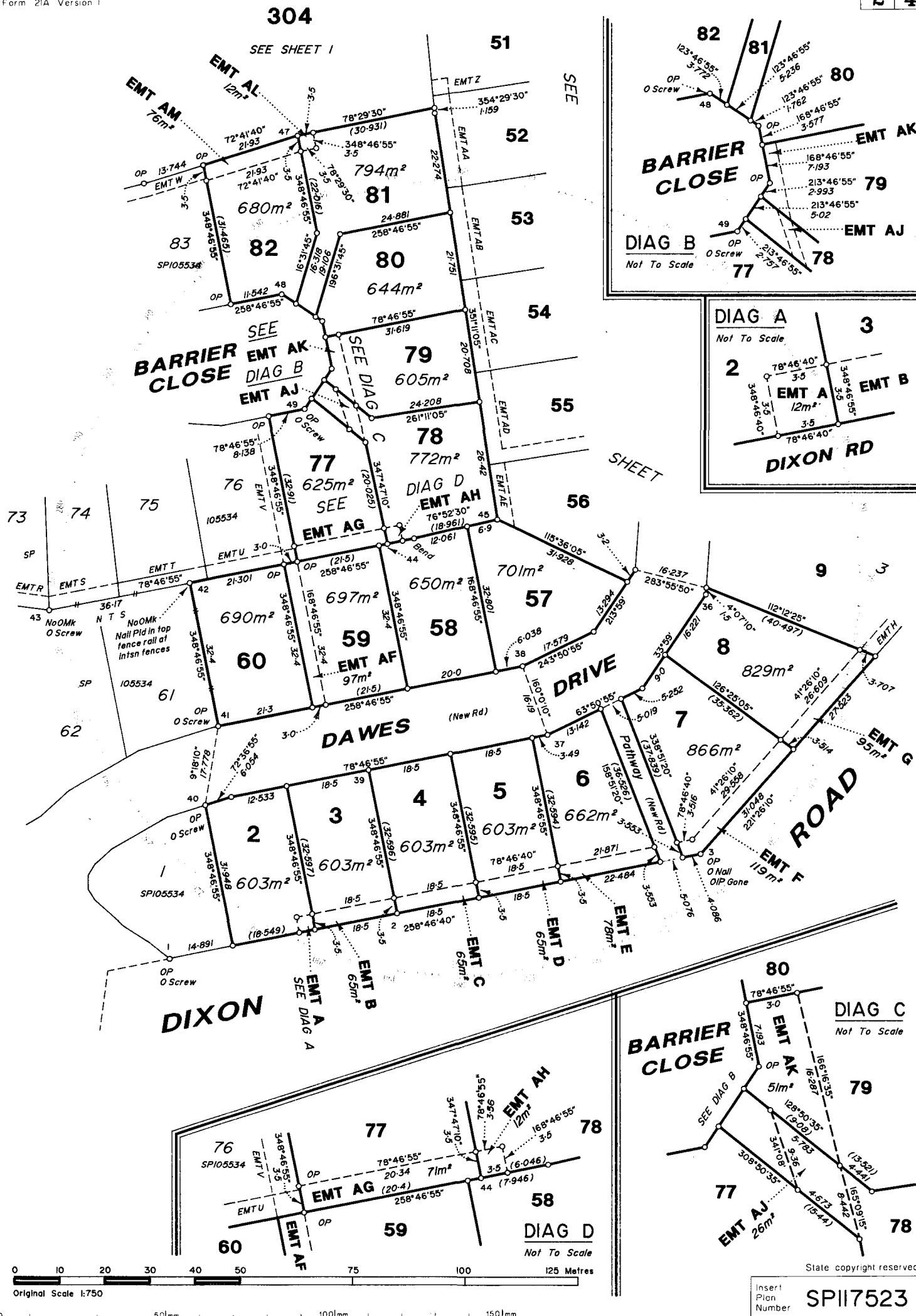
..... New Titles \$

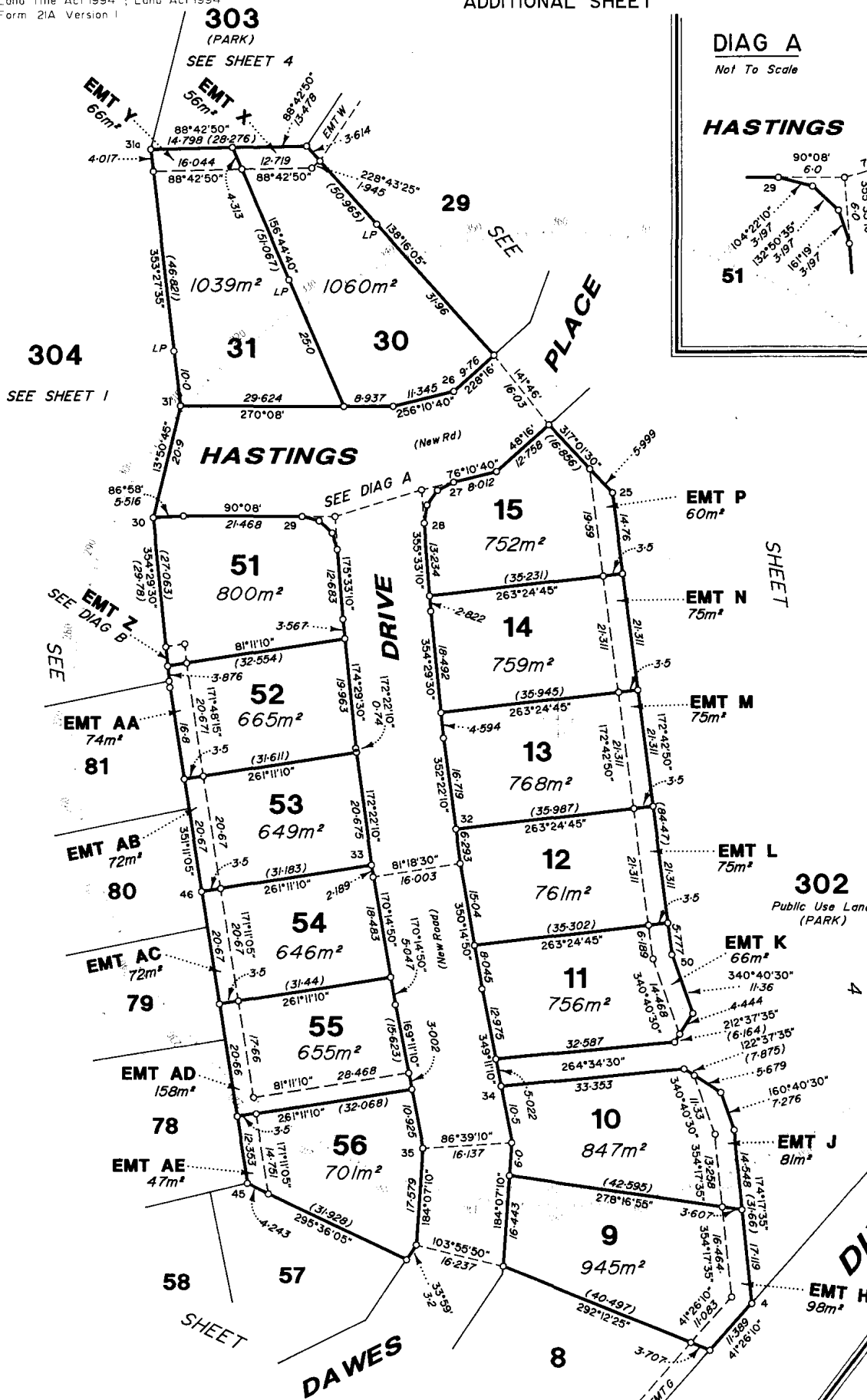
Photocopy \$

Postage \$

TOTAL \$

14. Insert
Plan
Number**SPII7523**





FORM 36 - NOTICE OF NO POOL SAFETY CERTIFICATE

EFFECTIVE OCTOBER 2022

Important Information

1. Pool owners, including bodies corporate, are responsible for ensuring the barrier complies with the pool safety standard at all times, even after giving or receiving this Form 36.
2. Pool owners may be committing an offence by failing to comply with their pool safety obligations and penalties of up to 165 penalty units may be applied.
3. The owner must complete this form if a pool safety certificate is not in effect when:
 - selling a premises with a regulated pool; or
 - entering into an accommodation agreement (e.g. written, oral or implied agreement for provision of accommodation) for premises associated with a shared pool.
4. It is recommended the seller maintain a record of giving this form to the required parties.

For the seller:

When selling without a pool safety certificate, you need to fill out this Form 36. A Form 36 is completed as part of the contract of sale.

Before settlement you must give a copy to:

- the buyer; and
- the QBCC; and
- body corporate (if you are selling a home, unit or townhouse, where there is a shared pool).

For the buyer:

If you buy a property without a pool safety certificate you must get one within 90 days of settlement. The seller must have given you a Form 36 – notice of no pool safety certificate, before entering into a contract of sale.

For the lessor - non shared (private) pool:

You must get a pool safety certificate before a lease is signed for a house or townhouse with its own non-shared pool.

For the body corporate - shared pool:

The body corporate must also ensure a pool safety certificate is in effect within 90 days of settlement OR the date an accommodation agreement is entered into. A pool safety certificate must be displayed at the main entrance to the premises or at any gate or door giving access to the pool.

GOVERNING LEGISLATION

Applicable under Sections 246ATF and 246ATI of the *Building Act 1975*.

PRIVACY NOTICE

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.

RIGHT TO INFORMATION (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*.

COMPLETING THIS FORM

- Use BLACK pen only
- Print clearly in BLOCK LETTERS
- DO NOT use correction fluid – cross out and initial amendments

RETURN YOUR COMPLETED FORM BY

Post: GPO Box 5099 Brisbane QLD 4001.

In person: QBCC service centres are listed on our website qbcc.qld.gov.au.

Email: poolsafety@qbcc.qld.gov.au.

1. DETAILS OF PROPERTY OWNER

Title ☐ Mr ☐ Mrs ☐ Miss ☐ Ms Other

Surname **K I N N E A R**

First name **M I C H A E L & C A S S I E**

Postal Address **1 0 D A W E S D R I V E**

B U D E R I M

State **Q L D** Postcode **4 5 5 6**

Mobile **0400 737 424** Home Phone

Email **mick@zerotermitepest.com.au**

ck4fitness@hotmail.com

2. LOCATION OF THE SWIMMING POOL

Street address **1 0 D A W E S D R I V E**

B U D E R I M

State **Q L D** Postcode **4 5 5 6**

Lot/s on plan **L5 SP117523**

Local Government Area **SUNSHINE COAST REGIONAL**

3. SHARED OR NON-SHARED POOL
☐

Shared pool

☒

Non-shared pool

**OFFICE
USE
ONLY**

CRN:

Receipt no:

Assignee:

Licence no:

Receipt amount: \$

Received by:

Container:



QUEENSLAND BUILDING AND
CONSTRUCTION COMMISSION

FORM 36
NOTICE OF NO POOL SAFETY CERTIFICATE

4. DETAILS OF PROPERTY PURCHASER

Title ☐ Mr ☐ Mrs ☐ Miss ☐ Ms Other

Surname

First name

Postal Address

Mobile

Home
Phone

Email

State

Postcode

5. PROPOSED DATE OF SETTLEMENT OR ACCOMMODATION AGREEMENT

☒ Sale ☐ Lease

Date can be amended and initialed by the owner if the settlement or accommodation agreement date changes after this form is completed.

Date

D	D	M	M	Y	Y	Y	Y		
2	0	/	1	0	/	2	0	2	5

6. PROPERTY OWNER'S DECLARATION

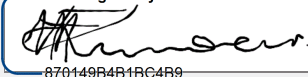
I declare that the information provided in this form is true and correct to the best of my knowledge; there is no pool safety certificate in effect for the pool; and I will give this form to the required parties in accordance with the *Building Act 1975*.

Name of
Owner

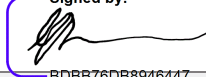
M I C H A E L & C A S S I E
K I N N E A R

Signature of
Owner

DocuSigned by:


870149B4B1BC4B9...

Signed by:


BDBB76DB8946447...

Date

D	D	M	M	Y	Y	Y	Y			
26	08	-	20	25	/	25	08	-	20	25



FORM 36 IS NOT PROPERLY COMPLETED UNLESS ALL RELEVANT DETAILS ARE PROVIDED.
It is recommended the seller maintain a record of giving this form to the required parties.



The owner or authorised person acting on behalf of the owner must submit completed form to:

Email - poolssafety@qbcc.qld.gov.au

Post - GPO Box 5099, Brisbane, QLD. 4001

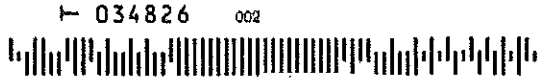
In person - QBCC service centres are listed on our website qbcc.qld.gov.au.

Rate notice

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



ABN 87 876 784 112



Half yearly rate notice for period

1 July 2025 to 31 December 2025

Issue date 22 July 2025
Property no. 102132
Valuation \$475,000
Payment reference no. 100000214
Due date for payment 22 August 2025

Amount payable **\$573.41**

Property location: 10 Dawes Dr BUDERIM QLD 4556
Property description: Lot 5 SP 117523 Por 91A

Rates and charges	Units	Rate charged	Amount
Sunshine Coast Council rates and charges			
Opening Balance			693.00-
General Rate - Category 6		Minimum Rate =	793.15
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
State Government charges (Council required to collect on behalf of the State Government)			
State Emergency Management Levy: Class A Group 2	1 x	x .5 =	125.80
TOTAL:			\$573.41

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: 100000214

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



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



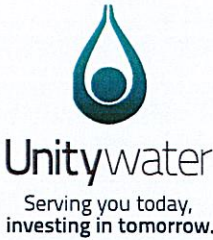
*214 100000214



Call **13 18 16** and follow the prompts
Credit Card: MasterCard and Visa
Billpay Code: 0214 Reference: 1 0000 0214



Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts.
Reference: 1 0000 0214
MasterCard and Visa



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	99790332
Payment reference	0997 9033 23
Property	10 Dawes Dr, BUDERIM, QLD

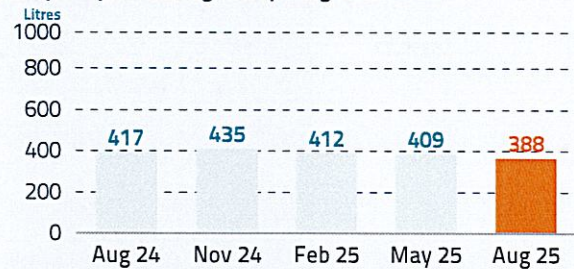
Bill number	7127611293
Billing period	16 May 2025
85 days	to 8 Aug 2025
Issue date	12 Aug 2025
Approximate date of next meter reading	6 Nov 2025

Your account activity

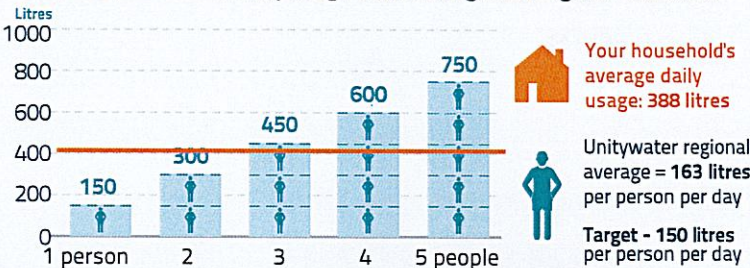
Your last bill	Payments/ adjustments	Balance	New charges	Total due
\$435.36	\$435.36	\$0.00	\$399.17	\$399.17
Due date				11 Sep 2025

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



Changes on *your* bill

From 1 July 2025

Find out more unitywater.com/pricing



Easy ways to pay For other payment options - see over

BPAY*
Biller Code: 130393
Ref: 0997 9033 23
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

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)
UE1632188W	15 May 25	1459	8 Aug 25	1492	33	85	388.2
Total water usage					33	85	388.2
Total sewerage usage (waste and greywater) = 90% of water usage					29.70	85	349.4

Activity since last bill

Last bill		\$435.36
Payments / adjustments		
18 Jun 2025	CBA BPAY BPAY 18/06/2025	-\$435.36
Account balance		\$0.00

Water and Sewerage Charges

Lot 5 Plan SP117523 Installation ID 1332330

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	16 May 25 to 30 Jun 25	0.3882	46	\$3.444	\$61.51
State Govt Bulk Water	01 Jul 25 to 08 Aug 25	0.3882	39	\$3.517	\$53.25

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	16 May 25 to 30 Jun 25	0.3882	46	\$0.760	\$13.57
Water up to 822 L/day	01 Jul 25 to 08 Aug 25	0.3882	39	\$0.787	\$11.92
Sewerage up to 740 L/day	16 May 25 to 30 Jun 25	0.3494	46	\$0.760	\$12.22
Sewerage up to 740 L/day	01 Jul 25 to 08 Aug 25	0.3494	39	\$0.787	\$10.72
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	16 May 25 to 30 Jun 25	1	46	\$0.879	\$40.43
Water Access 20mm	01 Jul 25 to 08 Aug 25	1	39	\$0.945	\$36.86
Sewerage Access	16 May 25 to 30 Jun 25	1	46	\$1.805	\$83.03
Sewerage Access	01 Jul 25 to 08 Aug 25	1	39	\$1.940	\$75.66
Water subtotal					\$217.54
Sewerage subtotal					\$181.63

New water and sewerage charges \$399.17

Total Due = 1 + 2 \$399.17

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: 0997 9033 23

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

 **In person, by phone or online**
Billpay Code: 4028
Ref: 0997 9033 23
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0997903323 00039917

Account number	99790332
Payment reference	0997 9033 23
Total due	\$399.17
Due date	11 Sep 2025