

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 IAN DAVID EDGAR, LEANE DOROTHY EDGAR

Property address (referred to as the "property" in this statement) 4 NARDOO CT, MOOLOOLABA QLD 4557

Lot on plan description 129/RP183879

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

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

Unregistered encumbrances (excluding statutory encumbrances)

There are encumbrances not registered on the title that will continue ☐ **Yes** ☒ **No** to affect the property after **settlement**.

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.

Unregistered lease (if applicable)

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

» the start and end day of the term of the lease:

» the amount of rent and bond payable:

» whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

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. ☐ **Yes**

Unregistered oral agreement (if applicable)

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

Statutory encumbrances

There are statutory encumbrances that affect the property. ☐ **Yes** ☒ **No**

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

Residential tenancy or rooming accommodation agreement

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☐ **Yes** ☒ **No**

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? (*Insert date of the most recent rent increase for the premises or rooms*)

Note—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

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.

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>): Low Density Residential Zone	
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes ☒ No The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. ☐ Yes ☒ No The following notices are, or have been, given: A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No	
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. ☐ Yes ☒ No <i>If Yes, a copy of the order or application must be given by the seller.</i>	
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). ☐ Yes ☒ No	
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.	
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.	

Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount: Date Range:

OR

The property is currently a rates exempt lot.** ☐

OR

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

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

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

Water

Whichever of the following applies—

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

Amount: Date Range:

OR

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

Amount: Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below)	☐ Yes	☒ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	☐ Yes	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. If No— An explanatory statement is given to the buyer that states: » 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.	☐ Yes	☐ No
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 (If Yes, complete the information below)	☐ Yes	☒ No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. If No— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	☐ Yes	☐ No

Signatures – SELLER

Signed by:
Ian David Edgar
A405C4A4BAD6454
Signature of seller

Leane Edgar
Signature of seller

IAN DAVID EDGAR
Name of Seller

LEANE DOROTHY EDGAR
Name of Seller

20 May 2026
Date

19th MAY 2026.
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: 56080099

Search Date: 11/05/2026 12:49

Title Reference: 16405246

Date Created: 22/12/1982

Previous Title: 16181129

REGISTERED OWNER

Dealing No: 702803701 23/07/1998

IAN DAVID EDGAR

LEANE DOROTHY EDGAR

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 129 REGISTERED PLAN 183879

Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 12748250 (POR 312)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]

Requested By: D-ENQ INFOTRACK PTY LIMITED

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

REFERENCE MARKS			
STN.	TO	BEARING	DIST.
1a	OIP	271°26'50"	1-0
1b	"	181°26'50"	"
4	"	91°26'50"	"
6	Pin	"	5-0
6	"	189° 0'	"
7	"	289°07'50"	"
7	"	189° 0'	"
8	"	22°40'0"	1-0
11	"	198°26'50"	"
13	"	272°06'50"	"
15	"	195° 0'	"
18	"	271°26'50"	5-0
18	"	1°26'50"	"
19	"	99° 0'	1-0
20	"	279° 0'	"
22	"	230°48'50"	"
28	"	225°45'50"	"
31	"	45°45'50"	"

NOTE. 6.0 metre Truncations
at Sns. 1, 6, 7 & 18

891.

RP 176953

PLAN MUST BE DRAWN WITHIN BLUE LINES

PLAN MUST BE DRAWN WITHIN BLUE LINES

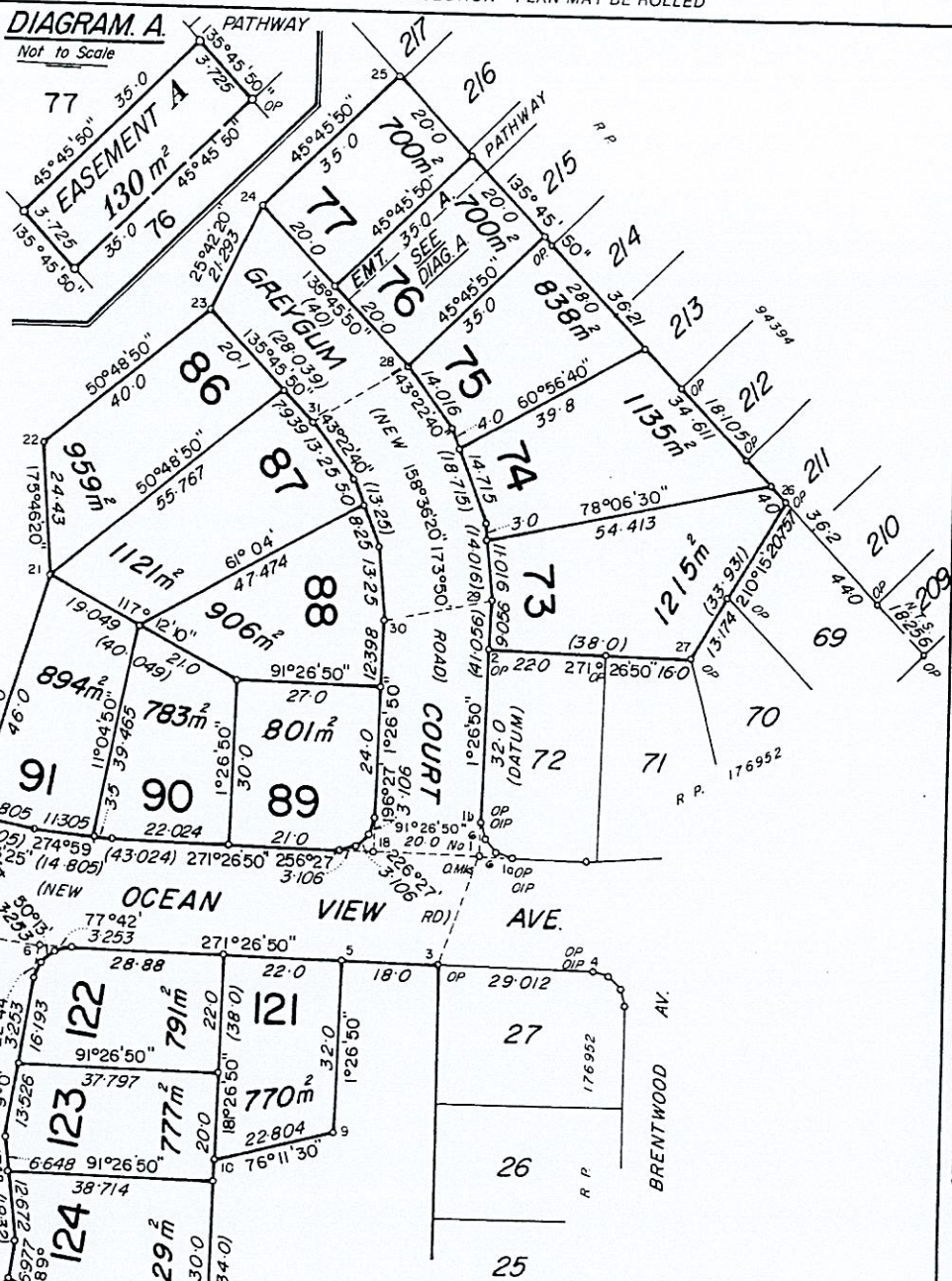


DIAGRAM .B

Not to Scale

TRAVERSES		
LINE	BEARING	DIST.
1-3	200°06'15"	21.109
1-18	271°26'50"	20.0
6-7	279°06'30"	16.0
28-31	238°52'25"	20.537
29-30	258°20'10"	20.535

AREA OF NEW ROAD

$$\underline{6024m^2}$$

No FIELD NOTES LODGED		LINES NOT SURVEYED		STNS	CORNERS NOT MARKED		STNS
ORIGINAL PORTION 312		PLAN OF <u>LOTS 73-77, 86-91, 121-130</u> & <u>EMT A</u> in Lot 76 & <u>EMT B</u> in Lot 125 <u>Cancelling Part of Lot 73 on RP 176953</u>			TOWN		
ORIGINAL GRANT 135740					PARISH MOOLOOLAH		
					COUNTY CANNING		
MAP REF. <i>Sunshine Coast 16-3A</i> " 16-3D	PROCLAIMED SURVEY AREA	SURVEYED BY <i>W. J. Freeman</i>17...../.....3...../.....82.....	MERIDIAN	 SCALE 1800	REGISTERED PLAN 183879		

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

MF CISP

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

No 758179

163079

CERTIFICATE

I, WILLIAM JOHN FREEMAN
hereby certify that I have Personally surveyed the land comprised in this plan
that the plan is accurate, that the said survey was performed in accordance with the 'Surveyors Act 1977' and the 'Surveyors Regulations 1978' and that the said survey was completed on 17-3-82
Date 18-4-82
Signature of Licensed Surveyor WJ Freeman

FOR TITLES OFFICE USE ONLY

Previous Title C.T. 6181-129 Lot 73 176953
G848882 Easement over Ent A (130m²) Maroochy Shire Council
G848883 Easement over Ent B (112m²) Maroochy Shire Council
Mortgage consent to new road given
6181-129

Council of the SHIRE of MAROOCHY certifies
that all the requirements of this Council, the Local Government Acts of 1936 to 1972 and all By-Laws
have been complied with and approves this Plan of Subdivision WHEREAS TO EASEMENTS
A.T.B. BEING GRANTED TO THE COUNCIL FOR DRAINAGE
PURPOSES

Dated this 17 day of Oct, 1982

Halligan Mayor or Chairman
Michael Town or Shire Clerk

I/We KERN LAND (BRISBANE) PTY. LTD.
as proprietor/s
of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of Proprietor/s

THE COMMON SEAL of KERN LAND (BRISBANE) PTY. LTD. was hereto affixed on the ninth day of June 1982 by authority of a resolution of the Board of Directors in the presence of PHILLIP WILLIAM MORTON, Director and NOEL RAYMOND JOHNS, Secretary, and in the presence of:



Stewart H
A Justice of the Peace

For Additional Plan & Document Notings Refer to CISP

Lodged by

Walter Fitzgerald Halligan

Lots	Vol.	Fol.
13	6405	227
14		228
15		229
16		230
17		231
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100		314

Lots	Vol.	Fol.
135	6405	242
136		243
137		244
138		245
139		246
140		247

Calc. Bk. No. 332/170
Examined 21/2/82
Passed 21/2/82
Charted 12/2/82
Map Ref. SUNSHINE COAST
16-3A 3D

Particulars entered in Register Book
Vol. 6181 Folio 129

at 10 DEC 1982
at 8.40 am
REGISTRAR OF TITLES

Fees Payable
Postal fee and Postage 6.00
Lodgt, Exam. & Ass. 6.00
Entd. on Docs. 8.00
New Title 21.20
Entd. on Deeds 0.00
Photo Fee 0.00
Total 35.20
Short Fees Paid 0.00

Received
Registrar of Titles
Journal No. G848881
Receipt No. 1466

RECEIVED
NOV 9 2 43 PM '82

REGISTERED PLAN 183879

Rate notice

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



ABN 37 876 973 913



Mr ID EDGAR & Ms LD EDGAR

Half yearly rate notice for period

1 January 2026 to 30 June 2026

Issue date 20 January 2026
Property no. 3535
Valuation \$880,000
Payment reference no. 35351
Due date for payment **20 February 2026**

Amount payable \$1,579.26

Property location: 4 Nardoo Ct MOOLOOLABA QLD 4557
Property description: Lot 129 RP 183879

Rates and charges	Units	Rate charged	Amount
Sunshine Coast Council rates and charges			
General Rate - Category 8		Minimum Rate =	1,106.00
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:			\$1,579.26

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: 35351

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



Post Billpay

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



*214 35351



Phone

Call **13 18 16** and follow the prompts
Credit Card: MasterCard and Visa
Billpay Code: 0214 Reference: 3 5351



Internet

Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts.
Reference: 3 5351
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:
1 Omrah Avenue
Maroochydore:
54 First Avenue
Nambour:
Corner Currie and Bury Street



Direct debit

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

Periodic direct debit

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

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

Set and forget direct debit

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

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



Pay using your smart phone

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





Mr ID Edgar & Ms LD Edgar

WATER AND SEWERAGE YOUR BILL

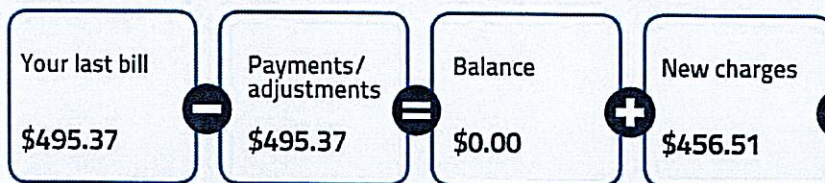
1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	3535
Payment reference	0000 0353 52
Property	4 Nardoo Ct, MOOLOOLABA, QLD

Bill number	7128330884
Billing period	12 Nov 2025 87 days to 6 Feb 2026
Issue date	13 Feb 2026
Approximate date of next meter reading	8 May 2026

Your account activity

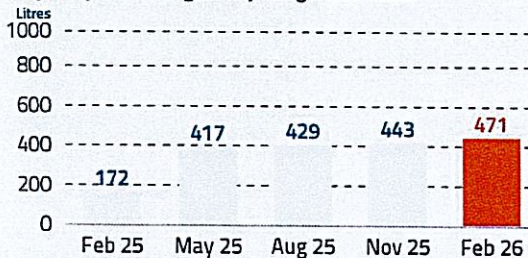


Direct debit is set up to pay the total due on the due date

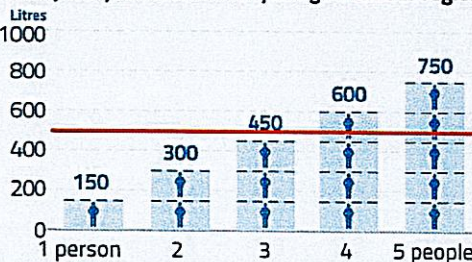
Total due	\$456.51
Due date	16 Mar 2026

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: 471 litres

Unitywater regional average = 163 litres per person per day

Target - 150 litres per person per day

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

iB PAY BPAY[®]
Biller Code: 130393
Ref: 0000 0353 52
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)
UT2002984W	11 Nov 25	617	6 Feb 26	658	41	87	471.3
Total water usage					41	87	471.3
Total sewerage usage (waste and greywater) = 90% of water usage					36.90	87	424.1

Activity since last bill

Last bill		\$495.37
Payments / adjustments		
12 Dec 2025	Direct Debit Credit Card Variable	-\$495.37
Account balance		\$0.00 ①

Water and Sewerage Charges

Lot 129 Plan RP183879 Installation ID 398730

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	12 Nov 25 to 06 Feb 26	0.4713	87	\$3.517	\$144.20

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	12 Nov 25 to 06 Feb 26	0.4713	87	\$0.787	\$32.27
Sewerage up to 740 L/day	12 Nov 25 to 06 Feb 26	0.4241	87	\$0.787	\$29.04
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	12 Nov 25 to 06 Feb 26	1	87	\$0.945	\$82.22
Sewerage Access	12 Nov 25 to 06 Feb 26	1	87	\$1.940	\$168.78

Water subtotal \$258.69

Sewerage subtotal \$197.82

New water and sewerage charges \$456.51 ②

Total Due = ① + ② \$456.51

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

Quando necessita un interprete 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: 0000 0353 52



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: 0000 0353 52
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0000035352 00045651

Account number	3535
Payment reference	0000 0353 52
Total due	\$456.51
Due date	16 Mar 2026

Certificate Of Completion

Envelope Id: 005E0834-B1DB-899A-80AE-CE8707B68CB7

Status: Completed

Subject: Complete with Docusign: 4 Nardoo - Sellers Disclosure.pdf

Source Envelope:

Document Pages: 15

Signatures: 1

Envelope Originator:

Certificate Pages: 1

Initials: 0

Hamish Bolderston

AutoNav: Enabled

4/174 Brisbane Road

Envelopeld Stamping: Enabled

MOOLOOLABA, Queensland 4557

Time Zone: (UTC+10:00) Brisbane

hamish@defineproperty.com.au

IP Address: 110.143.75.252

Record Tracking

Status: Original

Holder: Hamish Bolderston

Location: DocuSign

19/5/2026 | 14:56

hamish@defineproperty.com.au

Signer Events

Ian David Edgar

ian.edgar4@gmail.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

A405C4A4BAD6451...

Signature Adoption: Pre-selected Style

Using IP Address: 203.123.65.231

Timestamp

Sent: 19/5/2026 | 14:58

Viewed: 19/5/2026 | 16:22

Signed: 20/5/2026 | 08:09

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

19/5/2026 | 14:58

Certified Delivered

Security Checked

19/5/2026 | 16:22

Signing Complete

Security Checked

20/5/2026 | 08:09

Completed

Security Checked

20/5/2026 | 08:09

Payment Events

Status

Timestamps