

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 **DUNCAN MICHAEL REED, RACHEL REED**

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

33 KURRAJONG CR, MERIDAN PLAINS QLD 4551

Lot on plan description

128/SP167680

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> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input style="width: 150px; height: 20px;" type="text"/> » the amount of rent and bond payable: <input style="width: 150px; height: 20px;" type="text"/> » whether the lease has an option to renew: <input style="width: 150px; height: 20px;" type="text"/> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>1. EASEMENT No 707738909 20/05/2004 at 16:57 burdening the land to LOTS 127 AND 129 ON SP167680 OVER EASEMENT S ON SP167680</p> <p>2. EASEMENT No 707738910 20/05/2004 at 16:58 benefiting the land over EASEMENT T ON SP167680</p> <p>3. EASEMENT No 707738940 20/05/2004 at 17:02 benefiting the land over</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 checked="" type="checkbox"/> Yes <input 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 style="width: 80px; height: 20px;" type="text" value="2024-12-07"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

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

Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount: Date Range:

OR

The property is currently a rates exempt lot.**

OR

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

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

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

Water

Whichever of the following applies—

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

Amount: Date Range:

OR

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

Amount: Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

Signed by:
DUNCAN MICHAEL REED
520190GFA82964AD
Signature of seller

Signed by:
RACHEL REED
505BC13A56C645E
Signature of seller

DUNCAN MICHAEL REED
Name of Seller

RACHEL REED
Name of Seller

23-11-2025
Date

24-11-2025
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

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Annexure – Part 2 Statutory encumbrances

Annexure to Form 2 Seller Disclosure Statement

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

Statutory encumbrances

There are statutory encumbrances that affect the property.

Yes

No

If Yes, the details of any statutory encumbrances are as follows:

1. EASEMENT No 707738909 20/05/2004 at 16:57
burdening the land to
LOTS 127 AND 129 ON SP167680 OVER EASEMENT S ON SP167680
2. EASEMENT No 707738910 20/05/2004 at 16:58
benefiting the land over
EASEMENT T ON SP167680
3. EASEMENT No 707738940 20/05/2004 at 17:02
benefiting the land over
EASEMENT AG ON SP167680

Note: Insert a description of the encumbrances and a copy of the plan showing the location of the infrastructure, if available, is given

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD



Request No: 54166579
Search Date: 20/11/2025 09:10

Title Reference: 50498877
Date Created: 04/06/2004

Previous Title: 50471409

REGISTERED OWNER

Interest

Dealing No: 710268403 18/01/2007

DUNCAN MICHAEL REED	TENANTS IN COMMON	1/2
RACHEL REED	TENANTS IN COMMON	1/2
	AS TENANTS IN COMMON	

ESTATE AND LAND

Estate in Fee Simple

LOT 128 SURVEY PLAN 167680
Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10364108 (POR 14)
2. EASEMENT No 707738909 20/05/2004 at 16:57 burdening the land to LOTS 127 AND 129 ON SP167680 OVER EASEMENT S ON SP167680
3. EASEMENT No 707738910 20/05/2004 at 16:58 benefiting the land over EASEMENT T ON SP167680
4. EASEMENT No 707738940 20/05/2004 at 17:02 benefiting the land over EASEMENT AG ON SP167680
5. MORTGAGE No 710268409 18/01/2007 at 14:28 ST.GEORGE BANK LIMITED A.B.N. 92 055 513 070

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

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

707738840

\$5899.60
20/05/2004 16:41

NR 400 NT

Registered

Lodged by

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

1. Certificate of Registered Owners or Lessees.

I/We LENSWORTH BUDDINA PTY LTD
ACN 009 682 384

(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

LENSWORTH BUDDINA PTY LTD A.C.N. 009 682 384
by its duly constituted Attorneys **PAUL TERENCE McDONALD**
and **MARK PETER SALMON** under Power of Attorney
No. 706881226 and declare that we have received no notice
of revocation of such Power of Attorney.

[Signatures]
Paul Terence McDonald Mark Peter Salmon

In the presence of
[Signature] K. J. P. Comm of Declarations

* Rule out whichever is inapplicable

2. Local Government Approval.

* Council of the City of Caloundra

hereby approves this plan in accordance with the :

% Integrated Planning Act 1997

Dated this NINETEENTH day of MAY 2004

[Signature] #1 **MANAGER GROWTH MANAGEMENT**
AS COUNCIL'S DELEGATE

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt :
Surveyor : 2780-56-2

6. Existing

Title Reference	Lot	Plan	Created	Emts	Road
50471409	702	SPI57253	97 - 131, 223 - 231, 233 - 270, 447 & 448	A-H, J-N P-R, S-U V-Z AA-AH & AJ	New Rd

EMT BR on SPI57253 fully absorbed by new road

ECUMBRANCE EASEMENTS

Easement	Lots to be Encumbered
601623785	702
707491338	448 and 702

BENEFIT EASEMENTS

Easement	Lots to be Fully-Benefited
707210847	97 - 99
707210850	97 - 99

Amendments by me.

Hillmir Pty Ltd

[Signature] Licensed Surveyor, Director
1-6-04.

Par 14	97 - 131, 223 - 231, 233 - 270, 447 & 448
Orig	Lots

7. Portion Allocation :

8. Map Reference :
9544-34114

9. Locality :
BIRTINYA

10. Local Government :
Caloundra City Council

11. Passed & Endorsed :
HILLMIR Pty Ltd ABN 75 009 728 634
By : (t/a JB Goodwin Midson & Partners)
Date : 28th April 2004
Signed : *[Signature]*
Designation : Licensed Surveyor

12. Building Format Plans only.

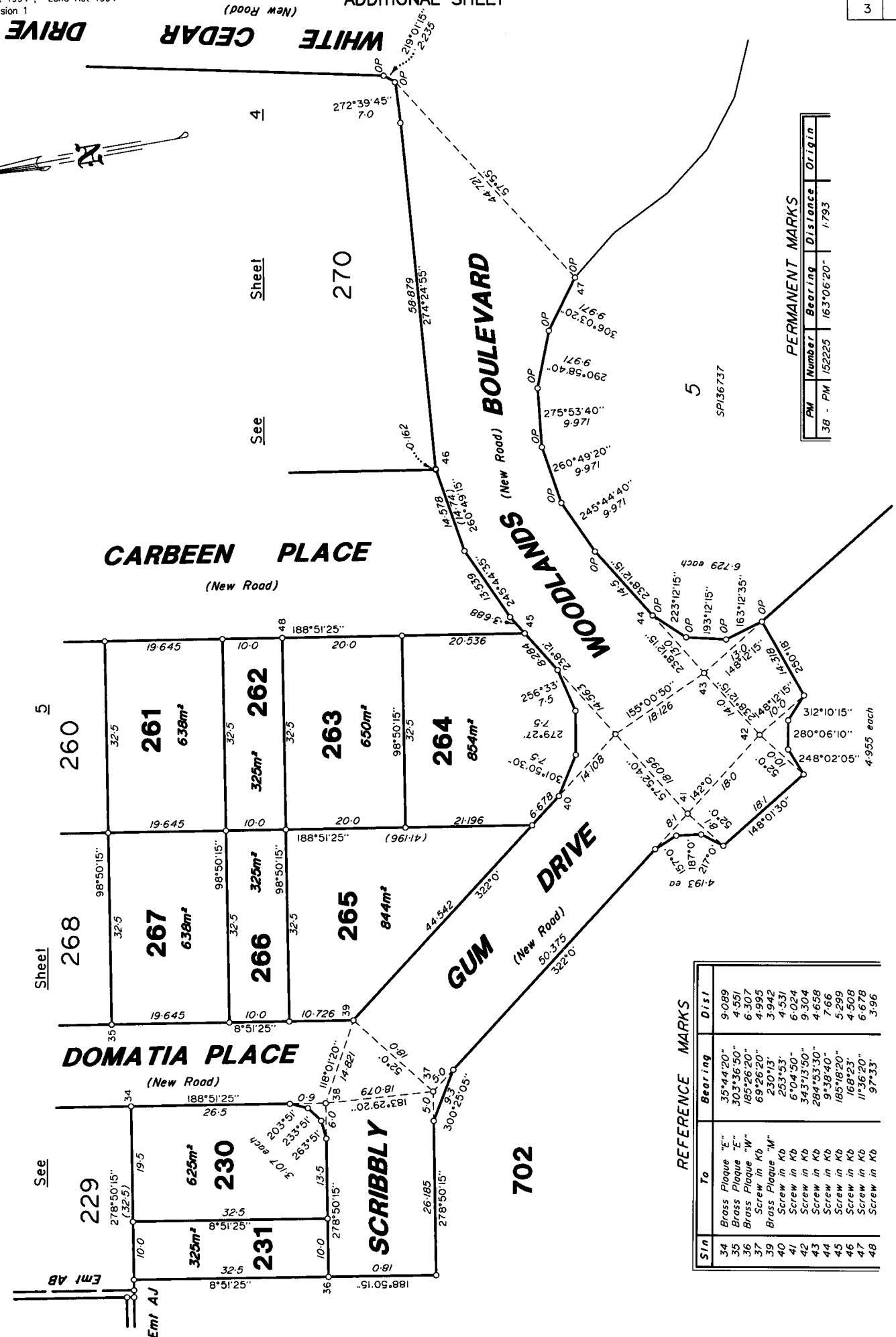
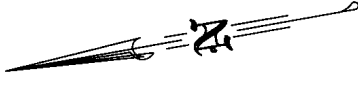
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road
Licensed Surveyor/Director * Date
*delete words not required

13. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

14. Insert Plan Number
SPI67680

ADDITIONAL SHEET



PERMANENT MARKS

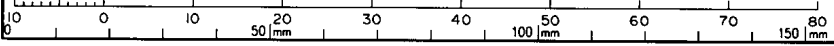
PM Number	Bearing	Distance	Origin
38 - PM	152225	163°06'20"	1793

REFERENCE MARKS

Sl No	To	Bearing	Dist
34	Brass Plaque "E"	35°44'20"	9.089
35	Brass Plaque "E"	303°36'50"	4.551
36	Brass Plaque "W"	185°26'20"	6.307
37	Screw in Kb	69°26'20"	4.995
39	Brass Plaque "M"	230°13'	3.942
40	Screw in Kb	253°53'	4.531
41	Screw in Kb	6°04'50"	6.024
42	Screw in Kb	343°13'50"	9.304
43	Screw in Kb	284°53'30"	4.658
44	Screw in Kb	9°38'40"	7.66
45	Screw in Kb	185°16'20"	5.299
46	Screw in Kb	168°23'	4.908
47	Screw in Kb	11°36'20"	6.678
48	Screw in Kb	97°33'	3.96

See Sheet 260, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Scale 1:600 Lengths are in Metres



State copyright reserved.

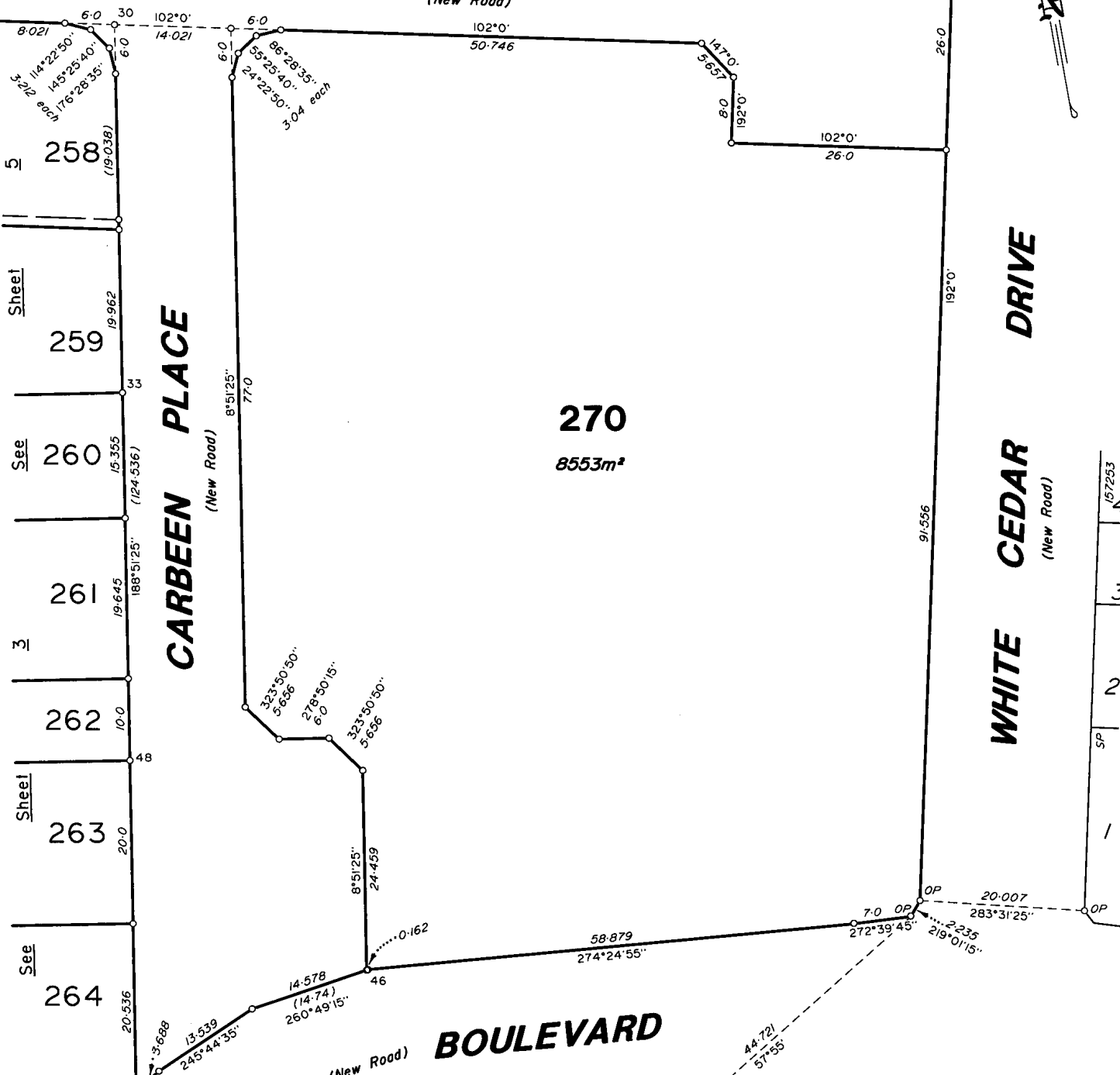
Insert Plan Number **SPI67680**

See Sheet 6
249 248 247 246 245 244 243

RIBERRY PLACE
(New Road)

CARBEEN PLACE
(New Road)

WHITE CEDAR DRIVE
(New Road)

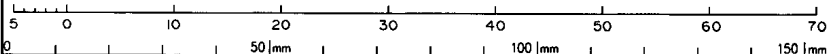


WOODLANDS BOULEVARD
(New Road)

REFERENCE MARKS

Stn	To	Bearing	Dist
32	Screw in Kb	210°40'15"	11.678
32	Screw in Kb	100°28'10"	15.756
33	Screw in Kb	80°38'30"	10.496
45	Screw in Kb	185°18'20"	5.299
46	Screw in Kb	11°36'20"	6.678

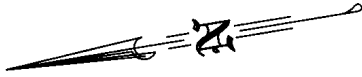
Scale 1:500 Lengths are in Metres



State copyright reserved.

Insert Plan Number **SP167680**

ADDITIONAL SHEET



Amendments by me
HILLMIR Pty Ltd

[Signature] Licensed Surveyor &
Director

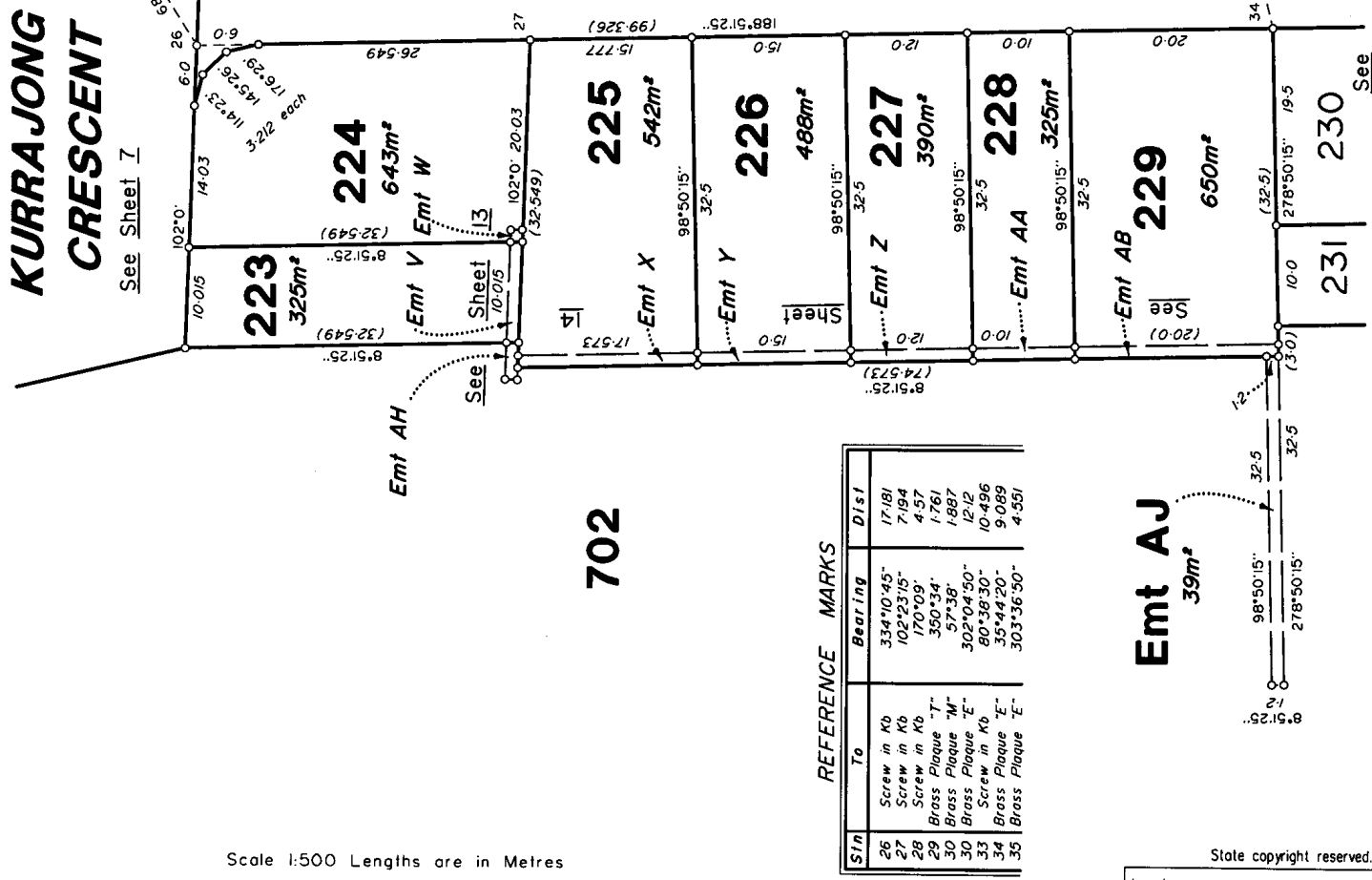
Date: 1-6-04

**KURRAJONG
CRESCENT**

RIBERRY PLACE

CARBEN PLACE

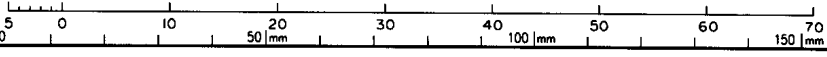
DOMATIA PLACE



REFERENCE MARKS

Sta	To	Bearing	Dist
26	Screw in Kb	334°0'45"	17.181
27	Screw in Kb	102°23'15"	7.194
28	Screw in Kb	170°09'	4.57
29	Brass Plaque "T"	350°34'	1.761
30	Brass Plaque "M"	57°38'	1.887
31	Brass Plaque "E"	302°04'50"	12.12
32	Screw in Kb	80°38'30"	10.496
33	Screw in Kb	35°44'20"	9.089
34	Brass Plaque "E"	303°36'50"	4.551

Scale 1:500 Lengths are in Metres



Emt AJ
39m²

Insert Plan Number **SPI67680**

State copyright reserved.

See Sheet 4 270

233 See Sheet 1

253 See Sheet 1

3

Sheet

See

231

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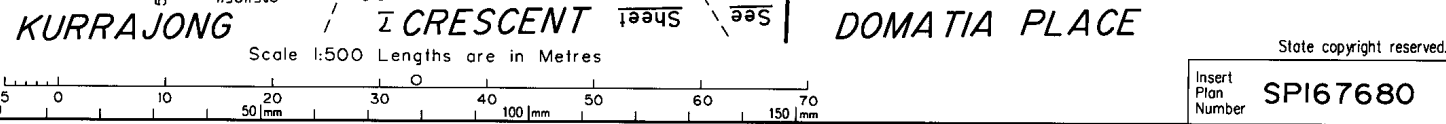
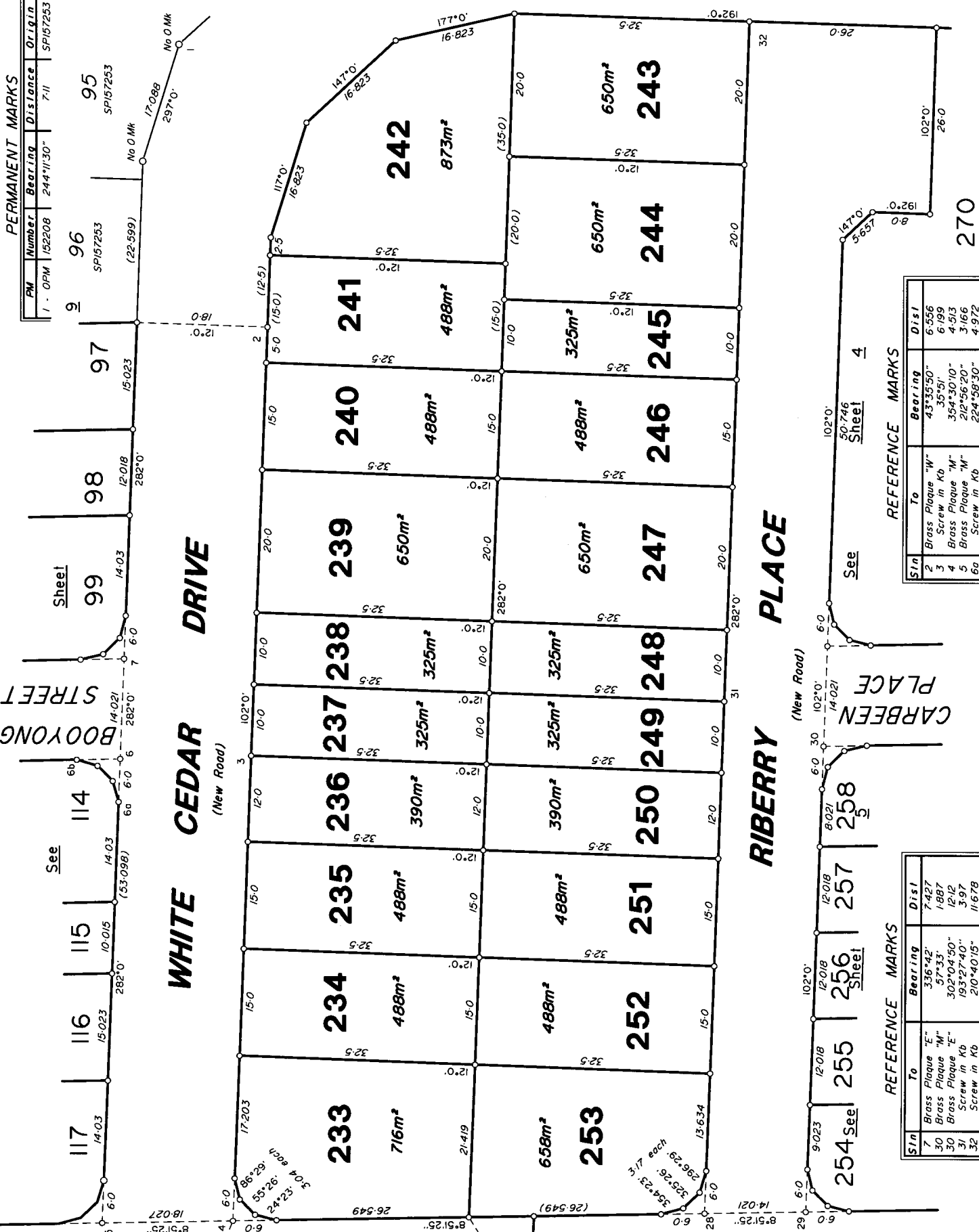
494

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496



PM	Number	Bearing	Distance	Origin
1	OPM	244°11'30"	7.11	SPI57253

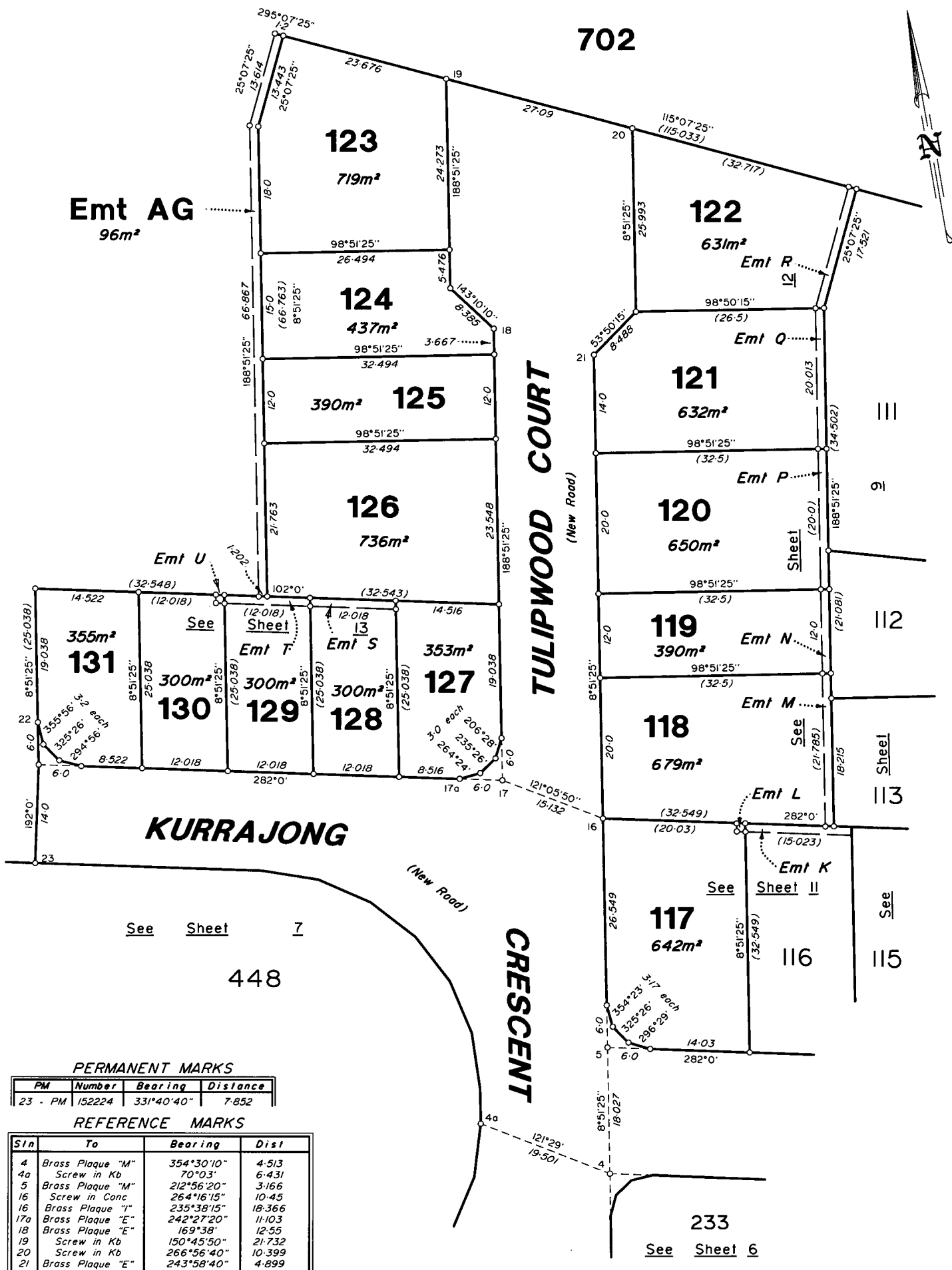


REFERENCE MARKS

Stn	To	Bearing	Dist
2	Brass Plaque "W"	43°35'50"	6.556
3	Screw in Kb	35°51'	6.199
4	Brass Plaque "M"	354°30'10"	4.513
5	Brass Plaque "M"	212°56'20"	3.166
6a	Screw in Kb	224°58'30"	4.972
6b	Brass Plaque "E"	101°15'	3.93

REFERENCE MARKS

Stn	To	Bearing	Dist
7	Brass Plaque "E"	336°42'	7.427
30	Brass Plaque "M"	57°33'	1.887
30	Brass Plaque "E"	302°04'50"	12.12
31	Screw in Kb	193°27'40"	3.97
32	Screw in Kb	210°40'15"	11.678
32	Screw in Kb	100°28'10"	15.756



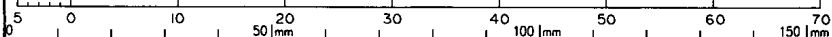
PERMANENT MARKS

PM	Number	Bearing	Distance
23 - PM	152224	331°40'40"	7.852

REFERENCE MARKS

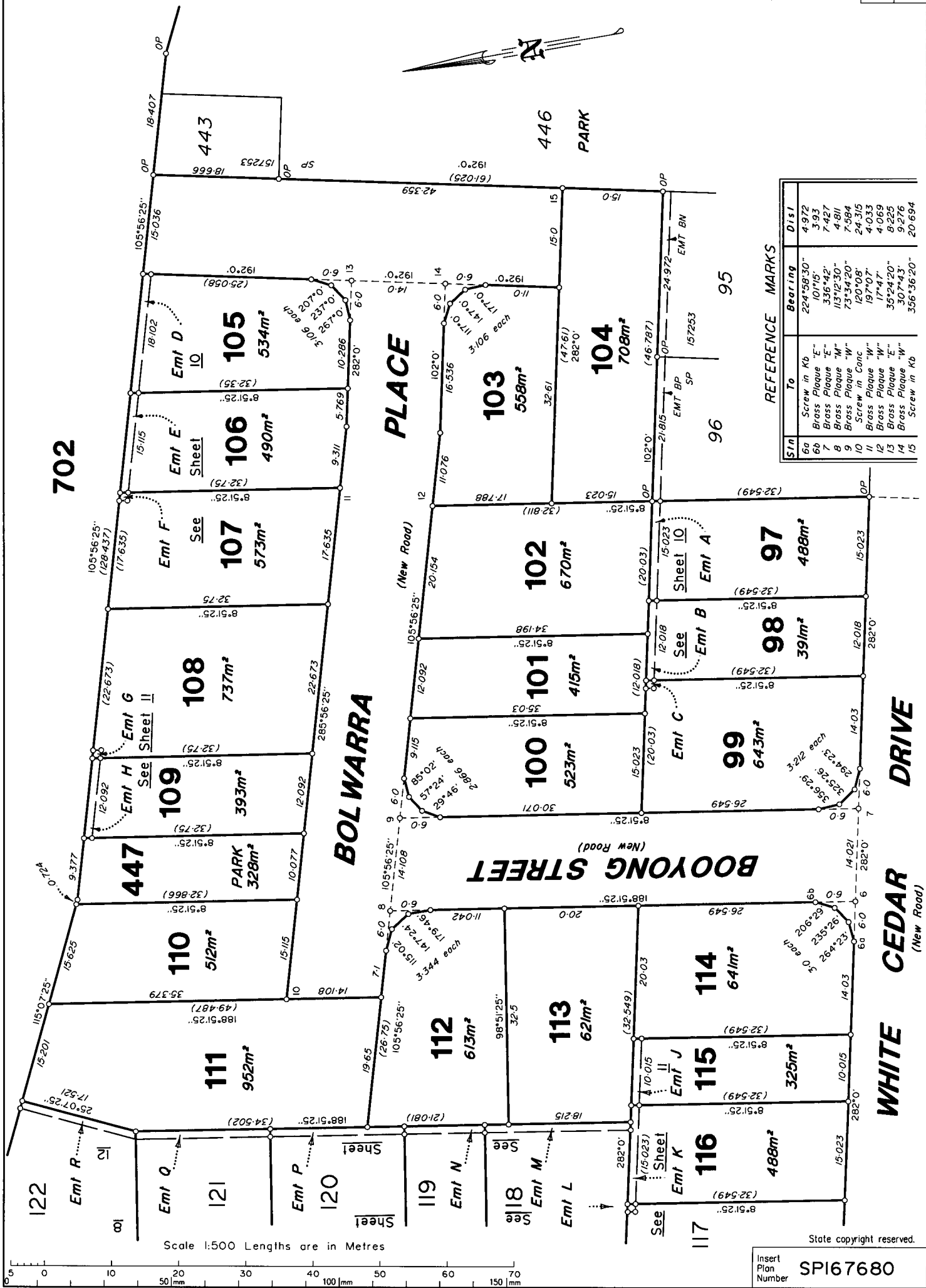
Sl n	To	Bearing	Dist
4	Brass Plaque "M"	354°30'10"	4.513
4a	Screw in Kb	70°03'	6.431
5	Brass Plaque "M"	212°56'20"	3.166
16	Screw in Conc	264°16'15"	10.45
16	Brass Plaque "I"	235°38'15"	18.366
17a	Brass Plaque "E"	242°27'20"	11.103
18	Brass Plaque "E"	169°38'	12.55
19	Screw in Kb	150°45'50"	21.732
20	Screw in Kb	266°56'40"	10.399
21	Brass Plaque "E"	243°58'40"	4.899
22	Brass Plaque "I"	299°44'30"	8.5

Scale 1:500 Lengths are in Metres



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Insert Plan Number **SPI67680**



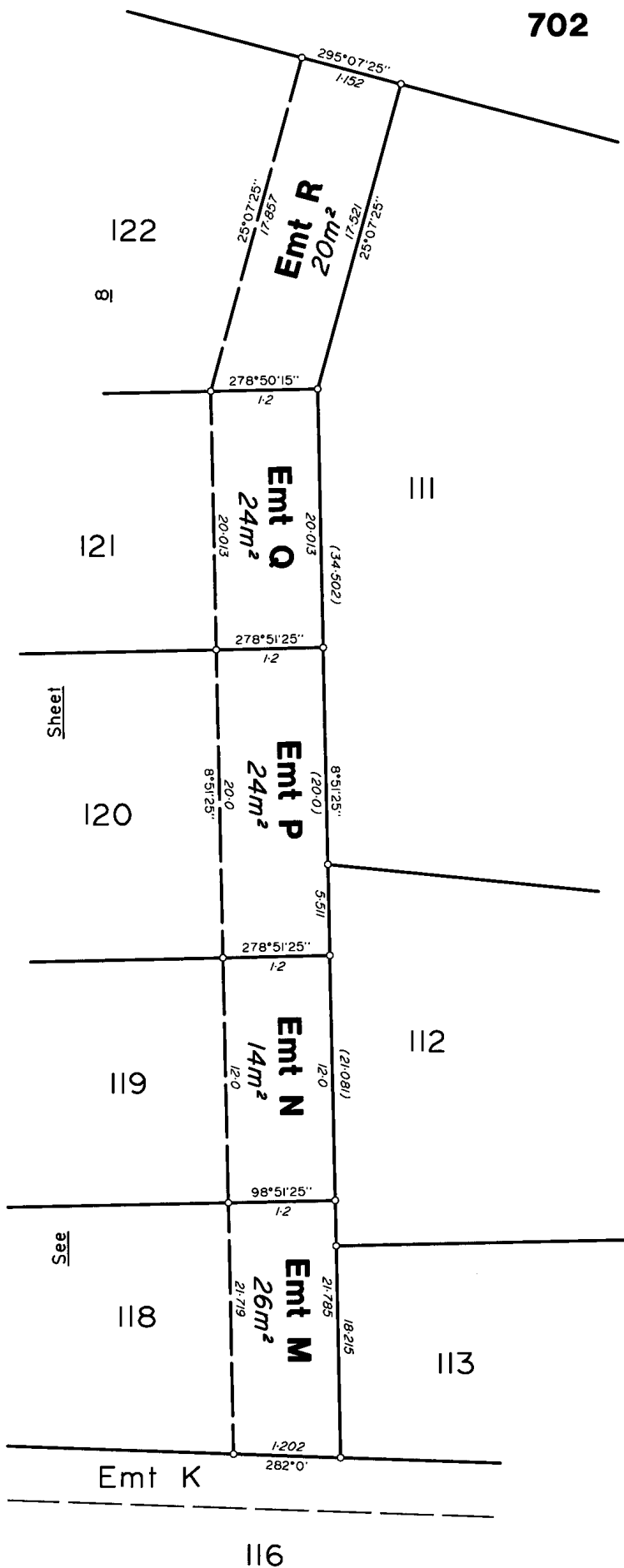
Stn	To	Bearing	Dist
6a	Screw in Kb	224°58'30"	4.972
6b	Brass Plaque "E"	101°15'	3.93
7	Brass Plaque "E"	336°42'	7.427
8	Brass Plaque "M"	113°12'30"	4.811
9	Brass Plaque "W"	73°34'20"	7.584
10	Screw in Conc	120°08'	24.315
11	Brass Plaque "W"	197°07'	4.033
12	Brass Plaque "W"	17°47'	4.069
13	Brass Plaque "E"	35°24'20"	9.276
14	Brass Plaque "W"	307°43'	9.276
15	Screw in Kb	356°36'20"	20.694

Scale 1:500 Lengths are in Metres

State copyright reserved.

Insert Plan Number
SPI67680

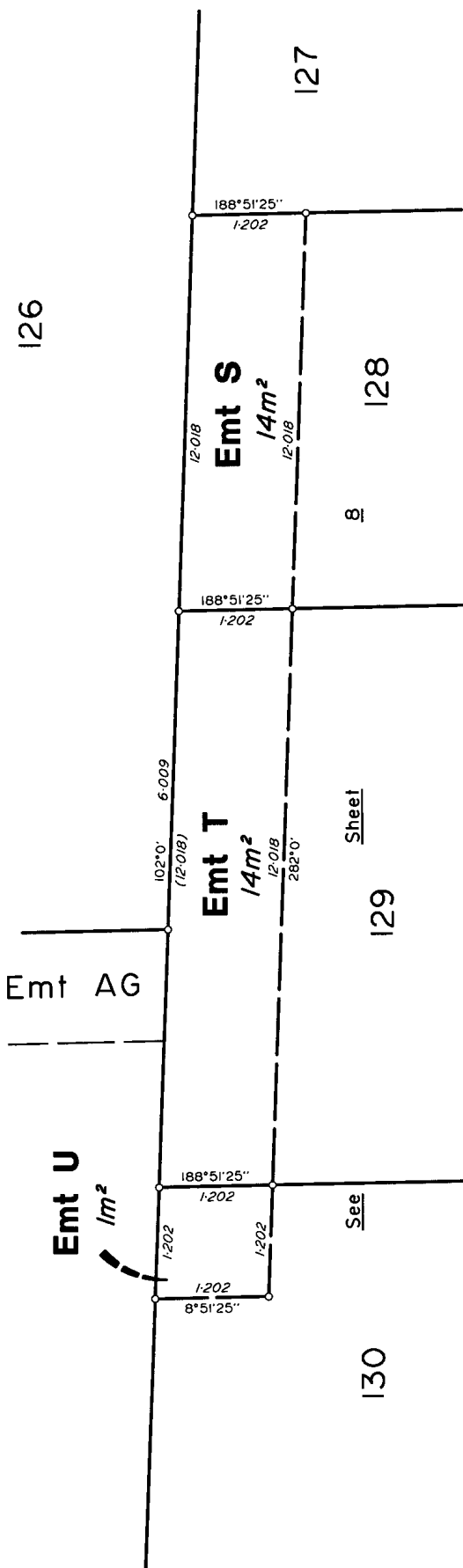
DIAGRAM E
Not to Scale



Sheet

See

702



Emt AG

Emt U
1m²

Emt T
14m²

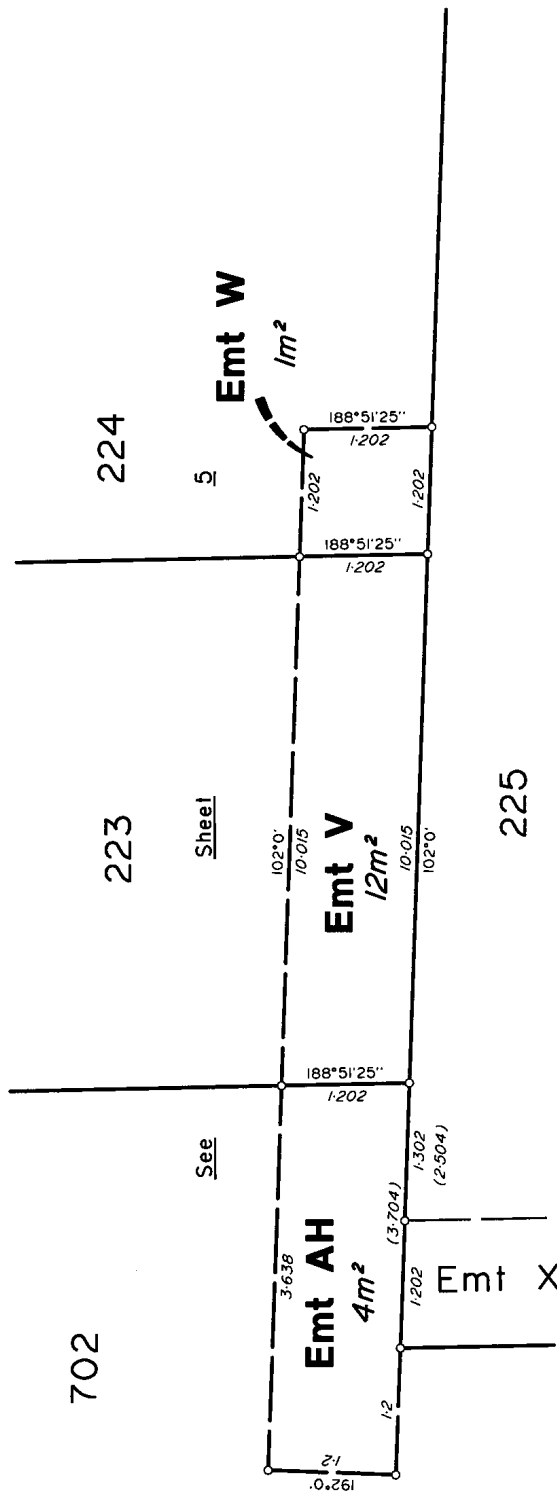
Emt S
14m²

See

Sheet

DIAGRAM F
Not to Scale

702



See

Sheet

Emt AH
4m²

Emt V
12m²

Emt W
1m²

Emt X

DIAGRAM G
Not to Scale

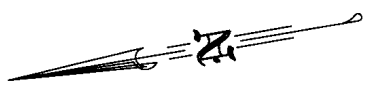
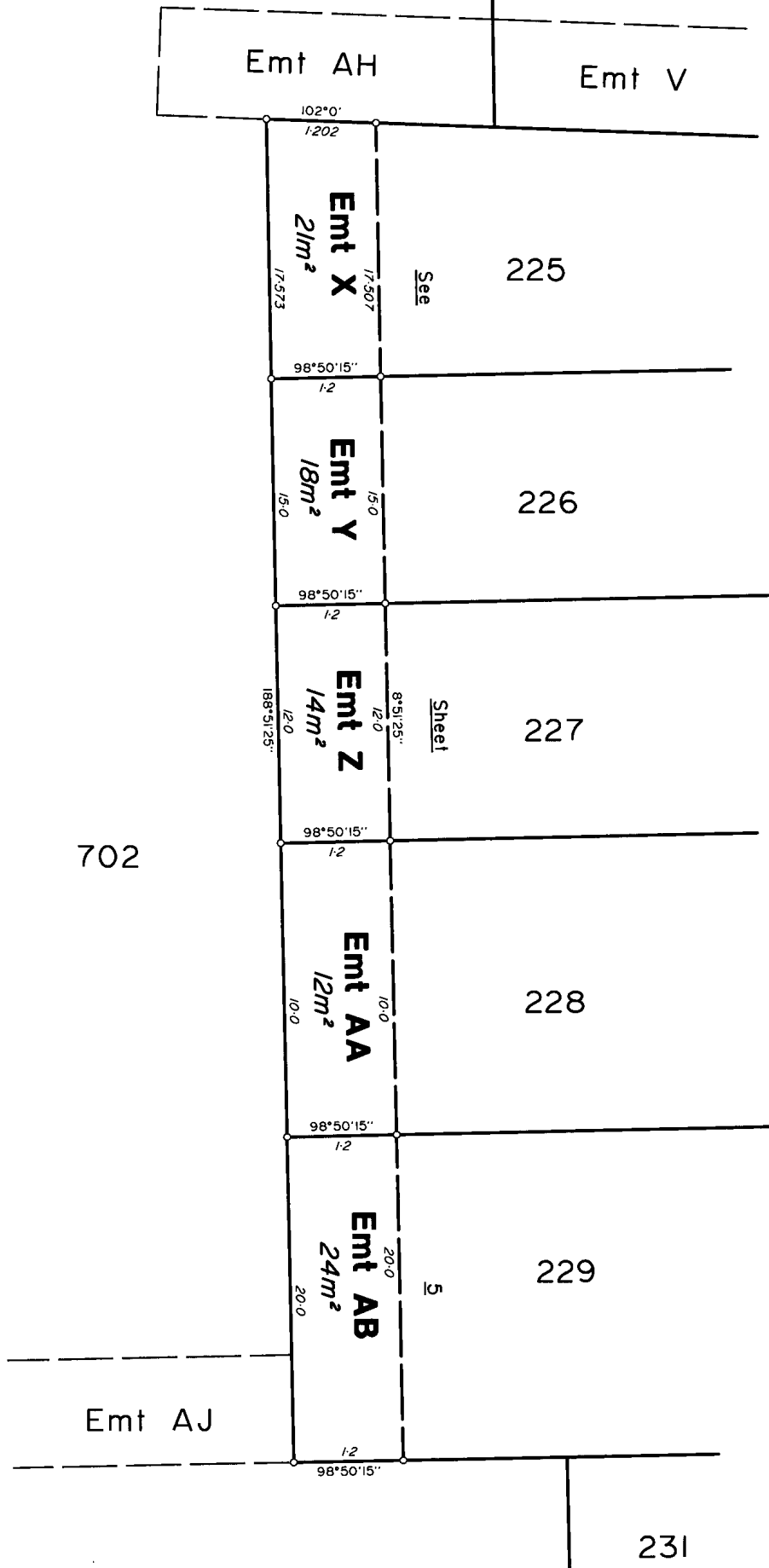


DIAGRAM H
Not to Scale



Rate notice

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



ABN 37 876 973 913

Mr DM REED & Ms R REED

Half yearly rate notice for period

1 July 2025 to 31 December 2025

Issue date 22 July 2025
 Property no. 216887
 Valuation \$320,000
 Payment reference no. 101165925
 Due date for payment **22 August 2025**


Amount payable \$1,410.26

Property location: 33 Kurrajong Cres MERIDAN PLAINS QLD 4551
Property description: Lot 128 SP 167680

Rates and charges	Units	Rate charged	Amount
Sunshine Coast Council rates and charges			
General Rate - Category 16		Minimum Rate =	952.00
Waste Bin - 140 Litre	1 x	\$471.00 x .5 =	235.50
Garden Organics Bin - 240 Litre	0.50 x	\$96.00 x .5 =	24.00
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:			\$1,410.26

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

Easy ways to pay:



Billers Code: 18259
Ref: 101165925

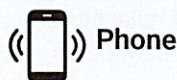
Mobile & Internet Banking – BPAY®
 Make this payment from your cheque, savings, debit, credit card or transaction account.



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



*214 101165925



Call **13 18 16** and follow the prompts
 Credit Card: MasterCard and Visa
 Billpay Code: 0214 Reference: 1 0116 5925



Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts.
 Reference: 1 0116 5925
 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.

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.

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 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 to set up your direct debit payment plan.



Pay using your smart phone

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





WATER AND SEWERAGE YOUR BILL

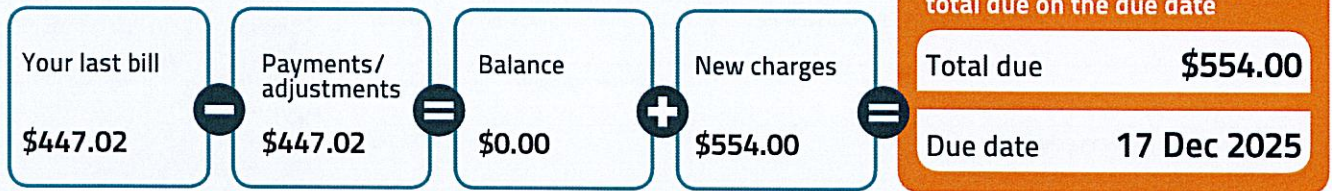
1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	216887
Payment reference	0002 1688 70
Property	33 Kurrajong Cres, MERIDAN PLAINS, QLD

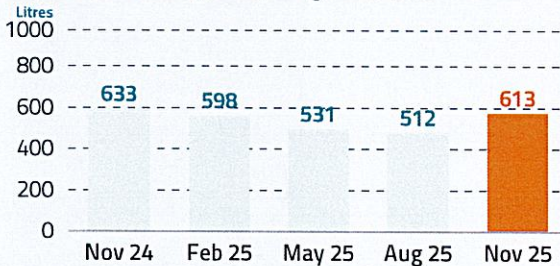
Bill number	7127990659
Billing period	13 Aug 2025 93 days to 13 Nov 2025
Issue date	17 Nov 2025
Approximate date of next meter reading	10 Feb 2026

Your account activity

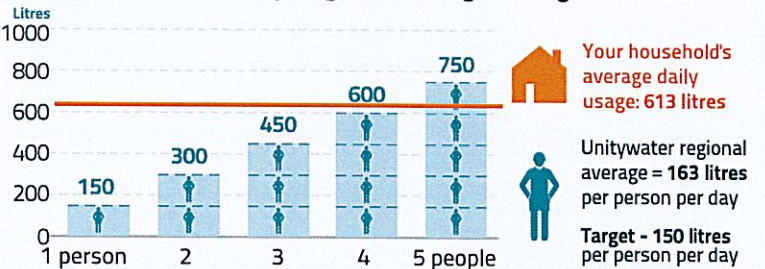


8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



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



What does *your water* bill pay for?

Your investment in safe and reliable water and wastewater services.

Learn more at unitywater.com/yourwaterbill



Easy ways to pay For other payment options - see over

BPAY
Biller Code: 130393
Ref: 0002 1688 70
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
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

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)
UT1904388W	12 Aug 25	1074	13 Nov 25	1131	57	93	612.9
Total water usage					57	93	612.9
Total sewerage usage (waste and greywater) = 90% of water usage					51.30	93	551.6

Activity since last bill

Last bill	\$447.02
Payments / adjustments	
15 Sep 2025 Direct Debit Bank Variable	-\$447.02
Account balance	\$0.00 ¹

Water and Sewerage Charges

Lot 128 Plan SP167680 Installation ID 1451345

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	13 Aug 25 to 13 Nov 25	0.6129	93	\$3.517	\$200.47

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	13 Aug 25 to 13 Nov 25	0.6129	93	\$0.787	\$44.86
Sewerage up to 740 L/day	13 Aug 25 to 13 Nov 25	0.5516	93	\$0.787	\$40.37
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	13 Aug 25 to 13 Nov 25	1	93	\$0.945	\$87.88
Sewerage Access	13 Aug 25 to 13 Nov 25	1	93	\$1.940	\$180.42
Water subtotal					\$333.21
Sewerage subtotal					\$220.79

New water and sewerage charges	\$554.00 ²
Total Due = ¹ + ²	\$554.00

Important information

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

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

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

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

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

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

Interpreter service 13 14 50

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

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

International calls
+ 61 7 5431 8333

unitywater.com
PO Box 953
Caboolture QLD 4510
1300 086 489

More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0002 1688 70



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: 0002 1688 70
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0002168870 00055400

Account number	216887
Payment reference	0002 1688 70
Total due	\$554.00
Due date	17 Dec 2025

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